



1909 N CASCADE DETACHED GARAGE – REPORT OF ACCEPTABILITY Historic Preservation Board - October 6, 2025

Staff Report by City Planner: William Gray



Quick Facts

Applicant/Owner

Edward III and Kate N
Jefferson

Design

Consultant/Contractor

S&R Eagle Services, LLC

Address / Location

1909 North Cascade Avenue

TSN(s)

6406215012

Zoning and Overlays

Zoning:

R-1 9 (Single-Family)

Overlay:

Historic Preservation Overlay
(HP-O)

Site Area

9,500 square feet

Land Use

Detached Single Family
Residential

Applicable Code

Unified Development Code

Project Summary

An application for a Report of Acceptability to build a new 550 square feet, 1-story detached garage in the rear yard behind the house nearest the north and alley property lines.

File Number

HIST-25-0009

Application Type

Report of Acceptability

Decision Type

Quasi-Judicial

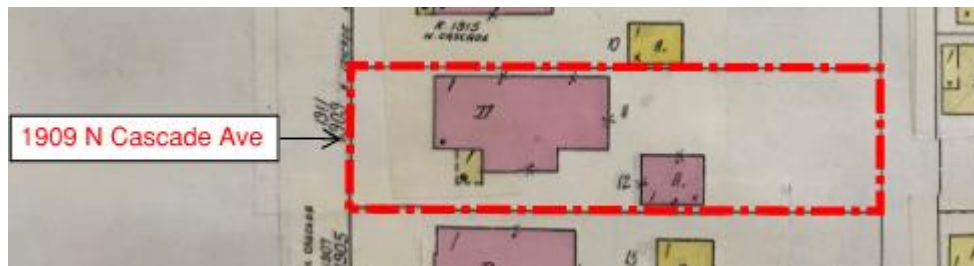
Background

Prior Land-Use History and Applicable Actions

Action	Name	Date
Annexation	North End Addition	1880
Subdivision	North End Addition	1889
Master Plan	Old North End Neighborhood Master Plan	1991
Prior Enforcement Action	N/A	N/A

Site History

The property became part of the city in 1880 with the North End Addition Annexation. This property is legally described as Lots 11 and 12, Block 501, North End Addition. The North End Addition was established in 1889. The property was developed in 1925 with the main house and existing accessory buildings. The image below shows the property configuration and the structures that existed on the property in 1955.



The main house is listed as a contributing structure in the North End Historic District based on its “bungalow” architecture. Its form and character today are close to that of 1955. The exception to this is the covered back porch/breezeway between the house and accessory building sited immediately southeast. This building is the original accessory building. It was not identified as a contributing structure to the North End Historic District (see “Attachment 1-Sanborn Map”). It is however a part of the historic character of this property. Not shown were two (2) additional outbuildings that were located near the alley but have now been demolished.



City Staff had a pre-application meeting with the Applicant to discuss the proposed detached garage (see “Attachment 2-PRE-25-0897_Detached Garage_1909 N Cascade Ave”).

Applicable Code

The subject application is within the boundaries of the North End Historic Preservation Overlay. The proposed work requires a building permit and is visible from a 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 Residential	N/A
West	R-1 9/HP-O (Single - Family Large with Historic Preservation Overlay)	Single Family and Multi-Family Residential	N/A
South	R-1 9/HP-O (Single-Family Large with Historic Preservation Overlay)	Single Family Residential	N/A
East	R-2/HP-O (Two-Family with Historic Preservation Overlay)	Single Family Residential	N/A

Context Map (See “Attachment 3-Context 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'
Number of Postcards Mailed	17
Number of Comments Received	No public comment

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.

