

# 1614 N TEJON REAR DECK – REPORT OF ACCEPTABILITY

## Historic Preservation Board - July 7, 2025

Staff Report by Case Planner: Ethan Shafer



### Quick Facts

#### Applicant

Larry Fish, Springs Home Improvement

#### Property Owner

Larry Fish

#### Address / Location

1614 North Tejon Street

#### TSN(s)

6406312011

#### Zoning and Overlays

Current: R-1 6 HP-O (Single-Family Medium and Historic Preservation Overlay)

#### Site Area

9,500 square feet

#### Land Use

Single-Family Residential

#### Applicable Code

Unified Development Code

### Project Summary

An application for a Report of Acceptability for the demolition and reconstruction of a structurally unsound roof top deck/laundry room roof, deck cover, associated ground level deck and exterior basement access door on the rear of the home. The proposed rebuild will include an expansion of the ground level deck by 62.5 square feet, and expansion of the deck cover and roof-top deck by 255 square feet.

#### File Number

HIST-25-0006

#### Application Type

Report of Acceptability

#### Decision Type

Quasi-Judicial

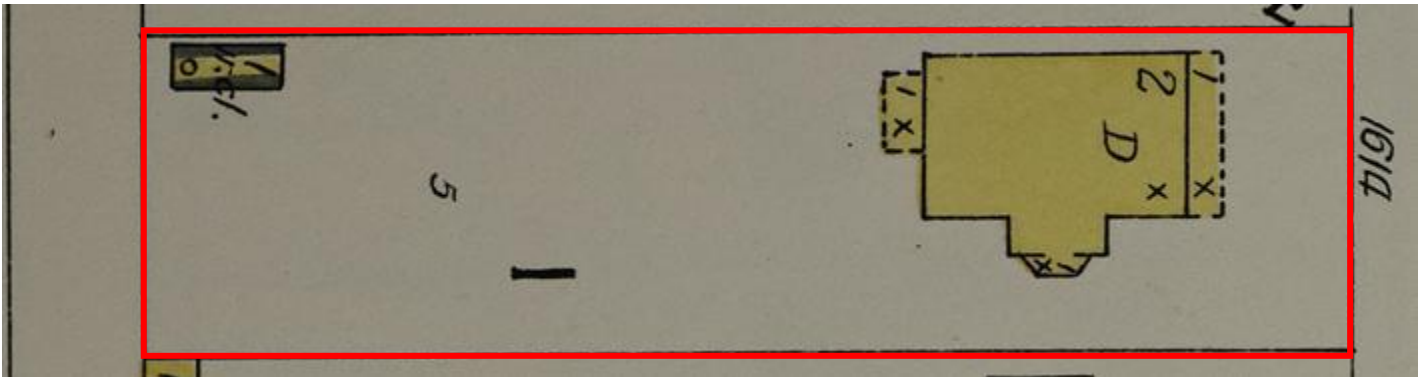
## Background

### Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Town of Colorado Springs	1872
Subdivision	Edwards Addition to Colorado Springs Amendment Plat	1889
Master Plan	Old North End Neighborhood Plan	1990
Prior Enforcement Action	N/A	N/A

### Site History

The property became part of the City in 1872 through the Town of Colorado Springs Annexation, which included the original town site of Colorado Springs. It is legally described as Lot 5, Block I, Edwards Addition to Colorado Springs Amended. The Edwards Addition Amended was established in 1889. The property was developed in 1900 with the construction of the main house and a small accessory building. The image below shows the property configuration and the structures as they existed on the property in 1907 (see “Attachment 1-Sanborn Map”):



The main house is listed as a contributing structure in the North End Historic District based on its “square gable end” architecture. Its form and character today are close to that of 1900. The differences from then to now include a small addition on the southeast corner of the home and the addition/reconfiguration of the rear of the home to add what is now the laundry room and back covered porch. As shown on the map, the existing detached garage is not original to the property and is not a contributing structure.

### Applicable Code

The subject application is within the boundaries of the Historic Preservation Overlay. The proposed work requires a building permit and is visible from the 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>
<b>North</b>	R 1-6 and HP-O (Single-Family Medium with Historic Preservation Overlay)	Single Family Home	N/A
<b>West</b>	R 1-9 and HP-O (Single-Family Large with Historic Preservation Overlay)	Single Family Home	N/A
<b>South</b>	R 1-6 and HP-O (Single-Family Medium with Historic Preservation Overlay)	Single Family Home	N/A
<b>East</b>	R 1-6 and HP-O (Single-Family Medium with Historic Preservation Overlay)	Single Family Home	N/A

**Zoning & Vicinity Map (see “Attachment 2 – Zoning & Vicinity 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. No public comments have been received.

