



GENERAL APPLICATION FORM

Exhibit 1 dated 9/25/18

Project Name: IS W. Del Norte Existing Zone: R1-9 HP Acreage: 3750 SF
Site Address: IS W. Del Norte Direction from Nearest Street Intersection: Del Norte & Cascade
Tax Schedule Number(s): 6406313014

TYPE OF PLAN(S) - Check all that apply. Note: MJ=Major Amendment; MN=Minor Amendment; MM=Minor Modification
[ ] 2020 Land Use Map Amendment [ ] Property Boundary Adjustment
[ ] Administrative Relief [ ] PUD Concept Plan [ ] New [ ] MJ [ ] MN [ ] MM
[ ] Amendment to Plat Restriction [ ] PUD Development Plan [ ] New [ ] MJ [ ] MN [ ] MM
[ ] Annexation [ ] PUD Zone Change
[ ] Building Permit to Unplatted Land [ ] Street Name Change
[ ] Building Permit Prior to Platting [ ] Subdivision Plat [ ] Prelim [ ] Prelim & Final [ ] Final
[ ] CMRS No. [ ] 1 [ ] 2 [ ] 3 [ ] Subdivision Waiver [ ] Design [ ] Process
[ ] Concept Plan [ ] New [ ] MJ [ ] MN [ ] MM [ ] Use Variance [ ] New [ ] MJ [ ] MN [ ] MM
[ ] Conditional Use [ ] New [ ] MJ [ ] MN [ ] MM [ ] Vacation of Plat
[ ] Coordinated Sign Plan (CSP) [ ] Waiver of Replat
[ ] Development Agreement [ ] Zone Change; Proposed Zone:
[ ] Development Plan [ ] New [ ] MJ [ ] MN [ ] MM [ ] FBZ Development Plan [ ] New [ ] MJ [ ] MN [ ] MM
[ ] Historic Preservation [ ] Re-roof [ ] Hearing Request [ ] FBZ Conditional Use [ ] New [ ] MJ [ ] MN [ ] MM
[ ] Landscape Plan [ ] Preliminary [ ] Final [ ] Irrigation [ ] FBZ Interim Use Plan
[ ] Master Plan [ ] New [ ] MJ [ ] MN [ ] MM [ ] FBZ Minor Improvement Plan
[ ] Nonuse Variance [ ] FBZ Warrant
[ ] Preservation Easement Adjustment

PROPERTY OWNER AND/OR APPLICANT/CONSULTANT ACKNOWLEDGEMENT OF RESPONSIBILITIES:
The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. The applicant/owner by his or her signature understands and agrees that he or she is responsible for the completion of all on-site and off-site improvements as shown and approved on the final plan (including landscaping, paving, lighting, etc.) prior to receiving a Certificate of Occupancy.
Signature of Property Owner: [Signature] Date: 7/21/20
Signature of Consultant: [Signature] Date: 7-21-20
Signature of Developer: \_\_\_\_\_ Date: \_\_\_\_\_

APPLICANT CONTACT INFORMATION (please print or type)
Property Owner: Adam & Ashley Ackerman Contact Name: Ashley
E-Mail: ashley.brown@mac.com Phone: 719.213.0002
Developer: \_\_\_\_\_ Contact Name: \_\_\_\_\_
E-Mail: lindseyco2011@gmail.com Phone: 719.640.0203
Consultant/Main Contact name: Lindsey Tysland Phone: \_\_\_\_\_
Address: 1111 Crystal Valley Rd City: Maniton Springs
State: CO Zip Code: 80829 E-Mail: \_\_\_\_\_

PLANNER AUTHORIZATION: (CITY USE ONLY)
[ ] Checklists [ ] Distribution Form [ ] Project Blurb [ ] E-mail to Admin. Initial Review Level: [ ] AR [ ] CPC [ ] DRB [ ] HP
Payment \$ n/a Assigned to: Gaby Serrano Date: 7/21/20
Receipt No.: n/a City File No: AR R 20-00516-HPB



# Historic Preservation Board

30 S. Nevada Avenue, Suite 105 | Colorado Springs, CO 80901  
(719) 385-5905

**Review Criteria (section 7.5.1605.C of the Zoning Ordinance):**

1. The effect of the proposed work upon the general historical and/or architectural character of the historic preservation overlay zone.
2. The architectural style, arrangement, texture and materials of existing and proposed structures, and their relation to the structures in the historic preservation overlay zone.
3. The effects of the proposed working in creating, changing or destroying the exterior architectural features of the structure upon which such work is to be done.
4. The effect of the work upon the protection, enhancement, perpetuation and use of the historic preservation overlay zone.

