



1320 WOOD AVE – FRONT ENTRY COVERED PORCH

Historic Preservation Board - January 6, 2025

Staff Report by Case Planner: Johnny Malpica



Quick Facts

Applicant

Hannah Mueller

Property Owner

Robin Johnson & Tim Rummel

Developer

N/A

Address / Location

1320 Wood Avenue

TSN(s)

6407203028

Zoning and Overlays

Zoning:

R-1 9000 (Single-Family Large)

Overlay:

HP-O (Historic Preservation Overlay)

Site Area

25,320 sq. ft.

Proposed Land Use

Single-Family Residential

Applicable Code

Unified Development Code

Project Summary

This application proposes the replacement of an existing copper awning located at the home’s front entry with a new, and enlarged roof that will create a covered porch of the same style and material as the existing structure.

File Number	Application Type	Decision Type
HIST-24-0015	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	Wood Terrace Second Addition	1994
Master Plan	Old North End Neighborhood Master Plan	1990
Prior Enforcement Action	N/A	N/A

Site History

The parcel was initially added to the the City of Colorado Springs in 1872 and was platted as it is described today in 1994 through the Wood Terrace Second Addition resubdivision.

Applicable Code

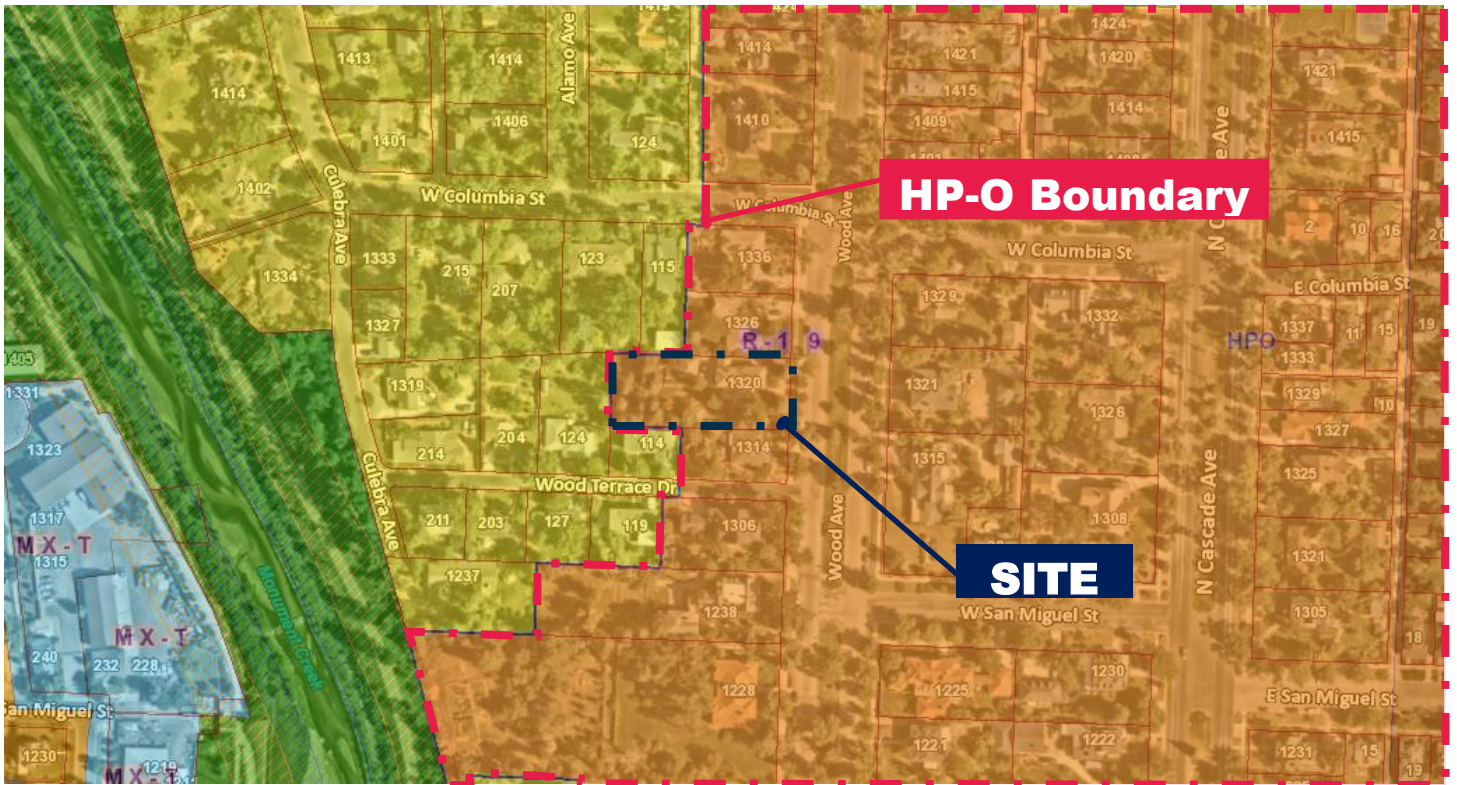
The subject application is within the boundaries of the North End Historic Preservation Overlay. The proposed work requires a building permit and is visible from the public right-of-way. These factors are the criteria for requiring a Report of Acceptability from the Historic Preservation Board. An approved Report of Acceptability is required before a building permit is issued by the Pikes Peak Regional Building Department. The Report of Acceptability is reviewed under Section 7.5.528, Historic Resource Alteration or Demolition, of the 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 g/HP-O (Single-Family – Large with Historic Preservation Overlay), R1-9 (Single-Family – Large)	Single-Family Residential	N/A
West	R-1 g (Single-Family – Large)	Single Family Residential	N/A
South	R-1 g/HP-O (Single-Family – Large with Historic Preservation Overlay), R1-9 (Single-Family – Large)	Single Family Residential	N/A
East	R-1 g/HP-O (Single-Family – Large with Historic Preservation Overlay),	Single-Family Residential	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	17
Number of Comments Received	No public comment received (at time of staff report)

