

Quick Facts

Applicant/Owner

Kevin and Amanda Gigiano

Design Consultant

N/A

Address / Location

1424 N Tejon Street

TSN(s)

6406316005

Zoning and Overlays

Zoning:

R-1 6 (Single-Family Medium)

Overlay:

Historic Preservation Overlay

Site Area

9,880 square feet

Land Use

Detached Single Family

Residential

Applicable Code

Unified Development Code

Project Summary

An application for a Report of Acceptability to add a new 200 square feet upper-level rear deck to the existing residence at 1424 N Tejon St. The new upper-level deck matches the footprint of the existing lower-level deck.

File Number

HIST-25-0007

Application Type

Report of Acceptability

Decision Type

Quasi-Judicial

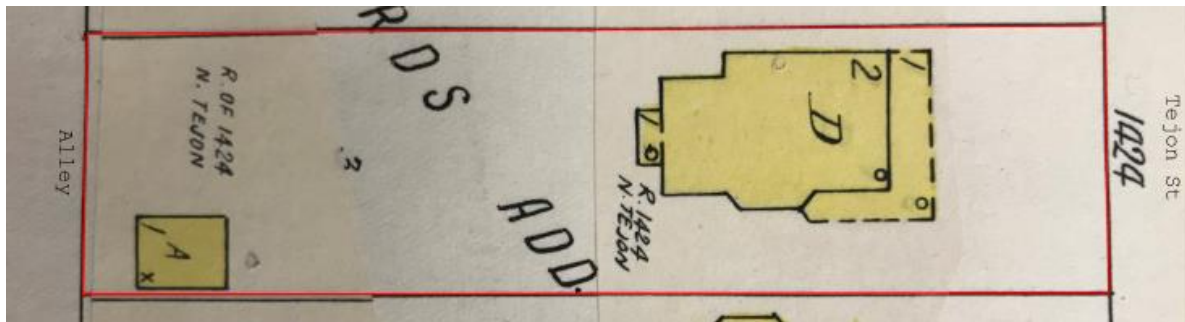
Background

Prior Land-Use History and Applicable Actions

Action	Name	Date
Annexation	Town of Colorado Springs	1872
Subdivision	Edwards Addition to Colorado Springs Amended	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 1872 with the Town of Colorado Springs Annexation (original town site of the City of Colorado Springs). This property is legally described as Lot 3 and the south two (2) feet of Lot 2, Block R, Edwards Addition to Colorado Springs Amended. The Edwards Addition Amended was established in 1889. The property was developed in 1914 with the main house and an accessory building (garage). The image below shows the property configuration and the structures as they existed on the property in June 1950 (see “Attachment 1-Sanborn Map”).



The main house is listed as a contributing structure in the North End Historic District based on its “gable-end square, classic detailing, excellent beveled glass” architecture. Its form and character today are close to that of 1914. The difference includes a larger covered deck on the back of the home. The detached garage is not a contributing building and not original to the lot. It is close to the original form and size, but not in the same location.



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. 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>
North	R-1 6/HP-O (Single-Family Medium with Historic Preservation Overlay)	Single Family Residential	N/A
West	R-1 9/HP-O (Single-Family Large with Historic Preservation Overlay)	Single Family Residential	N/A
South	R-1 6/HP-O (Single-Family Medium with Historic Preservation Overlay)	Single Family Residential	N/A
East	R-1 6/HP-O (Single-Family Medium with Historic Preservation Overlay)	Single Family Residential	N/A

Context Map (See “Attachment 2-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	16
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.

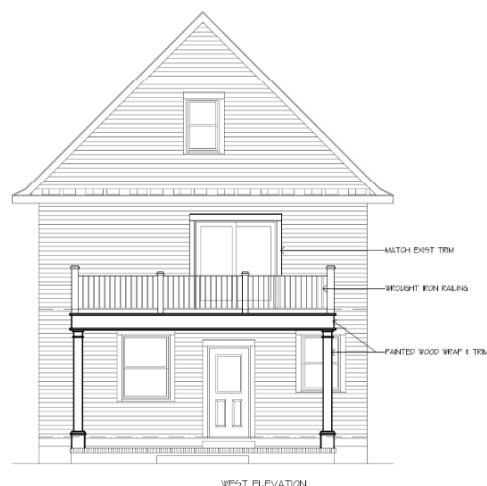
Timeline of Review

Initial Submittal Date	05/21/2025
Number of Review Cycles	1
Item(s) Ready for Agenda	06/13/2025

Report of Acceptability

Summary of Application

The Applicant has submitted a Report of Acceptability to add a new upper-level deck to the west side of the existing 2-1/2 story home. The new deck is 200 square feet in size with access to the home's master bedroom. The deck will have wrought iron railing and a new sliding glass door that replaces the existing window. The new door is planned to be trimmed to match existing trim work on the back of the house. The deck will be supported with new wood columns that are compatible to those on the home's front porch (see "**Attachment 3-Deck Plan**").



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 that they be compatible with the structure.

The new design for the rear deck is open with scale and massing that fits with the primary structure. It is the same size as the existing lower deck and maintains the covered character. The difference is that the structure supporting the new deck and covering the lower deck is more structurally and architecturally appropriate for the style of home. Most importantly, the addition has a minimal visual impact on the existing structure and no impact 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 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 rear deck has no effect on the important and distinguishing architectural characteristics of this historic home, and protects, enhances and perpetuates the intent and 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 North End Standards, the project site is located within the Nevada-Tejon Subarea. The 1424 N Tejon Rear Deck project through its design, scale, and proposed materials makes it consistent with the North End Standards as follows:

Area Wide Standards:

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 this is not a front porch, it is a private formal entrance to the home. In addition, we evaluated the improvement as an addition. Additions are preferred on the back of existing homes. This project design and location makes is 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-25-0007

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.