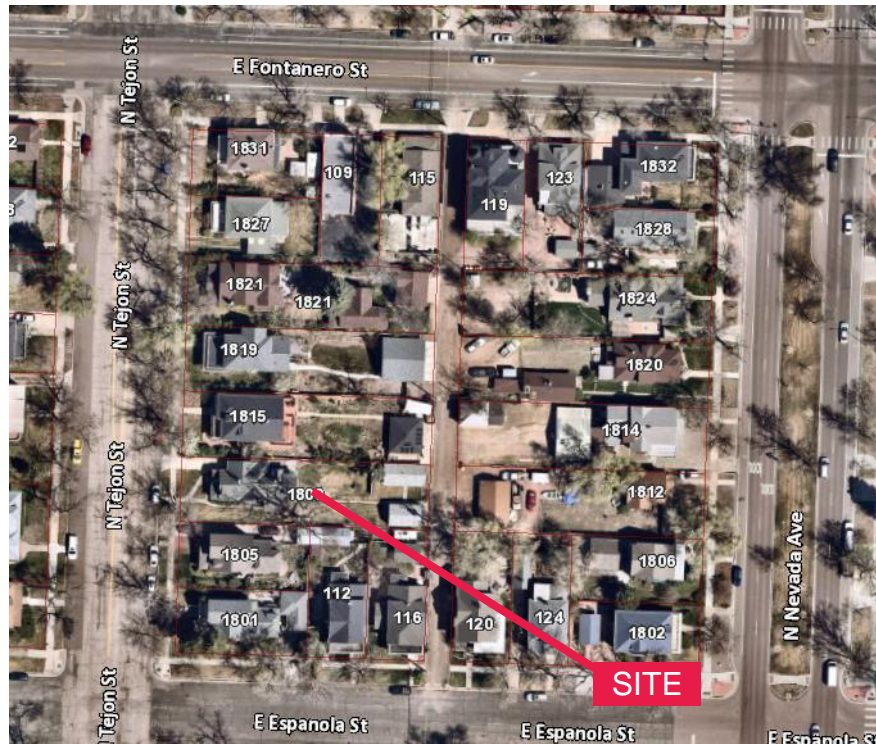




# 1809 N TEJON RENOVATION – REPORT OF ACCEPTABILITY

Historic Preservation Board - September 9, 2024

Staff Report by City Planner: William Gray



## Quick Facts

### Applicant/Owner

Michelle McGauvran

### Contractor

Chris Selby, Ashley Dean  
Remodel

### Design Consultant

Architetto Design Studio,  
Ryan Koeniger

### Address / Location

1809 North Tejon Street

### TSN(s)

6406403016

### Zoning and Overlays

Zoning:

R-1 6 (Single-Family -  
Medium)

Overlay:

Historic Preservation Overlay

### Site Area

9,500 Sq. Ft.

### Land Use

Detached Single Family  
Residential

## Project Summary

This application proposes renovation to the existing main house and accessory dwelling unit (“Cottage”).

File Number	Application Type	Decision Type
HIST-24-0012	Report of Acceptability	Quasi-Judicial

## Background

### Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Town of Colorado Springs	1872
Subdivision	Edwards Addition	1889
Master Plan	Old North End Neighborhood Master Plan	1990
Prior Enforcement Action	N/A	N/A

### Site History

The property became part of the City in 1872 with the Town of Colorado Springs annexation. This property is legally described as Lot 6, Block B, Edwards Addition. The Edwards Addition was established in 1889. The property was developed in 1899 with the main house while the cottage was built in 1904.

The one and a half (1-1/2) story main house is listed as a contributing structure in the North End Historic District based on its “gable end with classic details and decorative shingles” architecture. The 1-story cottage behind the home is not a contributing building to the historic district (see “**Attachment 1-Project Statement**”).