Public Engagement

The Report of Acceptability utilized a standard public notice procedure, which included mailed postcards to property owners located within 150 feet of the site and a poster that was placed on the property to inform the nearby neighbors and the neighborhood of the proposal.

Timeline of Review

Initial Submittal Date	12/04/2024
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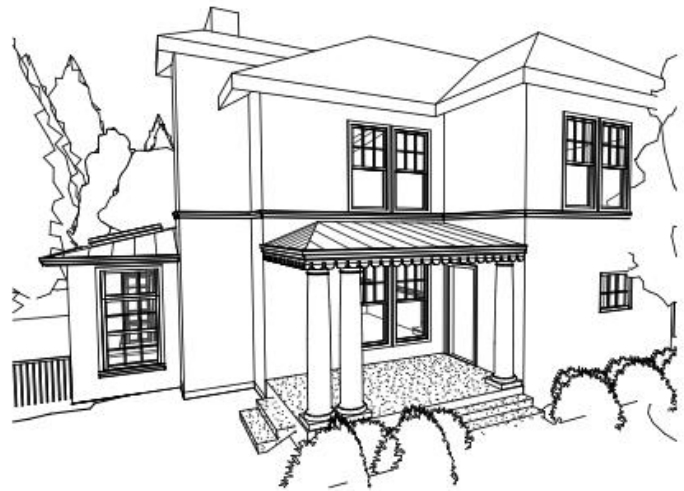
Report of Acceptability

Summary of Application

The applicant submitted a Report of Acceptability application for 1320 Wood Ave. Front Entry Covered Porch (see "Attachment 1 – Project Statement" and "Attachment 2 – Site Plan and Elevations").



② PERSPECTIVE - EXISTING ENTRY



③ PERSPECTIVE - PROPOSED ENTRY

The primary structure's front façade is visible from Wood Avenue. Pedestrian access from the front of the property is provided by a walkway leading to a front door that faces south and a raised uncovered patio structure with steps on both the south and east. Above the door is an existing awning. The existing uncovered patio serves to provide access to the entrance of the primary structure, while the awning provides some shade, but more notably contributes to the structure's architectural design language with an aged copper roof with the distinctive greenish patina and scalloped fascia. Provided that the proposal requires the submittal of a building permit, a Report of Acceptability is required to be submitted prior to issuance of a building permit.

The proposal consists of the complete replacement of the concrete patio area and steps with a new raised concrete patio area and steps, as well as the removal and replacement of the awning with a larger copper hipped roof and scalloped fascia, supported by Tuscan style columns that together form a new covered porch to serve as the entry way for the primary residence. The concrete patio area is being raised to provide grade level access to the door of the primary residence, as currently, there is an additional step at the foot of the door. The new concrete patio area and steps will be the same red color to match the existing front walkway. The newly proposed hipped roof with a corresponding height and pitch to that of the primary structure's roof will consist of copper material that will naturally patina with age. The roof line will be adorned by a scalloped fascia and will be supported by three Tuscan style columns that match both the scale and style to the home's existing porte cochere and verandah. Overall, the proposal will create a more prominent front-facing façade that demonstrates attention to the building's Mediterranean architectural style, while seamlessly

balancing and further enhancing the frontispiece of the building. As such, the proposal further enhances the building's historic architectural significance.

