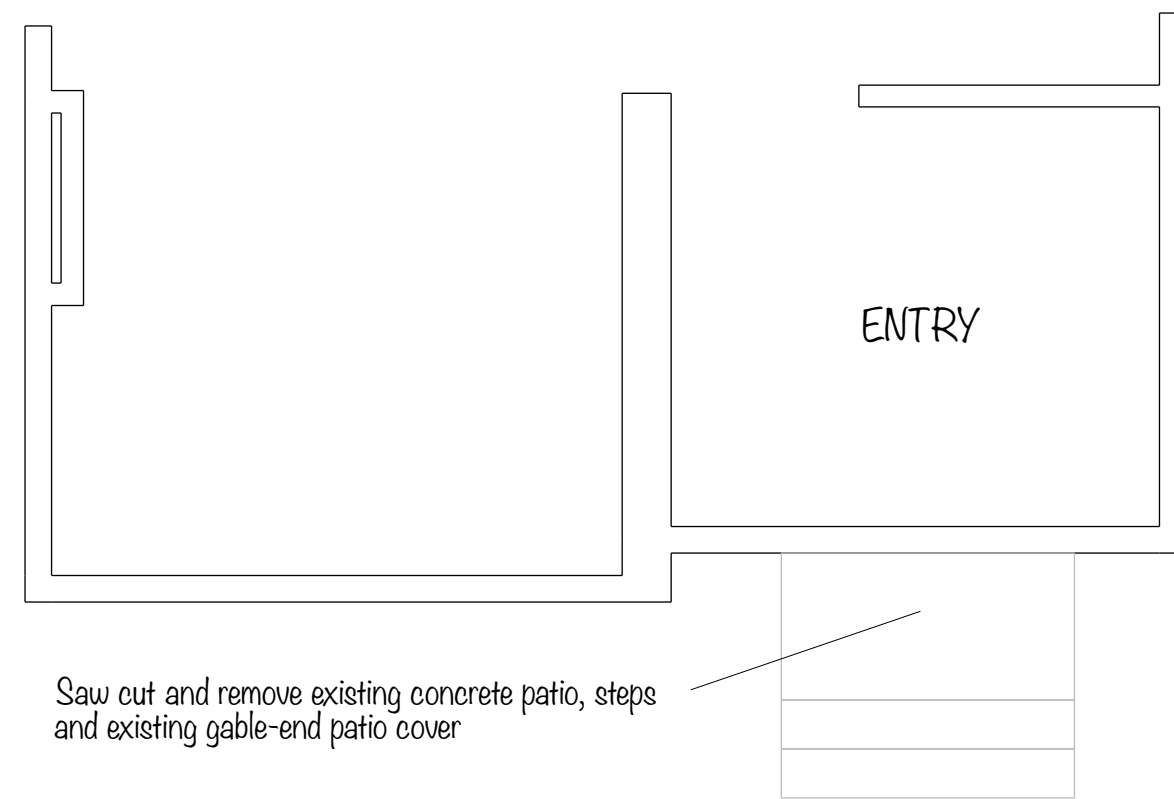
