

May 5, 2025

City of Colorado Springs
Historic Preservation Board
30 S. Nevada Avenue, Suite 105
Colorado Springs, CO 80901

Re: 1419 North Tejon Street
Darby residence
Sched #: 6406423029
Lot 9, Blk 1 Ensigns Addition



Historic Preservation Board Members:

Terry and Susan Darby, owners of the referenced property since 2006, request approval to:

1. Replace wooden steps with brick steps, retaining height and width of current design
2. Relace worn steps handrails and replace decorative curved columns with half-columns which match those seen in the upper porch railing, a style which was proposed in the 1999-2000 permitted porch addition D76053

In addition to providing a more formal look to the porch entryway and consistency in the half-columns reflected in the façade of the house, a goal is to reduce fall hazards from icy and wet steps and frequent maintenance requirements caused by the need for routine removal of snow, ice, and hail.

The c1896 home has been modified many times over the years. Its earliest design was a simple Georgian Square shown in the photo below taken from page 45 of the spiral-bound 1995 North End Historic District Design Guidelines. Changes to the façade and stuccoing of the exterior were noted on 1960s-70s era appraisals at the El Paso County Assessor's Office. By 1998, the exterior of the home was as shown below with what appears to be a concrete porch and steps with porch pillars that match those in the front fence.



Deed research indicates the house was probably built by Frank Erwin Johnson, a long-time manager of Newton Lumber Company. The 1999-2000 remodel done by prior owners was likely based on another Frank Johnson home which was located at 1121 North Nevada in a block commonly known as Frank E. Johnson Row as shown in the 1898 Facts Magazine photo below. The 1907 Sanborn maps show that the foundation plans for 1419 and 1423 North Tejon match 1121 and 1125 North Nevada. Note how the wraparound porch on 1121 is similar in appearance to the porches on 1419 North Tejon after its 2000 remodel.



The 1999-2000 design changes to our home included upper and lower wraparound porches with simple Classical columns, traditional half-columns, stone-faced porch piers, and decorative corbels. The iron fencing around the front and sides of the lot was replaced with a more formal style and includes a Hassell Ironworks gate.

The house still conveys the appearance of a Georgian Square while it retains many primary elements of a Foursquare to include a box shape, 2 ½ stories, hip roof, center dormer, with entryway to one side/not centered. As it was not uncommon for Georgian Square and Foursquare style homes to have brick steps, we believe our request to replace the wooden steps with brick steps is not inconsistent with the integrity of historic neighborhood homes. Included in this packet are images of several different design style homes in the Old North End, built in the same era as our home, which have brick steps.



Sketch of a Foursquare, similar in decorative elements to our home, which shows brick porch support and steps.

Existing home – 1419 North Tejon Street



Compliance with Overlay District Guidelines

Design standards B1, B2, B3, B10, and B12 appear to be the most applicable to our project.

The existing property complies with the description of a Grand Home as defined in the North End Historic District Design Guidelines and the North End Overlay Zone Design Standards with regard to lot size and placement, size and shape of house, design as a Foursquare/Georgian style, and grounds with appropriate height fencing, etc. The home's exterior was finished with stucco in the mid 20th century. On the east alley side of the lot is a 2-story garage with upper-level living space permitted and constructed in 1999. The wraparound porch additions were also permitted and constructed in 1999-2000. An alteration to the roofline and dormer to provide for an increase in the 3rd level ceiling height plus addition of a 3rd floor bathroom were permitted by the Historic Preservation Board on May 13, 2008, under file HPB 08-10.

The wooden porch steps which we are requesting to replace for aesthetic, safety, and maintenance reasons are not original to the home, having been constructed in 2000 with the addition of the wraparound porches. The 1998 photo on the first page shows concrete steps. It is difficult to tell the composition of the steps in the early 20th century photo shown on the front page. The next page of photos provides support for brick being commonly used in this era and style of home. In the event the Board does not authorize replacement of the steps with brick, we request approval for concrete steps as an alternative which is routinely found on all styles of historic homes in the neighborhood.

We also desire to replace the worn steps handrails as well as replace the steps half-columns with the more traditional style seen in the upper porch railing (and proposed in the 2000 remodel). We do not know why the steps handrails were finished in a non-traditional curved style with joints that suffer from water infiltration.

Various styles of Old North End houses with brick steps



Current wooden steps, handrail and balusters; tongue and groove porch floor will remain. Handrail columns to be replaced with columns that match existing upper porch design. It is common for porch and rail columns to match in the Old North End.



