

Narrative

Describe the full scope of proposed work to be done on the site. Applications for the Board must follow the review criteria listed in the Design Standards. Review these standards and reference, by number (e.g. A10, B2, C3d), the pertinent Design Standards met.

History

1415 N. Tejon was originally a Victorian home that was later converted into a Tudor-style home. The original wood siding was long-ago (1920's?) covered with stucco and the original back porch has since been closed-in to be part of the home's interior space and the original cure porch is now a master bathroom. A back deck was added/expanded in the 1990's along with enclosing the original front porch. A new front porch was also added at that time.



Summary

We are planning to convert our existing back deck into a covered 1-story back porch with a similar footprint. The roofline will mimic the existing house (45-degree hip roof) with the same dark brown

metal shingles that resemble shake. The siding will be wood, which was typical of the era, and color matched to the house's dark brown trim. Posts will be 6x6 wood also finished to match. The porch will be open except for wind protection on the side walls. The porch will be ~14' deep and ~29' wide.



A1. Maintain the concentration of late nineteenth and early twentieth century buildings with a similarity in use, scale, character and setting which visually defines the historic district. (Please refer to the North End Historic District Design Guidelines, by Deborah Edge Abele and J. Mark Nelson.)

The proposed new back porch will replace the existing back deck, returning this architectural feature that was original to the house. The roof will mimic the roof on the existing 3rd-floor deck. Wood siding will be used for the façade with the color matching the existing brown house trim.

A2. Maintain the visual integrity of the North End Historic District.

Back porches were a typical historical feature. Although the original back porch has long ago been integrated into the house, this new back porch was designed to replace this architectural feature.

A3. Maintain the distribution of housing types, and their associated physical characteristics that divide the district into visually distinct subareas. (see Figure 1.)

Although our house started as a typical Victorian, the transformation to a quasi-Tudor style house in the 1920's is also part of the history we are trying to preserve. This new porch was designed to transform the existing deck into something more typical of houses in this era.

A4. Preserve the views of the mountains to the west, which traditionally have been visible from public right-of-ways within the district.

No mountain views should be affected.

A5. The historic pattern of the grid of avenues, streets and rectangular blocks, bisected by alleys and including landscaped center medians, should be maintained throughout the district.

This should have no effect on the grid.

A6. Maintain and enhance the formal entrances to individual properties as defined by sidewalks and steps to the raised porches and entrances.

This back porch has no effect on formal front entrances. This returns the back porch to more accurately enhance the original architecture.

A7. Maintain the visual appearance of the district as a neighborhood of historic single-family homes.

A back porch is typical of single-family homes in this neighborhood.

A8. Maintain the high quality of construction, materials and design, which has historically distinguished the area.

The new porch will use exposed 6x6 timbers and wood siding that rise to the high-quality of materials that were original to the house. The roof is designed to fit in with the original house.

A9. Preserve the historically significant housing types, including the estates, mansions and grand homes, which distinguish the North End from other neighborhoods of the community. Housing contributing to the historic character of the District should not be demolished except in cases where health and safety is at risk or where loss of significant portions of the structure due to natural disaster or fire has occurred.

This new porch in no way demolishes any original building features.

A10. Preserve the historic outbuildings that retain integrity and contribute to the district's character as a historic neighborhood. Outbuildings contributing to the historic character of the District should not be demolished except in cases where health and safety is at risk or where loss of significant portions of the structure due to natural disaster or fire has occurred.

This new porch does not alter any existing outbuildings. It will replace a deck with a more architecturally accurate back porch.

B1. The physical features common to the historic buildings of the district shall be the main guide for appropriate new construction, alteration and rehabilitation within the historic district.

The porch was designed to use the same materials and architectural features of the existing house.

B2. Building materials used in new construction and rehabilitation of existing buildings should be similar in size, composition, quality and appearance to that used historically. These include, for example, plaster, wood, stonework, masonry, metalwork, outdoor fixtures, gingerbread ornamentation and undereave brackets. For roofing materials, metal, clay tile, wood and certain types of asphalt shingles are appropriate.