**Submittal Requirements:**

- Complete General Development Application Form: If the applicant is other than the owner, provide authorization from the property owner specifying the extent to which representation is allowed. The authorized representative should have the authority to commit to and make changes discussed before the Preservation Board.
- Narrative: Describe the full scope of proposed work to be done on the site. Applications for the Board must follow the review criteria listed in the Design Standards. Review these standards and reference, by number (e.g. A10, B2, C3d), the pertinent Design Standards met.
- Site Plans: (Submit four [4] copies showing the following information)
  - Vicinity Map
  - Legal Description of the property
  - Bar Scale (at 1" = 10', 1" = 20', etc.)
  - North Arrow
  - Property line and dimensions
  - All structures with dimensions, existing and proposed
  - Required and actual setbacks of all structures from property lines
  - Any other improvements (e.g. fencing, patios, etc.)
  - General location of structures on adjacent properties
  - Location(s) and dimensions of any signs, existing and proposed
  - Location(s) and dimensions of any parking areas, existing and proposed
  - Number and type of parking spaces (standard, handicapped, compact, tandem)
  - Parking formula used to calculate required off-street parking spaces
  - Proposed landscaping treatment (location, type, and size) of parking lot
  - A legend in the lower right-hand corner containing:
    - Property address
    - Lot size (in square feet)
    - Square footage of each structure, both existing and proposed
    - Total lot coverage
    - Height of each structure, both existing and proposed
    - Name, address, and phone number of applicant and owner
- Elevation Drawings: Submit elevations illustrating the façade after the proposed alteration. Proposed materials must be identified. Distinguish the proposed work from the existing façade (if applicable).
 

\*\*Applicants may include other information, such as photographs, written contractor statements of the condition of the structure, and brochures depicting building materials and supplies. \*\*

**Meeting Schedule:**

Applications will be initially reviewed by the Minor Work Committee of the Historic Preservation Board. The Committee meets the 2nd and 4th Tuesday of each month in the Land Use Review office. See deadline schedule.

**Requirements for Review:**

Any necessary nonuse variances or other zoning applications must have been approved by Land Use Review prior to scheduling the item for hearing. Four (4) sets of exhibits must accompany an application.



Project Name: 15 W. Del Norte Existing Zone: R-1 9HP Acreage: 3.150  
 Site Address: 15 W. Del Norte Direction from Nearest Street Intersection: Del Norte & Cascade

Tax Schedule Number(s): 6406313014

**TYPE OF PLAN(S)** - Check all that apply. Note: MJ=Major Amendment; MN=Minor Amendment; MM=Minor Modification

- |  |  |
|--|--|
| <input type="checkbox"/> 2020 Land Use Map Amendment   | <input type="checkbox"/> Property Boundary Adjustment  |
| <input type="checkbox"/> Administrative Relief   | <input type="checkbox"/> PUD Concept Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM     |
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| <input checked="" type="checkbox"/> Historic Preservation <input type="radio"/> Re-roof <input checked="" type="checkbox"/> Hearing Request    | <input type="checkbox"/> FBZ Conditional Use <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM  |
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| <input checked="" type="checkbox"/> Nonuse Variance  | <input type="checkbox"/> FBZ Warrant   |
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Signature of Property Owner: [Signature] Date: 6.15.20 Signature of Consultant: [Signature] Date: 6.15.20  
 Signature of Developer: \_\_\_\_\_ Date: \_\_\_\_\_

