



CHADBOURN COMMUNITY CHURCH

ADA BATHROOM ADDITION

Historic Preservation Board June 2, 2025

Staff Report by Case Planner: Ethan Shafer



Chadbourn Community Church

Quick Facts

Applicant

Kyle Campbell, Classic Consulting Engineers & Surveyors

Property Owner

Tom Buchan, Chadbourn Spanish Gospel Mission

Developer

Scott Norman, Norwood Development Group

Address / Location

402 Conejos Street

TSN(s)

7413401032

Zoning and Overlays

Current: FBZ-CEN HP (Form Based Zone – Central Sector and Historic Preservation Overlay)

Site Area

11,694 square feet

Land Use

Religious Institution

Applicable Code

Unified Development Code

Project Summary

A Report of Acceptability application for a 275 square foot addition on the rear of the structure. This addition will accommodate the relocation of currently non-ADA accessible bathroom facilities in the basement to the main level.

File Number	Application Type	Decision Type
HIST-25-0004	Report of Acceptability	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Town of Colorado Springs	1872
Subdivision	Confluence Park South	2003
Master Plan	Experience Downtown Master Plan	2016
Prior Enforcement Action	N/A	N/A

Site History

The property became part of the city in 1872 with the Town of Colorado Springs Annexation (original town site of the City of Colorado Springs). This property is legally described as Lot 6, Confluence Park South. Confluence Park South was established in 2016 on the site of the former Monument Addition to Colorado Springs and Gas Division Filing No. 1 along with unplatted lands. According to the site's Historical Architectural Component Form, this site was originally developed in 1928 by the Spanish Mission as a store-front operation for what was once a vibrant immigrant neighborhood. As the congregation grew, members themselves remodeled the store into the structure that exists today that has seen little change to its overall form. The Chadbourn Spanish Gospel Mission is the last standing building and only contributing structure in its HP-O because it is the last of the buildings of the Conejos Neighborhood. The Mission has been a part of the National Register of Historic Places since 2009.

Store Front Model



Partial Completion of Renovation (est. 1939)



Existing Today



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

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	PK (Public Parks)	Public Park	N/A
West	PK (Public Parks)	Public Park	N/A
South	FBZ-CEN (Form Based Zone – Central Sector)	Vacant	N/A
East	FBZ-CEN (Form Based Zone – Central Sector)	Railroad Utilities	N/A

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	One (1) time, prior to the Historic Preservation Board Public Hearing
Postcard Mailing Radius	150'
Number of Postcards Mailed	3
Number of Comments Received	No public comment

Public Engagement

The Report of Acceptability was noticed by postcards to property owners located within 150 feet of the site and a poster was placed on the property to inform the nearby neighbors and the neighborhood of the proposed project. No public comments have been received.

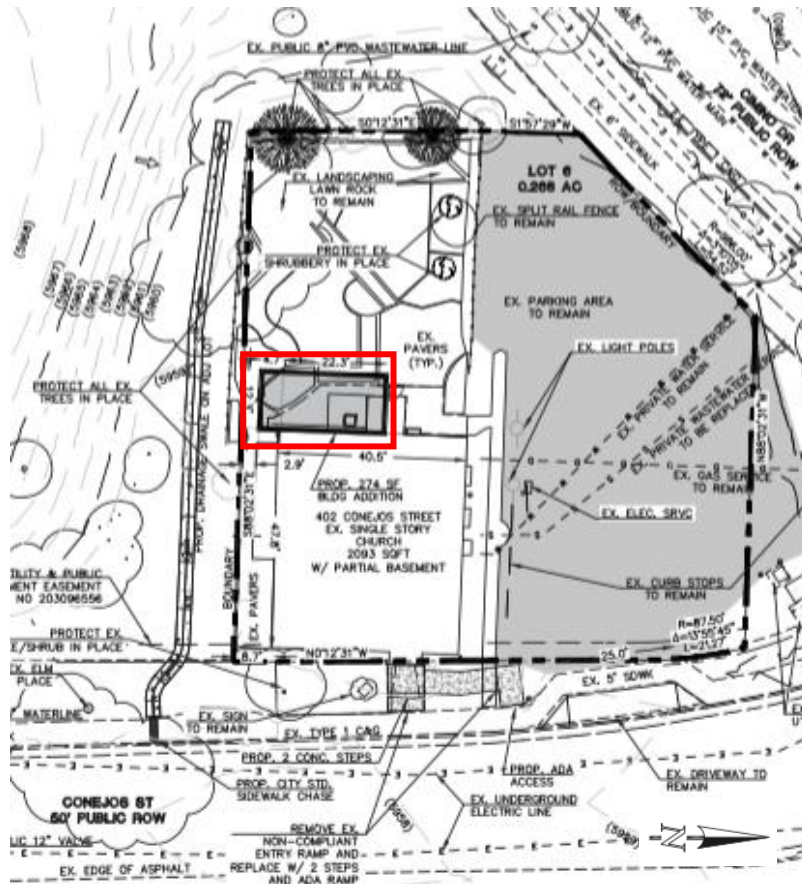
Timeline of Review

Initial Submittal Date	5/05/2025
Number of Review Cycles	1
Item(s) Ready for Agenda	5/15/2025