### Applicable Code

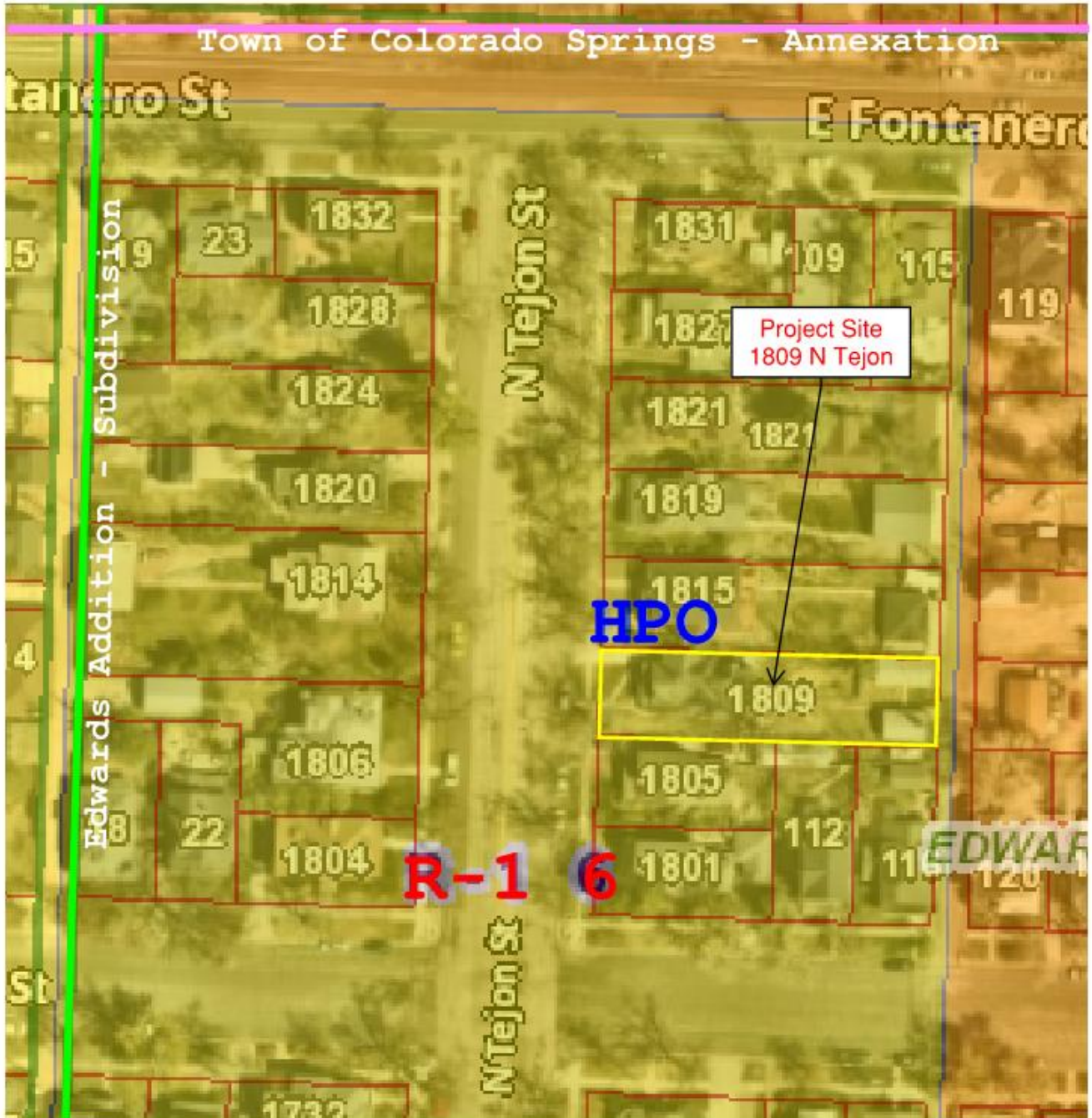
The subject application is within the boundaries of the North End Historic Preservation Overlay. The proposed work requires a building permit and is visible from a public right-of-way. A Report of Acceptability from the Historic Preservation Board is required before a building permit is issued by Pike 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 6/HP-O (Single-Family – Medium with Historic Preservation Overlay)	Single Family Residential	N/A
West	R-1 6/HP-O (Single-Family – Medium with Historic Preservation Overlay)	Single Family Residential	N/A
South	R-1 6/HP-O (Single-Family - Medium 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



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	24
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	08/01/2024
Number of Review Cycles	1
Item(s) Ready for Agenda	08/12/2024

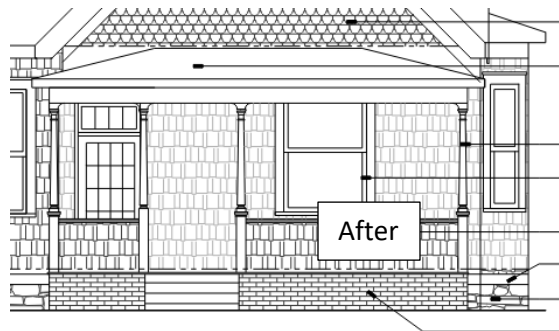
## Report of Acceptability

### Summary of Application

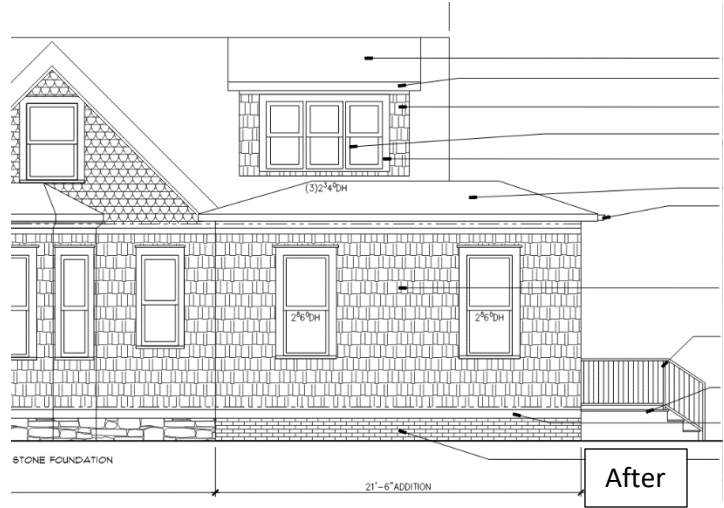
The Applicant has submitted a Report of Acceptability to renovate the main home and cottage located at 1809 North Tejon Street (see "Attachment 1-Project Statement and Attachment 2-Architectural Plans"). The purpose of the work is both to facilitate an interior remodel of the home and to improve the architecture, form and function of the home and cottage (see "Attachment 2-Architectural Plans").

