

project location.

from South that will be replaced.

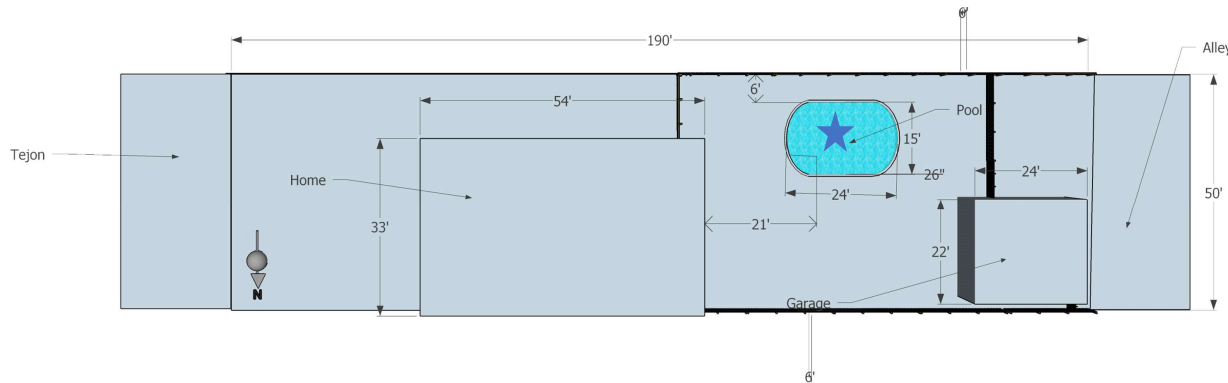
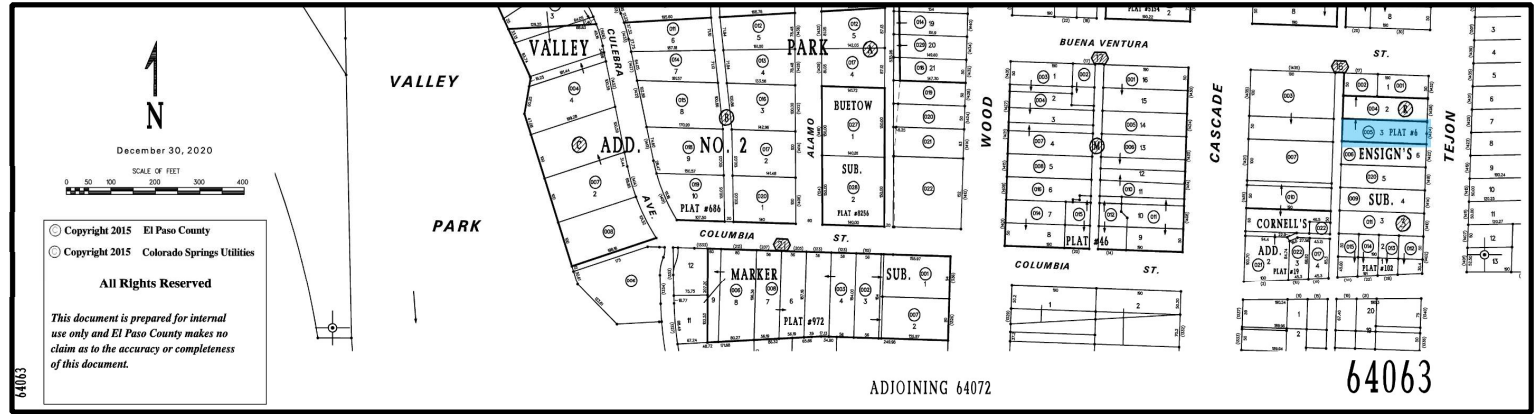
## Project Location



Project Side Yard  
location on property



Property Location in  
Old North End  
Neighborhood



Address: 1424 N Tejon St

Lot size: 9880 SF

Existing Structures SF and Heights:

**House**

4600 SF

45 feet high

3 story

**Garage**

504 SF

11.5 feet high

**Proposed Pool Addition**

(see drawings next few pages)

