

To whom it may concern,

Full Scope of garage addition at 1309 N. Tejon Street, Colorado Springs, CO 80903.

In summary, the proposed work is to complete a garage addition. The building will adhere to all design standards to preserve the historic integrity of the neighborhood and will keep the historic character of the district. We plan to use high quality material and match the design aesthetics that currently exist in the structures on site. The roofing materials will match the existing roof and consist of asphalt shingles. The siding will match the siding that is currently on the garage and will be hardiplank horizontal lap siding with a 4 inch exposure to match the garage. The windows will be a high quality aluminum clad window that is painted to match.

The entry to the addition will have a small covered porch to match the existing garage (see attached elevation). Furthermore, the detailing and design of the trim that makes up the doors and windows will match the existing trim of the garage which includes a built out and aesthetically pleasing trim capped with brick moulding. (See photos for current trim that will be matched in the addition). The color of the addition will match the current color of the garage which is currently a light yellow with white trim, highlighted with some red accents.

Further details

- A) 1. The project will be similar in scale to many of the surrounding residences and garages.
4. As the project is in the alley, it will not impact any mountain views.
7. The project will not impact any change regarding a single family residence and will allow the expansive lot and lush landscaping to remain.
9. There will be no demolishing of existing buildings.
10. The minor increase in size to the outbuilding will only enhance the area and lot and bring it more in line with many residences in the neighborhood with carriage houses that serve more than just as a garage.
- B) 2. The siding and building materials will all match the current home and garage and will be of high quality. The roofing materials will match the existing roof and consist of asphalt shingles. The siding will match the siding that is currently on the garage and will be hardiplank horizontal lap siding with a 4 inch exposure to match the garage. The windows will be a high quality aluminum clad window that is painted to match.
3. As evidenced by the elevation drawings, the trim, siding, etc. will coincide with the architecture used on the main house.
5. The 8:12 roof rise will match the current garage.
7. It will remain subordinate in size to the main house and at the rear of the lot.
8. The porch roof for the entry door will match and provide a facade that is appealing.

2a-2f) The project will maintain the setbacks (currently approximately 6 feet) for the rear building. It will not impact the size of the house which is well within the 2,000- 6,000 sq feet range. The height of the building will not exceed 20 feet.

Respectfully,

Doug Trainer

1309 N Tejon Street Colorado Springs, CO 80903