



GRIEGO RESIDENCE FRONT PORCH ADDITION

Historic Preservation Board: August 3, 2026

Staff Report by City Planner: William Gray, Senior Planner



Quick Facts

Applicant/Property Owner

Amanda and Ryan Griego

Design Consultant

Compass Architecture, Avrie
Tomsick

Address / Location

10 West Buena Ventura Street

TSN(s)

6406314013

Zoning and Overlays

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

Site Area

14,837 Square Feet

Proposed Land Use

Single-Family Residential

Applicable Code

Unified Development Code

Council District

District 5

Project Summary

An application for a Report of Acceptability to construct a new 60 square foot front porch addition at the primary entrance of the existing residence.

File Number

HIST-26-0006

Application Type

Report of Acceptability

Decision Type

Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

Action	Name	Date
Annexation	Town of Colorado Springs	1872
Subdivision	Dale Johnson Subdivision	1979
Master Plan	The 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 is the original town site of Colorado Springs. It is legally described as Lot 2, Dale Johnson Subdivision (recorded on May 2, 1979). The lot is owned by the applicants Amanda and Ryan Griego. It is 14,837 square feet in size, and zoned R 1-9 HP-O (Single-Family Large with Historic Preservation Overlay). The lot is developed with the main house and a detached garage (see **“Attachment 1-Aerial View”**). The Applicant has owned the property since 2021.

The main house was built in 1981. The main house is not listed as a contributing structure in the North End Historic District (National Register District) because it was built after the period of significance (the district’s period of significance is from 1885 to 1965). The architecture of the home is “Georgian, front portico”.



Applicable Code

The subject property 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 and HP-O (Single-Family Large with Historic Preservation Overlay	Single Family	N/A
West	R-1 9 and HP-O (Single-Family Large with Historic Preservation Overlay	Single Family	N/A
South	R-1 9 and HP-O (Single-Family Large with Historic Preservation Overlay	Single Family	N/A
East	R-1 9 and HP-O (Single-Family Medium with Historic Preservation Overlay	Church	N/A

Zoning Map (see “Attachment 2-Zoning Map”)



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	One (1) time, prior to the Historic Preservation Board Public Hearing
Postcard Mailing Radius	150 feet
Number of Postcards Mailed	13
Number of Comments Received	No comments received

Public Engagement

The Report of Acceptability was noticed by postcards to property owners located within 150 feet of the site and posters were placed on the property to inform the nearby neighbors and the neighborhood of the proposed project. No public comment was received for the proposed project.

Timeline of Review

Initial Submittal Date	07/08/2026
Number of Review Cycles	One (1)
Item(s) Ready for Agenda	07/13/2026

Report of Acceptability

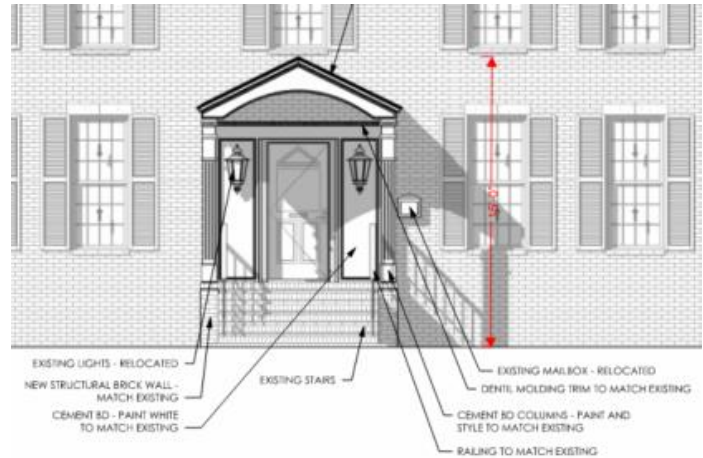
Summary of Application

The applicant has submitted a Report of Acceptability for a front porch addition ("front portico") at the primary entrance of the residence. The existing primary entrance is framed to mimic a front portico. This project adds an actual portico at the entry to the home.

A portico entrance is a covered porch-like structure attached to the front entryway of a building. It consists of a roof supported by columns or enclosed by walls. Beyond offering shelter from the elements, porticos create an elegant transition zone and a visually striking first impression. [The Spruce +2](#)

The architecture style of the home is Georgian with traditional classical detailing. A front portico is an architectural detail of this style of home and is meant to act as a grand focal point, defined by symmetry and classical proportions.

The proposed portico is 60 square feet (10'-2" W X 6'0 L) and 15 feet in height (bottom step to ridge of roof). The dimension of the new portico matches with width of the stairs and landing, and gable roof shape of the front door. The size and shape of the new portico is characterized by its balanced proportions and symmetry with the Buena Vista façade. In addition, it has classical detailing like the existing portico-like surround. The proposed building materials being used for the new portico will match the existing residence (see "Attachment 3-Project Statement", "Attachment 4-Existing Condition" and "Attachment 5-Plans").



The design of the new portico is compatible with the Georgian architecture of the home. The addition is subordinate to the main house and further enhances the front entry and Buena Ventura streetscape.

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 compatible with the architecture of the main house and has minimal effect on the overall historical and architectural character of the HP-O district. The size, scale, design and materials fit with the main house.
- 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 proposed project relates well to the architectural style of the main house. It also maintains the subordinate character that the original false portico has with the main house.
- 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 new portico is compatible in scale, materials, and massing as recommended by the design guidelines and interpretive guide for the North End Historic District. The project has a positive impact on the architectural character and features of the main house.
- d) *The effect of the proposed work upon the protection, enhancement, perpetuation, and use of the HP-O district; and*

- The proposed project reinforces the design patterns of main (front) entries (i.e., porches and porticos) for principal structures in the HP-O. It is appropriate in terms of height, size, scale, and materials. It is subordinate to the primary building. This is important because the homes within the Old North End are to be distinguishing features of the historic district. The new portico enhances the visual prominence of the home.

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.*

- According to the North End Standards, the project site is located within the Wood Ave – Cascade Ave Subarea and is consistent with the design standards as follows:

Area Wide Standards:

The new front portico enhances the primary entry of the home, and its appearance from the street, and fits the homes Georgian architectural style. The application meets the Area Wide Standards (Design Standards, Areawide Standard, A.2).

“A2. Maintain the visual integrity of the North End Historic District.”

District Standards:

The front portico is compatible with the architectural style of the home. The design incorporates building form and materials that match the historic residence. By doing this the application complies with the District Standards (Design Standards, District Standard B.1, B.2, and B.14).

“B.1. The physical features common to the historic buildings of the district shall be the main guide for appropriate new construction, alteration, and rehabilitation within the historic district.”

“B2. Building materials used in new construction and rehabilitation of existing buildings should be similar in size, composition, quality, and appearance to that used historically. These include, for example, plaster, wood, stonework, masonry, metalwork, outdoor fixtures, gingerbread ornamentation and under eave brackets. For roofing materials, metal, clay tile, wood and certain types of asphalt shingles are appropriate.”

“B14. Minimize the impact of the new additions to buildings. Additions and alterations should be compatible in size, scale and appearance with the main building and neighboring buildings.”

Statement of Compliance

HIST-26-0006 – Report of Acceptability

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.