**APPLICANT CONTACT INFORMATION (please print or type)**

Property Owner: Adam and Ashley Ackerman Contact Name: Ashley  
 E-Mail: ashleybrown@mac.com Phone: 719-213-0002  
 Developer: VIA UT Contact Name: Lindsey  
 E-Mail: Lindseyco2011@gmail.com Phone: 719-640-0203  
 Consultant/Main Contact name: Lindsey Phone: \_\_\_\_\_  
 Address: 111 crystal valley rd City: Manitou Springs, CO 80829  
 State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ E-Mail: \_\_\_\_\_

**PLANNER AUTHORIZATION: (CITY USE ONLY)**

Checklists  Distribution Form  Project Blurb  E-mail to Admin. Initial Review Level:  AR  CPC  DRB  HP  
 Payment \$: \_\_\_\_\_ Assigned to: \_\_\_\_\_ Date: \_\_\_\_\_  
 Receipt No.: \_\_\_\_\_ City File No. AR R 20-00418-HPB



# Historic Preservation Board

30 S. Nevada Avenue, Suite 105 | Colorado Springs, CO 80901  
(719) 385-5905

**Review Criteria [section 7.5.1605.C of the Zoning Ordinance]:**

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**Submittal Requirements:**

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- Site Plans: (Submit four [4] copies showing the following information)
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  - Required and actual setbacks of all structures from property lines
  - Any other improvements (e.g. fencing, patios, etc.)
  - General location of structures on adjacent properties
  - Location(s) and dimensions of any signs, existing and proposed
  - Location(s) and dimensions of any parking areas, existing and proposed
  - Number and type of parking spaces (standard, handicapped, compact, tandem)
  - Parking formula used to calculate required off-street parking spaces
  - Proposed landscaping treatment (location, type, and size) of parking lot
  - A legend in the lower right-hand corner containing:
    - Property address
    - Lot size (in square feet)
    - Square footage of each structure, both existing and proposed
    - Total lot coverage
    - Height of each structure, both existing and proposed
    - Name, address, and phone number of applicant and owner
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**Meeting Schedule:**

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**Requirements for Review:**

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**7.5.1601: HISTORIC PRESERVATION BOARD:**

- A. Creation: There shall be and hereby is created a Historic Preservation Board, hereafter called the "Board".
- B. Purpose: The Board shall among the other responsibilities provided for in this section:
  - 1. Survey, inventory and identify historically and architecturally significant structures and areas within the City;
  - 2. Recommend to Council designation of historic structures and areas for historic preservation zoning;
  - 3. Review and take action on applications for rehabilitation, alteration or demolition of historic buildings, or construction of new buildings and other structures including signs in historic preservation zones;
  - 4. Make recommendations regarding zoning amendments and comment on the Comprehensive Plan;
  - 5. Undertake educational programs and activities;
  - 6. Make recommendations regarding City Code provisions pertaining to historic preservation;
  - 7. Develop and possibly adopt design guidelines to identify characteristics of resources worthy of preservation and identify policies which will assist in the preservation and enhancement of those resources;
  - 8. Prepare a historic preservation plan;
  - 9. Make recommendations to the Planning Commission on relief to preserve historic resources as set out in section 7.3.505 of this chapter.
  - 10. Develop and recommend for Council adoption design standards to establish criteria for use by the Board in the consideration of an application for a report of acceptability for properties with HP historic preservation overlay zoning.



C. Composition: The Board shall consist of seven (7) members. Initial appointments shall be staggered so that no more than three (3) members' terms expire in the same year. Thereafter, appointments shall be for three (3) year terms, with no more than one reappointment, after which there must be a one year absence before another appointment.

D. Appointments:

1. All appointments shall be made by the City Council. In making appointments to the Board, the City Council shall give due consideration to maintaining a balance of interests and skills in the composition of the Board and to the individual qualifications of the candidates, including, but not limited to, their training, experience, knowledge or proven interest in any one or more of the following fields: landscape architecture; architecture; history; archaeology; general contracting; building trades; urban planning; mortgage lending; real estate; urban design; fine arts; law; business; economics; and engineering.

2. The City Council may advertise for candidates for the Board for the purpose of making appointments and filling vacancies which occur from time to time.

