



# 1730 N NEVADA AVENUE – DECK REPLACEMENT

Historic Preservation Board March 2, 2026

Staff Report by Case Planner: Ethan Shafer



1730 N Nevada Ave

SITE

## Quick Facts

### Applicant

Seth Bodenhausen, Stewart Construction

### Property Owner

Hannah Preston

### Address / Location

1730 N Nevada Avenue

### TSN(s)

6406412001

### Zoning and Overlays

R-2 HP-O (Two Family with Historic Preservation Overlay)

### Site Area

5,000 square feet (0.12 acres)

### Land Use

Single-Family Home

### Applicable Code

Unified Development Code

### Council District

District 5

## Project Summary

An application for a Report of Acceptability for the demolition, reconstruction, and slight expansion of the existing uncovered deck on the rear of the home. The proposed rebuild will consist of a 71 square foot expansion (268 square feet total) and slight reconfiguration of the stairs along the southern property line.

File Number	Application Type	Decision Type
#HIST-26-0001	Report of Acceptability	Quasi-Judicial

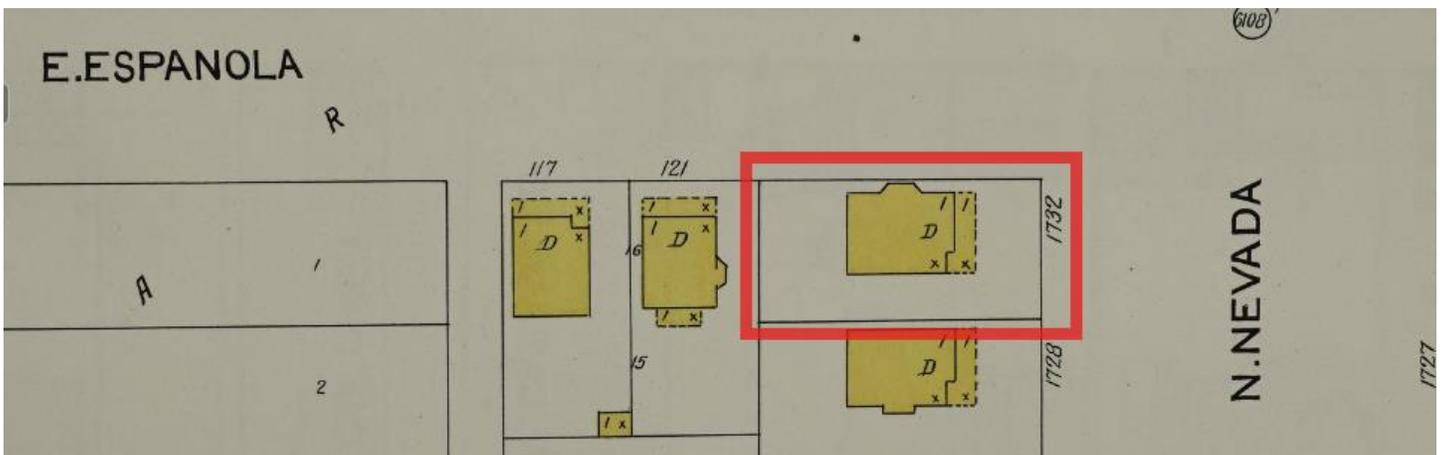
## Background

### Prior Land-Use History and Applicable Actions

Action	Name	Date
Annexation	Town of Colorado Springs	1872
Subdivision	Edwards Addition to C S Amended Plat	1889
Master Plan	Old North End Neighborhood	2020 (updated)
Prior Enforcement Action	N/A	N/A

### Site History

The property became part of the City in 1872 through the Town of Colorado Springs Annexation, which included the original town site of Colorado Springs. It is legally described as the Eastern 100 Feet of Lot 16, Block G, Edwards Addition to Colorado Springs Amended. The Edwards Addition Amended was established in 1889. The property was developed in 1899 with the construction of the main house and covered front porch. The rear uncovered deck and existing detached garage were not present in the 1907 Sanborn Fire Maps, indicating that they are non-original construction:



Per City aerial imagery and Google Street View, the rear deck and detached garage have existed for multiple decades; no prior permits for the deck or garage were in City or PPRBD records.