The roof is designed to follow the 45-degree pitch of the original house with similar eave structure.

B3. Mixes and proportions of building materials, such as exterior siding, window glass and decorative trim, should coincide with the building's style of architecture.

Effort was made to use siding and roof to match the existing house details.

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, such as solar collectors or air conditioners, should not be visible from the front street.

Effort was made to replicate the roofline to the original house.

B5. A variety of traditional roof shapes are appropriate within the historic district, providing the roof slope is medium to high. Roofs with a rise of less than 6:12 are inappropriate for the district.

Although the porch will have a flat roof, the eaves are designed with a 12:12 slope and 18" overhang to blend in with the existing architecture.

B6. Maintain the horizontal alignment patterns created by the repetition of common building elements including front gable roofs, front corner windows and first floor porch roofs.

This porch maintains horizontal alignment typical of the original style.

B7. Outbuildings should be subordinate in size and appearance to the main house and located on the rear portions of lots.

This back porch has no effect on outbuildings and is an added feature of the main house.

B8. Maintain the historic pattern of automobile uses to the rear of the lot. Utilize access from the front of the lots only when access to the rear is impossible.

This back porch has no effect on automobile use.

B9. Maintain the orientation of the front facade facing the main street on which it sits.

This back porch has no effect on the front façade.

B10. Maintain the pattern of distinctive, formal entrances that distinguishes historic buildings within the district.

This back porch should have no effect on front formal entrances.

B11. Maintain the prominence of the front facade relative to the rest of the building elevation of the houses.

This back porch should have no effect on the front façade.

B13. Maintain the important components of historic porch construction including a first-floor porch roof, supported by single or groups of columns, posts or piers, with a perimeter railing. Three dimensional balusters, moldings and decorative trim should be preserved or restored.

Not much is known about the construction of the original back porch as it has been long ago closed into the main interior space. Previous interior renovations have exposed wood siding construction. The architecture of the new porch will use wood lap siding like the original porch. It will have very substantial 6x6 columns and beadboard construction for the ceiling.

B14. Preserve significant windows, including those with such features as stained, beveled or leaded glass, distinctive patterns or curves.

The windows on the rear of the house are no longer original due to previous renovation projects. The new porch will be designed to be open.

B15. Minimize the impact of new additions to buildings. Additions and alterations should be compatible in size, scale and appearance with the main building and neighboring buildings.

The back porch is designed to restore the house to the original architecture and fits in with surrounding buildings.

C2a. Maintain the wide lot widths of 50 feet and uniform pattern of spacing between buildings in this subarea.

The back porch fits within the width of the existing house.

C2b. Maintain the uniform front setbacks of buildings and the alignment of facades, which occurs on the north/south streets and the varied front yard setbacks of 7 to 22 feet on the east/west streets within this subarea.

The front setback is not affected by the back porch.

C2c. Maintain the variety of side yard setbacks of buildings, ranging from under 5 to 15 feet, and the pattern of smaller setbacks on the north side and larger setbacks/yards on the southern side of the houses.

The back porch fits within the width of the original house and is setback to favor the northern side. We will be seeking a variance to keep the 3' offset to match the house and the original back porch. If the variance is denied, we will shorten the porch on the right by 2'

C2d. Maintain the pattern of narrow facade width relative to building depths

The new back porch follows this pattern.

C2e. Maintain the typical range of building sizes of the houses from 2,000 to 6,000 square feet.

The new back porch does not affect the square footage of the house. If it did, it would keep the house well under 6,000 square feet.

C2f. Maintain building heights of one and a half to two and half stories and up to 40 feet high.

The new back porch maintains the 2.5 story height of the main house.