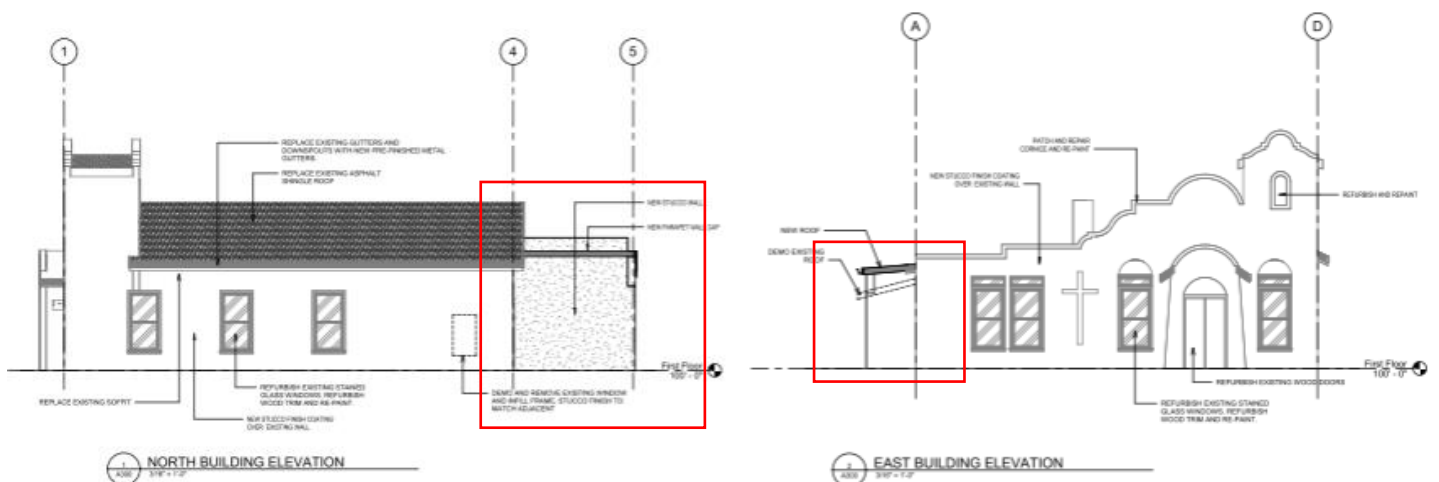
Report of Acceptability

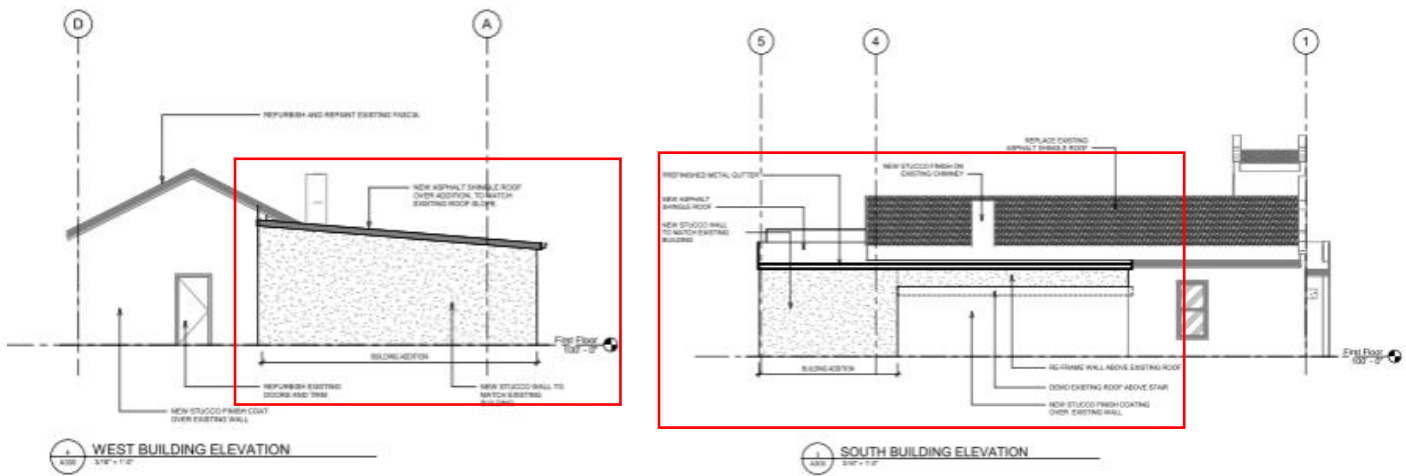
Summary of Application

The applicant has submitted a Report of Acceptability for a 275 square foot addition on the rear of the building located at 402 Conejos Street. This addition will accommodate the relocation of currently non-ADA accessible bathroom facilities in the basement to the main level (see "Attachment 2-Project Statement" and Attachment 3-Plans") and allow for increased meeting space and a renovated kitchen to support the building's continued use as a place to gather. The proposed work focuses on a small addition to the non-primary facades to the south and west:



The Architectural Component Form lists the building's architectural style as "Spanish Mission Vernac.", also known as "Mission Revival" style. This style features stucco cladding, square bell towers, arched openings, and decorative parapets that are proposed to be carefully preserved and remain visually prominent in the project. The proposed addition has been intentionally designed to be secondary in scale and distinguishable from the original structure while remaining visually compatible and representative of the massing of the existing additions:





It is also important to note that additions are recommended to be placed in locations that do not dominate the front elements of the structure. In this case, the site is unique in that it fronts along Conejos Street and Cimino Drive; however, the intent is still met as the true front of the structure is along Conejos Street.

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 has a minimal effect on the general 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 addition does not have an impact on the architectural style of the main structure and does not take away from its prominent features.

- 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 has a minimal effect on the architectural features of the building and seeks to utilize compatible materials for the addition.

- d) *The effect of the proposed work upon the protection, enhancement, perpetuation, and use of the HP-O district; and*

The proposed addition seeks to promote the historic use of the structure as a community gathering space. In addition, the new details are compatible with the style of the structure. The addition is located on the rear and is compatible with the current scale and architecture.

e) *Evaluation of City Council approved Design Standards.*

This site does not have specific design standards as it is its own stand-alone district. The proposed addition seeks to complement the existing design and Mission Revival style.

Secretary of Interior Standards for Rehabilitation

1. *A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The Chadbourn Spanish Gospel Mission will continue to be used as a church and community gathering space. The proposed work is furthering this use and focuses on minimizing impact on the structure's architectural features and special relationships.

2. *The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.*

No distinctive materials or features are proposed to be removed or altered. The addition is located at the rear of the structure, understated in massing and detailing, and is placed between existing non-original additions. This helps ensure that the building's spatial relationships remain clearly legible and unchanged.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.*