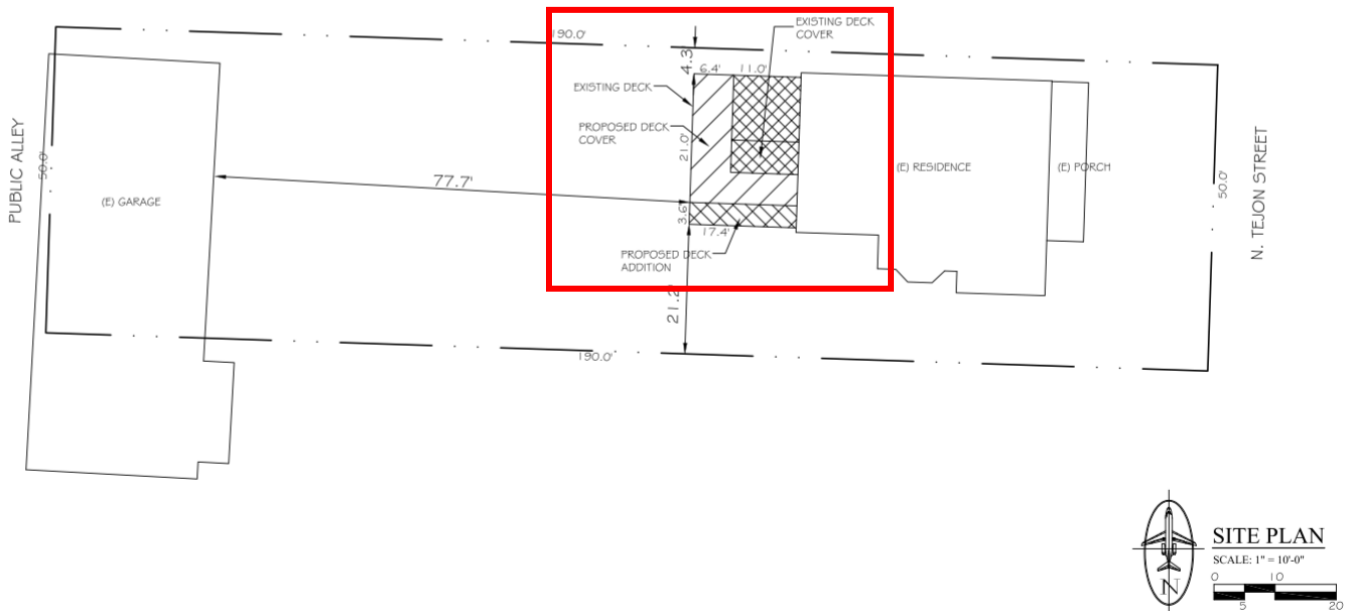
## Timeline of Review

Initial Submittal Date	5/29/2025
Number of Review Cycles	1
Item(s) Ready for Agenda	6/13/2025

## Report of Acceptability

### Summary of Application

The applicant has submitted a Report of Acceptability for the demolition and reconstruction of a structurally unsound rooftop deck/laundry room roof, deck cover, associated ground-level deck, and a leaking, unused exterior basement access door at the rear of the home (see “Attachment 3 – Application & Project Summary” and “Attachment 5 – Architectural Plans”). The existing rooftop deck/laundry room roof and covered portion of the deck total 185 square feet, while the existing uncovered deck is 176 square feet. The proposed reconstruction includes expanding the ground-level deck to 311 square feet and enlarging the deck cover and rooftop deck to 428 square feet. The expanded deck cover is designed to match the deck footprint shown on the site plan (see “Attachment 4 – Site Plan”):

