

Dobson Residence, 1609 N. Tejon St.

North End Historic Preservation Design Narrative

DATE: April 2, 2025

OWNERS: Emily & Matt Dobson
1609 N. Tejon St.
Colorado Springs, CO. 80907
(919) 930-1146

The Residence at 1609 N. Tejon St. lies in the Nevada-Tejon Subarea of the North End Historic District. The Owners are proposing an addition to the rear of the house of approximately 1,400 square feet total, which includes a basement, main, second, and attic levels, and an alteration/addition of a larger more appropriate front porch of approximately 260 square feet. Existing & proposed perspectives have been added to the site plan and elevation documents.

The proposed design meets the design standards as follows:

- A1 The front massing of the original house is not changing, keeping the character and scale of the district.
- A2 The addition of the proposed front porch as well as the original massing maintains the visual integrity of the district.
- A3 As an 1895 Queen Anne Victorian in the Free Classic style with cross gables, this house is the typical house of the Nevada-Tejon Subarea.
- A4 The addition at the back of the house does not interfere with the views to the West from any public right-of-way.
- A6 The proposed porch enhances the formality of the entrance with a grand size and elevated entry.
- A7 The proposed work maintains the visual appearance of historic single family homes.
- A8 The materials chosen will match the existing quality and design of the house, adding durability and increasing fire resistance.
- B1 The proposed siding will match the existing siding with shingle siding at the gables and lap siding on the body of the house. The proposed frieze and eaves will match the existing details and dentils. The front porch columns will be similar in style to the entry door side trim.
- B2 The siding materials may be painted composite matching the existing wood and will be chosen for durability and greater fire resistance.
- B3 Proposed window scale and trim will be matched to the existing windows that are original to the house.
- B4 The original main roofline will be maintained from the street and the attic addition will only extend the original main gable. The two story bay on the side of the house will be enlarged but keep the original pitch & shape of the bay and its roofline.
- B5 The enlarged bay and the proposed rear addition bay will both keep the same geometry as the original side bay. The roof pitch over these bays will use the shallow pitch that the

- original bay used while the main roof retains its steep 12:12 pitch. This will keep the variation of the original house design.
- B6 The horizontal patterns present in this district will be preserved and enhanced with the addition of the proposed front porch.
- B9 The primary entrance and orientation of the front façade will remain oriented to the street.
- B10 The new front porch will maintain and enhance the formal, elevated entrance at the main street.
- B11 The proposed front porch addition will improve the prominence of the front façade relative to the rest of the house.
- B12 The proposed front porch will use Free classic columns and railings that match the existing front door trim and main stair railings.
- B14 The rear addition scale is in keeping with the original scale of the house.
- C2b The front setback of the proposed front porch is approximately aligned with the adjacent front porches on the block.
- C2c The North side setback is not proposed to be changed from the existing condition and the South side setback will move 3.00' closer to the neighboring property but still fall within the typical 5' to 15' feet at 10.78'.
- C2d The pattern of narrow façade width relative to the depth will be enhanced with the new proposed addition off the back of the house.
- C2e The square footage of the house will fall within the 2,000 to 6,000 typical square foot ranges at approximately 3,850 square feet (including basement).
- C2f The building height will be unchanged from the original 2 ½ stories.

Thank you,
Rick Hibbard,
TDG Architecture, Inc.