

## **Narrative**

We seek to build a single family custom home at 15 W Del Norte Street within historic overlay zone 1 in the Old North End. The home design is inspired by Tudor Revival home designs featuring steeply pitched roofs, gables, casement windows, large fireplaces and round top front doors. The first Tudor style homes appeared in the United States around 1890 and peaked in popularity in the 1920's and 1930's. We believe this is an ideal style for a new "old house" as it is a style that still remains popular in new construction today and provides timeless adaptability. We also believe this style of home will fit seamlessly on our street. Neighboring properties include styles ranging from Tudor Revival to Dutch Colonial.

The design of the house features the quintessential steeply pitched roof and multiple gables. The front of the house will feature a single gable, an upstairs dormer and a charming round top doorway and round top wood front door. The west side of the house is anchored by a large fireplace. The house makes the most of the available space with a rear attached garage and a second rear parking space to keep cars off the street. The attached garage is consistent with other Tudor Revival homes in the neighborhood including the Tudor Revival home across the street at 1700 N Cascade which also has an attached garage.

Materials for the home will be carefully selected to create a traditional feel. The exterior of the home will be done in stucco with stucco covering the foundation walls. Traditional Tudor timbers will adorn the roof peaks. The front steps will feature a black metal railing with traditional lines. The windows are selected from Anderson windows utilizing the Anderson windows Tudor pattern book which presents quintessential details of the Tudor style like casement windows with traditional diamond patterned grilles, groupings of casement windows and double hung windows. The steeply pitched roof is to be constructed of slate composite shingles to give the home a traditional look while utilizing a more weather resistant material that will not crack.

Landscaping will be laid out in traditional designs utilizing low water grasses, ground coverings, shrubs and flowers from sources such as PlantsSelect. A large mature elm tree is located on the city's property in front of the sidewalk. The front walkway to the house will be done in light colored neutral brick shaped pavers. We plan to use a gravel driveway with concrete edging for both the driveway and the second parking spot. This will allow better drainage on the lot.

Our first home together was in the Old North End years ago. We currently own a 1930's Tudor Revival home in a historic neighborhood a few blocks down the street from the Wyoming state capitol. We are excited to replicate some of the charming details of the Tudor Revival style in this new construction home and move back to the neighborhood with our two daughters.