



1531 Wood Ave

Quick Facts

Applicant

Elizabeth LaDuke, Compass Architecture

Property Owner

Marc & Betsy Boatwright

Address / Location

1531 Wood Avenue

TSN(s)

6406314003

Zoning and Overlays

Current: R-1 9 HP (Single-Family Large with Historic Preservation Overlay)

Site Area

9,500 Sq. Ft.

Applicable Code

Unified Development Code

Council District

District 5

Project Summary

An application for a Report of Acceptability for a 304 square foot addition to the rear of the main house and the conversion of an existing detached garage to a two-car garage with a 1,248 square foot Accessory Dwelling Unit (ADU) on a corner lot.

File Number	Application Type	Decision Type
HIST-26-0005	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	D Russ Wood Addition and Edwards Addition	1882
Master Plan	North End Neighborhood Plan	1991
Prior Enforcement Action	N/A	N/A

Site History

The property became part of the City in 1872 through the Town of Colorado Springs Annexation, which included the original town site of Colorado Springs. It is legally described as Lot 1, Block K, D Russ Wood Addition to Colorado Springs. The primary home was built in the late 19th century and is listed as a contributing structure in the North End Historic District (see “Attachment 1 – ONEN Nomination”) based on its Colonial Revival style architecture.

Subsequently, the detached garage that is proposed for conversion was not identified as a contributing structure in the ONEN nomination; however, Sanborn mapping confirms that a rear outbuilding existed on the site by 1907 (see “Attachment 2 – 1907 Sanborn Fire Map”).

Applicable Code

The subject application is within the boundaries of the Historic Preservation Overlay. The proposed work requires a building permit and is visible from the public right-of-way. A Report of Acceptability from the Historic Preservation Board is required before a building permit is issued by Pike Peak Regional Building Department. A Report of Acceptability is reviewed under Section 7.5.528, Historic Resource Alteration or Demolition, 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 9 HP-O (Single-Family Large with Historic Preservation Overlay)	Single Family Home	N/A
West	R-1 9 HP-O (Single-Family Large with Historic Preservation Overlay)	Single Family Home	N/A

South	R-1 9 HP-O (Single-Family Large with Historic Preservation Single Family Home Overlay)	N/A
East	R-1 9 HP-O (Single-Family Large with Historic Preservation Single Family Home Overlay)	N/A

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	Upon submittal and one (1) time, prior to the Historic Preservation Board Public Hearing
Postcard Mailing Radius	150 feet

Number of Postcards Mailed	24
Number of Comments Received	Two (2) in support

Public Engagement

Two nearby residents submitted comments expressing full support for the proposed home expansion and ADU at 1531 Wood Avenue, citing its compatibility with the neighborhood and confidence in the property owners (see “Attachment 3 – Public Comment”).

Timeline of Review

Initial Submittal Date	4/20/2026
Number of Review Cycles	One (1)
Item(s) Ready for Agenda	5/18/2026

Report of Acceptability

Summary of Application

The applicant has submitted a Report of Acceptability seeking approval for a 304-square-foot rear addition to the primary residence for the purposes of expanding and remodeling the existing kitchen and constructing a new pantry, powder room, and mudroom (see “Attachment 4 – Site Plan & Elevations”). The request also includes approval to modify and expand the existing detached garage into a two-car garage with a 1,248-square-foot Accessory Dwelling Unit (ADU), consisting of 736 square feet at the first level and 512 square feet at the second level, also shown in “Attachment 4 – Site Plan & Elevations”.

Because the property is located on a corner lot at Wood Avenue and West Caramillo Street, the proposed garage/ADU expansion and the rear addition to the home are clearly visible from West Caramillo. While the primary façade and portions of the rear yard are partially screened from public view along Wood Avenue, the Caramillo frontage provides direct public visibility of the secondary structures, a condition that is typical of historic carriage houses and rear outbuildings in the Old North End.