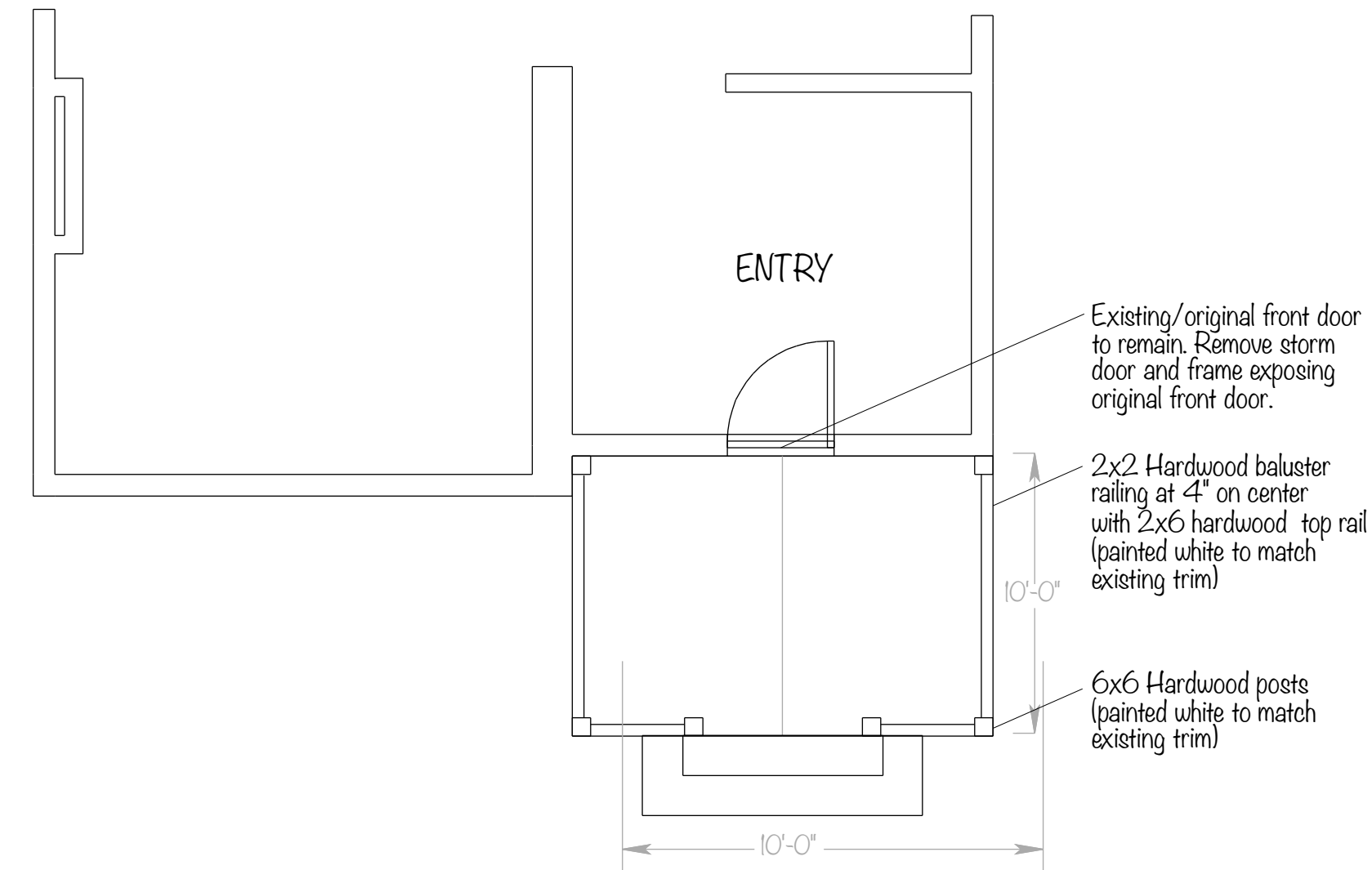