E. Officers And Rules: The Board shall elect a chairman and such other officers as it may require. The Board shall make and adopt rules for governing its work, and it shall conduct its business in accord with its own rules, and if none are adopted then the rules of Council shall constitute the Board's rules.

F. Meetings: The Board shall conduct business at regular meetings or at any special meeting as called by the chairman. The schedule for regular meetings shall be established at the annual meeting held every June. The bylaws shall specify the time for said annual meeting.

G. Quorum; Action: No official business of the Board shall be conducted unless a quorum of not less than four (4) members is present. The concurring vote of at least a simple majority of the quorum is necessary to constitute an official act of the Board.

H. Compensation: Members of the Board shall serve without compensation. To the extent authorized by the City Council, members may be reimbursed for expenses necessarily incurred incidental to their duties for the Board.

I. Rules And Regulations: The Board shall have the power to make whatever rules, including, but not limited to, design standards, as are necessary for the execution of its duties as set forth in this Zoning Code. All such rules shall be approved by the City Council by resolution before becoming effective.

J. Staff: The staff of the Community Development Department shall provide support to the Board as necessary.

K. Conflict Of Interest: No member of the Board or staff shall participate in any matter before the Board in which the member has a direct or indirect financial interest. (Ord. 90-9; Ord. 91-30; Ord. 92-79; Ord. 94-107; Ord. 95-121; Ord. 01-42; Ord. 09-80)

**7.5.1602: DEFINITIONS:**

For the purposes of this part and of section 7.3.505 of this chapter, the following terms shall have the meanings indicated:

ACQUISITION: The act or process of acquiring fee title or interest other than fee title of real property including the acquisition of development rights or remainder interest.

ALTERATION: Any act or process which changes one or more of the exterior architectural features of a structure in a historic preservation zone.

DEMOLITION: Any act or process that destroys in part or in whole a structure in a historic preservation zone.

DESIGN GUIDELINES: Written statements, explanatory material, graphic renderings, and/or photographs which are intended to inform property owners and the public of historic characteristics suitable for preservation, and techniques and materials appropriate to achieve that goal.





**DESIGN STANDARDS:** Written statements adopted by City Council resolution as criteria for use by the Board in the consideration of an application for a report of acceptability for properties with historic preservation overlay zoning.

**HISTORIC, HISTORIC AREA, LANDMARK OR DISTRICT:** Any Council designated site, structure, object or improvement and its surrounding environs or a group of sites, structures, objects or improvements, or both, and their surrounding environs:

- A. Which has a special character or special historic or aesthetic interest or value as part of the development, heritage or cultural characteristics of the City, State or nation, or
- B. Wherein any event of major historic significance with a measurable effect upon society took place, or
- C. Which is closely identified with a person or group of persons who have had some measurable influence on society, or
- D. Wherein the broad cultural, political, economic or social heritage of the community is exemplified, or
- E. Which faithfully portrays the environment of a group of people in an era of history characterized by a distinctive architectural style or which embodies those distinguishing characteristics of an architecturally recognized detail or which is the work of an architect or builder whose individual work has influenced the development of the City, or
- F. Which, because of being a part of or related to a park, square, or other distinctive area should be developed or preserved according to a plan based upon its historic, cultural, or architectural significance, or
- G. Which, due to the unique location or singular physical characteristic, represents an established, familiar and significant visual feature of the neighborhood, community or City, and
- H. Which is officially zoned historic preservation overlay pursuant to the provisions of this Zoning Code.

**MAJOR WORK:** Any work that will alter any distinctive feature or improvement of the historic structure.

**MINOR WORK:** Any work that will not alter any distinctive feature or improvement of the historic structure.

**NATIONAL HISTORIC LANDMARK:** Buildings, historic districts, structures, sites and objects which possess exceptional value or quality in illustrating or interpreting the heritage of the United States and as such are maintained by the Secretary of the Interior.

