

September 8th, 2020

Re: Application for Report of Acceptability
2019 N Cascade Avenue
Colorado Springs, CO 80907

Narrative of Project:

The current residence is located on east side of Cascade Avenue between E Washington Street and E Jefferson Street, in the Northern Area of the North End Historic Preservation Overlay Zone District. The house, built in 1911, is a classic Craftsman Bungalow - a 1-story wood frame structure with a partial basement. The main gable of the front elevation also references a secondary Tudor style with its stucco and false half-timbering. An addition was built at an unknown date (approximately 1950s) on the south side of the house. The 1950s addition is a wood frame structure with a flat roof, that is not only inconsistent with the Craftsman style, but also the character of the neighborhood.

In this application, we are proposing an addition (611 SF footprint) to the back (east) side of the existing house, as well as the addition of two decks. An uncovered deck will be added to the south side elevation (67 SF) and a covered deck will be added to the east back elevation (245 SF). Also proposed in this application is the demolition of the existing flat roof over the 1950s south wing of the house. A new sloped roof will be added in its place, complimentary to the original bungalow roof.

Review Criteria (section 7.5.1605.C of the Zoning Ordinance):

1. The effect of the proposed work upon the general historical and/or architectural character of the historic preservation overlay zone.

The style and massing of the addition will be consistent with the Craftsman Bungalow style and the scale and character of the Northern Area of the Old North End. The 1911 house has one main hip roof with a front facing gable. We have taken special care to ensure that the massing of the new addition does not diminish the presence of the existing front elevation. Also considered is the scale of the adjacent houses on the block. 1-story and 1.5-story houses are predominant in Northern Area of the Old North End. Our proposed 1-story addition (as opposed to adding a second floor), maintains not only the character and scale the house, but also the entire block. Importantly, the main portion of the addition will be a continuation of the original roof ridgeline, therefore not adding any height to the existing house.

Area-wide Standards: A1, A2, A3, A6, A7, A8; District Standards: B1, B2, B4, B5, B6, B9, B11, B14; Sub-Area Standards: C3a, C3b, C3c, C3d, C3e, C3f

2. The architectural style, arrangement, texture and materials of existing and proposed structures, and their relation to the structures in the historic preservation overlay zone.

Our proposed design will use materials consistent and complimentary to those of the original historic neighborhood and the Craftsman Bungalow style. The main exterior material will be painted wood shingle siding, to match the existing house. The detailing of the new gables, new deck, and new covered porch, to include wood trim, square wood columns, wide fascia boards, wood brackets, and exposed wood rafters, will enhance the house's Craftsman identity. Additionally, we propose the new east facing gable use stucco and a false half-timber detail, in reference the house's secondary Tudor style.

All new windows and glass doors added as part of the addition will be selected to match those of the existing house. All new window trim will be detailed and painted to match that of the existing house. The placement

of the new windows will affirm and amplify the existing design of the house while at the same time maintain the scale and pattern of openings established throughout the neighborhood. The proportion of these new windows (and the division of their lites) will work in harmony with the existing style.

Area-wide Standards: A1, A2, A3, A8; District Standards: B1, B2, B3, B6, B12; Sub-Area Standards: C3f

3. 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.

We have taken great care to honor the style, character, and architectural features of the original historic house. Any modifications or changes that we are proposing are in pursuit of two goals – 1. To elevate the energy efficient and code compliance of the house to a modern standard, and 2. To bring cohesion to the 1950s addition in relation to original Craftsman Bungalow house.

- i. On the south elevation, we propose removing three existing windows and replacing them with a 6-foot sliding glass French door that will exit to the new side deck. The new insulated, low-e glass doors will be in character with the Craftsman Historic style while at the same time, increase the energy efficiency of the house. Trim and details will match existing.
- ii. On the west elevation, we propose removing the door of the 1950s wing. This door leads directly to a bedroom and is not a primary entry or required for egress. It was most likely added as an entrance to a rental unit. By removing it, we are returning the front of the house to clearly read as a single-family house. The wall will be infilled with wood shingle siding to match the existing exterior.
- iii. On the north elevation, we propose removing the existing small basement windows and adding two egress windows. Both new windows will be casement windows to minimize the size while meeting egress requirements. Window wells will also be added to meet egress requirements. These windows and their detailing will be consistent with the style and character of the existing house.
- iv. Finally, we propose removing the flat roof over the 1950s addition south wing and replacing it with a roof massing that is consistent and complimentary to the original historic house. A hipped roof with a gabled end will extend toward the south side. We are proposing a small gable accent over an existing window, on the west elevation, that will address the street but will not overpower the main gable of the original house. Roof pitch and detailing, such as the fascia, brackets, trim, and shingle siding, will match the existing character, style, and quality of the historic house.

Area-wide Standards: A1, A2, A3, A6, A7, A8; District Standards: B1, B2, B3, B4, B5, B6, B9, B10, B11, B14; Sub-Area Standards: C3e, C3f

4. The effect of the work upon the protection, enhancement, perpetuation and use of the historic preservation overlay zone.

Our goal is to bring the existing residence into the modern moment, while emphasizing the value of the Historic neighborhood and the Craftsman Bungalow style. The proposed new addition and decks, while modern in their construction, will create a visual harmony with the original historic house and reference the historical Craftsman Bungalow style. By speaking the language of the original design aesthetic and remaining present in the current moment (in efficiency and sustainability), the proposed design will be a timeless addition to the neighborhood fabric.

Area-wide Standards: A1, A2, A3, A7, A8; District Standards: B1, B2, B3, B4, B5, B6, B9, B14; Sub-Area Standards: C3e, C3f