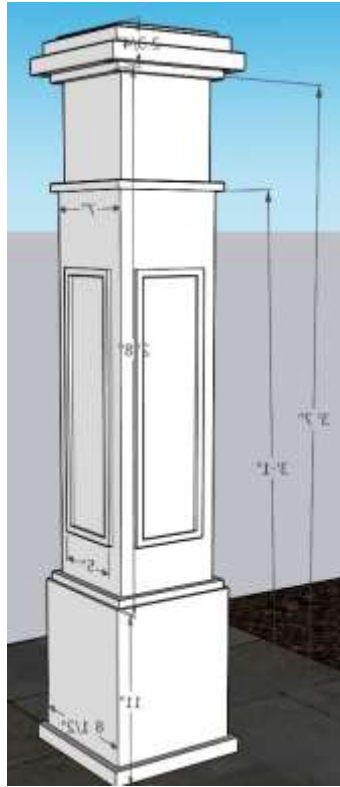
Porch support elements affected by snow accumulation, sprinkler system, etc., to be replaced by brick steps.



Example of layout of new brick steps with fascia board showing; brick color choice to be confirmed after power washing of existing sidewalk and stone piers to determine best match.



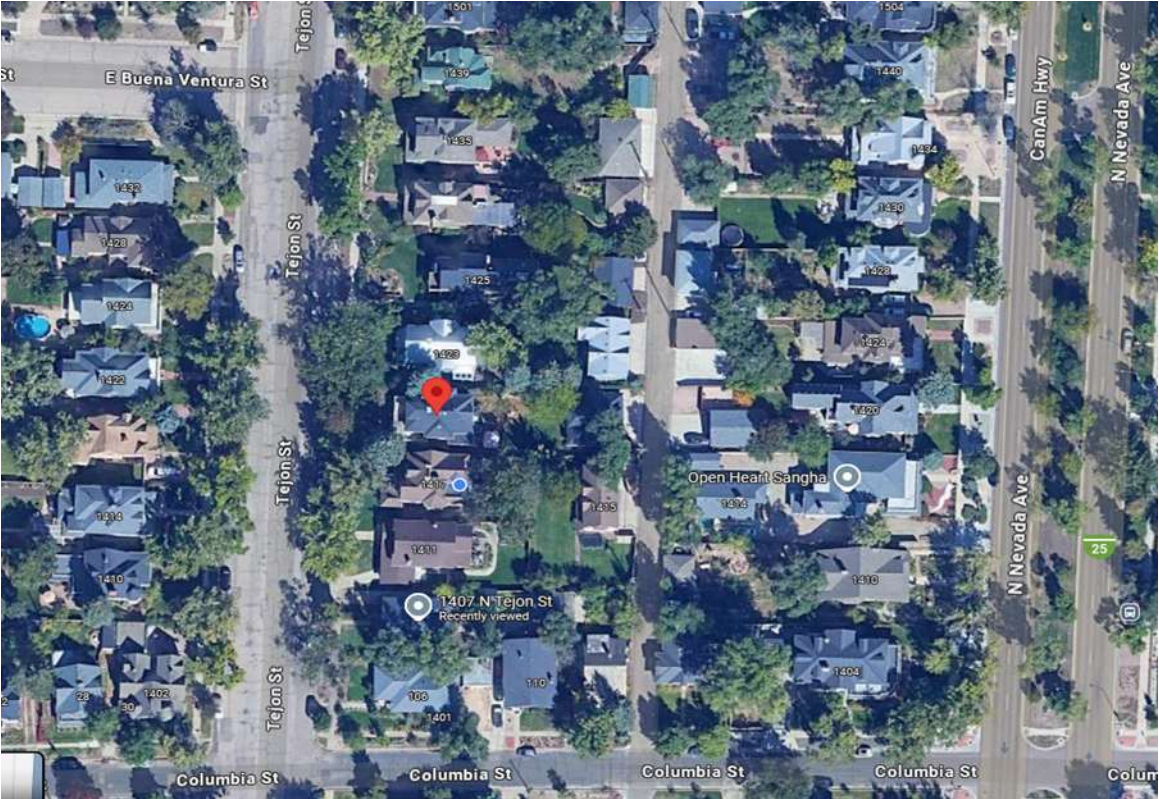
Current non-traditional handrail half-column which is subject to water infiltration in the joints; new handrail half-columns to be custom-made to match upper porch railing columns which are common in the neighborhood.



