

September 12, 2022

Re: Application for Report of Acceptability
1623 N. Tejon Street
Colorado Springs, CO 80903

Narrative of Project:

The residence is located on the East side of Tejon Street between the intersections of Del Norte Street and Caramillo Street, in the Cascade/Wood subarea of the Old North End Historic Preservation Overlay Zone District. The residence includes the main home, a small detached one car garage (on the South side of the rear of the lot) and a separate detached two car garage (on the North side of the rear of the lot). The home was constructed in 1890. The two garages are old enough that we are unsure of their age. The three structures are wood framed.

The owners wish to construct a new garage in the place of the older, outdated two car garage on the alley. The garage would create the same architecture as the home. The existing two car garage does not currently have this. The new garage would create the North/South roof lines, which the current garage does not currently have. The new garage would allow for future solar possibilities and would create the ability to construct a garage that would aesthetically fit into the neighborhood much better than the existing two car garage. The current two car has West/East roof lines, an access that retains alley water, and is not painted to match the current home. The detached one car garage/shed would remain and is functional. The new garage would allow for us to use the same materials as what is on the home and would complement the ONE neighborhood, as well as the existing home and one car garage/shed at 1623 N. Tejon Street.

The materials for the new garage will match those of the existing home and existing one car garage. This will include siding, paint, gutters, fascia, and roof. There will not be any windows on the alley side of the garage and will offer a pedestrian door that will not be shown in the alley. The scale and proportions will match the existing home and ONE standards.

The proposed garage will require the removal of the existing two car garage that does not provide a functional use. Once completed, the existing fence will be replaced onto the garage sides. The existing trees on the lot will be preserved, providing the most natural placement of the garage onto the lot, in the placement of the current, existing two car garage.

We feel that the addition of this new garage will fully complement our home, our neighborhood and the ONE standards. This will allow for a garage, with a foundation that can correctly shed water and allow for the access to securely park two cars. The new roof lines will allow for future solar, should we decide to install solar. The materials and colors chosen will complement the neighborhood much more thoroughly than what our current garage has. This

garage will also only be seen while accessing the alley, which has minimum impact to neighbors and our community.