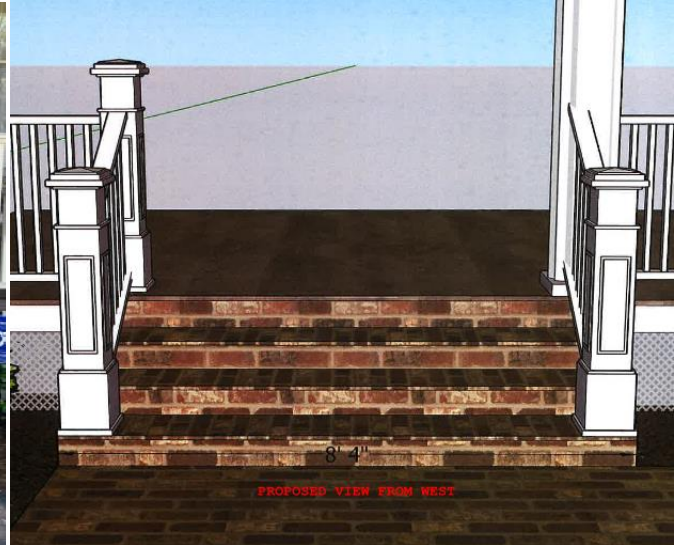




1419 N TEJON FRONT STEPS AND HANDRAILS REPLACEMENT – REPORT OF ACCEPTABILITY

Historic Preservation Board - June 2, 2025
Staff Report by City Planner: William Gray



Quick Facts

Applicant/Owner

Terry and Susan Darby

Design Consultant

Tom Stewart, Stewart
Remodel Design Build

Address / Location

1419 N Tejon Street

TSN(s)

6406423029

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 to replace wooden front steps with brick steps, and the front steps handrail and decorative curved columns with handrails and columns to match the front porch.

File Number

HIST-25-0005

Application Type

Report of Acceptability

Decision Type

Quasi-Judicial

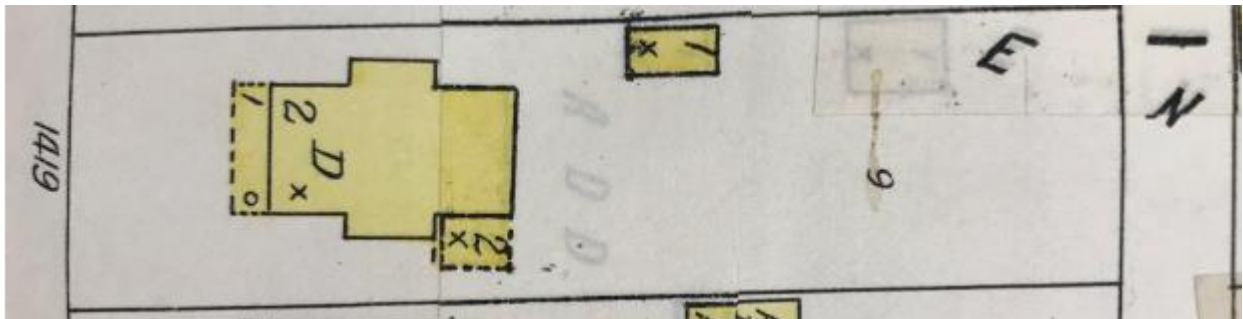
Background

Prior Land-Use History and Applicable Actions

Action	Name	Date
Annexation	Town of Colorado Springs	1872
Subdivision	Ensign's Addition	1881
Master Plan	Old North End Neighborhood Master Plan	
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 9, Block I, Ensign's Addition. The Ensign's Addition was established in 1881. The property was developed in 1896 with the main house and two (2) outbuildings. The image below shows the property configuration and the structures as they existed on the property in June 1950 (see "**Attachment 1-Sanborn Map**").



The main house is listed as a contributing structure in the North End Historic District based on its "Georgian square-altered" architecture. Its form and character today are close to that of 1907. Major differences include the wrap around front porch, larger front gable, stuccoing of the exterior and a new detached garage.



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-4/HP-O (Multi-Family Low 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	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	05/06/2025
Number of Review Cycles	1
Item(s) Ready for Agenda	05/06/2025

Report of Acceptability

Summary of Application

The Applicant has submitted a Report of Acceptability to replace the wooden front steps with brick and the front steps handrail and decorative curved columns with handrails and columns to match the existing front porch located at 1419 North Tejon Street (see **“Attachment 3-Report of Acceptability Application”**). The reason for the project is to reduce fall hazards from wet steps, the higher level or frequency of maintenance associated with wooden steps, and to better match the architectural style and detail of the home.

The home is Georgian square in architectural style that has been altered over the years. The images below show how the home has changed over its 130 years of life (from left to right c1896, 1998, 2025). In 1998, the home had a concrete front porch with concrete steps



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. For this project, The Old End Interpretive Guide would recommend that the porch steps should be replaced with wooden steps, and that the proportions of the steps (width and height and handrailing design) be maintained. The home is altered Georgian Square architecture and was originally built around 1896. If a material change to the stairs is made there should be historic evidence of bricks being used for porch steps or examples of homes with similar styles that have steps that are brick/stone. There are many homes with the same or different architecture in the North End that have brick, stone, and concrete porch steps.

The change of material with front steps to brick, maintaining the same step height, tread depth, and width of the steps along with changing the existing curved decorative column at the bottom of the step to a half-column to match the existing front porch column at the top of the steps is an appropriate change. The project proposed meets the characteristics of porches in the North End Historic District in terms of location, scale, materials, and quality.

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 establishes a more formal entry and consistency of architectural details for the front façade.

- 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 front porch alteration highlights a key characteristic of historic Old North End homes by bringing back common design elements and materials to the front porch. In addition, the new details are compatible with the style of the house.

- 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 1419 N Tejon Front Steps and Handrail project through its design, scale, and proposed materials enhances the architectural character of this Foursquare home, making it consistent with the North End Standards as follows:

Area Wide Standards:

The new front porch step and handrail update formalizes and enhances the entry to the home 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 steps and handrails add an important element to the front of the house, making it more compatible with the historic district to allow this application to meet the District Standards (Design Standards, District Standard B.1, B.2, B.3, B.10, and B.12).

“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.”

“B.2. 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.”

“B.3. Mixes and proportions of building materials, such as exterior siding, window glass and decorative trim, should coincide with the building’s style of architecture.”

“B.10. Maintain the pattern of distinctive, formal entrances that distinguishes historic buildings within the district.”

“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.”

Statement of Compliance

HIST-25-0005

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.