As noted in “Attachment 5 – Project Statement”, the proposal includes preservation of significant portions of the existing detached garage structure in order to maintain the historic pattern of secondary rear-yard outbuildings found throughout the Old North End Historic Overlay District. The applicant states that the design intentionally follows applicable ONEN design standards by matching existing materials, window and door proportions, eave and fascia detailing, roof forms, siding dimension, and ornamentation, ensuring that the proposed addition and ADU remain compatible with the main house and subordinate in massing, scale, and visual prominence.

Per “Attachment 4 – Site Plan & Elevations”, the expanded garage and ADU will continue to rely exclusively on alley access, and the ADU will reach a height of approximately 24 feet, remaining below the 25-foot maximum allowable height for converted garages. Dimensional callouts on the plan document the ADU’s total area (1,248 sq ft), the enlarged garage footprint (629 sq ft), the 304-square-foot rear addition to the home, and the maintenance of required off-street parking, including one (1) space dedicated to the proposed ADU.

The applicant is currently pursuing three Administrative Adjustments—ADRF-26-0022, ADRF-26-0023, and ADRF-26-0024—to allow 36.4% lot coverage where 35% is permitted, and to allow both the primary residence and the detached garage/ADU conversion to maintain their existing historic setback from West Caramillo Street, thereby preserving the long-established historic siting and rhythm of structures along this block face.

Exterior elevations contained in “Attachment 4 – Site Plan & Elevations” illustrate the continuity of architectural character across the proposed addition and ADU, including matching architectural asphalt shingles, horizontal lap siding sized to historic dimensions, divided-lite double-hung and awning windows, French doors, bay window forms, bracketed detailing, and secondary rooflines designed to visually reinforce the hierarchy between the primary residence and its accessory structures. Portions of the existing garage walls and selected windows are proposed to be retained or salvaged to respect and continue the historic outbuilding typology documented within the district.

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 is primarily rear-oriented and concentrated on secondary elevations, including a modest 304-square-foot rear addition and the alteration/expansion of the existing detached garage. The work employs compatible massing, materials, and roof forms that align with the historic development pattern of the Wood Avenue–Cascade Avenue corridor. As such, the project results in minimal effect on the overall historic and architectural character of the HP-O district (see “Attachment 4 – Site Plan & Elevations” and “Attachment 5 – Project Statement”). However, Staff notes that because the property is located on a corner lot, the garage/ADU expansion and rear addition are clearly visible from West Caramillo Street, and this visibility has been considered as part of the standards analysis.
- 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 proposal does not alter the architectural style of the primary residence. Additions and alterations employ exterior materials already present on the home, including matching horizontal lap siding, architectural asphalt shingles, divided-lite window assemblies, and historically compatible trim profiles.
 - The ADU and expanded garage remain subordinate in massing and scale, and the architectural features to include the gable roof forms, bracketed details, bay window forms, and divided-lite fenestration, are consistent with the architectural style of the property and district; they reinforce the relationship between the primary structure and the secondary outbuilding (see “Attachment 5 – Project Statement”).
- 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 detached garage is non-contributing, and proposed alterations occur on a structure and elevations that do not contain significant historic fabric. However, the design preserves substantial portions of the existing garage walls and retains select original windows for reuse, which helps maintain the historic outbuilding pattern typical of the subarea. The new work is compatible in form and detailing and does not result in the loss of contributing architectural fabric (see “Attachment 5 – Project Statement”).
- d) The effect of the proposed work upon the protection, enhancement, perpetuation, and use of the HP-O district; and

- By concentrating changes at the rear of the lot, preserving existing outbuilding form where feasible, and employing historically appropriate materials and detailing, the project supports the perpetuation of the district’s character.
 - The introduction of an ADU is consistent with the long-established pattern of carriage houses and secondary dwellings in the ONEN district, and it maintains ongoing residential use while enabling generational and caretaker housing in a manner compatible with the district (see “Attachment 5 – Project Statement”).
- 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.
- The project site is located within the Wood Ave – Cascade Ave Subarea, and the proposal is consistent with the applicable standards as follows:

Area Wide Standards:

A.1. Maintain the concentration of late nineteenth and early twentieth-century buildings with similarity in scale, character, and setting.