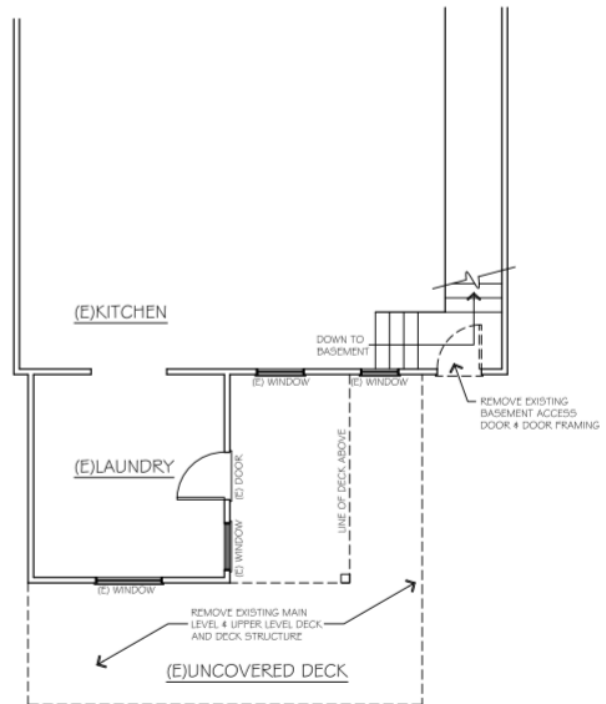


Below you will find the existing rear elevations of the home, demolition plans, and the proposed elevations (see "Attachment 5 – Architectural Plans" and "Attachment 6 – Photo of Existing Rear Elevations"):

Existing:



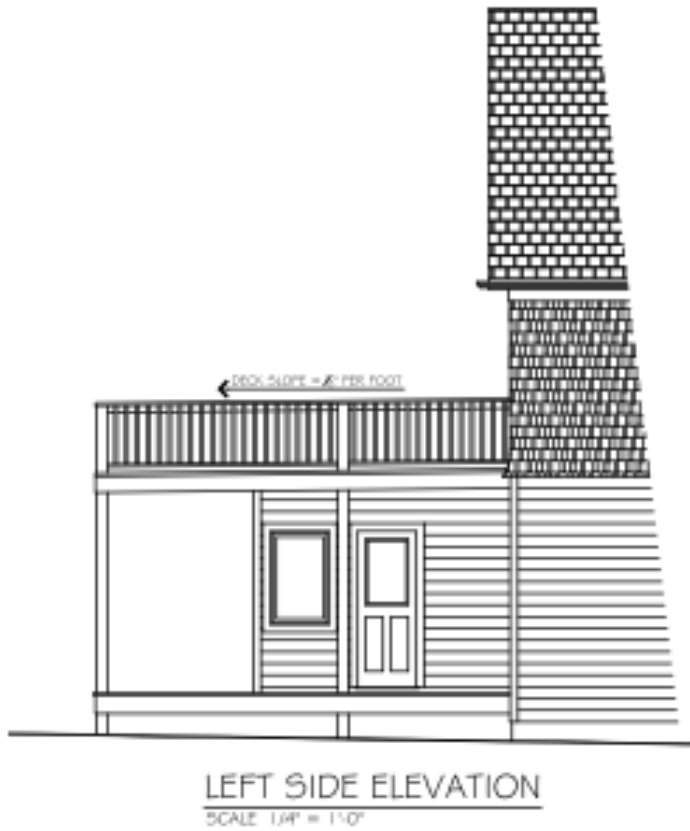
See Attachment 5 – Photo of Existing Rear Elevations



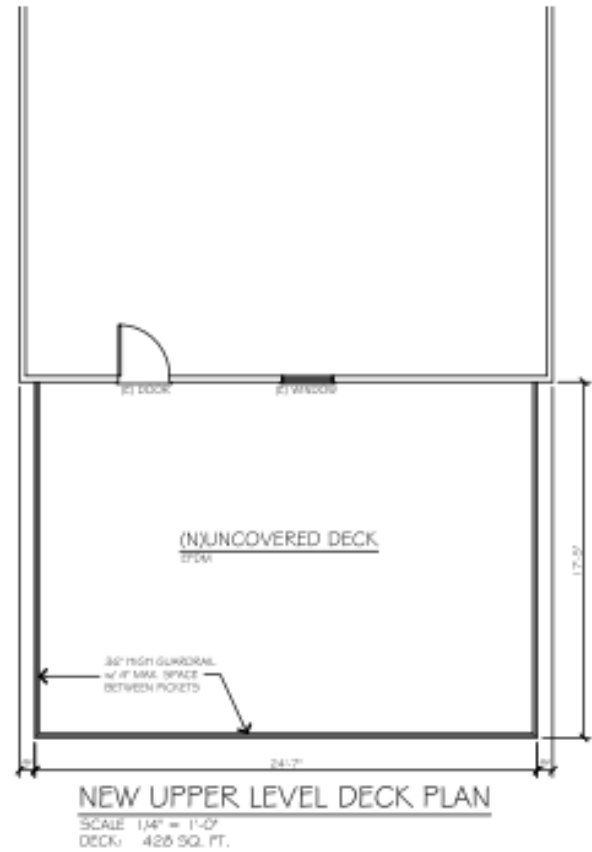
**EXISTING/DEMO PLAN**  
SCALE: 1/4" = 1'-0"