City's aerial imagery (circa 2002):



Google Street View imagery (August, 2007):



### **Applicable Code**

The subject application is within the boundaries of the Historic Preservation Overlay. The proposed work requires a building permit and is visible from the public right-of-way. A Report of Acceptability from the Historic Preservation Board is required before a building permit is issued by Pike Peak Regional Building Department. A Report of Acceptability is reviewed under Section 7.5.528, Historic Resource Alteration or Demolition, UDC. All subsequent references within this report that are made to “the Code” and related sections are references to the UDC.

# Surrounding Zoning and Land Use

## Adjacent Property Existing Conditions

	Zoning	Existing Use	Special Conditions
North	R-2 and HP-O (Two Family with Historic Preservation Overlay)	Single Family Home	N/A
West	R-2 and HP-O (Two Family with Historic Preservation Overlay)	Single Family Home	N/A
South	R-2 and HP-O (Two Family with Historic Preservation Overlay)	Single Family Home	N/A
East	R-2 and HP-O (Two Family with Historic Preservation Overlay)	Single Family Home	N/A

## Zoning Map



## Stakeholder Involvement

### Public Notice

Public Notice Occurrences (Poster / Postcards)	Prior to Historic Preservation Board Public Hearing
Postcard Mailing Radius	1,000'
Number of Postcards Mailed	256
Number of Comments Received	No public comment received

### Public Engagement

The Report of Acceptability was noticed by postcards to property owners located within 1,000 feet of the site and two posters were placed on the property to inform the nearby neighbors and the neighborhood of the proposed project. No public comments have been received.

### Timeline of Review

Initial Submittal Date	2/5/2026
Number of Review Cycles	1
Item(s) Ready for Agenda	2/9/2026

