

1424 N Tejon St

City of Colorado Springs

Historic Preservation Review Board Application

Supporting Information

Gigiano Master Deck

Project intends to add a 2nd story deck to the west side of the house, accessible to master bedroom.



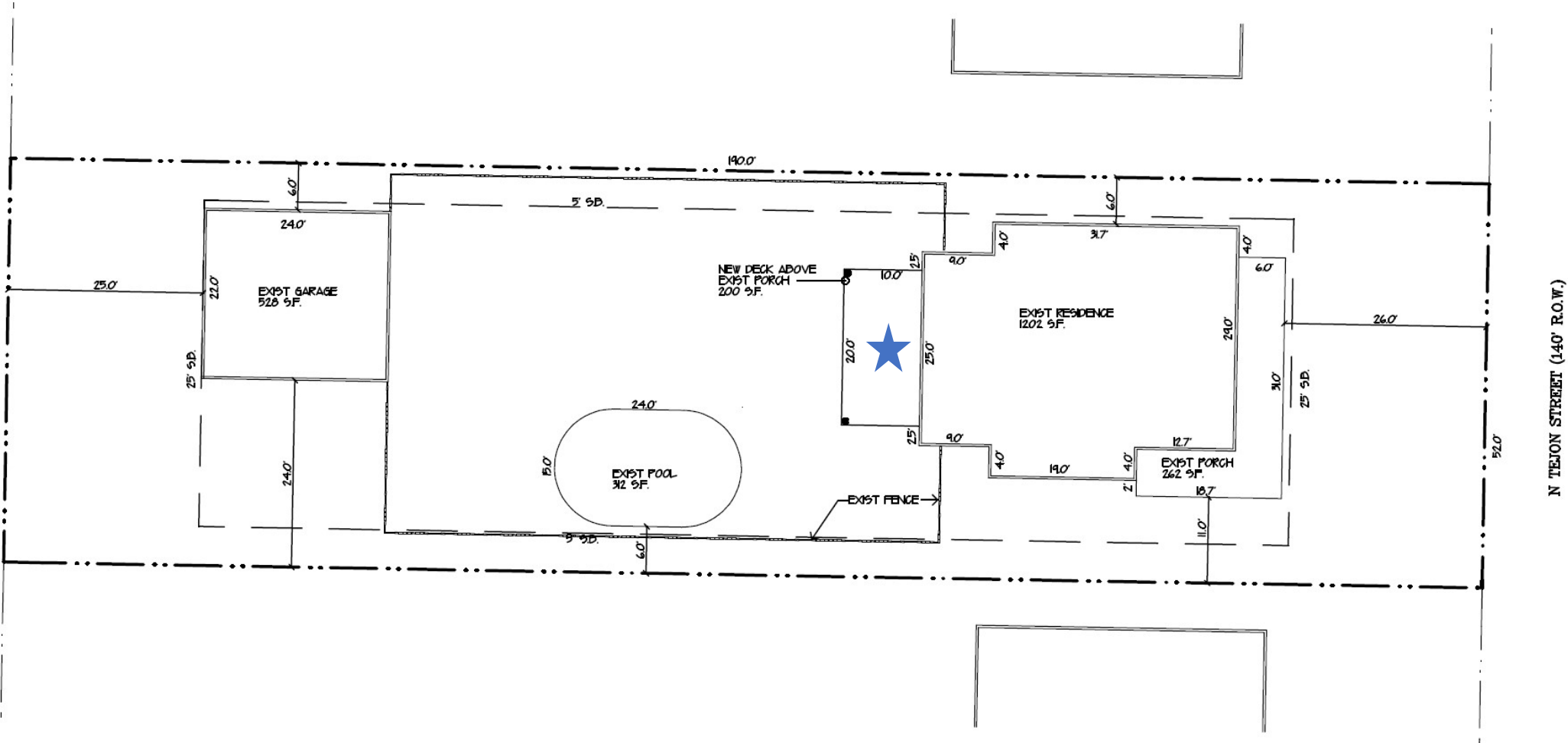
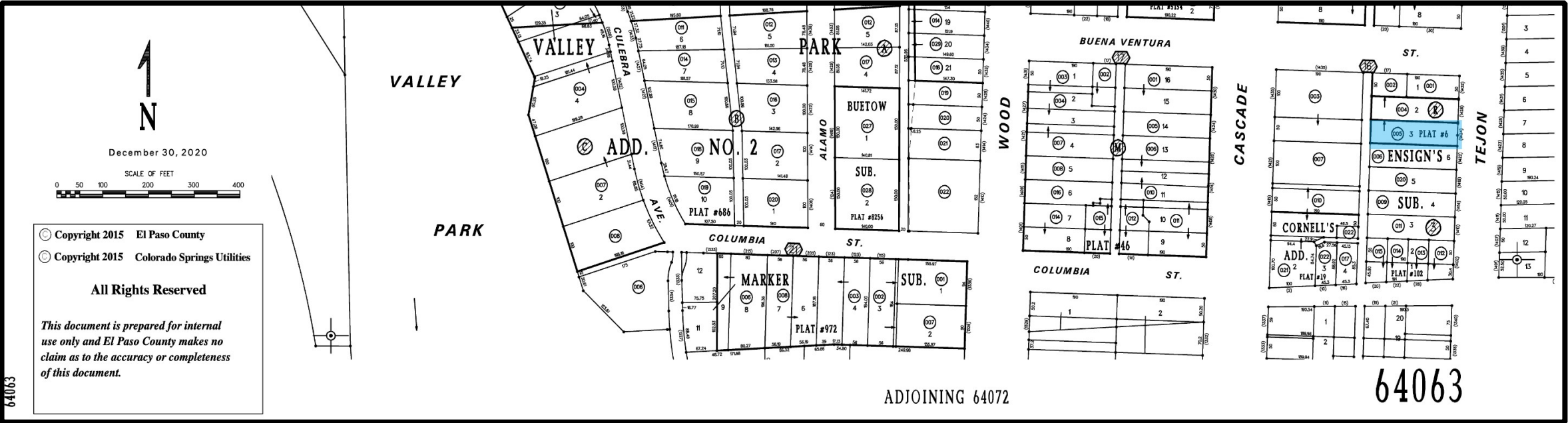
Project Location