Site Plans

SPECIFICATIONS:

SOILS REPORT: No Soils Test has been Performed. A Presumptive Value of 1,500 PSF has been Used to Design this Foundation. An Open Hole Observation of All of the Foundation Excavations by the Geotechnical Engineer is Required Prior to Beginning Construction of the Foundation.

SITE DEVELOPMENT: Rough Grade to Leave Good Drainage During and After Construction. Final Grade After Construction Shall be 6" of Drop Away from the Building in the First 10'. Remove Topsoil and Organic Material from where Components of Your Foundation and Slabs will Go. If You Discover Ground Water, Notify Engineer. Do Not Build on Frozen Soil or Mud.

SOILS: Soils are a Construction Material; However, without Proper Use, They can Behave in Unpredictable Fashions. Here's what We Consider Proper Use:

- Fill and Compact Soft Spots to the Density Required for that Area of the Foundation.
- Soil Under Load Bearing Components of the Structure, Such as Walls and Pads, Shall be Compacted to 95% Modified Proctor Density. Backfill Against Foundation Walls Shall be Compacted to 80% Modified Proctor Density.
- Backfill Should be Made in 6" Layers, Called Lifts, with Each Lift Properly Compacted to the Required Density. Using the Proper Compacting Equipment. Foundation Walls Designed to have Backfill on Both Sides Shall have Fill Brought Up Equally on Both Sides, rather than Backfilling One Side Prior to Backfilling the Other. Generally, Use of a "Jumping Jack" for Cohesive Soils (i.e., Clayey or Silty) or a Vibratory Plate Compactor for Granular Soils (i.e., Sandy) will Provide Good Results. The Soil Should be at the Right Moisture Content; if it Seems Wet or Dry, Notify the Soils Engineer for Advice. Using Boom Mounted Compacting Equipment, such as a Shaker Head or "Slinger", or Pounding the Soil with a Backhoe Exerts a Tremendous Force; if Used to Compact Backfill Around Foundation Walls Failure is Likely. Likewise, Autos, Trucks, Front End Loaders, Etc., are Not Compacting Equipment, and if they are Driven Close (within 10 FT) to a Foundation Wall, it is Likely the Wall Will Bow and Crack.
- Compaction Shall be Accomplished so as to Form a Berm of Dense Soil Against the Side of the Structure to Provide Adequate Lateral Support. Each Lift in the Process Shall be Finished Along the Entire Length of Wall Before Starting on the Next Lift. Do Not Compact Too Tightly or in Such a Fashion the Wedging Occurs Against the Foundation Wall or Bowing and Cracking Can Occur. Generally, Floor Joists and Slabs Must be in Place Prior to Backfilling Against the Foundation, the Foundation Design will List Specific Exceptions. Block Between the Foundation Wall and Parallel Floor Joists at 4' O.C. Along Full Height Foundation Walls.
- Do Not Allow the Backfill to Become Saturated with Water at Any Time, During or After Construction. This Places Excessive Pressure Against the Wall and Can Cause Cracking or Bowing.
- Sill Plates Shall be Anchored with 1/2" Diameter Anchor Bolts at a Maximum Spacing of 48" O.C. and within 12" of Plate Ends, Unless Otherwise Noted.

CONCRETE: Concrete Shall be a Minimum of 3,000 PSI with a Maximum Slump of 4" for Walls, Pads and Shallow Piers and a Minimum of 3,500 PSI with a Maximum 4" Slump for Deep Drilled Piers unless Otherwise Specified on Drawings. Slump may be Increased to 6" with Pozzolan Additives if No Additional Water is Used in the Mix. Beware of Concrete Truck Operators Who Wish to Add Water to the Concrete at the Site to Make it More Workable. Additional Water Will Decrease the Strength of the Concrete. The Concrete Must Stay in the Forms for a Minimum of 72 Hours to Cure or to be Covered with Curing Sheets or Sprayed with a Curing Compound. The Water in Concrete is Required to Complete the Chemical Reaction, and if Concrete is Uncovered Too Soon after Placement, it Will Dry Out to the Detriment of the Concrete's Strength and Appearance. Foundations which have Forms Stripped Early End Up with as Little as Half the Strength of Foundation Walls which are Properly Cured. Similarly, Do Not Allow the Concrete to Freeze During the First 7 Days. The Water within the Concrete Freezes and Becomes Unavailable for the Chemical reaction, Possibly Causing Detriment to the Concrete's Strength and Appearance. Except in Very Massive Structures, the Heat of Hydration of Concrete is Generally Not Sufficient to Prevent Freezing During a Typical Colorado Winter Night.