The proposed work includes the following:

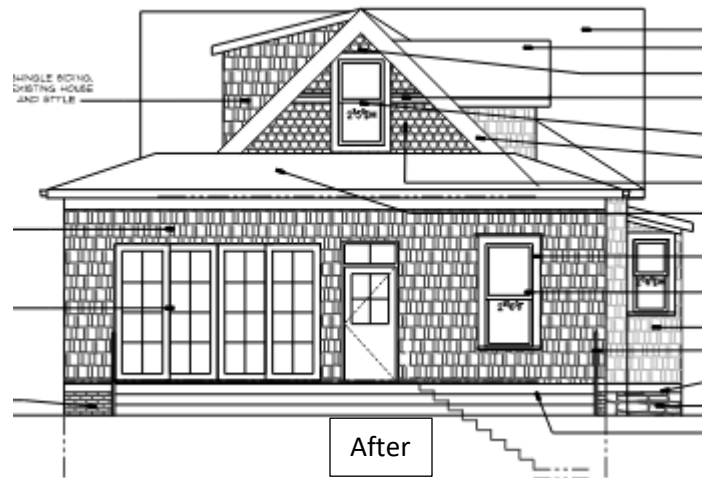
- 1) Removes the windows and accent dormer from the existing front porch. The new design for the front porch is more open and inviting (also invokes the civic character of a traditional front porch). The enclosure of front porches is not recommended by the Interpretive Guide for the North End Historic District because most front porches were designed to be open.



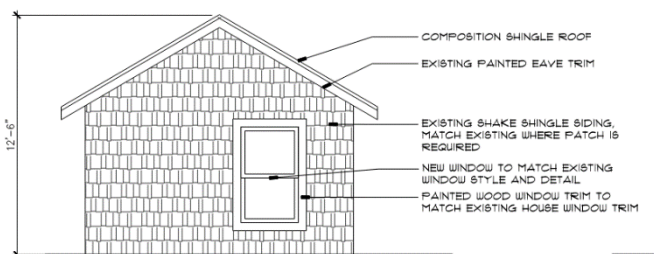
- 2) Remove the existing sleeping room, replacing it with an addition to the rear of home and a new dormer to the south (side elevation). This change improves the balance or symmetry of the home from front to back with the addition of the new dormer and the location and type of windows.



- 3) Removes the existing sleeping room, replacing it with a new addition and deck, and relocate the existing basement access to the interior of the home. A reason for removing the sleeping room is its poor construction and to reveal the prominent gable end of this historic home.



- 4) The existing ADU (Cottage) located at the rear of the lot is planned to be completely remodeled on the interior. The only exterior change that is proposed is to replace an existing window on the west elevation. The window is not visible from the alley and matches the existing style and detail.



Overall, all exterior finishes will be matched to include cedar shake siding, roof covering - shingles, window trim, header details, and fascia and soffit details.

## 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 does not impact the architectural style of the main house and its relation to the other historical residences in the HP-O district. It reestablishes primary elements of front porches in the Old North End Neighborhood, and it does not take away from the prominent features of the home. An example is the very prominent gable roof that is revealed with the removal of the sleeping room.

- 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 historic 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 front porch alteration highlights a key characteristic of historic Old North End homes by bringing back common design elements to the front porch, and the overall scope of work enhances the 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 1809 N Tejon Renovation project through its design, materials, colors, and that it does not impact original defining architectural characteristics of the home makes it consistent with the North End Standards as follows:

#### Area Wide Standards:

The front porch alteration and its focus on important primary elements of front porches meets the Area Wide Standard of maintaining and repairing the formal front entrances to individual properties (Design Standards, Areawide Standard, A.2 and A.6).

*“A2. Maintain the visual integrity of the North End Historic District.”*

*“A6. Maintain and enhance the formal entrances to individual properties as defined by sidewalks and steps to the raised porches and entrances.”*

**District Standards:**

The front porch alteration and removal of the sleeping room makes the proposed design more compatible to the historic home and physical features common to the historic buildings of the North End (Design Standards, District Standard B.4, B.11, B.12, and B.14).

*“B4. Preserve the original roofline visible from the front street. The roofline of new additions should reflect the original roofline. New skylights and rooftop mechanical or service equipment should not be visible from the front street.”*

*“B11. Maintain the prominence of the front façade relative to the rest of the building.”*

*“B12. Maintain the important components of historic porch construction including first-floor porch roof, supported by single or groups of columns, posts, piers, with a perimeter railing. Three dimensional balusters, moldings and decorative trim should be preserved or restored.”*

*“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-24-0012**

City Planning Staff finds that the project is in conformance with the criteria for approving a Report of Acceptability, as set forth in City Code Section 7.5.528.