



Tessarowicz Residence, 1915 Wood Ave.

North End Historic Preservation Design Narrative

DATE: April 17, 2026

OWNERS: Christine & Michael Tessarowicz
1915 Wood Ave.
Colorado Springs, CO. 80907
(719) 331-8080

The Residence at 1915 Wood Ave. lies in the Cascade/Wood Corridor Subarea of the North End Historic District. The Owners are proposing a detached ADU & a detached Garage at the back of the lot. The ADU will be attached to an Existing Garage (576 SF), and the living space will be 1,249 SF. The Proposed Garage will be 1,073 SF for a total Garage SF of 1,649. Another Document with Schematic perspectives has been added with the submittal. Both Proposed buildings will be subordinate to the main house and will have exterior materials that match the existing patterns and colors. Both proposed buildings are intended to reflect the carriage houses and staff living quarters of the other large homes within the Historic District.

The proposed design meets the design standards as follows:

Distinctive Historic District & Neighborhood Boundaries and Zones

- A.1 The front massing of the original house is not changing, keeping the character and scale of the district. The site is designed to keep the prominence of the main house.
- A.2 The proposed buildings are placed along the alley to maintain the visual integrity of the district. As a 1905 Colonial Revival style with full front porch on a large lot, this house is typical of the mansions of this era in the Cascade/Wood Corridor Subarea.

Preservation Guidelines

- A.6 The lower roof lines of the proposed buildings will not interfere with the views to the West from any public right-of-way.

Mature Vegetation & Landscaping

- C.1 The trees that will be removed are discouraged by the city and are in need of being removed at the current time regardless of any construction.

Intact Historic Urban Residential Area

- D.1 The proposed work maintains the visual appearance of historic single family homes.
- D.2 The materials chosen will match the existing quality and design of the house, adding durability and increasing fire resistance.
- D.4 The addition of outbuildings will fit within the character of the historic neighborhood.
- D.5 The pedestrian character of the district will be preserved by placing the parking and primary auto access at the alley.

Building & Development

- A.1 The primary house design features and details are used as the guide for the exterior of the two buildings.
- A.2 The siding materials may be painted composite matching the existing wood lap siding and will be chosen for durability and greater fire resistance. Once painted the exterior material will be indistinguishable from the original wood siding on the main house.

II District-Wide Development & Building Guidelines

- A.4 The roof forms are similar to the existing home and are 6:12 pitch to keep the new buildings as secondary to the main house.
- A.6 The proposed buildings are designed as subordinate outbuildings similar to the historic outbuildings throughout the district.
- A.7 Automobile access is primarily from the alley at the rear of the lot.
- A.8 The exterior siding will be painted to match the existing home.

III. Subarea Guidelines

A. Cascade/Wood Corridor

- A.3 The side yards have been varied on each side with the proposed buildings.
- A.8 The proposed buildings have been designed with the site and the primary house in mind.
- A.9 The differing materials of the primary house will be used as the basis for the materials of the proposed buildings.
- A.10 Doric columns similar to the main house will be used at the proposed buildings.
- A.11 The formal yard and fencing will be preserved.
- A.12 The proposed outbuildings will enhance the stature of the existing mansion.

Thank you,
Rick Hibbard,
Compass Architecture