



1721 N CASCADE AVE GARAGE + ADU CONVERSION

Historic Preservation Board: May 4, 2026

Staff Report by Case Planner: Ethan Shafer



Quick Facts

Applicant

Donald Chase

Property Owner

Donald & Patricia Chase

Address / Location

1721 N Cascade Avenue

TSN(s)

6406311007

Zoning and Overlays

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

Site Area

19,000 square feet

Proposed Land Use

Single Family Home with Detached Accessory Dwelling Unit

Applicable Code

Unified Development Code

Council District

District 5

Project Summary

An application for a Report of Acceptability for the conversion of an existing 28-foot by 26-foot (728 square feet) detached garage into an accessory dwelling unit. This proposed conversion includes the addition of a 14-foot by 24-foot (336 square foot) single car garage and 12-foot 6-inch by 8-foot (100 square foot) covered front porch to the southern façade of the existing garage.

File Number	Application Type	Decision Type
HIST-26-0002	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 Lots 3 and 4, Block G, D Russ Wood Addition to Colorado Springs Subject to and Together with Right of Way Described in Book 3359-665. According to the El Paso County Assessor, the property and primary home were not developed until 1951 (see “**Attachment 1 – El Paso County Property Data**”). The primary home is listed as a contributing structure in the North End Historic District (see “**Attachment 2 – ONEN Nomination**”) based on its 1950s ranch architectural style. Its form and character still hold true today.

Subsequently, according to Pikes Peak Regional Building permit data, the detached garage that is proposed for conversion was not built until 2008 (see “**Attachment 3 – PPRBD Garage Permit**”) and is not a contributing structure to the district (see “**Attachment 4 - Existing Elevations**”).

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 Overlay)	Single Family Home	N/A
-------	---	--------------------	-----

East	R-1 6 HP-O (Single-Family Medium with Historic Preservation Overlay)	Single Family Home	N/A
------	--	--------------------	-----

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	21
Number of Comments Received	One (1) comment in support was received.

Public Engagement

The Report of Acceptability was noticed by postcards to property owners located within 150 feet of the site and a poster was placed on the property to inform the nearby neighbors and the neighborhood of the proposed project. City Staff received one (1) comment in support of the proposed application (see “Attachment 4-Public Comment”).

Timeline of Review

Initial Submittal Date	4/13/2026
Number of Review Cycles	One (1)
Item(s) Ready for Agenda	4/21/2026

Report of Acceptability

Summary of Application

The applicant has submitted a Report of Acceptability seeking approval to convert an existing non-contributing 28-foot by 26-foot (728 square foot) detached garage into an accessory dwelling unit (ADU), along with construction of a new 14-foot by 24-foot (336 square foot) single-car garage and a 12-foot-6-inch by 8-foot (100 square foot) covered entry porch on the southern façade of the structure as depicted in “Attachment 6 – Site Plan”, “Attachment 7 – Proposed Elevations”.

As noted in the Project Statement (see “Attachment 8 - Project Statement”), the proposed conversion includes the removal of the existing garage doors, replacement of existing windows and doors with new units matching the primary residence in style and code applicability, interior remodel of the existing structure to create a one-bedroom, one-bathroom dwelling unit with living and kitchen space, and the removal of an existing 25-foot by 25-foot concrete pad to accommodate the footprint of the new attached garage. Landscaping is proposed around the new porch to soften its appearance from the alley. The garage is also screened by an existing wooden fence on the alley property line.

Per the Site Plan, the new garage will be constructed to a height of 12'-10", remain fully alley-accessed, and retain existing rear-yard automobile circulation patterns. Dimensional callouts on the plan confirm the ADU's converted floor area (728 sq ft), the new garage area (336 sq ft), and the placement of the porch relative to setbacks, existing structures, and the alley.

As shown on the Proposed Elevations, exterior materials will include stucco to match the existing primary residence, composite shingles matching existing, and 2×6 fascia consistent with the home's existing roofline treatment. The porch

will consist of 4x4 posts, a simple railing assembly, and a covered entry roof proportioned to remain secondary in scale. The new garage door is noted as similar to the existing primary residence's garage door.

The existing detached garage (proposed for conversion) is documented as non-contributing within the district and was constructed in 2008, per PPRBD permit records (see "**Attachment 3 – PPRBD Permit**"). Its modification does not affect historic fabric on the site.

The applicant states the ADU will comply with all applicable Development Standards, including the requirements for: one (1) ADU per lot, placement within the rear yard, maximum height not exceeding 25 feet (with the proposal well below this threshold), and maintenance of required off-street parking via the new one-car garage and remaining alley-served spaces.

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 rear-oriented, modest in scale, and employs compatible materials resulting in minimal to no effect on the overall historical and architectural character of the HP-O district.
- 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 does not alter the architectural style of the main house. The proposed stucco and composite shingles match the existing garage; the porch is simple and of minimal proportions, and the new garage addition remains subordinate and compatible with the primary home surrounding historical residences in the HP-O district.
- 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 subject garage is non-contributing; alterations occur on secondary elevations and are designed to remain compatible with the site's historic context.
- 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 and using materials and forms sympathetic to the existing structure, the proposal supports the protection and perpetuation of district intent and ongoing residential use.
- 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 for the area as follows:

The Garage + ADU conversion as designed maintains the location of the outbuilding in the rear yard, its architecture matches the simple style of the existing garage in both form and materials, and it also maintains its small size in comparison to the single-family home.

Area Wide Standards:

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

The detached garage + ADU is in the rear yard. It is directly behind the single-family. The visual integrity of the North End Historic District is maintained.

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

The detached garage conversion to an ADU and the new one (1) car garage is in the rear yard and screened by the single-family home. The visual appearance of the neighborhood is maintained.

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

The proposed project will use the same quality of construction, materials and design as the existing detached garage.

District Standards:

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

The outbuilding as altered with this application remains subordinated to the main house in both size and location.

B.14. Minimize the impact of new additions to buildings. Additions and alterations should be compatible in size, scale and appearance with the main building and neighboring buildings.

The conversion to the existing garage to an ADU plus a new (1) car garage is compatible in size, scale and appearance with the single-family home. Its design also fits with the simple style of the existing garage.

Statement of Compliance

HIST-26-0002 – 1721 N Cascade Ave 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.