Project location



Property Location in
Old North End
Neighborhood



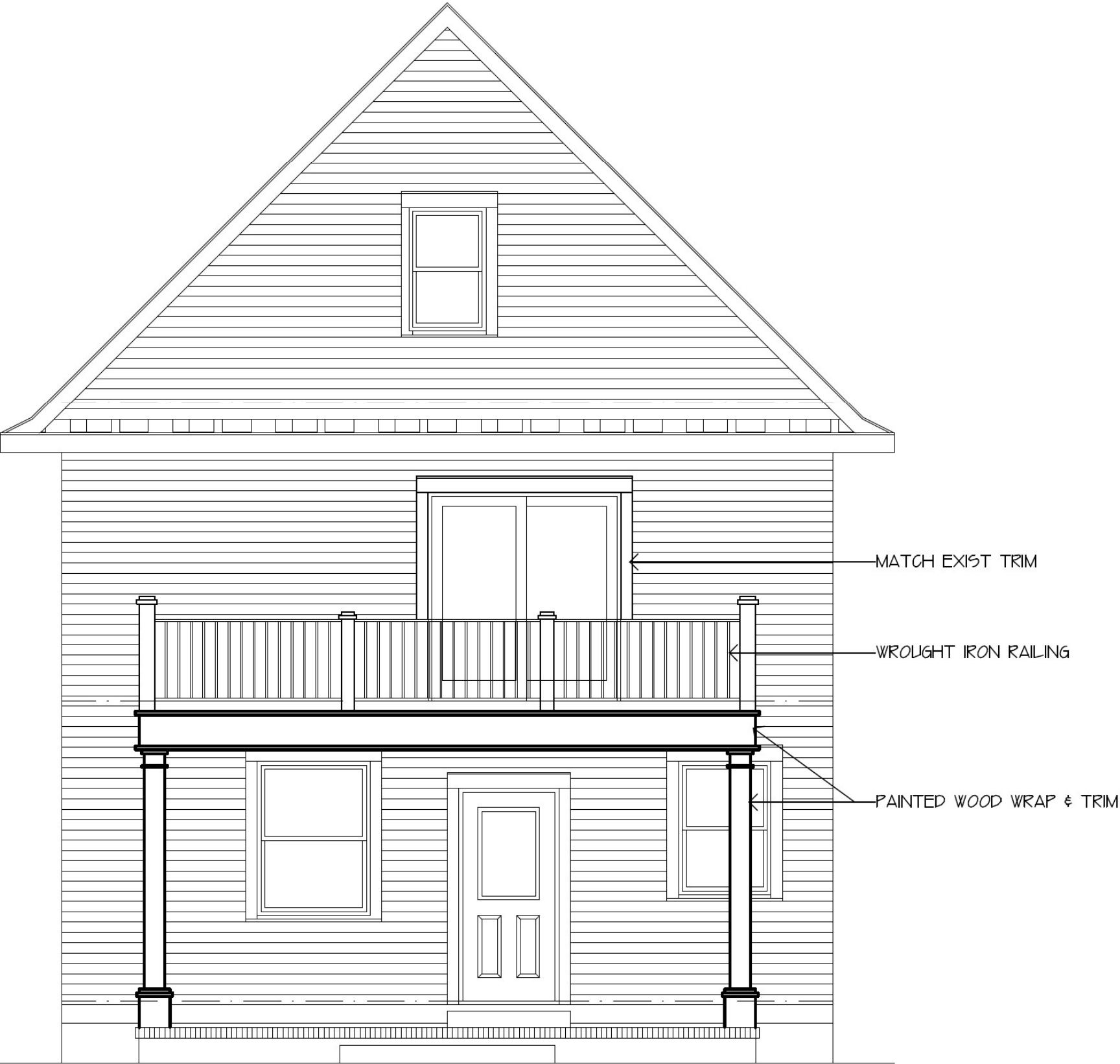
SITE PLAN
SCALE 1" = 20'-0"



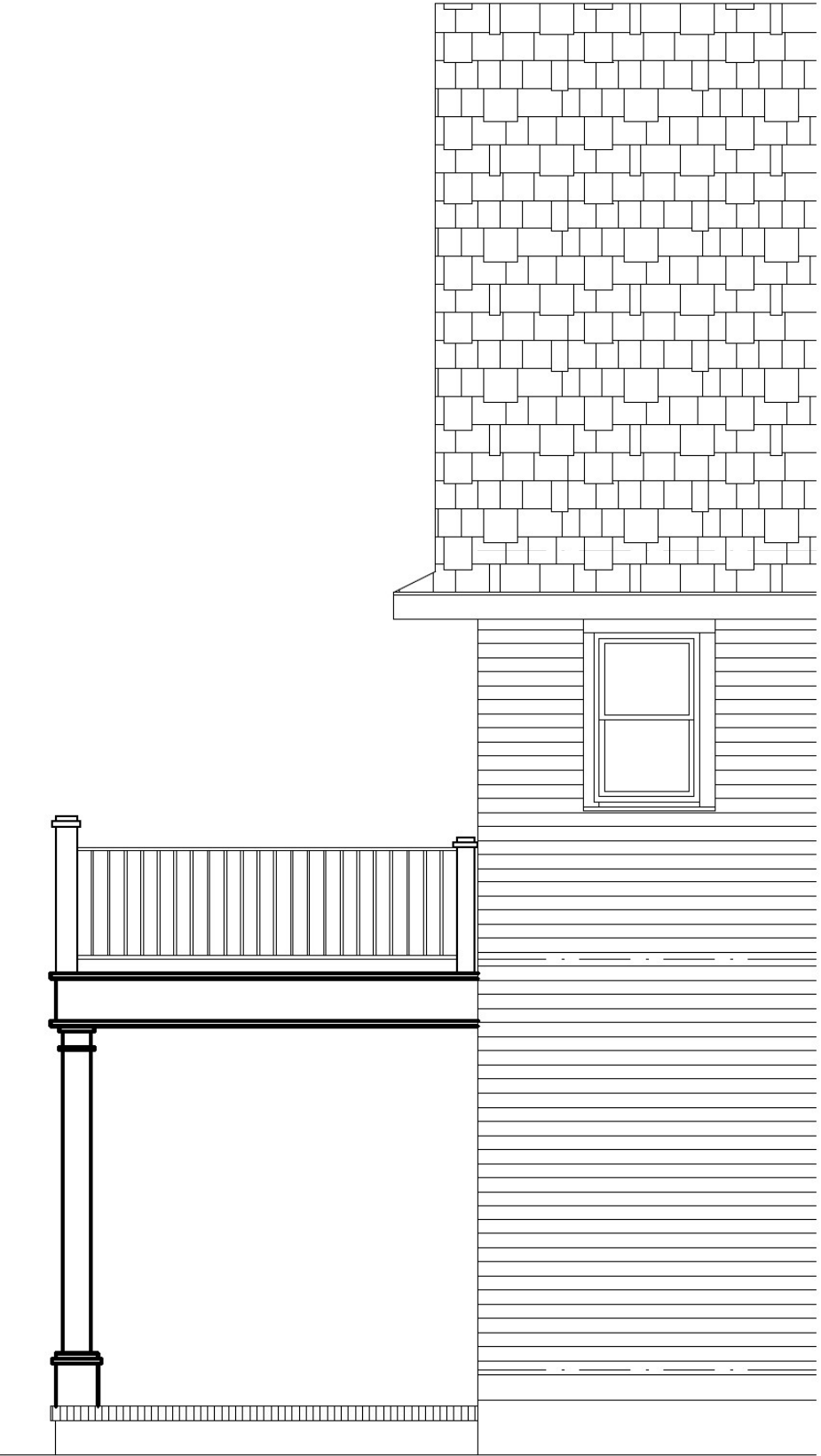
LEGAL DESCRIPTION
LOT 3, 5 2 FT OF LOT 2, BLOCK R, EDWARDS ADDITION,
COLORADO SPRINGS, COLORADO
AKA: 1424 N TEJON STREET
COLORADO SPRINGS, COLORADO 80907

