

**CASTLE ROCK HISTORIC PRESERVATION BOARD RESOLUTION
NO. ____ - __**

**A RESOLUTION APPROVING A REQUEST FOR A LANDMARK
ALTERATION CERTIFICATE FOR 203 N. PERRY STREET
(SAUNDERS HOUSE)**

WHEREAS, the main structure and its additions located at 203 N. Perry Street (the “Property”) were designated as a Historic Landmark by the Town of Castle Rock by Ordinance No. 2003-6 on January 27, 2003, pursuant to Section 2.18.160 of the Castle Rock Municipal Code (“Code”); and

WHEREAS, Marc A, Lewison, Mission Capital Properties Bayside, LLC, owner of the Property (“Owner”) has made proper application for a Landmark Alteration Certificate in accordance with 15.64.140 of the Code to construct a new two-story building addition attached to the main structure and garage, replace the vinyl siding and roof on the main structure and garage, rehabilitate the fired brick chimney, east elevation planting bed, the south elevation porch, and the original wood windows and doors, as feasible, and repaint the main structure; and

WHEREAS, Section 15.64.140.A of the Code prohibits any new construction, alteration, removal or demolition of a building or other designated feature of a Historic Landmarked property without first obtaining a Landmark Alteration Certificate; and

WHEREAS, Section 15.64.140.B of the Code requires review of any such Landmark Alteration Certificate request by the Town’s Historic Preservation Board; and

WHEREAS, a public hearing on the application was held on May 4, 2022, wherein the Historic Preservation Board heard evidence from the Owner’s Representative and the public on the application.

NOW, THEREFORE BE IT RESOLVED BY THE HISTORIC PRESERVATION BOARD OF THE TOWN OF CASTLE ROCK AS FOLLOWS:

Section 1. Findings and Conclusions. Based upon the evidence introduced at the public hearing held on May 4, 2022, on the application for a Landmark Alteration Certificate for 203 N. Perry Street, the Historic Preservation Board makes the following findings and conclusions:

- A. The Property located at 203 N. Perry Street has been designated as a Historic Landmark in the Town of Castle Rock.
- B. The Owner of the Property has submitted an application for a Landmark Alteration Certificate for the purpose of constructing a new two-story building addition attached to the main structure and garage, replacing the vinyl siding and roof on the main structure and garage, rehabilitating the fired brick chimney, east elevation planting bed, the south elevation porch,

and the original wood windows and doors, as feasible, and repainting the main structure.

- C. A properly noticed public hearing was held on May 4, 6:00 p.m., wherein the Historic Preservation Board heard evidence from the Owner and the public on the application.
- D. Based on the evidence submitted at the hearing and the criteria for review set forth in Section 15.64.140C of the Code, the Historic Preservation Board finds that the proposed alteration would not result in any of the following effects:

1. The destruction or substantial impairment of the Historic integrity or the character-defining architectural features of the Landmark;

The historic integrity of the Landmark was significantly compromised with exterior changes made prior to land marking. The remaining character-defining features are some of the wood windows and doors, the building form/shape and original finishes. The owner plans to restore the wood windows, doors, corbels, and fired brick chimney. The form of the structure will remain prominent.

2. The architectural style, arrangement, texture, color and materials of the proposed Alterations are incompatible with the character of the Historic Landmark;

The subtle paint colors, asphalt shingles, roof lines and siding are compatible with the character of the historic house.

3. Proposed interior Alterations negatively impact the overall structural integrity of the Landmark so as to affect its exterior appearance;

The interior changes will not impact the overall structural integrity of the Landmark. One wood, double-hung window will be removed on the north elevation and the four-lite window on the west elevation will be obscured. Neither of these changes will compromise the structural integrity of the building.

4. The proposed Alterations change an integral part of the structure recognized at the time of Landmark designation;

It was noted at the time of land marking that the building was not architecturally significant. It was recognized as a good example of the vernacular structures built during Castle Rock's early history; no specific character-defining features were highlighted. The proposed alterations do not impose on the style and form of the home.

5. New additions or Alterations to designated Landmarks being completed in a manner that, if such change could be removed in the future, the essential form and integrity of the structure would be unimpaired;

This is correct. If the new addition were to be removed in the future the shape, footprint, roofline and integrity of the structure would be unimpaired.

6. The proposed Alterations fail to conform to the Secretary of Interior's Standards for Rehabilitation or the specific Alteration criteria imposed at the time of initial designation; and

The following are the applicable Standards of Rehabilitation:

- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristic of the building and its site and environment.

The new use as a daycare and preschool requires minimal changes to the character-defining features of the structure; specifically, the style of the home, the wood windows and doors, the porch portico and corbels.

- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Much of the historic integrity of the home was removed prior to landmarking. The remaining character-defining features of the structure identified in the 2022 Cultural Resource Survey will be retained and preserved with the alterations. The form of the historic structure will be unchanged, porch portico, existing corbels and windows will be restored, as feasible. Any windows that deteriorated to the point of needing replacement will be replaced with those that match the old design. The new addition is designed to be differentiated from the existing Landmark, but is compatible with the existing massing, size, scale and architectural features of the main structure.

- Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Removal of the vinyl siding and its replacement with James Hardie 5" board siding will more accurately represent the vernacular style of early Castle Rock. Elements from other buildings are not proposed for the historic structure. Architectural elements of the new addition sparingly incorporate some features of the historic building, not features of other buildings in the neighborhood.

- Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

There have been no alterations to this historic house that have acquired their own historic significance.

- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

The features that distinguish this property will be preserved.

- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The applicant proposes to remove the existing vinyl siding and any vinyl windows. The siding will be replaced with James Hardie 5' wide board siding. The wood windows and doors will be restored to the degree possible, or will be replaced to match the original feature.

- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The new addition is compatible with the existing architecture, although the addition is a few inches taller than the main structure. The new construction will be differentiated from the old through color, wider siding and shingled gable fronts. The sizing, scale, and mass of the new addition is comparable to the historic structure, and the existing garage.

- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be impaired.

The essential form and integrity of the historic property will be maintained.

7. Any such additional criteria or policy design related guidelines adopted by the Board to aid in the review of Alteration Certificate applications. Such criteria and policies shall be written and made available to all Alteration Certificate applicants and the general public.

Additional guidelines include 'Castle Rock Style', 'Castle Rock Design Standards', and the 'Historic Preservation Plan.' The application adheres to those guidelines since the alterations are the same architectural style and new materials match existing.

- A. **Castle Rock Style Standards** – These standards state that new construction should be compatible to the height of existing buildings, roof pitch should be consistent with the neighborhood, and building materials should resemble the traditional materials, if possible.

The new addition design includes a gabled roof, lap-siding, covered porches

with turned spindle posts and minimal ornamentation. The height of the addition is compatible with the Landmark and the deep front setback is consistent with the that of the historic building, providing a spacious front yard.

- B. Castle Rock Design Standards, Chapter 5, Section III** – These standards include guidelines for building on historic properties within the Downtown area. New development should match the traditionally small scale of the existing buildings within the neighborhood. Materials should be compatible with those found in existing buildings. Roof forms and pitches should also be similar to provide visual continuity. Front porches are encouraged along with earth-toned building colors. Alleys should continue to provide access to parking garages and keep their informal character.

The new addition, as well as the alterations to the historic structure, maintain the traditional small scale of existing buildings in the neighborhood. The materials, roof forms and earth-tone paint colors are consistent with the neighborhood and the period of significance. The adjacent alley will continue to provide access to the driveway and former garage. The existing porches will be retained and will function as typical outdoor seating areas. The porch on the new addition will be an additional shaded, outdoor space that looks over a front yard that will provide a play area for the toddlers.

- C. F.R.E.S.H. Standards in the Castle Rock Historic Preservation Plan** – The basic components of proper contextual infill design, developed by the Colorado Historical Society, focuses on Footprint, Roof, Envelope, Skin and Holes.

The “footprint” of the proposed addition will have a minimal impact to the surrounding neighborhood, as it is setback substantially from the existing rights-of-way. The form and pitch of the proposed gabled “roofs” of the new addition are consistent with the residential style buildings remaining in the Downtown. The building envelope of the addition is similar in size and scale of the main structure and those in the vicinity. The proposed “skin” will be James Hardee board siding with minimal ornamentation designed to complement, but not overwhelm the historic home. Lastly, the windows and doors, or the “holes,” are meant to mimic patterns found on the Landmark and nearby structures.

Section 2. Approval. Based on the criteria set forth in Section 15.64.140.C of the Castle Rock Municipal Code, the evidence provided at the public hearing and the written findings and conclusions set forth in Section 1 above, the Historic Preservation Board hereby approves the application for a Landmark Alteration Certificate for 203 N. Perry Street in accordance with the application.

PASSED, APPROVED AND ADOPTED this 4th day of May, 2022, by the Historic Preservation Board of the Town of Castle Rock, Colorado, on first and final reading by a vote of _____ for and _____ against.

ATTEST:

TOWN OF CASTLE ROCK

Sandra Aguilar, Recording Secretary

Chair

Approved as to form:

Approved as to content:

Tara Vargish, Director Development
Services Department