Timeline of Review

Initial Submittal Date	09/01/2025
Number of Review Cycles	1
Item(s) Ready for Agenda	09/05/2025

Report of Acceptability

Summary of Application

The Applicant has submitted a Report of Acceptability for a new detached garage in the rear yard of the lot located at 1909 North Cascade Avenue. The new garage will be sited in the rear yard, behind the house toward the northeast corner of the lot (**see “Attachment 4-Site Plan”**). The new garage is 550 square feet, 1-story (14') in height with a 6:12 gable roof. The exterior material of the garage is a stucco for the body, wood trim, brick wainscoting to each side of the garage door, and an architectural asphalt shingle roof (**see “Attachment 5-Architectural and Structural Plans” and Attachment 6-Elevations”**).

Many historic garages, carriage houses, sheds, servant's quarters, and utility/storage buildings exist in the Old North End. These outbuildings do contribute to the historic character of individual sites. Outbuildings often reflect the architectural style of the principal buildings, while others are more modest, vernacular structures. Garages and carriage houses are typically located in the rear yard as detached structures and built to the rear lot line near alleys. These buildings also exhibit windows, siding, trim, detailing, and materials of the principal structure.

The design of the new garage is more vernacular than a reflection of the architectural style of the home. The garage has a 6:12 gable roof that matches the front elevation of the home and the historic garage. The primary roof style of the home is a street facing gable roof and a rear facing gambrel roof. The home also has side dormers on both the north and south elevation. The new structure is subordinate in height, scale and mass. It is in the rear yard to allow focus to remain on the historic residence, and its location reinforces the historic development pattern for outbuildings in the Old North End. Additionally, materials used on the garage specifically siding, trim, and roof covering are planned to match the residence.

In consideration of applicable review criteria, there are several recommended design changes for the new detached garage:

- 1) The brick wainscoting is wrapped around the southeast and northeast corner of the garage 2'-6".
 - 2) The top brick course of the wainscoting is changed to a dark brick with rowlock orientation to match front porch column and sill under the front window of the residence.
- (Note: This same style is used for the sill that is under the window on the north elevation of the new garage.)

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 has minimal effect on the general 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 doesn't impact the architectural style of the main house and its relation to the other historical residences in the HP-O district. The proposed garage relates to the architecture of the house, and is lesser in height, scale and size.

- 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 proposed work has minimal effect on the architectural features of the building.

- d) The effect of the proposed work upon the protection, enhancement, perpetuation, and use of the HP-O district; and

The proposed garage reinforces the development patterns for outbuildings in the HP-O, and its design is appropriate in terms of height, size, scale and mass. It is subordinate to the primary building. This is important because the homes within the Old North End are the distinguishing features of the historic district.

- 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 North End Standards, the project site is located within the Nevada-Tejon Subarea. The 1909 N Cascade Detached Garage through its location, design, size, and material makes it consistent with the North End Standards as follows:

Area Wide Standards:

The new detached garage is in the rear yard of the lot which allows focus to be maintained on the historic residence. This is reinforced also by its size compared to the primary building. Also, the project does not involve the removal of the existing, historic outbuilding. The application meets the Area Wide Standards (Design Standards, Areawide Standard, A.2 and A.10).

"A2. Maintain the visual integrity of the North End Historic District."

"A.10. Preserve the historic outbuildings that retain integrity and contribute to the district's character as a historic neighborhood. Outbuildings contributing to the historic character of the district should not be demolished except in cases where health and safety is at risk or where loss of significant portions of the structure due to natural disaster or fire has occurred."

District Standards:

The new garage incorporates building form and materials in its design to match the historic residence. By doing this the application complies with the District Standards (Design Standards, District Standard B.1, B.2, B.7, 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.”

“B7. Outbuildings should be subordinate in size and appearance to the main house and located on rear portions of lots.”

“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-25-0009

City Planning Staff finds in its review of the application that it is in conformance with the criteria for a Report of Acceptability, as set forth in City Code Section 7.5.528 with the following conditions:

- 1) The brick wainscotting is wrapped around the southeast and northeast corner of the garage 2’-6”.
- 2) The top brick course of the wainscotting is changed to a dark brick with rowlock orientation to match front porch column and sill under the front window of the residence.