Example: half-column location placement will be on the lowest brick step; balusters will connect to a rail footer and not on the steps



Site map – 1419 North Tejon Street



Street view – 1419 North Tejon is located between Columbia and Buena Ventura





1419 N Tejon Replacement Steps Scope of Work

Summary

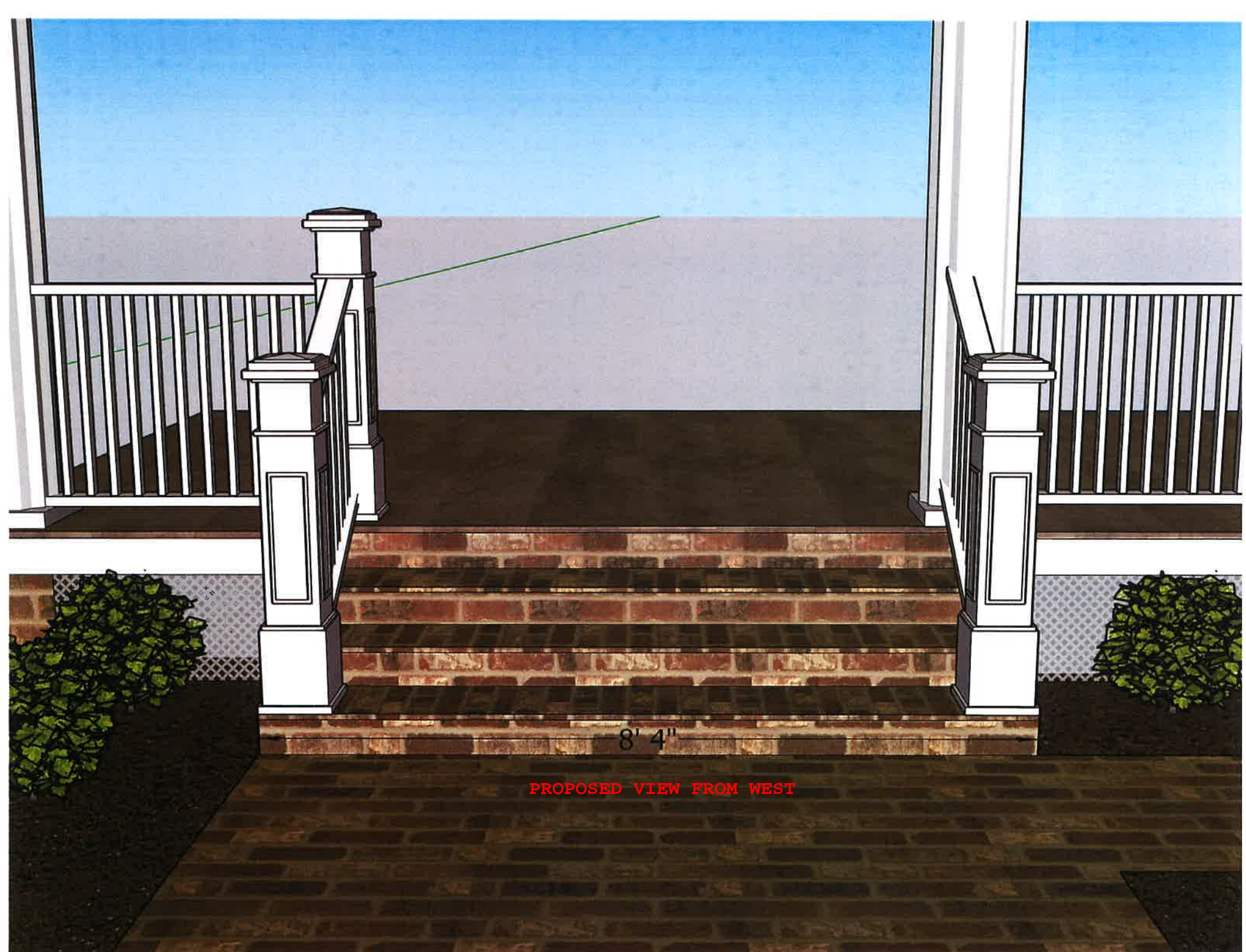
The goal is to replace the existing wood steps with brick steps, matching the color of the bricks with the existing flagstone walkway. The dimensions of the steps will be the same as the existing steps. The railing will match the existing railing on the front porch. Three new railing posts will be installed, those posts will match the railing posts that are on the upper deck.

3D Renderings

Renderings are not exact when it comes to the finest details, but they do provide an accurate portrayal of the work that will be completed.

Scope of Work

- Remove the existing wooden steps (3) and two sections of rake railing (top rail, bottom rail, balusters)
- Pour a concrete pad for the new steps to rest upon
- Install brick steps (Cedar Ridge color) to match the flagstone walkway. The bricks will be installed in a similar manner as the photo (exhibit A)
- There will be three steps total, same dimensions as existing. The width is roughly 100", treads are roughly 16".
- Install three new railing posts that match the railing posts on the 2nd story deck (see exhibit B)
- Install new top rail, bottom rail, and balusters that match the existing porch rails
- Paint the new columns, railings, and step fascia the same color as the existing color (off white)



8' 4"

