



1415 N TEJON COVERED DECK ADDITION – REPORT OF ACCEPTABILITY Historic Preservation Board - June 3, 2024

Staff Report by City Planner: William Gray



Quick Facts

Applicant

Brian and Carla Safigan

Property Owner

Brian and Carla Safigan

Design Consultant

Brian Safigan

Address / Location

1415 North Tejon Street

TSN(s)

6406423040

Zoning and Overlays

Zoning:

R-1 6000 (Single-Family)

Overlay:

Historic Preservation Overlay

Site Area

12,999 Sq. Ft.

Land Use

Detached Single Family

Residential

Applicable Code

Unified Development Code

Project Summary

This application proposes a covered deck addition on the rear of the existing residence.

File Number	Application Type	Decision Type
HIST-24-0005	Report of Acceptability	Quasi-Judicial

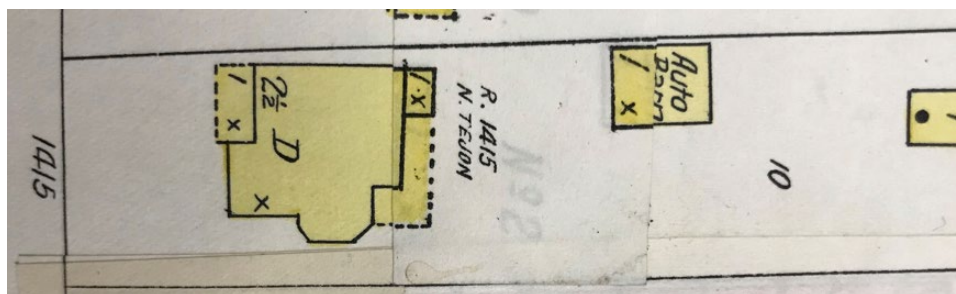
Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Town of Colorado Springs	1872
Subdivision	Ensigns Subdivision No. 3	2003
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 1, Ensign's Subdivision No. 3. Ensign's Subdivision No. 3 is a subdivision plat that was approved in 2003 (see "Attachment 1-Ensigns Subdivision Filing No. 3 Plat") and is a part of Ensign's Addition to Town of Colorado Springs which was established in 1881. The property was developed in 1894 with the main house, auto barn and outbuilding. The image below shows the property configuration and the structures that existed on the property in 1907.



The main house is listed as a contributing structure in the North End Historic District based on its “gable-end Tudor” architecture. Its form and character today are close to that of 1907. The original 1-story auto barn and accessory building no longer exist on the property. A modern era two-story, three-car garage is now located behind the house in its place. This new garage is not a contributing structure to the historic district. It received approval from the Historic Preservation



Board and was constructed in 2004. The garage was also granted variances by the city for size and building height. Images of the main house and detached garage are shown at the bottom of page 2.

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. These factors are the criteria for requiring a Report of Acceptability from the Historic Preservation Board. An approved Report of Acceptability is required before a building permit is issued by Pike Peak Regional Building Department. The 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 6000/HP-O (Single-Family with Historic Preservation Overlay)	Single Family Residential	N/A
West	R-1 6000/HP-O (Single-Family with Historic Preservation Overlay)	Single Family Residential	N/A
South	R-1 6000/HP-O (Single-Family with Historic Preservation Overlay)	Single Family Residential	N/A
East	R-4/HP-O (Multi- Family with Historic Preservation Overlay)	Single Family Residential and Office	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	21
Number of Comments Received	No public comment received

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.

