



1715 WOOD ACCESSIBILITY ADDITION – REPORT OF ACCEPTABILITY Historic Preservation Board - March 3, 2025

Staff Report by City Planner: William Gray



Quick Facts

Applicant/Owner

Jason and Ann Gregorek

Contractor

Chris Selby, Ashley Dean
Remodel

Design Consultant

AEC Consulting

Address / Location

1715 Wood Avenue

TSN(s)

6406310007

Zoning and Overlays

R-1 9 (Single-Family -
Medium) with HP-O (Historic
Preservation Overlay)

Site Area

19,000 Sq. Ft.

Land Use

Detached Single Family
Residential

Applicable Code

Unified Development Code

Project Summary

A Report of Acceptability Application for a 30 square feet addition on the east elevation and the removal of two (2) center patio columns of the south elevation of the existing residence.

File Number	Application Type	Decision Type
HIST-25-0001	Report of Acceptability	Quasi-Judicial

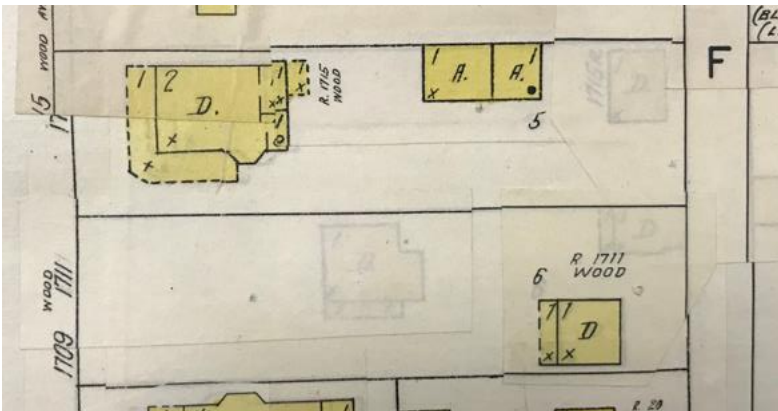
Background

Prior Land-Use History and Applicable Actions

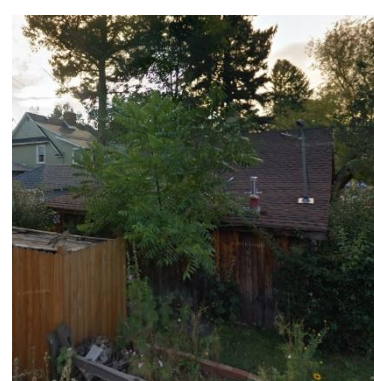
Action	Name	Date
Annexation	Town of Colorado Springs	1872
Subdivision	D Russ Wood Addition	1882
Master Plan	Old North End Neighborhood Master Plan	1990
Prior Enforcement Action	N/A	N/A

Site History

The property became part of the City in 1872 with the Town of Colorado Springs annexation. This property is legally described as Lot 5 and Lot 6, Block F, D Russ Wood Addition. The D Russ Wood Addition was established in 1882. The property was developed in 1899 with the main house and accessory building on Lot 5 and a dwelling (aka cottage) on Lot 6 (see “**Attachment 1-Sanborn Map**”).



The two and a half (2-1/2) story main house is listed as a contributing structure in the North End Historic District based on its “square” architecture. The detached garage behind the main home and the 1-story cottage that is located on Lot 6 are not contributing buildings to the historic district (see “**Attachment 1-Sanborn Map**”).



