

① Proposed View From Southwest



② Proposed View From Southeast

Quick Facts

Applicant/Owner

Emily and Matthew Dobson

Design Consultant

Rick Hibbard, TDG
Architecture, Inc.

Address / Location

1609 N Tejon Street

TSN(s)

6406413014

Zoning and Overlays

Zoning:

R-1 6 (Single-Family Medium)

Overlay:

Historic Preservation Overlay

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 for a 260 square feet front porch and a 1,400 square feet addition to the rear of the house.

File Number	Application Type	Decision Type
HIST-25-0002	Report of Acceptability	Quasi-Judicial

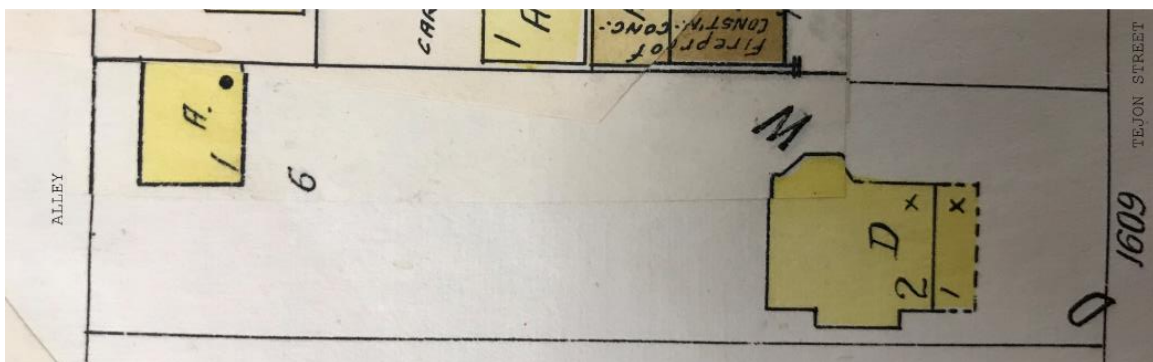
Background

Prior Land-Use History and Applicable Actions

Action	Name	Date
Annexation	Town of Colorado Springs	1872
Subdivision	The Edwards Addition	1887
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 1872 with the Town of Colorado Springs Annexation (original town site of the City of Colorado Springs). This property is legally described as Lot 6, Block K, The Edwards Addition. The Edwards Addition was established in 1887. The property was developed in 1895 with the main house and accessory building. The image below shows the property configuration and the structures as they existed on the property in 1907. The dashed line in front of the 2-story dwelling indicates the presence of a roof extending across the full length of the front elevation (see “Attachment 1-Sanborn Map”).



The main house is listed as a contributing structure in the North End Historic District based on its “gable-end, English” architecture. Its form and character today are close to that of 1907, including the historic outbuilding in the rear of the lot. An exception (unconfirmed) is the absence of a covered front porch as is indicated by the Sanborn Map.



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 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 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 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 2-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	20
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	04/03/2025
Number of Review Cycles	1
Item(s) Ready for Agenda	04/11/2025

Report of Acceptability

Summary of Application

The Applicant has submitted a Report of Acceptability for a new front porch and rear addition to the existing residence located at 1609 North Tejon Street (see "Attachment 3-Project Statement" and Attachment 4-Plans"). The proposed front porch is 260 square feet with a shed roof, columns, railing and gable end centered with the main entry. The proposed addition to the rear of the house is 1,400 square feet, and includes a basement, main, second and attic level. The addition is a turret. The description of the home in the "National Register of Historic Places Inventory – Nomination Form" refers to the home as "English". This reference describes almost all the homes in the Old North End. This home does have the characteristics of the Queen Anne style adapted to American vernacular. The pedimented front porch and rear turret style addition are appropriate architectural additions that are compatible with the existing home.

Front Porch



3 Existing View From Southwest



1 Proposed View From Southwest

Addition



Porches are key features of many of the North End Historic District residential buildings. They help create a low, pedestrian oriented scale along the street and define building entrances. A new addition to a historic building has the potential to impact its historical character. From a purely historic preservation perspective, a front porch should be added to a historical structure only when there is evidence that a porch was historically present, or an original porch is present on a very similar structure in the same historic district. We do not know the original components of the missing porch/structure. A new porch should match location, proportion, and appearance (if documentation is available). If not, the new porch should be a simplified version of comparable porch on a similar structure.

A proposed front porch addition is very appropriate for this home. This is supported by the Sanborn Map, the described architectural style in the “National Register of Historic Places – Nomination Form,” and that there are similar homes in the Old North End with the same architectural characteristics that do have front porches. A compatible design would be a simple shed porch roof with or without a pediment, support columns and railings. The proposed project meets the characteristics of porches in the North End Historic District in terms of location, scale, materials, and quality.

The second element of the proposed work is an addition to the rear of the home. Additions are recommended to be placed in locations that do not dominate the front elements of the house. The proposed addition is at the rear allowing it to be two (2) stories without it detracting from the architectural style of the home. It should also be noted that the turret style is also compatible with Queen Anne architecture. Like the front porch, the addition is compatible with the North End Historic District.

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 a 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 on the architectural style of the main house and its relation to the other historical residences in the HP-O district. It re-establishes 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 over the front porch.

- 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 a 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 front porch alteration highlights a key characteristic of historic Old North End homes by bringing back common design elements to the front porch. In addition, the new details are compatible with the style of the house. The addition is located on the rear of the home and is compatible with the scale and architecture of the residence.

- 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 1609 N Tejon Front Porch and Addition through its design and materials, and that does not impact original defining architectural characteristics of the home makes it consistent with the North End Standards as follows:

Area Wide Standards:

The new front porch formalizes and enhances the entry to the home and locates the addition to the rear of the house to meet the Area Wide Standards (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 adds an important element to the front of the house, making it more compatible with the historic district, and rear addition by its location and design make it subordinate to the main structure, and minimizes its visibility from public vantage points to allow this application to meet the District Standards (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-25-0002

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.