ZONING: R-1 6 HP
TAX SCHEDULE NUMBER: 640636005
LOT SIZE: 9880 SF.
EXISTING HOUSE (INCLUDING PORCH): 1464 SF.
EXISTING GARAGE: 528 SF.
EXISTING POOL: 312 SF.
NEW UPPER DECK: 200 SF.
TOTAL SQUARE FTAGE: 2304 SF.
EXISTING LOT COVERAGE: 25.3%
DECK LOT COVERAGE: 2.0%
TOTAL LOT COVERAGE: 27.3%

OWNER/APPLICANT:
KEVIN & AMANDA GIGAND
1424 N TEJON STREET
COLORADO SPRINGS, CO 80907
224-402-3555



WEST ELEVATION



SOUTH ELEVATION

Proposed Deck Addition

How Project Meets Design Criteria listed in the North End Historic Preservation Overlay Zone

The proposed deck addition at 1424 N Tejon Street is designed to meet the standards outlined in the Old North End Historic Preservation Overlay Zone by adhering closely to the historic character and architectural integrity of the original home and the surrounding neighborhood (A1). The deck is placed at the rear of the home and is not visible from the public right-of-way, preserving the historic front facade and streetscape as required (A15). Its materials, finishes, and dimensions are compatible with the existing architecture and echo the traditional features of the house in size, scale, and color (B2, B3). The round support posts and simple railing design reflect porch elements that are common to the district without introducing conjectural features or inappropriate ornamentation (A13).

The sliding glass door being added to access the deck replaces an existing rear-facing window and does not alter any character-defining elements of the building (ONEN – Decks section). The deck is structurally self-supporting, minimizing any potential long-term impact on the original structure (ONEN – Decks section). All visual detailing—including railing height, color, and placement—has been selected to remain harmonious with the principal structure and its context within the neighborhood (B1, A2). This addition is consistent with guidance encouraging that new elements be clearly compatible but subtly differentiated from historic components, allowing for both the evolution and preservation of historic properties (Secretary of the Interior’s Standard 9).