Applicable Code

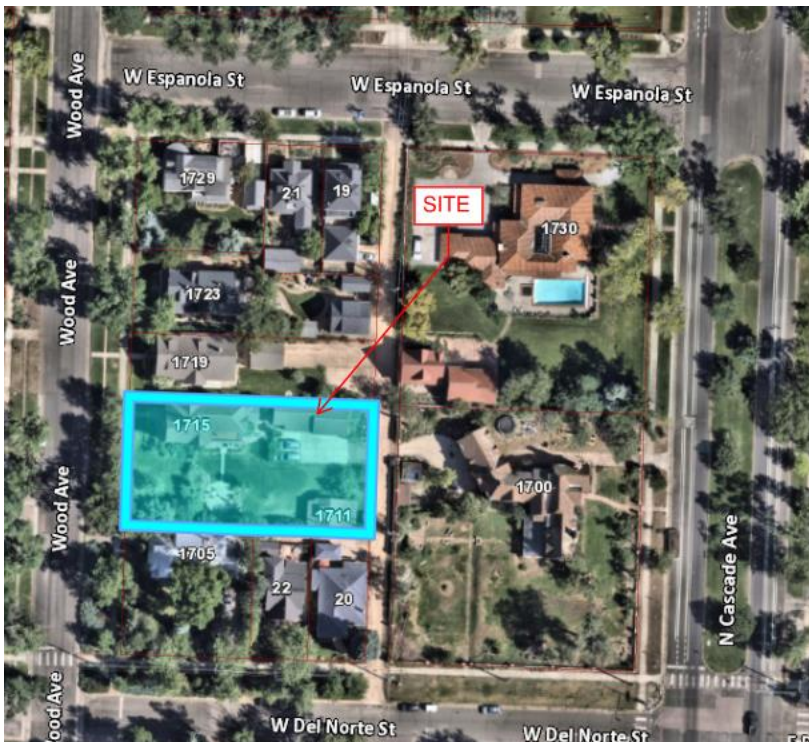
The subject application is within the boundaries of the North End Historic Preservation Overlay. The proposed work requires a building permit and is visible from a public right-of-way. A Report of Acceptability from the Historic Preservation Board is required before a building permit is issued by Pike 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	R-1 9/HP-O (Single-Family – Large with Historic Preservation Overlay)	Single Family Residential	N/A
West	R-1 9/HP-O (Single-Family – Large with Historic Preservation Overlay)	Single Family Residential	N/A
South	R-1 9/HP-O (Single-Family – Large with Historic Preservation Overlay)	Single Family Residential	N/A
East	R-1 9/HP-O (Single-Family – Large with Historic Preservation Overlay)	Single Family Residential	N/A

Vicinity Map (see “Attachment 2-Vicinity 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	16
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.

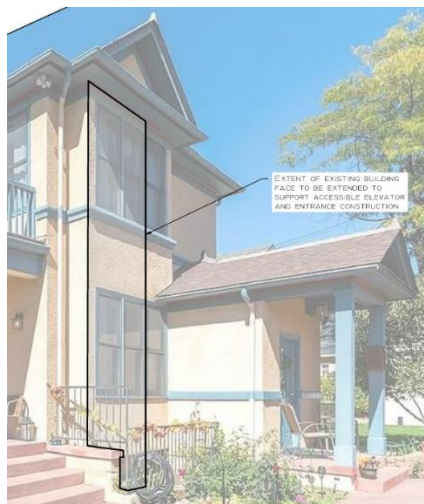
Timeline of Review

Initial Submittal Date	01/08/2025
Number of Review Cycles	1
Item(s) Ready for Agenda	02/03/2025

Report of Acceptability

Summary of Application

The Applicant has submitted a Report of Acceptability for a 30 square feet addition to the east elevation of the main home located at 1715 Wood Avenue (see **“Attachment 3-Project Statement”** and **“Attachment 4-Architectural Plans”**). The addition is to accommodate an elevator lift system for a resident of the home with a disability. The new addition and elevator will provide improved and easier access for this family member to the home’s multiple levels. The elevator footprint occupies the space of the existing egress window well on the back of the home next to the rear entryway (see **“Attachment 5-Aerial Map”**). The exterior finishes are scheduled to match existing details of the house to meet adopted design standards.



A secondary element of this project is the removal of the center two (2) patio columns on the south elevation to create an open view of the side yard from the patio. This work is also scheduled to match the existing details of the residence.



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 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 project does not impact the architectural style of the main house or its relation to the other 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 has minimal effect on the historic 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 proposed addition and removal of two (2) patio columns has no negative impact to the architecture of the historic home or upon the HP-O district.

- 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 North End Standards, the project site is located within the Wood-Cascade Subarea. The 1715 Wood Accessibility Addition project through its design, materials, colors, and that it does not impact original defining architectural characteristics of the home makes it consistent with the North End Standards as follows:

Area Wide Standards:

The addition and patio columns removal being located on the back and side of the home meet the Area Wide Standard of maintaining the visual integrity of the Historic District.(Design Standards, Areawide Standard, A.2).

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

District Standards:

The proposed project has placed the addition on the back of the home. The patio columns being removed are on the south elevation of the residence and also toward the rear of the structure. This is done to minimize the impacts of the addition and the work being done to the side patio (Design Standards, District Standard B.14).

“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-25-0001

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