300

26" high

Total lot coverage: 2222 house first floor

504 garage

300 proposed pool

3026 SF / 9880 SF = 30.6 %

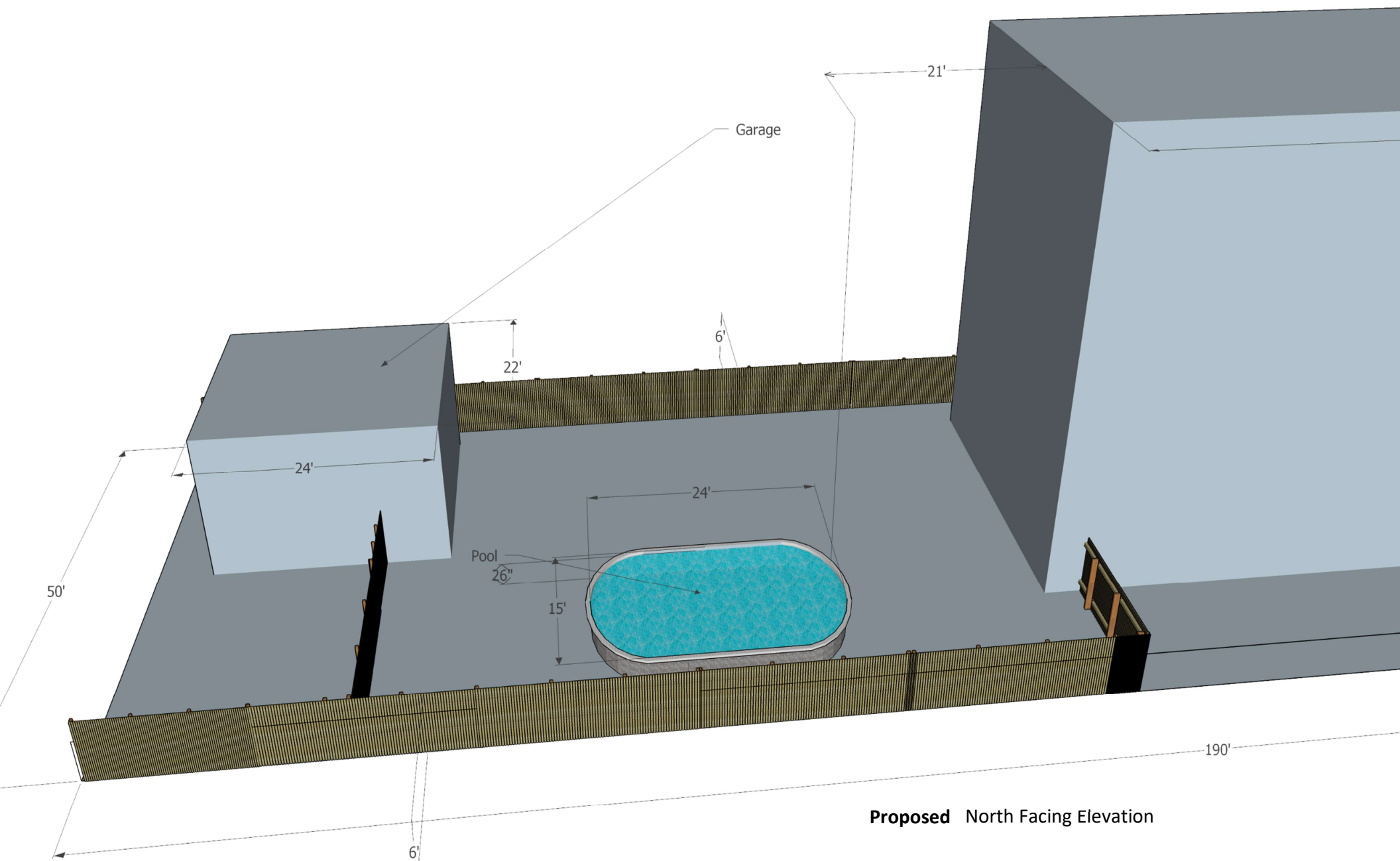
Name, address, and phone number of owner applicant

