

Existing rear landing



Proposed Deck Addition



Quick Facts

Applicant/Property Owner

Luke and AnneMichelle Johnson

Design Consultant

Luke Johnson

Address / Location

2116 North Tejon Street

TSN(s)

6406209013

Zoning and Overlays

Zoning:

R-2 (Two-Family)

Overlay:

Historic Preservation Overlay

Site Area

9,500 Sq. Ft.

Land Use

Detached Single Family

Residential

Applicable Code

Unified Development Code

Project Summary

This application proposes a 320 square feet deck addition on the rear of the existing residence.

File Number

HIST-24-0008

Application Type

Report of Acceptability

Decision Type

Quasi-Judicial

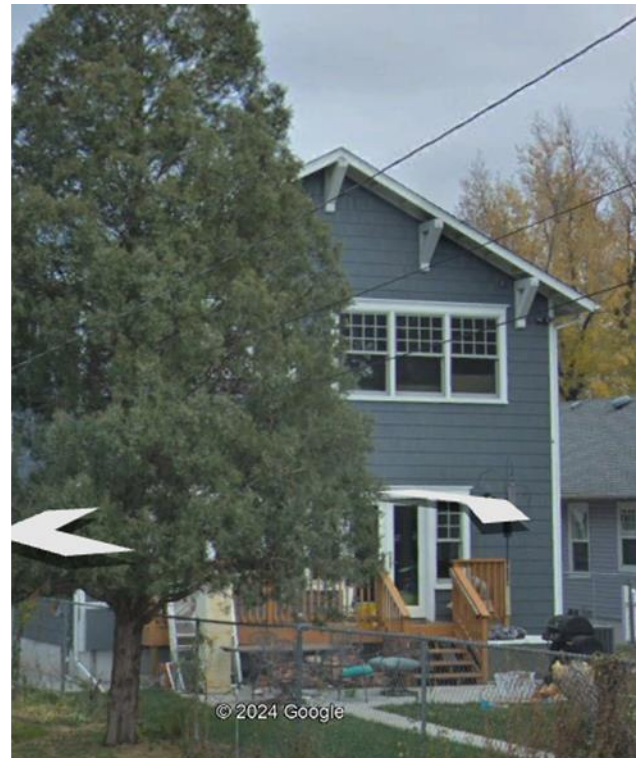
Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	North End Addition	1880
Subdivision	North End Addition	1889
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 1880 with the North End Addition Annexation. This property is legally described as Lots 23 and 24, Block 511, North End Addition. The North End Addition subdivision was established after annexation in 1889. The property was developed with the current residence in 1924.

The main house is listed as a contributing structure in the North End Historic District based on its “Bungalow” architecture. Its form and character today are close to that of 1924. A rear addition was approved by the Historic Preservation Board (AR R 15-00314-HPB) and constructed in 2015.



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-2/HP-O (Two-Family with Historic Preservation Overlay)	Single Family Residential	N/A
West	R-1 6/HP-O (Single-Family with Historic Preservation Overlay)	Single Family Residential	N/A
South	R-2/HP-O (Two-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



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.

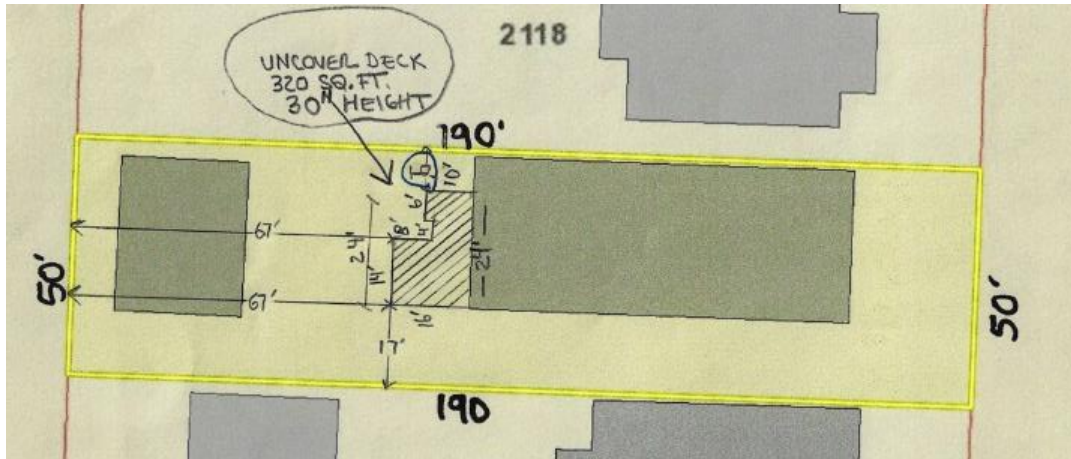
Timeline of Review

Initial Submittal Date	07/08/2024
Number of Review Cycles	1
Item(s) Ready for Agenda	07/08/2024

Report of Acceptability

Summary of Application

The Applicant has submitted a Report of Acceptability for a deck addition on the rear of the existing house located at 2116 N North Tejon Street (see "Attachment 1- Project Statement and Plans"). The proposed deck is 320 square feet. It has been aligned with the south exterior wall of the home to meet the side yard setback standards.



The proposed deck is being constructed in approximately the same location as a previously constructed deck (aka rear landing). The photo below shows the existing landing.

Existing rear landing



The new back deck is 30" above grade and its design, material and color are compatible with the existing residence. The rear elevation was altered in 2015 with a new addition.



- Materials:** (all wood unknown grade)
- Posts: 4x4 wood
 - Framing: wood
 - Fascia & skirting: wood
 - Decking and rail tops: wood
 - Posts: 4x4 wood
 - Rails: 1.5 wood

0 ft. 2 ft. 4.8 in. 4 ft. 8 ft.

EXISTING REAR ELEVATION
2116 N. TEJON ST



- Materials:**
- Posts: 6x6 Redwood
 - Framing: Dry pressure treated KDTA
 - Fascia & skirting: Composite (MiraTec or similar)
 - Decking and rail tops: Composite (Fiberon or similar)
 - Posts: 3x3 Steel (black)
 - Rails: Steel (black)
 - Borders: Composite (Fiberon or similar)

0 ft. 2 ft. 4.8 in. 4 ft. 8 ft.

PROPOSED REAR ELEVATION
2116 N. TEJON ST

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 deck is open, with appropriate scale and massing to the primary structure. Most important, the addition has minimal visual impact on the existing structure and no impact to the Tejon Street frontage.

Proposed Deck Addition



(note: decking will be a brown shade to mimic wood, not gray per the rendering)

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 deck has no effect on the important and distinguishing architectural characteristics of this historic home.

- 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 Northern Subarea. The 2116 N Tejon Covered Deck Addition through its design, materials, colors, and the fact 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 deck 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-24-0008

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.