**NATIONAL REGISTER:** The National Register of Historic Places. It is a register of districts, sites, buildings, structures, and objects of national, State, or local significance in American history, architecture, archaeology, and culture that is expanded and maintained by the Secretary of the Interior under authority of section 2(b) of the Historic Sites Act of 1935 (49 Stat. 666, 16 USC 461) and section 101(a)(1) of the National Historic Preservation Act implemented through 36 CFR part 60. The national register is published in its entirety in the federal register each year in February. Addenda are usually published on the first Tuesday of each month.

**PRESERVATION:** The act or process of applying measures to sustain the existing form, integrity, and material of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work where necessary, as well as ongoing maintenance of the historic building materials.

**PROTECTION:** The act or process of applying measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss, or attack, or to cover or shield the property from danger or injury. In the case of buildings and structures, such treatment is generally of a temporary nature and anticipates future historic preservation treatment.

**RECONSTRUCTION:** The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as it appeared at a specific period of time.

**REHABILITATION:** The act or process of returning a property to a state of utility through repair or alteration that makes possible an efficient contemporary use while preserving those portions or features of the property that are significant to its historical, architectural, and cultural values.

**REPAIR AND MAINTENANCE:** Work done on a structure or object in order to correct any deterioration, decay or damage to any part thereof in order to restore the same, as nearly as practical, to its condition prior to such deterioration, decay or damage.

**RESTORATION:** The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

**STABILIZATION:** The act or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

**STRUCTURE:** That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner. (Ord. 88-228; Ord. 90-9; Ord. 91-30; Ord. 94-107; Ord. 01-42)

**7.5.1605: CONSTRUCTION, ALTERATION, DEMOLITION OR RELOCATION OF DESIGNATED RESOURCES:**

A. Work Requiring Building, Demolition, Moving Or Sign Permit: Action on an application for a building, demolition, moving or sign permit for properties within the historic preservation overlay zone shall be deferred by a Regional Building Official except as provided in subsection H of this section, until the application is accompanied by a report of acceptability from the Board for the proposed work when the proposed work involves any of the following which are visible from a public right of way:

- 1. Alteration or reconstruction of or addition to the exterior of any structure including signs, or improvement which is within a historic preservation overlay zone for which a building permit is required.
- 2. Demolition or relocation of any structure including signs or improvement or object to or from a historic preservation overlay zone for which a permit is required.
- 3. Construction or erection of or addition to any structure including signs or improvement upon any land which is within a historic

preservation overlay zone for which a permit is required.

B. Application For Report Of Acceptability:

1. Minor Work: Minor work is any work that will not alter any distinctive feature or any improvement of the historic structure. In order to obtain a report of acceptability for minor work, the applicant shall submit with the application for a building permit such documentation as determined necessary by the Board. A minor work committee of the Board, consisting of three (3) members of the Preservation Board, shall review the application for a report of acceptability for minor work within eighteen (18) working days after its receipt. If the minor work submitted by a majority vote finds that the proposed work is of a nature that will not erode the authenticity of or destroy any distinctive exterior feature of the structure of improvement and is compatible with both the distinctive characteristics of the historic preservation overlay zone and with the spirit and purpose of the Zoning Code, the minor work committee shall so advise the applicant in writing by issuing a report of acceptability and shall affix the Board's seal to the plans and specifications for the proposed work.

2. Major Work: Major work is any work referred to the Board by the minor work committee upon finding the proposed work will alter any distinctive feature or any improvement of the historic structure. The Board shall act on the application for a report of acceptability within twenty eight (28) days after its receipt by the Board.

C. Board Approval Of Proposed Work: If upon receipt of an application for a report of acceptability pursuant to subsection B of this section, the Board finds that the proposed work is of a nature which will not erode the authenticity of or destroy any distinctive exterior feature of the structure or improvement and is compatible with both the distinctive characteristics of the historic preservation overlay zone and with the spirit and purpose of this Zoning Code, the Board shall so advise the applicant in writing by issuing a report of acceptability and plans and specifications, the Regional Building Official may proceed with the review of the application for a building permit. No change which would defeat the purpose of this Zoning Code shall be made in an application for a building permit or the plans and specifications for the proposed work approved by the Board without resubmittal to the Board and approval of such changes in the same manner as the original application. In determining the decision to be made concerning the issuance of a report of acceptability, the Board shall consider the following criteria:

1. The effect of the proposed work upon the general historical and/or architectural character of the historic preservation overlay zone.