PROPOSED VIEW FROM WEST



EXHIBIT A

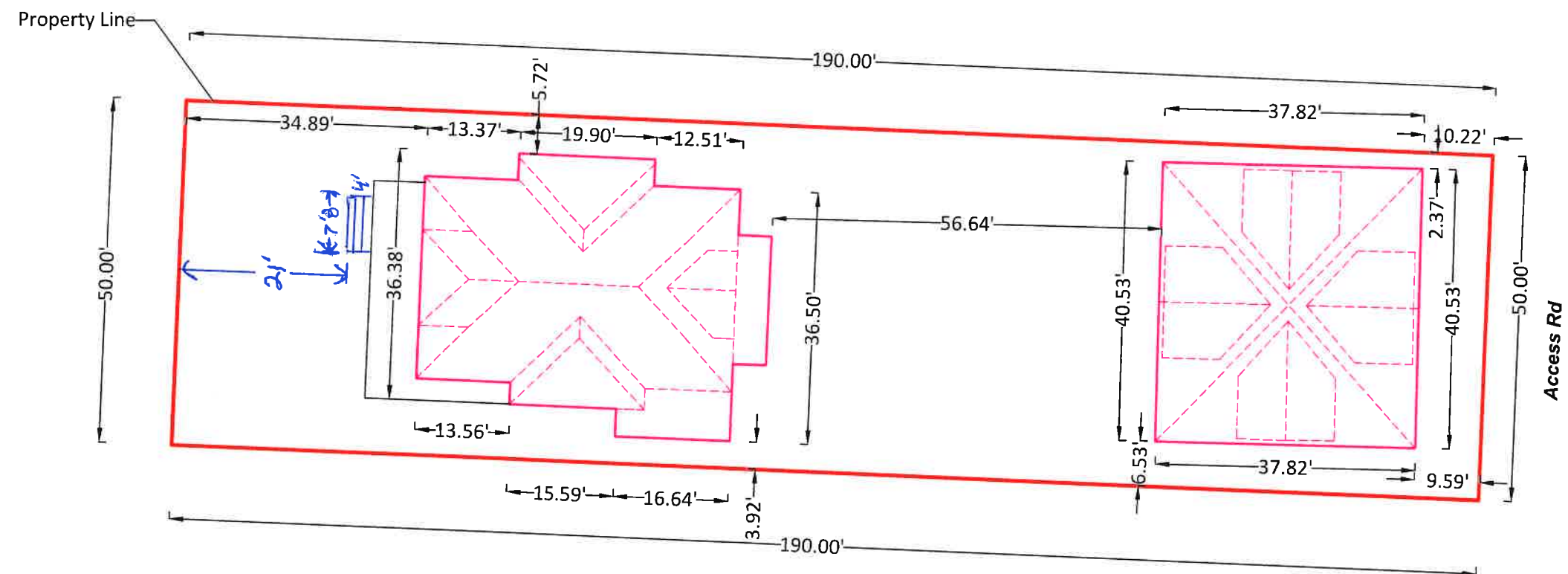




EXHIBIT B



N TEJON ST



Parcel No. (APN) 6406423029
Land Use RESIDENTIAL
SINGLE FAMILY RESIDENCE
Lot Area 9,500 SF (0.22 ACRES)

ADDRESS: 1419 N TEJON ST
COLORADO SPRINGS, CO 80907

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
This work product represents only generalized locations of
features, objects or boundaries and should not be relied upon
as being legally authoritative for the precise location of any
feature, object or boundary.





General Owner and Applicant Acknowledgement

Signature Statement

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. The applicant/owner by his or her signature understands and agrees that he or she is responsible for the completion of all on-site and off-site improvements as shown and approved on the final plan (including landscaping, paving, lighting, etc.) prior to receiving a Certificate of Occupancy.

Susan and Terry Darby

Signature of Property Owner

Signed separately + attached

Signature of Consultant

Signature of Developer

May 5, 2025

Date

Date

Date

Contact Information

Property Owner: Susan and Terry Darby	Click here to enter text.	Contact Name: Susan Darby	Click here to enter text.
Email: sdarbycos@gmail.com	Click here to enter text.	Phone: 719 339-3363	Click here to enter text.
Developer:	Click here to enter text.	Contact Name:	Click here to enter text.
Email:	Click here to enter text.	Phone:	Click here to enter text.
Consultant Stewart Remodel Design Build	Click here to enter text.	Contact Name: Tom Stewart	Click here to enter text.
Email: tom@stewartremodeling.com	Click here to enter text.	Phone: 719 205-3267	Click here to enter text.



General Owner and Applicant Acknowledgement

Signature Statement

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. The applicant/owner by his or her signature understands and agrees that he or she is responsible for the completion of all on-site and off-site improvements as shown and approved on the final plan (including landscaping, paving, lighting, etc.) prior to receiving a Certificate of Occupancy.

Signature of Property Owner

[Handwritten Signature]

Date

5-5-25

Signature of Consultant

Date

Signature of Developer

Date

Contact Information

Property Owner:

Contact Name:

Email:

Phone:

Developer:

Contact Name:

Email:

Phone:

Consultant:

Contact Name:

Email:

Phone: