

4445 Hagerman Ave, Cascade, El Paso County, CO, 80809

aka *Eastholme of the Rockies*
Bed & Breakfast

719-896-4458



April 11, 2017

El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Letter of Intent

Our family are the new owners of the property known as **Eastholme of the Rockies Bed & Breakfast**, located at 4445 Hagerman Ave, Cascade (located at the southeast corner of Topeka and Hagerman). Our goal is to restore this historical beauty to it's original use and welcome visitors from near and far to enjoy Colorado, the mountains, the views and a delicious gourmet breakfast.

Our contact information is

Susan & Kevin Taylor

4445 Hagerman Ave, Cascade, CO 80809
719-896-4458

The property is **zoned R-T** and is surrounded by R-T zoned properties. **Lots 12 to 17 inc Blk 21 Cascade Add 1**. The land size is 25,050 SF according to the selling broker. The property is located in the Ute Pass Small Area Plan. There will be less than 100 trips per day and less than 10 trips in the peak hour. Access to the parking area is from Hagerman Avenue (County ROW).

Our goal as stated above is to return this property to it's proud history dating back to 1885 (over 130 years ago) of welcoming travelers to the Ute Pass area. While researching the history I discovered that I come from the same small town in upstate New York as Eliza Marriott Hewlett who built the inn back in the mid 1880's. (Schenectady, New York)

The property had a special use permit to run as a bed and breakfast until it lapsed due to the foreclosure by Great Western Bank. The property was listed on the National Register of Historic Places on September 25, 1998, and with the State Historic Preservation Office on September 18, 1998. On these applications the property is listed as Historic Function: Domestic/Hotel and Current Function: Domestic Hotel. According to the application to the National Registry

- > "Most of the **guest rooms** have their original room numbers on them..."
- > "The full-width porch with balcony is a character-defining feature of this **lodging** facility..."
- > "This building [the 2BR cottage] is believed to have been constructed in the 1920s to **serve guests**"

The property's Wikipedia page states:

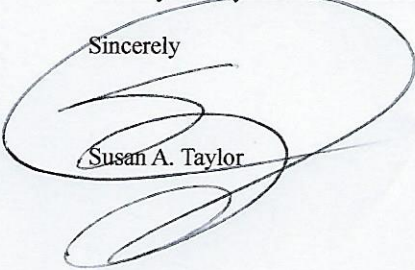
- > "The building, designed after **elegant eastern hotels**, had eight gables.... ... **Eastholme is the only remaining summer resort building in Cascade.**"

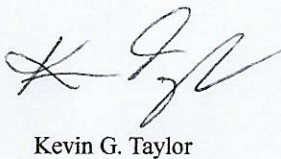
This permit request is based off this property's proud history. The long history of hospitality from 1885 until the lapse when the property was bank owned. This short lapse shouldn't deter this property's return to being an asset to the tourism needs of the Ute Pass area.

The property has 10 bedrooms (including bedrooms in the two cottages), we intend for 8 bedrooms to be utilized for guests and the other two to be where our family resides. While we intend to update the property, we do not plan to add any structures to the property. The septic system has been upgraded & certified to match the number of bedrooms present. The property is on Cascade Metro 1 Water. We updated the heating system to provide heat to all Inn rooms. We also will be doing upgrades to structural driveways/Parking Lots and landscaping. It is anticipated that the major updating will be completed by Summer 2017. The property is 0.57 acres and includes a small lot across Hagerman Ave to accommodate parking. The carriage house will remain a garage for our use.

Thank you for your consideration.

Sincerely

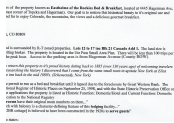

Susan A. Taylor


Kevin G. Taylor

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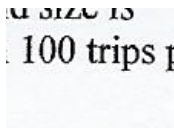


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Access to the parking area is from Hagerman Avenue (County ROW).



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Letter of intent should address the anticipated traffic. It should state where the site I accessed from (which 'public' street). It should address the carriage house as shown on the special use map, enough to let us know the current and intended use.



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The carriage house will remain a garage for our use

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