2. The architectural style, arrangement, texture and materials of existing and proposed structures, and their relation to the structures in the historic preservation overlay zone.

3. The effects of the proposed work in creating, changing or destroying the exterior architectural features of the structure upon which such work is to be done.

4. The effect of the proposed work upon the protection, enhancement, perpetuation and use of the historic preservation overlay zone.

D. Action Of The Board On Unacceptable Work On Property Other Than On The National Register Of Historic Places: If the proposed work is not found acceptable, the Board shall explore with the applicant all means for substantially preserving the improvement which would have been affected by the required permit. This decision to investigate other ways to preserve a designated resource may be appealed to City Council. If the Board and applicant, after a period of ninety (90) days from the date of receipt of the application by the Board regarding the appropriateness of the desired change are unable to develop either alternative plans or an appropriate public or private use for the structure, the Board shall affirmatively act to set out reasons for the inability of the Board and applicant to agree, and the applicant may obtain the appropriate permit from the Regional Building Official to do as the applicant desires as long as the applicant's request complies with all other city codes. The investigations by the Board with the applicant under this section may include, by way of example and not of limitation:

1. Feasibility of modification of the plans.

2. Feasibility of any alternative private use of the structure or structures which would substantially preserve the original character thereof.

3. The possibility of public acquisition of the structure or structures involved for a public purpose.

E. Action Of The Board On Unacceptable Work On Property Listed In The National Register Of Historic Places: If the proposed work is not found acceptable, the Board shall explore with the applicant all means for substantially preserving the improvement which would have been affected by the required permit. No demolition or alteration of property listed in the National Register of Historic Places, except as provided in this section shall be permitted unless the Board first finds that an unreasonable economic or noneconomic hardship will result to the owner if not allowed to demolish or otherwise alter. If the proposed work is not approved by the Board, the applicant shall be so advised and no building permit shall be issued unless a certificate of hardship has been issued. No reapplication shall be submitted pursuant to this part under the plans and specifications found unacceptable by the Board except upon a showing of changed circumstances sufficient to justify the reapplication as determined by the Board.

F. Determination Of Economic Hardship: If the Board denies approval of an application for a report of acceptability, it may, upon application or on its own motion, consider issuing a certificate of economic hardship.

1. Application And Hearing; Notice And Procedure: If the Board denies approval of an application for acceptability, the Board may, upon application or on the Board's own motion, consider issuing a certificate of economic hardship. The applicant must, however, submit the application to the Secretary of the Board within ten (10) days of the Board's decision denying approval of the application for acceptability. Upon application or motion for a certificate of economic hardship, the Board shall schedule a public hearing on that application or motion. The public hearing shall be scheduled for the next regular meeting of the Board or may be scheduled as a special meeting of the Board. The hearing shall be noticed to the public as an item on the Board's agenda. The Board shall determine who may present evidence or testimony during the hearing. The hearing may be continued provided that, prior to the

## NORTH END HISTORIC PRESERVATION OVERLAY ZONE DESIGN STANDARDS

**PREAMBLE:** The following preservation standards are intended to guide the decisions of the Colorado Springs Historic Preservation Board in the implementation of the Historic Preservation Overlay Zone for the North End Historic District, under the terms of the Colorado Springs Historic Preservation Ordinance. The Old North End Neighborhood is one of the best preserved historically and architecturally significant residential areas in the state and its historic integrity should be preserved for its current and future residents.

It is desirable that certain issues are clarified so their intent is easily understood. The following are presented to accomplish that clarification.

