



April 21, 2026

William Gray, Senior Planner  
City Planning Department  
Urban Planning Division  
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Dear Bill:

Compass Architecture, on behalf of Marc and Betsy Boatwright, is requesting a Historical Preservation Review for their residence at 1531 Wood Avenue.



The existing residence is a 3-soty house plus basement in the old north end historic overlay district. The project includes the interior remodel of existing 2nd and 3rd levels and an addition to the back of the house. The addition includes expanding/remodeling the kitchen, a new pantry, powder, and mudroom. Additionally, the existing detached garage will be modified for a new garage and accessory dwelling unit.

**As per design standard A.1,** we plan to maintain the concentration of late nineteenth and early twentieth century buildings with a similarity in use, scale, character and setting which visually defines the historic district by cohesively integrating and matching existing materials, colors and roofing in the new addition and garage ADU.

**As per design standard A.3** we plan to maintain the distribution of housing types and their associated physical characteristics that divide the district into visually distinct subareas. The Cascade/Wood corridor subarea is defied by large primary residences with secondary subordinate structures at the rear of the property, including examples of carriage house typology. The proposed design follows this pattern as a smaller simpler design in a secondary rule.

**As per design standard A10,** in the garage/ADU portion of the project we plan to preserve the historic outbuildings that retain integrity and contribute to the district's character as a historic neighborhood. To continue to the historic character of the District, instead of demolishing the existing garage, we will preserve portion of the existing garage and build the ADU from existing footprint. The new design will maintain the same style and design elements as the existing garage (gable with centered garage door and upper windows)

**As per design standard B1**, for both the addition and new construction of the ADU, we have used the District's main guide for the physical features common to the historic buildings within the historic district. This includes eave details, bay window, divided lite windows, French doors and cornice, all to align with the original historic main house.

**As per design standard B2**, the building materials we will use in new construction and rehabilitation of existing garage building will be similar in size, composition, quality and appearance to those used historically and that are already in existing residence and garage. This includes size of horizontal lapped siding, window trim, eaves and soffits, scales of windows and divided lite.

**As per design standard B7**, although the footprint of the existing garage will grow, it will be subordinate in size and appearance to the main house and located on the rear portions of lots.

**As per design standard B8**, we will maintain the historic pattern of automobile uses to the rear of the lot.

**As per design standard B15**, we have carefully designed the addition and garage/ADU alteration to minimize the impact of the lot, and to be compatible in size, scale and appearance with the main building and neighboring buildings.

**As per design standard C1g**, to create maintain the visual pattern created by the irregular plans and massing of houses in the subarea, we are planning to maintain Caramillo facing gable with simple cross gable for the ADU. Which is simpler massing than the more prominent and gambrel roof of the main house.

**As per design standard C1h**, we will continue the rich pattern and assortment of exterior ornamentation, and it will be preserved and continued as part of the building tradition of the subarea by including bracketed pediments roof over the ADU balcony and railings

**As per design standard C1j**. Maintain the distinctive types and collections of outbuildings that distinguish estates and mansions of the subarea.

On behalf of Marc and Betsy Boatwright, Compass Architecture would like to thank the Historic Preservation Board for the opportunity to present this addition/alteration proposal. We hope you can see our vision to preserve the historic integrity of the home.

Respectfully,

Elizabe LaDuke  
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