

September 9, 2022

Re: Application for Report of Acceptability  
1320 Wood Avenue  
Colorado Springs, CO 80903

Narrative of Project:

The residence is located on the west side of Wood Avenue between the intersections at W Columbia Street and Wood Terrace Drive, in the Cascade/Wood Corridor subarea of the North End Historic Preservation Overlay Zone District. On the property resides the original main house, constructed in the late 1930s, and an addition and garage that were added in the late 1990s. The main house and its addition are two-story wood-framed structures with a basement and faces Wood Avenue. The house is of the Italian Renaissance style, with hipped roofs.

The owner wishes to add a small green house to the south face of the original home, with the intention of making best use of the angles of the sun. They are also in possession of plans completed by the original architect of the 1930 home which show what they refer to as a "sun parlor" located off the existing Family Room, which contributed to the inspiration of the proposed addition and its location. With a verandah and window well/entrance into the basement on the west (rear) side of the home, we found locating the addition there to be less ideal to the function of the home. Locating the green house behind the home also would have interrupted views to the backyard from the "garden room", part of the addition to the home in the 1990's, designed with floor to ceiling windows with the intent of looking out on the landscaped back garden. With the south face of the home being preferred for its use of the sunlight, in addition to being least intrusive to the current function of the home, the design team took certain measures to prevent the addition from negatively impacting the historic presence of the original home on Wood Avenue. We have positioned the green house behind a gate and existing privacy wall as well as an existing elevator shaft, so it is not overly visible from the street and does not interfere with the original entrance to the home. The addition is also designed with existing materials and window patterns to compliment the rich historical character of the existing home. (Areawide Standards: A.1, A.2, A.3, A.6, A.7, A.8, A.10; District Standards: B.1, B.2, B.3, B.4, B.5, B.6, B.7, B.14; Subarea Standards: C.1.a, C.1.b, C.1.c, C.1.g, C.1.h)

The materials for the addition are meant to match those of the existing home. The color and texture of the stucco on the historic home will be matched, as well as the color of window and door trim. Additionally, the mullion spacing on the existing home was used to design the windows and door in the green house. A copper roof is proposed to compliment the copper entry roof and aligns with the height of that and the roof of the existing bay window. The scale and proportions of the building are meant to complement the existing home while not distracting from the Historic façade at Wood Avenue. (Areawide Standards: A.1, A.2, A.3, A.6, A.7, A.8, A.10; District Standards: B.1, B.2, B.3, B.4, B.5, B.6, B.7, B.14; Subarea Standards: C.1.a, C.1.b, C.1.c, C.1.g, C.1.h)

The proposed design will not require the removal of any significant portion of the existing materials and all disturbed stucco will be patched. An original exterior door will now serve as the entrance to the green house and will be protected during construction. The privacy wall and gate

will be modified to allow for the addition to the home. As the addition is one-story, it will not interfere with the original roof line, but is designed to mimic the roof heights and slope of both the entry and bay window. Existing trees on the lot will be preserved, providing a natural context and scale to the buildings. (Areawide Standards: A.1, A.2, A.3, A.6, A.7, A.8, A.10; District Standards: B.1, B.2, B.3, B.4, B.5, B.6, B.7, B.14; Subarea Standards: C.1.a, C.1.b, C.1.c, C.1.g, C.1.h)

We feel that in balancing the intent of the original architect, to have a sun structure off this portion of the existing home, as well as matching existing materials and stepping the addition back from the front façade, we have created a project that celebrates not only the historic overlay zone of the Cascade/Wood Corridor, but also the original vision for the home. (Areawide Standards: A.1, A.2, A.3, A.6, A.7, A.8, A.10; District Standards: B.1, B.2, B.3, B.4, B.5, B.6, B.7, B.14; Subarea Standards: C.1.a, C.1.b, C.1.c, C.1.g, C.1.h)