The rear addition and ADU maintain the relationship between a large primary residence and smaller secondary structures at the rear of the property, reinforcing the historic development pattern documented in the subarea (see “Attachment 5 – Project Statement”). Although located at the rear, these improvements are visible from West Caramillo Street due to the corner-lot condition, which is consistent with the historic pattern of outbuildings and carriage houses fronting or presenting to side streets within the Wood/Cascade subarea.

A.2. Maintain the visual integrity of the North End Historic District.

The addition is modest and in the rear yard. While the ADU is located behind the home and is partially screened from public view along Wood Avenue, the project site’s corner-lot condition results in clear visibility from West Caramillo Street, where the garage/ADU and rear addition are readily seen. This visibility is consistent with historic patterns of secondary structures facing side streets in the district.

A.3. Maintain the distribution of housing types and their physical characteristics dividing the district into visually distinct subareas.

The proposal preserves and reinforces the historic pattern of large primary homes with secondary rear-yard outbuildings. The visibility of the proposed ADU and garage expansion from West Caramillo Street aligns with how historic carriage houses and outbuildings were often oriented toward or visible from side streets.

A.7. Maintain the visual appearance of the district as a neighborhood of historic single-family homes.

All new construction remains behind the primary home when viewed from Wood Avenue; however, the corner-lot condition results in direct views from West Caramillo Street, where the garage/ADU expansion remains compatible with the district’s pattern of secondary structures presenting to side streets.

A.8. Maintain the high quality of construction, materials, and design that historically distinguished the area.

The new construction uses materials, trim profiles, roof forms, window patterns, and details matching those on the historic home. The applicant explicitly commits to high-quality replication of existing details in “Attachment 5 – Project Statement”. These compatible materials and details are particularly important given the project’s high visibility from West Caramillo Street, ensuring the work maintains the district’s historic architectural quality on both public frontages.

A.10. Preserve historic outbuildings that contribute to the district’s character.

The applicant deliberately preserves portions of the existing garage and builds from its original footprint, maintaining a key element of the historic outbuilding pattern (see “Attachment 5 – Project Statement”).

District Standards:

B.1 & B.2. Maintain building materials typical of the district and use materials similar in size, composition, and quality to those used historically.

Proposed siding, window trim, divided lites, eaves, and soffit details match existing historic materials on the main house (see “Attachment 5 – Project Statement”).

B.7. Outbuildings should be subordinate in size and appearance to the main house and located at the rear of lots.

The ADU remains clearly subordinate in massing, roof height, and form. Its rear-yard siting reinforces the district’s hierarchy of structures (see “Attachment 4 – Site Plan & Elevations”). Although located at the rear of the lot, the ADU is openly visible from West Caramillo Street, which is consistent with the historic positioning of carriage houses and rear outbuildings on corner lots within the district.

B.8. Maintain the historic pattern of automobile uses to the rear of lots.

Vehicle access remains entirely alley-served, preserving historic circulation patterns.

B.14. Minimize the impact of new additions; ensure compatibility in size, scale, and appearance with the main building and neighboring buildings.

The 304-square-foot addition is modest, rear-oriented, and matches the home in form and materials. The ADU employs simple massing and compatible architectural elements that reinforce the historic character rather than compete with it.

C1.g, C1.h, and C1.j (Subarea Standards).

The applicant maintains the Caramillo-facing gable form, applies bracketed ornamentation and balcony detailing consistent with district precedents, and preserves the visual pattern of irregular massing that characterizes this subarea (see “Attachment 5 – Project Statement”).

Statement of Compliance

HIST-26-0005 – 1531 Wood Addition and Garage/ADU Conversion

City Planning Staff find that the application is in conformance with the criteria for a Report of Acceptability, as set forth in City Code Section 7.5.528.