SITE PLAN
SCALE: 1/16" = 1'



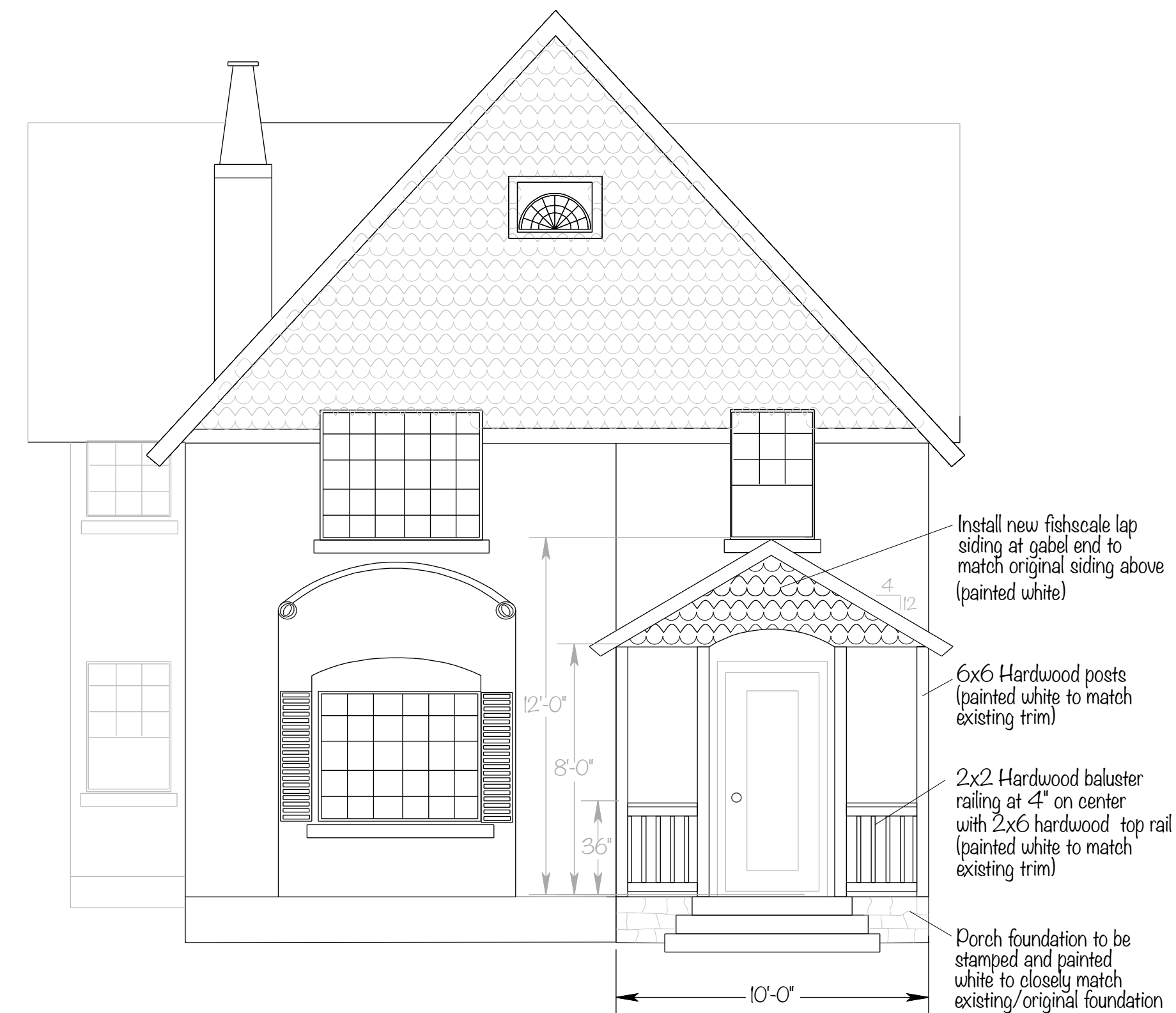
PATIO DEMO PLAN
SCALE: 1/16" = 1'



PROPOSED PATIO PLAN
SCALE: 1/16" = 1'



EXISTING FRONT ELEVATION
SCALE: 1/16" = 1'



PROPOSED FRONT ELEVATION
SCALE: 1/16" = 1'

| 3 | FINAL SUBMITTAL / 03 | 10/19/2022 |
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| NO. | REVISION / ISSUE | DATE |

FIRM NAME & ADDRESS

RYAN DARILEK
BRIGHT CONSTRUCTION CONSULTING
7052 BRAMBLE BLUFF COURT
COLORADO SPRINGS, CO

PROJECT NAME & ADDRESS

WOOD AVE. RENOVATION
FRONT PORCH
1428 WOOD AVENUE
COLORADO SPRINGS, CO 80904

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|------------------------|--------------------|
| PROJECT: 09/19/2022 | SHEET: A1.0 |
| DATE: 09/19/2022 | |
| SCALE: AS NOTED | |