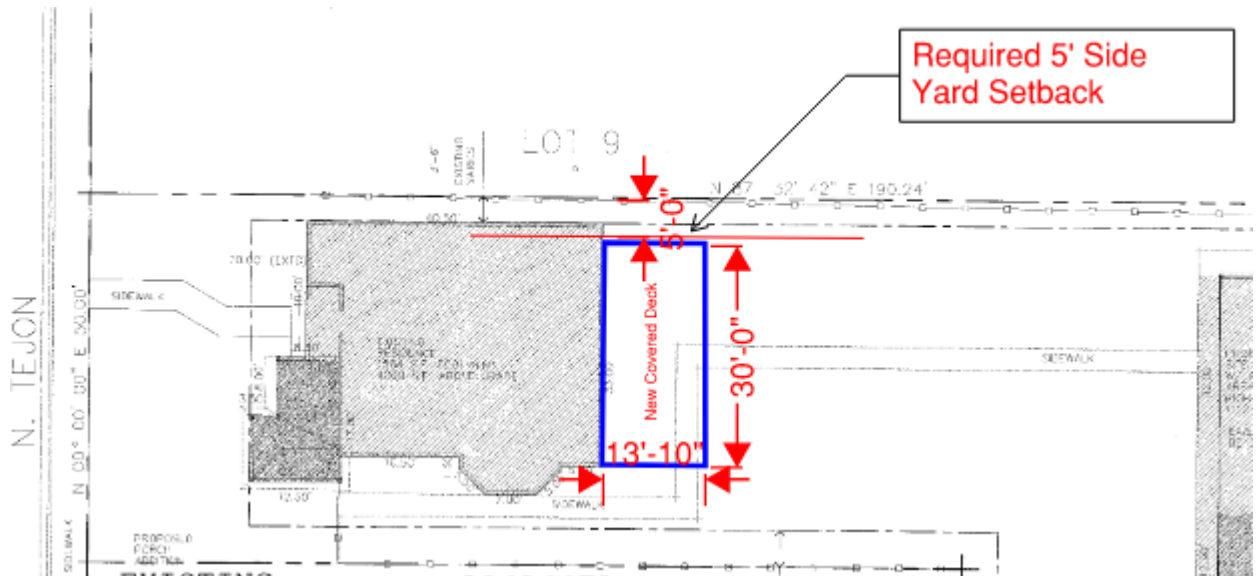
Timeline of Review

Initial Submittal Date	04/18/2024
Number of Review Cycles	1

Report of Acceptability

Summary of Application

The Applicant has submitted a Report of Acceptability for a covered deck addition on the rear of the existing house located at 1415 North Tejon Street (see "Attachment 2- Project Statement and Covered Deck Plans"). The proposed deck is 415 square feet. It has been aligned with the south exterior wall of the home to meet the side yard setback standards.



The proposed covered deck is being constructed in approximately the same location as a previously constructed uncovered deck. The photo below shows the location of the old deck after it was demolished in April 2024.



The new back porch is 1-story in height and is designed with a mansard roof type. It is like the roof type that exists on the east elevation of the home. The proposed height, width and depth are compatible with the main house, and the simple design of the addition respects the character of the historic home. The rear elevation was altered sometime in the past as this home originally had a back porch. The new back porch is open on the rear and closed-in on the sides. The framing of

the porch is primarily 6" X 6" posts painted brown to match the trim of the home. Siding for the new back porch is horizontal lap siding that will be painted light brown to match the body color of the residence and the roof covering will be a dark brown shingle, matching the existing roof cover of the house.



A key characteristic of historic homes in the Old North End are their porches, but not necessarily back porches. The primary historic elements of a porch are its openness, roof shape, supports, railing and baluster detail. The Interpretive Guide for Old North End Neighborhood recommends avoiding permanent enclosure of existing front porches whenever possible. It is relatively silent on rear porches. It does recommend building new additions at the back of historic homes whenever possible and be compatible with the structure.

The new design for the rear porch is open, with appropriate scale and massing to the primary structure and its framed openings on the rear and side elevation fit with the window pattern and shapes that exist with this historic home. Most importantly, the addition has minimal visual impact on the existing structure.

This project is currently under construction (see "Attachments 3 through 8-Under Construction Photo") pursuant to a Letter Agreement signed by the owner that allowed the project to commence prior to Historic Preservation Board approval (see "Attachment 9-Letter Agreement"). The Letter Agreement required review and approval of a Report of Acceptability by the Historic Preservation Board. This Letter Agreement was done because the Applicants had an urgent need to construct this addition and they thought the project did not require a Report of Acceptability because of its location in the rear yard with minimal visibility from the alley. The Report of Acceptability that was submitted for review did provide a clear illustration of the proposed design with some discrepancies on various elevations (see "Attachment 2-Project Statement and Covered Deck Plans"). For example, roof type and material change with the elevations. A final set of architectural plans and elevations need to be submitted that clarify and clearly define the final design for the project.

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 re-establishes an original element to the historic home.

- 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 rear porch addition highlights a key characteristic of historic Old North End homes by bringing back common design element on this historic home. 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 1415 N Tejon Covered Deck Addition 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 rear porch addition with its focus on important primary elements of porches meets the Area Wide Standard of maintaining or restoring a historic feature to individual properties (Design Standards, Areawide Standard, A.2 and A.6). In Staff's review of the proposed project, the addition was treated like a rear porch and used the guidance the standards have related to formal entrances. Even though it is not a front porch, this is a private formal entrance to the home.

"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 rear porch addition is compatible to the 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-24-0005

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, with the following condition:

- 1) Final architectural plans and elevation, and site plan are submitted showing exact location of the rear porch, roof type, and specifications for exterior material and colors. The plans are to be provided in pdf format, drawn to scale and 24" X 36" sheets.
- 2) The above referenced plans are to be submitted and stamped prior to any final inspection for the rear porch.