

December 9, 2024

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 Mediterranean style, with hipped roofs.

The owner wishes to replace the existing copper roof at their front entry with a new roof, in a similar style, that will create a covered porch on the front of their home. This will allow the owner to better use their patio space, as well as create a more distinctive, formal entry to their home. We also feel this addition is in keeping with the neighborhood's architectural language as most of the two-story homes on the surrounding block have covered porches. The roof is designed in a similar style to the existing roof being replaced with the intent of maintaining the original character. It will be supported by columns of a similar scale and type to ones used elsewhere on the property. (Areawide Standards: A.1, A.2, A.3, A.6, A.7, A.8, A.9; District Standards: B.1, B.2, B.3, B.4, B.5, B.6, B.9, B.10, B.11, B.13, B.14, B.15; Subarea Standards: C.1.a, C.1.b, C.1.c, C.1.g, C.1.h)

The materials for the addition are intended to match those of the existing home. The new roof and scalloped edges will be made of copper that will naturally patina to match the existing roof being replaced. The height and pitch of the new roof is designed to match that of the existing to maintain its presence on the façade and to not interfere with any of the existing windows on the front of the home. The existing stone patio will be raised and replaced with a concrete porch and steps, in the same red color as the front walk. There is currently a step up into the home, which has created accessibility issues, so by raising the patio there will be a safer threshold into the residence. Tuscan style columns will be added to support the new roof and will match the scale of the existing columns at the home's porte cochere and verandah. The style and proportions of the new entry are meant to complement the existing and surrounding homes. (Areawide Standards: A.1, A.2, A.3, A.6, A.7, A.8, A.9; District Standards: B.1, B.2, B.3, B.4, B.5, B.6, B.9, B.10, B.11, B.13, B.14, B.15; Subarea Standards: C.1.a, C.1.b, C.1.c, C.1.g, C.1.h)

The proposed design will create a more prominent front façade by increasing the roof cover at the entry, and grounding it with Tuscan style columns. While the existing copper roof is being replaced, the owners would like to preserve it for use elsewhere on the property. The intent of replacing the stone patio with concrete is to make a safer walking surface for the owners and guests but will match the new material to the existing walk for continuity. The existing windows and stucco will be protected during construction. (Areawide Standards: A.1, A.2, A.3, A.6, A.7, A.8, A.9; District Standards: B.1, B.2, B.3, B.4, B.5, B.6, B.9, B.10, B.11, B.13, B.14, B.15; Subarea Standards: C.1.a, C.1.b, C.1.c, C.1.g, C.1.h)

We feel that the addition of a covered porch will enhance the home's presence on Wood Avenue and is in keeping with the defined entries and front porches of the surrounding homes in the historic district. The design intent was to create an entry to the home that looks original to the design and neighborhood, and we feel our use of materials, scale and proportion, and inspiration from the original roof accomplishes this goal. (Areawide Standards: A.1, A.2, A.3, A.6, A.7, A.8, A.9; District Standards: B.1, B.2, B.3, B.4, B.5, B.6, B.9, B.10, B.11, B.13, B.14, B.15; Subarea Standards: C.1.a, C.1.b, C.1.c, C.1.g, C.1.h)