- The design standards apply only to work affecting the exterior of the properties that requires a permit issued by the Pikes Peak Regional Building Department.
- Maintenance of historic structures is preferable to repair, and repair is preferable to replacement, both for individual features and the entire structure.
- When replacement is unavoidable, the replacement features should reflect the material being replaced with regard to composition, design, texture, features, size, scale, and proportions that convey the visual appearance of the original.
- Principal structures and outbuildings that contribute to the historic character of the district should not be demolished except where loss of significant portions of the structure, resulting from such incidents as fire or natural disaster, has occurred.
- It is preferable that large lots, historically associated with an individual property, should not be subdivided. Should subdivision occur, new structures would be subject to these design standards.
- Original materials should be preserved. For example, new siding, either of vinyl or aluminum, should not be applied over original wood shingles or clapboard. Similarly, original siding should not be covered by stucco. Unpainted brick should remain unpainted. Painted brick, however, should not be subjected to methods of paint removal, such as sandblasting, that are destructive to masonry.
- Traditional designs, practices and materials should be used for both repair and new construction. Where traditional designs, practices and materials are unfeasible, modern design, practices and materials may be used. For example, certain types of asphalt shingles may be an appropriate alternative to a wood roof that needs replacement.
- Original windows that are inefficient are better addressed by low-profile, ventilating interior storm windows than by replacement of the windows.
- Repair or replacement of non-original elements will not trigger a requirement that the elements be returned to their original appearance.



- Rehabilitation of one portion of a structure will not trigger a requirement that separate portions be returned to their original appearance.
- Additions to a property should be located to the rear of the principal structure. If limited by lot size, rooftop additions may be appropriate, and should be designed to minimize the visual impact from the street.
- Construction of new buildings should be compatible in terms of materials, detailing and design with the surrounding buildings that contribute to the historic character of the North End Historic District.
- Preserving vacant lots which historically have been linked by ownership and landscaping to the adjacent house and lot is strongly preferred; however, if they are to be developed, new structures on these lots will be subject to these standards in keeping with the size and style of the architecture of neighboring structures.

## DESIGN STANDARDS

### A. Areawide Standards:

1. Maintain the concentration of late nineteenth and early twentieth century buildings with a similarity in use, scale, character and setting which visually defines the historic district. (Please refer to the North End Historic District Design Guidelines, by Deborah Edge Abele and J. Mark Nelson.)
2. Maintain the visual integrity of the North End Historic District.
3. Maintain the distribution of housing types, and their associated physical characteristics that divide the district into visually distinct subareas. (see Figure 1.)
4. Preserve the views of the mountains to the west, which traditionally have been visible from public right-of-ways within the district.
5. The historic pattern of the grid of avenues, streets and rectangular blocks, bisected by alleys and including landscaped center medians, should be maintained throughout the district.
6. Maintain and enhance the formal entrances to individual properties as defined by sidewalks and steps to the raised porches and entrances.
7. Maintain the visual appearance of the district as a neighborhood of historic single family homes.
8. Maintain the high quality of construction, materials and design, which has historically distinguished the area.
9. Preserve the historically significant housing types, including the estates, mansions and grand homes, which distinguish the North End from other neighborhoods of the community. Housing contributing to the historic character of the District should not be

demolished except in cases where health and safety is at risk or where loss of significant portions of the structure due to natural disaster or fire has occurred.

10. Preserve the historic outbuildings that retain integrity and contribute to the district's character as a historic neighborhood. Outbuildings contributing to the historic character of the District should not be demolished except in cases where health and safety is at risk or where loss of significant portions of the structure due to natural disaster or fire has occurred.

B. District Standards:

1. The physical features common to the historic buildings of the district shall be the main guide for appropriate new construction, alteration and rehabilitation within the historic district.
2. Building materials used in new construction and rehabilitation of existing buildings should be similar in size, composition, quality and appearance to that used historically. These include, for example, plaster, wood, stonework, masonry, metalwork, outdoor fixtures, gingerbread ornamentation and undereave brackets. For roofing materials, metal, clay tile, wood and certain types of asphalt shingles are appropriate.
3. Mixes and proportions of building materials, such as exterior siding, window glass and decorative trim, should coincide with the building's style of architecture.
4. Preserve the original roofline visible from the front street. The roofline of new additions should reflect the original roofline. New skylights and rooftop mechanical or service equipment, such as solar collectors or air conditioners, should not be visible from the front street.
5. A variety of traditional roof shapes are appropriate within the historic district, providing the roof slope is medium to high. Roofs with a rise of less than 6:12 are inappropriate for the district.
6. Maintain the horizontal alignment patterns created by the repetition of common building elements including front gable roofs, front corner windows and first floor porch roofs.
7. Outbuildings should be subordinate in size and appearance to the main house and located on the rear portions of lots.
8. Maintain the historic pattern of automobile uses to the rear of the lot. Utilize access from the front of the lots only when access to the rear is impossible.
9. Maintain the orientation of the front facade facing the main street on which it sits.
10. Maintain the pattern of distinctive, formal entrances that distinguishes historic buildings within the district.
11. Maintain the prominence of the front facade relative to the rest of the building elevation of the houses.