See Attachment 4 – Architectural Plans

Proposed:



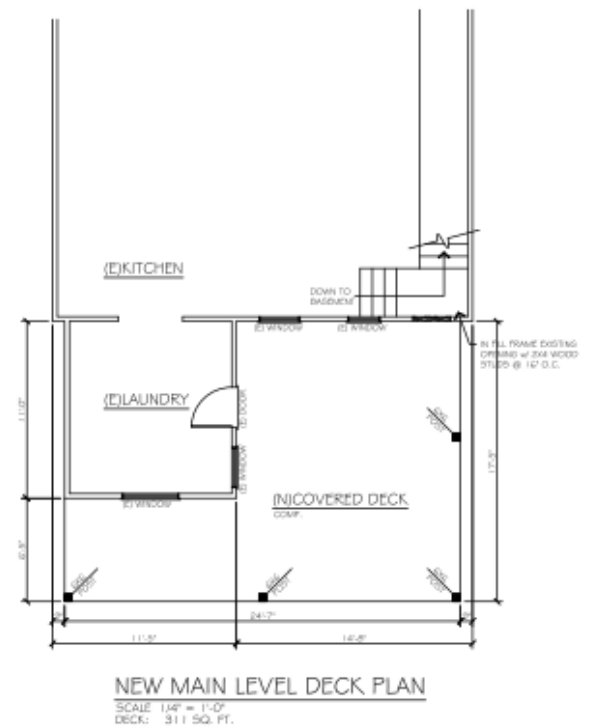
See Attachment 4 – Architectural Plans



See Attachment 4 – Architectural Plans



See Attachment 4 – Architectural Plans



See Attachment 4 – Architectural Plans

As part of the proposal, the applicant notes in the Project Summary that the home's siding will be repaired or replaced as needed to match the original structure, especially in the area where the exterior door is being removed. The upper deck will feature black iron railing in a pattern reflective of turn-of-the-century styles, and the decking material will be Trex, chosen for its durability while offering a wood-like appearance that complements the historic character of the deck.

Porches are a key characteristic of historic homes in the Old North End, though this generally refers to front porches rather than rear ones. The primary historic features of a porch include its openness, roof form, supports, and railing and baluster details. The Interpretive Guide for Old North End Neighborhood advises avoiding the permanent enclosure of existing front porches whenever possible, while offering little guidance regarding rear porches. It also emphasizes the importance of placing new additions at the rear of historic homes whenever possible, and ensuring they are compatible with the original structure.

The redesigned rear decks are open, with scale and massing that complement the primary structure. Expanding what appears to have once been an upper deck allows the second story to align with the footprint of the existing and proposed lower deck expansion, helping to preserve its covered appearance. The key difference is that the new deck's support structure and the covering for the lower deck are more structurally and architecturally appropriate for the home's style. Most importantly, the addition has minimal visual impact on the existing structure and no effect on the Tejon Street frontage.

## **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 have an impact on the architectural style of the main house and its relation to the other historical residences in the HP-o district.
- 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 rooftop deck and covered rear deck do not impact the important and distinguishing architectural features of the historic home, and they protect, enhance and perpetuate the intent of the purpose of the HP-O.
- 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 the North End Standards, the project site is located within the Nevada-Tejon Subarea. The

**Area Wide Standards:**

In Staff's review of the proposed project, the addition was evaluated as a rear porch, applying the guidance provided by the standards for formal entrances. While this is not a front porch, it functions as a private formal entrance to the home. The improvement was also assessed as an addition, noting that additions are generally preferred at the rear of existing homes. The design and placement of this project are consistent with Areawide 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 rear deck addition is compatible with 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-25-0006**

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.