



1915 WOOD GARAGE + ADU CONVERSION AND DETACHED GARAGE

Historic Preservation Board: June 1, 2026

Staff Report by City Planner: William Gray, Senior Planner



Quick Facts

Applicant/Property Owner

Michael and Christine Tessarowicz

Design Consultant

Compass Architecture, Rick Hibbard

Address / Location

1915 Wood Avenue

TSN(s)

6406214007

Zoning and Overlays

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

Site Area

23,750 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 modify an existing 576 square foot garage to include a 1,249 square foot Accessory Dwelling Unit and a new 1,073 square foot detached garage.

File Number

HIST-26-0004

Application Type

Report of Acceptability

Decision Type

Quasi-Judicial

Background

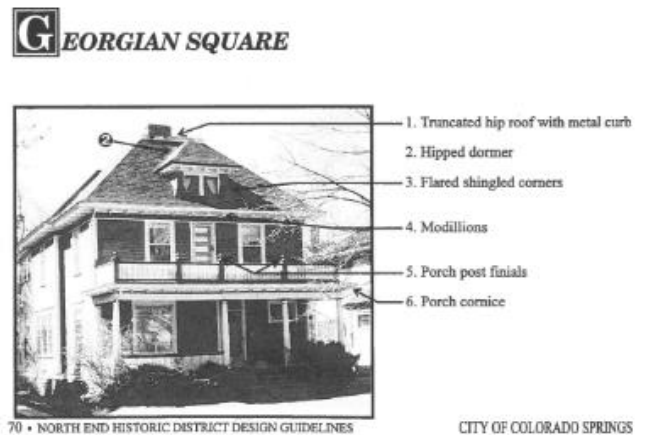
Prior Land-Use History and Applicable Actions

Action	Name	Date
Annexation	Wood Avenue	1901
Subdivision	Wood Avenue Addition	1901
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 1901 through the Wood Avenue annexation. It is legally described as the North 75 feet of Lot 3 and South one-half of Lot 2, Block F, Wood Avenue Addition to the City of Colorado Springs. The Wood Avenue Addition plat was recorded on March 27, 1901. The site is owned by Michael and Christine Tessarowicz (the "Applicant"), 23,750 square feet in size, and developed with the Main House and a detached garage (see "Attachment 1-Aerial View"). The Applicant has owned the property since 2020.

The property was developed in 1904 with the main house and detached garage. The main house is listed as a contributing structure in the North End Historic District based on its "Georgian-square" architecture (see "Attachment 2-Street View" and "Attachment 3-Georgian Square Architecture").



The form and character of the main house is like how it was in 1955. The only exception to that is the carport on the north elevation of the house. The detached garage is the original accessory building and is a simple building with a gable roof. Most accessory buildings in the North End Historic District are not considered as contributing structures. That is the case with this property.

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 and Multi-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	Single Family	N/A

BLOCK VIEW



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	16
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	4/20/2026
Number of Review Cycles	One (1)
Item(s) Ready for Agenda	5/6/2026

Report of Acceptability

Summary of Application

The applicant has submitted a Report of Acceptability for a garage conversion adding a 1,249 square foot ADU to the original 576 square foot, one-story (16 feet high), detached garage, and a new 1,073 square foot, one-story (16 feet high) detached garage. All the work associated with the project is in the rear yard of the property adjacent to the alley (see “Attachment 5-Project Statement”, “Attachment 6-Architectural Plans” and “Attachment 7-Architectural Renderings”). Both the garage conversion and the new garage maintain 16 feet building height, have footprints that are smaller than the main house, and hipped roof forms that are a characteristic of the main house. Exterior materials proposed with both buildings include horizontal lap siding, trim, garage doors and roof covering that matches the original detached garage. Window selections for both structures are patterned after the main house. Both structures incorporate a covered porch/patio with columns that are like the front porch and carport columns of the main house.

Many historic garages, carriage houses, sheds, servant’s quarters, and utility/storage buildings exist in the Old North End. These outbuildings 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 are 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 garage conversion and detached garage are both vernacular and a reflection of the architectural style of the home. The primary roof style of both buildings is compatible with the main house. The new structures are subordinate

in height, scale and mass. They are also located 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.

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 garage has with the main house. The proposed conversion and new garage are also 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 garage conversion and detached garage are compatible in scale, materials, and massing as recommended by the design guidelines and interpretive guide for the North End Historic District. The project has no 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 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 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 garage conversion and new detached garage are in the rear yard of the lot which allows focus to be maintained on the historic residence. This is reinforced also by their size compared to the primary building. 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 garage conversion and the new garage incorporate building form and materials in their 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-26-0004 – 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.