CONCRETE CONTINUED: Do Not Let the Concrete Drop Farther Than 10' when Placing it. Avoid Dropping Concrete on Reinforcing Steel as Much as Possible, as this will Tend to Displace the Steel. After Placement, Rod or Vibrate the Concrete to Eliminate Joints or Air Pockets, but Do Not Cause the Ingredients to Separate or Water to Pool at the Top. Excessive Vibration can Cause Damage to the Forms. Place Stress Against Concrete for at Least 7 Days after Placement. Use Forms which are Properly Oiled and Braced. Leave Them in Place Until the Concrete has Cured to the Point Where it can Support its Own Weight. Remove Forms Carefully so as Not to Damage the Concrete; Patch Any Voids with Grout Using the Same Mixture as the Original Concrete, but without Coarse Aggregate. Put Control joints in Slabs at No More Than 12' Each Direction. Use of Poly Fiber Mesh in Slabs Less Than 6" Thick and Welded Wire Fabric in Slabs 6" Thick or Greater is Recommended to Reduce Shrinkage Cracking.

If Deep Drilled Piers (Caissons) are Used in the Foundation, a Maximum of 4 Hours Between the Drilling of the Hole and the Placement of the Concrete is Allowed, with Less Than One Hour Being Desired. If Ground Water is Encountered, Immediate Filling is Required. Up to 1" of Water is Authorized in Caisson Holes Prior to Concrete Placement; Deeper Water Must be Pumped or Otherwise Forced Out.

STEEL: Reinforcing Steel is Grade 60, unless Otherwise Called Out on the Plans. Free of Rust, Dirt, Oil, Scale, or Anything Else which will Impair its Ability to Adhere to Concrete. All Reinforcing Steel Shall be Securely Tied at All Intersections and Supported to Prevent Displacement during Concrete Placing Operations. Steel Must Not be any Closer Than 3" to Surfaces which will be Exposed to Earth and 2" from Other Surfaces. See the Reinforcement Details for Additional Placement Requirements. Overlap and Tie Splices 18". Bend and Tie Corners 24". Placement of Reinforcing Steel According to the Design is Important in Order to Allow the Steel and Concrete to Work Together to Develop Maximum Strength.

LIABILITY: All Design and Construction Represents Compromise. This Foundation has been Accomplished with Economy, Constructibility, and Reliability as Primary Considerations and Reflects the Current Standards of Practice in the Front Range Area. It has Not been Designed to Withstand Every Conceivable Event which Might Occur, as that Would Render the Foundation Exceptionally Difficult to Build and Exceedingly Expensive. Likewise, the Details are Not Intended to Provide Step-By-Step Installation Instructions; the IRC/IBC Building Code Provides Other Information Needed for Foundation Construction. A Working Knowledge of the Code as well as Practical Experience in Local Foundation Construction Practices (in the Specific Type of Foundation Being Built) is Required to Complete the Foundation. If You or any Member of the Construction Team has a Question About Any Portion of This Foundation Design, Contact this Office to Resolve the Situation Prior to Proceeding with Construction. While the Design of this Foundation Should Provide a Structure which will Function Well for the Life of the Building under Normal Circumstances, Unforeseen Events, Such as Flooding, Exceptional Loads, or Even Improper Construction not Noticed during Building can Cause Problems. Therefore, the Limits of Liability Extend to the Fee Rendered for the Professional Services Provided.