**Kevin & Amanda Gigiano**

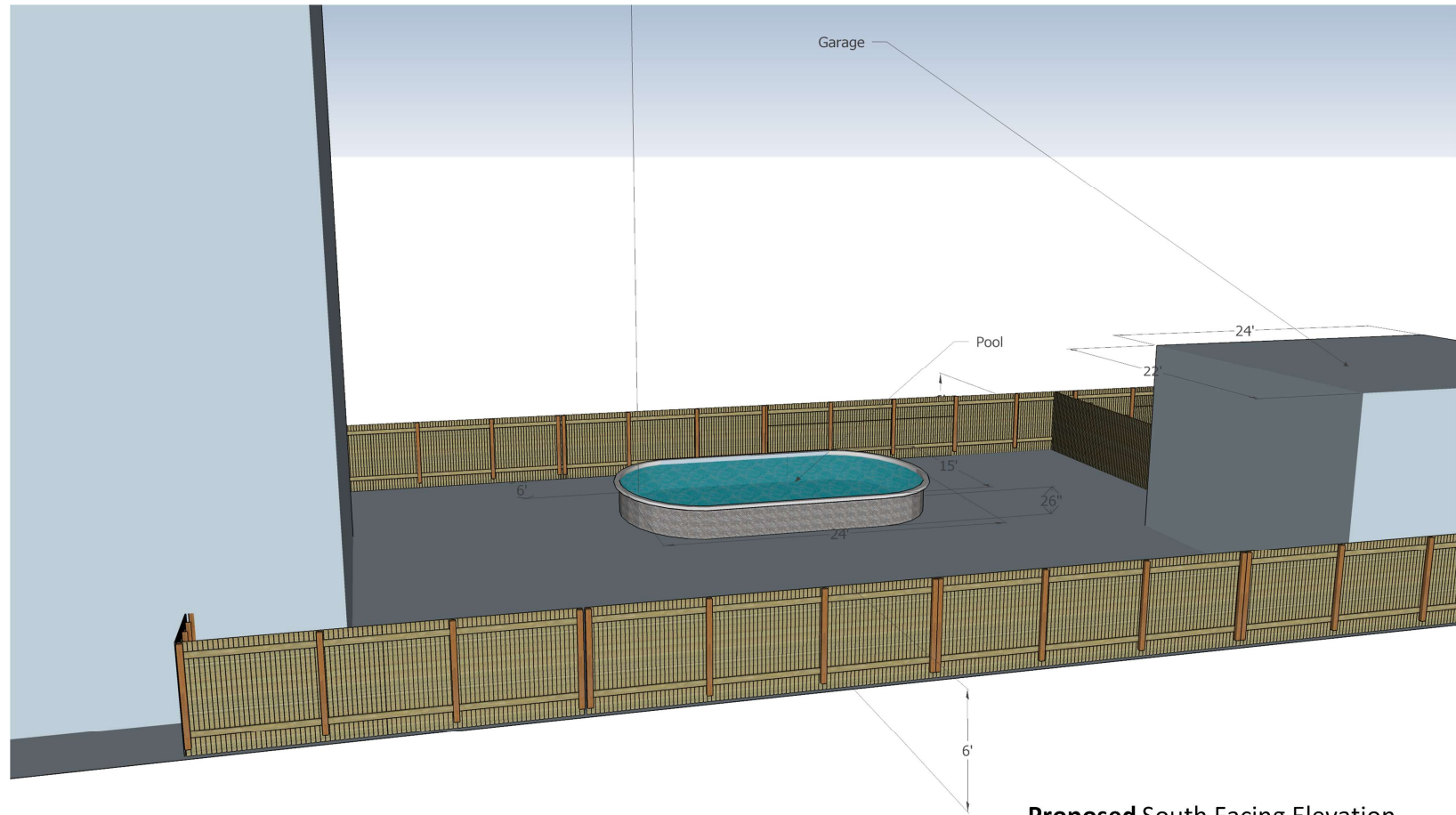
1424 N Tejon St

Colorado Springs, CO 80907

(224) 402-3515



**Proposed** North Facing Elevation



**Proposed South Facing Elevation**

## Proposed Pool Addition

*Additional pool details*

The pool will be installed with a 24" fence attached to the top of the pool for child safety reasons.

Details from manufacturer: <https://www.thepoolfactory.com/15x24-oval-premium-24-resin-fence-kit.html>

Here is what the finished fence will look like:



## Proposed Pool Addition

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

The proposed pool is a semi-permanent structure meant to enhance the enjoyment of the property. The pool will also enhance the aesthetics of the backyard which is now a defunct large slab of concrete, dirt and rock. When we originally thought about putting in a pool, we first checked with the historic district (June 2020) to see if we would need a historic permit. We were told by Gaby Serrano that as long as the pool was not visible from outside the backyard, we would only need administrative approval. We used this guidance as the impetus to move forward and spend \$15,000 for an above ground pool that can be installed with minimal impact to the property. Sadly, this guidance has changed (2021) as we went to get permits for the installation and our building plan was denied. Based on new guidance from William Gray, we are now subject to historical approval.

The property has never had a pool, so there is no historic precedence to follow. Given the scarcity of pool supplies and trying to keep costs low, there was really no way to buy a pool that “matched” the architectural design of the property and neighborhood. The pool will be installed in compliance with all existing building codes and setback requirements. In our attempt to maintain the historical nature of the property, we decided to go with an above ground pool that can be taken down easily if so desired. Design standards specifically applicable to this project include: **B15** proposed design has no impact to the existing building as it is compatible in size, scale, and appearance with the main building; **B4**, we are going to install the pool 26” below grade to ensure the pool is not visible from the street or the alley; **A8** using high quality construction, materials, and design.