12. Maintain the important components of historic porch construction including a first floor porch roof, supported by single or groups of columns, posts or piers, with a perimeter railing. Three dimensional balusters, moldings and decorative trim should be preserved or restored.
13. Preserve significant windows, including those with such features as stained, beveled or leaded glass, distinctive patterns or curves.
14. Minimize the impact of new additions to buildings. Additions and alterations should be compatible in size, scale and appearance with the main building and neighboring buildings.

#### C. Subarea Standards

##### 1. Wood - Cascade Subarea:

- a. Maintain the lot widths of 50 + feet that create the wide and distinctive spacing between buildings in this subarea.
- b. Maintain the deep front yard setbacks of 20 to 30 feet for the houses on the north/south streets and the varied front yard setbacks of 10 to 20 feet for the east/west streets.
- c. Maintain the pattern of varying side yard setbacks of buildings that range from 5 to 20+ feet and differ in size from one another.
- d. Where established, maintain the existing pattern of wide building widths relative to building depths, which distinguish the estates of the subarea.
- e. Preserve the large 5,000 to 10,000 square foot houses that are unique to this subarea.
- f. To maintain the historic pattern of building that distinguishes this subarea, buildings on large lots should be two and two and a half stories in height and up to 40 feet high.
- g. Maintain the visual pattern created by the irregular plans and massing of houses in the subarea.
- h. The rich pattern and assortment of exterior ornamentation should be preserved and continued as part of the building tradition of the subarea.
- j. Maintain the distinctive types and collections of outbuildings that distinguish estates and mansions of the subarea.

##### 2. Nevada - Tejon Subarea:

- a. Maintain the wide lot widths of 50 feet and uniform pattern of spacing between buildings in this subarea.

- b. Maintain the uniform front setbacks of buildings and the alignment of facades, which occurs on the north/south streets and the varied front yard setbacks of 7 to 22 feet on the east/west streets within this subarea.
  - c. Maintain the variety of side yard setbacks of buildings, ranging from under 5 to 15 feet, and the pattern of smaller setbacks on the north side and larger setbacks/yards on the southern side of the houses.
  - d. Maintain the pattern of narrow facade width relative to building depths.
  - e. Maintain the typical range of building sizes of the houses from 2,000 to 6,000 square feet.
  - f. Maintain building heights of one and a half to two and half stories and up to 40 feet high.
3. Northern Area:
- a. Maintain the typical lot widths of 50 feet along the north and south streets and the uniform spacing of buildings that occur along blocks.
  - b. Maintain the uniform front setbacks of buildings and the alignment of facades, which occurs on the north/south streets and the varied front yard setbacks of 7 to 18 feet on the east/west streets within this subarea.
  - c. Maintain the relatively narrow spacing that occurs between buildings, ranging from 0 to 10 feet, and the patterns of smaller setbacks on the northern side of structures and larger setbacks/yards on the southern side of houses.
  - d. Maintain the typical range of building house sizes of 1,000 to 2,500 square feet.
  - e. Maintain building heights of one and one and a half stories and up to 30 feet high.
  - f. Maintain the predominance of cottages and bungalows and the distinctive detailing and architectural features of these styles of historic homes in the area.

***NORTH END***  
**Historic Preservation  
 Overlay Zone District  
 District Subareas**

- 1 Cascade/  
Wood Corridor**
- 2 Nevada/Tejon  
Corridor**
- 3 Northern Area**