The proposed addition has been designed to differentiate new construction from historic to avoid any false sense of historical

development. The new elements do not replicate or mimic historic features. No conjectural features or borrowed elements from other historic properties are being used. The addition respects the building's original Mission Revival architecture by avoiding imitation and clearly acknowledging its role as a modern intervention that supports the continued use of the property.

4. *Changes to a property that have acquired historic significance in their own right shall be retained and preserved.*

The existing architectural elements that hold historic significance such as the bell tower, curvilinear parapets, and arched opening are to be retained and preserved. The later additions that do not hold historic relevance are to be removed or modified to accommodate for the structures continued use. The aforementioned changes are limited and support the preservation and functionality of the structure while preserving the Mission's historical significance.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

All elements of the structure's Mission Revival architectural style are to be preserved.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.*

No historic features are proposed to be replaced or are believed to be missing. As the scope focuses on the preservation of this Mission's historic features, if any unforeseen deterioration is discovered, repairs are to be prioritized over replacement.

7. *Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.*

No abrasive methods, harsh chemicals, or treatments that could compromise the historic materials are proposed to be used. The applicant has committed to preserving the building's original material through minimally invasive techniques to avoid any unintended damage.

8. *Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.*

No known archaeological resources have been identified on site; however, the applicant acknowledges the site's significance in the former Conejos District and will avoid unnecessary disruption by limiting ground disturbance to areas required for the proposed work and taking caution during excavation.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed addition has been designed to avoid destruction of historic materials features, and special relationships that are a part of the Mission's historic fabric. The addition is also proposed on rear facades (secondary façade) that do not contain character-defining elements. The original form, layout, and public-facing elevations are to remain fully intact. The new addition is differentiated from the historic structure through variations in detailing and simplified forms, while maintaining compatibility with materials, scale, massing, and rooflines.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed addition is clearly distinguishable from the historic structure and will be constructed in a reversible manner that avoids altering or damaging the original structural system or defining architectural elements. If the addition were to be removed, it would not affect the form, massing, or architectural integrity of the Mission.

Statement of Compliance

HIST-25-0004 – Chadbourn Community Church – ADA Bathroom Addition

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.