

**CITY HISTORIC PRESERVATION BOARD AGENDA**  
**August 2, 2021**

**STAFF: WILLIAM GRAY**

**FILE NO:**  
**AR R 21-00451-HPB – QUASI-JUDICIAL**

**PROJECT: 1424 NORTH TEJON STREET BACKYARD SWIMMING POOL**

**OWNER: KEVIN AND AMANDA GIGIANO**

**DEVELOPER: KEVIN AND AMAND GIGIANO**

**CONSULTANT: WILBAR INTERNATIONAL**



## **PROJECT SUMMARY:**

1. Project Description: The project includes an application for a report of acceptability consisting of 9,880 square feet of land located at 1424 North Tejon Street. The project is herein referred to as "1424 N Tejon Street Backyard Swimming Pool". The report of acceptability would allow for the construction of a swimming pool in the rear yard of the lot in an R-1 6000/HP (Single-Family Residential with Historic Preservation Overlay) zone district (**see "Report of Acceptability Development Plan" attachment**). The proposed report of acceptability development plan illustrates the site layout and design of the project.
2. Applicant's Project Statement: (**see "Project Statement" attachment**)
3. Planning and Development Team's Recommendation: City Planning staff recommends approval of the application as proposed.

## **BACKGROUND:**

1. Site Address: The property associated with this project is located at 1424 North Tejon Street.
2. Existing Zoning/Land Use: The property is zoned R-1 6000/HP (Single-Family Residential with Historic Preservation Overlay) and is developed with a two (2) story, 2,222 square feet single family residence and a detached garage that is 504 square feet.
3. National Register/Contributing Structure: The residence is listed as a contributing structure in the North End Historic District based on its "gable end square, classic detailing, excellent beveled glass" architecture.
4. Concurrent Applications: There are no concurrent applications

## **STAKEHOLDER PROCESS AND INVOLVEMENT:**

The public notification process consisted of providing notice to surrounding homeowners associations and adjacent property owners within 150 feet of the site, which included the mailing of postcards to 16 property owners on one (1) occasion: prior to the Historic Preservation Board hearing. The site was also posted during the one (1) occasion noted above. The City Planning staff received one (1) public comment regarding this project. The public comment was review by email on July 20, 2021, from Andrea Barker that stated they have no objection to the project. Ms. Barker is located at 1428 North Tejon Street, which is immediately north of the subject property.

## **ANALYSIS OF REVIEW CRITERIA/ISSUES & DESIGN STANDARDS CONFORMANCE:**

1. Review Criteria / Design & Development Issues:
  - a. Application Summary
    - i. Report of Acceptability Development Plan:

The submitted Report of Acceptability for the 1424 N Tejon Backyard Swimming Pool project proposes the construction of a 300 square feet swimming pool located in the rear yard of the site between the house and the garage. The pool is an above ground pool that will placed partially below grade. The height of the pool above grade when completed will be 26 inches. The pool itself is screened by a 6 feet tall privacy fence that encloses the backyard of the property (**see "Report of Acceptability Development Plan" attachment**).

This project will not be visible from the public right-of-way and it requires a building permit from Pike Peak Regional Building Department, which triggers approval of a Report of Acceptability from the Historic Preservation Board. Planning staff finds that the project is in conformance with the purpose for approving a Report of Acceptability, as set forth in City Code Section 7.5.1605(C).

2. Conformance with Old North End Design Standards:

The project application has been evaluated for conformance with 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 Street Backyard Swimming Pool project by locating the pool in the backyard of the lot between the house and garage, selecting a semi-permanent structure and having it placed behind a 6’ tall privacy fence makes it consistent with the North End Design Standards as follows:

a. **Area Wide Standards:**

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

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

**STAFF RECOMMENDATION:**

**AR R 21-00447-HPB – Report of Acceptability**

Recommend approval to Historic Preservation Board a Report of Acceptability for the 1424 N Tejon Street Backyard Swimming Pool project, based upon the findings that the Report of Acceptability meets the review criteria for a establishing a report of acceptability, as set forth in City Code Section 7.5.1605(C).