Project: 24-0073

Sheet: 1 of 3

Date: 01 Apr 2024

Scale: N.T.S.

Drawn by: BLJK

Checked by: CEM

Project Name and Address

Brian Safigan

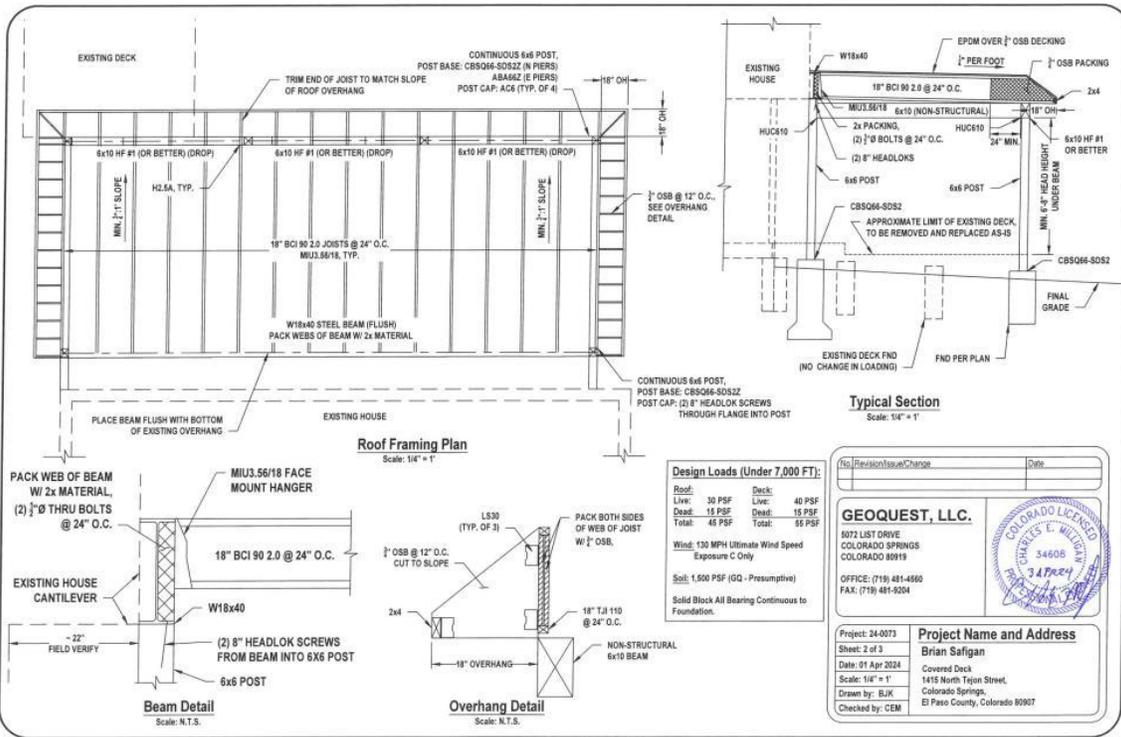
Covered Deck
1415 North Tejon Street,
Colorado Springs,
El Paso County, Colorado 80907

GEOQUEST, LLC.