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. Furthermore, the proposal both enhances and improves the architectural significance of the structure within 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 historic buildings on the property, but rather further enhances the architectural style, arrangement, texture, and materials of the existing and proposed structures, and their relation to the structures 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 to no effect on the architectural features of the historic building.

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

The proposed work has a positive effect upon the protection, enhancement, perpetuation, and use of 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 Historic Preservation Overlay Zone Design Standards, the project site is located within the Cascade/Wood Corridor. Provided that the proposal consists of merely the replacement of a concrete patio and awning with a new and improved covered porch that is architecturally compatible with the primary structure, as well as uses traditional designs, practices and materials, the impact to the original historic structure on the property is negligible. Rather, the proposal enhances the building's façade, more specifically its entrance, in a way that respects the building's historic Mediterranean style and maintains its presence as a historic single-family estate style home. Finally, no changes to the building's typology, height, setbacks, lot size, massing, or architectural style are proposed. With that said, the project is consistent with the following North End Areawide Standards, District Standards, and Subarea Standards:

Area Wide Standards, Criteria A1: "Maintain the concentration of late nineteenth and early twentieth century buildings with similarity in use, scale, character and setting which visually defines the historic district."

Area Wide Standards, Criteria A2: "Maintain the visual integrity of the North End Historic District."

Area Wide Standards, Criteria A3: "Maintain the distribution of housing types, and their associated physical characteristics that divide the district into visually distinct subareas."

Area Wide Standards, Criteria A6: "Maintain and enhance the formal entrances to individual properties as defined by sidewalks and steps to the raised porches and entrances."

Area Wide Standards, Criteria A7: "Maintain the visual appearance of the district as a neighborhood of historic single-family homes."

Area Wide Standards, Criteria A8: "Maintain the high quality of construction, materials, and design, which has historically distinguished the area."

District Standards, Criteria B2: "Building materials used in new construction and rehabilitation of existing buildings should be similar in size, composition, quality, and appearance to that used historically. These include, for example, plaster, wood, stonework, masonry, metalwork, outdoor fixtures, gingerbread ornamentation and under eave brackets. For roofing materials, metal, clay, tile, wood and certain types of asphalt shingles are appropriate."

District Standards, Criteria B3: "Mixes and proportions of building materials, such as exterior siding, window glass and decorative trim, should coincide with the building's style of architecture."

District Standards, Criteria B4: "Preserve the original roofline visible from the front street. The roofline of new additions should reflect the original roofline. New skylights and rooftop mechanical or service equipment, such as solar collectors or air conditioners, should not be visible from the front street."

District Standards, Criteria B5: "A variety of traditional roof shapes are appropriate within the historic district, providing the roof slope is medium to high. Roofs with a rise of less than 6:12 are inappropriate for the district."

District Standards, Criteria B6: "Maintain the horizontal alignment patterns created by the repetition of common building elements including front gable roofs, front corner windows and first floor porch roofs."

District Standards, Criteria B9: "Maintain the orientation of the front facade facing the main street on which it sits."

District Standards, Criteria B10: "Maintain the pattern of distinctive, formal entrances that distinguishes historic buildings within the district."

District Standards, Criteria B11: "Maintain the prominence of the front facade relative to the rest of the building. Elevation of the houses."

Wood/Cascade Subarea Standards, Criteria C1.a-e., h., i.:

- a. Maintain the lot widths of 50+ feet that create the wide and distinctive spacing between buildings in this subarea.
- b. Maintain the deep front yard setbacks of 20 to 30 feet for the houses on the north/south streets and the varied front yard setbacks of 10 to 20 feet for the east/west streets.
- c. Maintain the pattern of varying side yard setbacks of buildings that range from 5 to 20+ feet and differ in size from one another.
- d. Where established, maintain the existing pattern of wide building widths relative to building depths, which distinguish the estates of the subarea.
- e. Preserve the large 5,000 to 10,000 square foot houses that are unique to this subarea.
- h. The rich pattern and assortment of exterior ornamentation should be preserved and continued as part of the building tradition of the subarea.
- i. Maintain the distinctive types and collections

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.

Statement of Compliance

HIST-24-0015

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.