EXISTING FRONT ELEVATION - PHOTO
SCALE: 1/16" = 1'



NEIGHBORING PROPERTY (ADJACENT)
SCALE: 1/16" = 1'



NEIGHBORING PROPERTY
SCALE: 1/16" = 1'

ProStar Construction & Maintenance Services, Inc.
933 E. Fillmore Street
Colorado Springs, CO 80907
(719) 755-0123

City of Colorado Springs
North End Historic Preservation Board
30 S. Nevada Avenue, Suite 105
Colorado Springs, CO 80901
(719) 385-5905

RE: 1428 Wood Avenue | Front Porch Renovation / Improvements
On Behalf of: Mrs. Christianne Gobrecht
Date: 08/24/2022

PROPOSED PROJECT NARRATIVE
1428 Wood Avenue
Colorado Springs, CO
FRONT PORCH RENOVATION

Dear Colorado Springs Historic Preservation Board,

Approximately a year ago, our client Mrs. Gobrecht purchased the beautiful Victorian home that was constructed in 1895, located at 1428 Wood Avenue in the Old North End Historic District (District 1) of Colorado Springs. Throughout the course of the past year, we have designed and executed a large interior remodel, restoring or recreating much of the properties' historic design elements as possible while reconfiguring the kitchens and bathrooms with modern amenities. Mrs. Gobrecht intends on furthering her property improvements to the exterior of the residence and looks forward to your direction, feedback and support regarding a front porch addition, outlined herein for your feedback.

As referenced in the Old North End Neighborhood Interpretive Guide, porches are a visually prominent character-defining element and typically are a common design element on many architectural styles in the Old North End. The existing front elevation at 1428 Wood Ave provides a small (3'x4') overhang at the elevated concrete patio and front entrance (pictured herein for reference). Due to this lean-to covered porch / architectural element being constructed of dimensional hardwood lumber, we believe this was added to the home sometime after original construction and is not an original element of the home. Mrs. Gobrecht is proposing to add a front porch that is more grand in stature and more architecturally in-line with the architectural ornaments and stylings of the surrounding Old North End Properties and in accordance with Design Standards provided and as outlined below:

Remove existing concrete steps and 3' x 4' lean-to patio structure and construct a new 10' x 10' covered patio with roof in accordance with all Areawide and District Standards applicable to the district 1 overlay. We propose pouring a concrete patio with steps at the same elevation as existing (per DS-A.2 & DS-A.8) and constructing the new 10' x 10' porch structure with an 8' ceiling height and maintaining as much roof slope as possible without structurally interfering with the window located directly above (DS-B.5). Per DS-B.2, All building materials used in



Existing Front Elevation

new construction and rehabilitation of existing buildings will be similar in size, composition, quality and appearance to that used historically. As specifically outlined (DS-B.12). We intend to maintain the important components of historic porch construction including the 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. All hardwoods to be primed and painted Sherwin Williams Antique White (SW6119 – satin) to match the existing home trim and accent color.

The included Site Plan, Elevations and Plans should provide all necessary and relevant information pertaining to this addition and in accordance with North End Historic Preservation Overlay Zone Design Standards. Please let us know if any further information is beneficial and/or necessary in rendering your decision.

On behalf of ProStar Construction and Mrs. Christianne Gobrecht, we appreciate the Board's time and consideration regarding this project.

Best Regards,

Ryan Darilek
ProStar Construction & Maintenance Services, Inc.
ryan@prostarconsult.com
Direct: (719) 237-9349



Proposed Front Elevation

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FIRM NAME & ADDRESS

RYAN DARILEK
BRIGHT CONSTRUCTION CONSULTING
7052 BRAMBLE BLUFF COURT
COLORADO SPRINGS, CO

PROJECT NAME & ADDRESS

WOOD AVE. RENOVATION
FRONT PORCH
1428 WOOD AVENUE
COLORADO SPRINGS, CO 80904

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| PROJECT: 09/9/2022 | SHEET: A1.1 |
| DATE: 09/19/2022 | |
| SCALE: AS NOTED | |