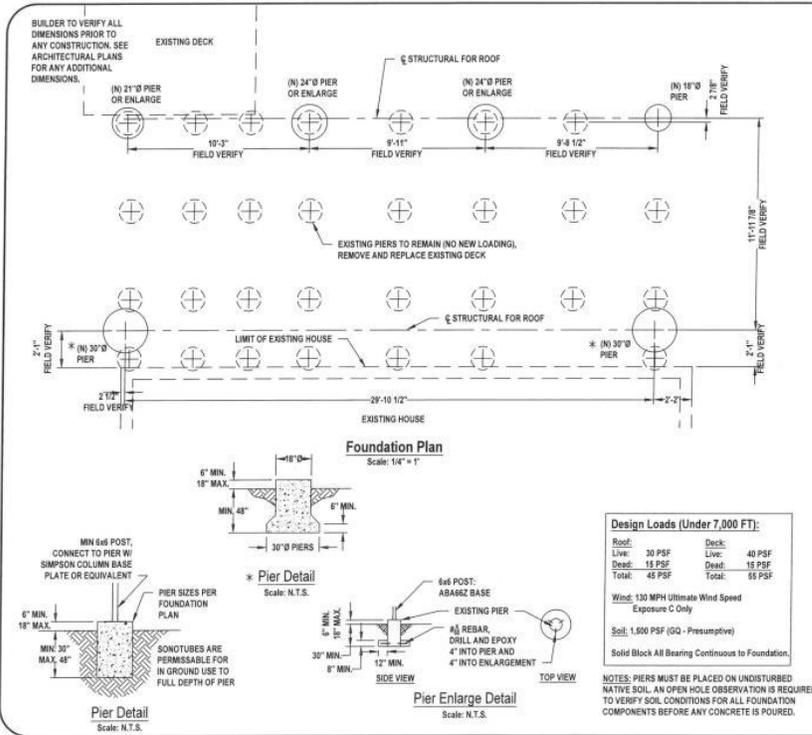
8072 LIST DRIVE
COLORADO SPRINGS
COLORADO 80919

OFFICE: (719) 481-4560
FAX: (719) 481-9204





No. Revision/Issue/Change	Date
GEOQUEST, LLC.	
5072 LIST DRIVE COLORADO SPRINGS COLORADO 80919	
OFFICE: (719) 481-4560 FAX: (719) 481-9204	
Project: 24-0073	Project Name and Address
Sheet: 2 of 3	Brian Safigan
Date: 01 Apr 2024	Covered Deck
Drawn by: BLK	1415 North Tapan Street, Colorado Springs, El Paso County, Colorado 80907
Checked by: CEM	



GENERAL NOTES

- The Specifications and Open Hole Letter (i.e. Open Hole Observation by Geotechnical Engineer Required for All Foundation Elements) are Part of this Design.
- Verify Location of Piers.
- Load Bearing Components Susceptible to the Weather Shall be Finished to a Minimum of 3/4" Below Grade and 6" Above Finished Grade.
- Pier Sizes Shown on this Design are a Minimum and may be Up Sized.
- Wall Thicknesses Shown are Nominal. Wall Heights Vary. Refer to Architectural Drawings and Detail Sheets.
- If Any Unforeseen Conditions Arise, Contact the Engineer.
- Refer to Details for Reinforcement Schedule and Additional Information.
- Place the Concrete Slab or Other Suitable Lateral Restraint, in Addition to Floor Joists and Subfloor, Prior to Backfilling.
- Place and Compact Backfill in Lifts. See Specifications.

FOUNDATION DESIGN:
1,500 PSF (GQ - Presumptive)
Soil Bearing Must Be 1,500 PSF or Higher for this Foundation Design to be Valid.

No. Revision/Issue/Change	Date
GEOQUEST, LLC.	
5072 LIST DRIVE COLORADO SPRINGS COLORADO 80919	
OFFICE: (719) 481-4560 FAX: (719) 481-9204	
Project: 24-0073	Project Name and Address
Sheet: 3 of 3	Brian Safigan
Date: 01 Apr 2024	Covered Deck
Drawn by: BLK	1415 North Tapan Street, Colorado Springs, El Paso County, Colorado 80907
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NOTES: PIERS MUST BE PLACED ON UNDISTURBED NATIVE SOIL. AN OPEN HOLE OBSERVATION IS REQUIRED TO VERIFY SOIL CONDITIONS FOR ALL FOUNDATION COMPONENTS BEFORE ANY CONCRETE IS POURED.

Elevation Drawings

Back Elevation (North to the right)



Looking North (New back porch on right)



Looking South (New back porch on left)