# Report of Acceptability

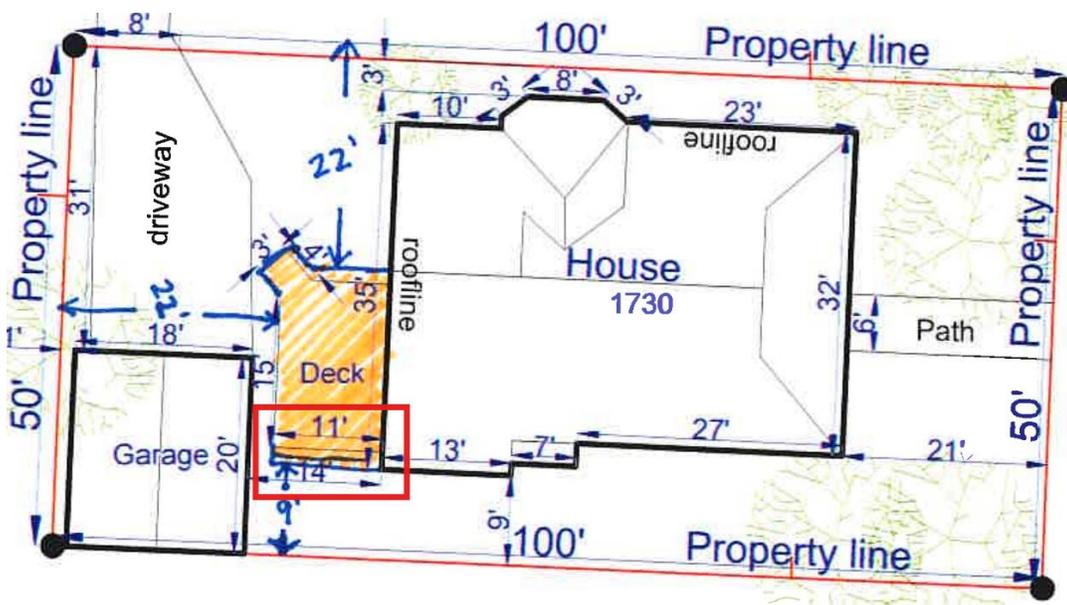
## Summary of Application

The applicant has submitted a Report of Acceptability seeking approval to demolish and reconstruct the rear uncovered deck, including a 71 sq ft expansion (from 197 square feet to 268 square feet, including stairs) and a widening/reconfiguration of the southern stair run from 30 inches to 144 inches. This modification will shift the stair run from its current position at about 3 feet in width (see Attachment 4 – Existing Elevations) to the edge of the deck, creating an 11-foot-wide stair run as depicted in Attachment 3 – Proposed Deck Plot Plan.

Existing Stair (Attachment 4 – Existing Elevations):



Proposed Stair (Attachment 3 – Proposed Deck Plot Plan):



As noted in the Project Statement, the rebuilt deck will feature a cedar/redwood railing painted white to complement the existing character of the deck and the home's architectural accents. The decking will be Fiberon "Cottage" composite, selected for its durability and wood-like appearance that harmonizes with the historic character of the property. Additionally, the applicant proposes painted white lattice beneath the deck, maintaining the traditional open appearance while refreshing its existing condition.

Porches are a key characteristic of historic homes in the Old North End, though this generally refers to front porches rather than rear ones. The primary historic features of a porch include its openness, roof form, supports, and railing and baluster details. The Interpretive Guide for Old North End Neighborhood advises avoiding the permanent enclosure of existing front porches whenever possible, while offering little guidance regarding rear porches.

## **Application Review Criteria**

### **UDC Section 7.5.528, Alteration and Demolition**

In determining the decision to be made concerning the issuance of a Report of Acceptability, the Historic Preservation Board shall consider the following:

- a) The effect of the proposed work upon the general historical and architectural character of the HP-O district; and
  - The proposed work will have minimal to no effect on the overall historical and architectural character of the HP-O district.
- b) The architectural style, arrangement, texture, and materials of existing and proposed structures, and their relation to the structures in the HP-O district; and
  - The proposed project does not alter the architectural style of the main house and maintains its relationship to surrounding historical residences in the HP-O district.
- c) 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; and
  - The proposed work will have minimal impact on the historical architectural features of the building.
- d) The effect of the proposed work upon the protection, enhancement, perpetuation, and use of the HP-O district; and
  - The rear deck improvements do not affect the important and distinguishing architectural features of the historic home. The project supports the protection, enhancement and perpetuation of the HP-O district's intent and purpose.
- e) Evaluation of City Council approved Design Standards. The City Council approved design standards for this application are the Old North End Historic Preservation Overlay Zone Design Standards (herein referred to as "North End Standards"), adopted in February 2021.
  - According to the North End Standards, the project site is located within the Nevada-Tejon Subarea and is consistent with the design standards for the area.

### **Area Wide Standards:**

In Staff's review of the proposed project, the addition was evaluated as a rear porch, applying the guidance provided by the standards for formal entrances. While this is not a front porch, it functions as a private formal entrance to the home. The design and placement of this project are consistent with Areawide Standards. (Design Standards, Areawide Standard, A.2 and A.6).

“A2. Maintain the visual integrity of the North End Historic District.”

“A6. Maintain and enhance the formal entrances to individual properties as defined by sidewalks and steps to the raised porches and entrances.”

**District Standards:**

The rear deck addition is compatible with the home and physical features common to the historic buildings of the North End (Design Standards, District Standard B.11, and B.14).

“B11. Maintain the prominence of the front façade relative to the rest of the building.”

“B14. Minimize the impact of the new additions to buildings. Additions and alterations should be compatible in size, scale and appearance with the main building and neighboring buildings.”

## Statement of Compliance

### **HIST-26-0001 – Report of Acceptability**

City Planning Staff find that the application is in conformance with the criteria for a Report of Acceptability, as set forth in City Code Section 7.5.528.