

AGENDA MEMORANDUM

To: Historic Preservation Board

From: Brad Boland, AICP Long Range Project Manager
Development Services

Title: Design Review: 7 N. Lewis Street (Triplett House)

Lots 7 & 8, Block 20, Craig & Gould's Addition to Castle Rock
County of Douglas, State of Colorado

Project #HIS22-0003

Executive Summary

The property owners of 7 N. Lewis Street, Kevin and Melanie Vezzani, have submitted an application for design changes to their property. They would like to make changes to the 1897 structure, remove an existing addition and garage, and build a new addition. The residential property is located at the northwest corner of South and N. Lewis Streets (**Attachment A**).



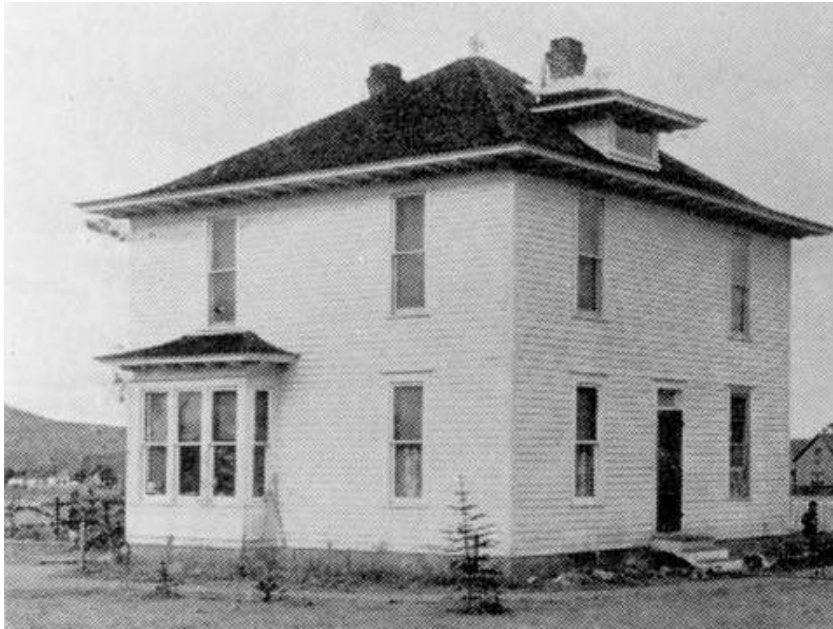
Vicinity Map

Background

History of the Property

The foursquare home located at 7 North Lewis Street was constructed in about 1897 by George and Hattie Triplett, and they owned it until 1906. A small addition was added behind the original house in the 1920's when plumbing became available, and the owners wanted to add a bathroom to the house. The garage was constructed sometime after 1949 as a detached structure, and the rear addition was built between the two in

1977, connecting the garage to the house. A detached garage facing South Street was constructed in 2004.



George Triplett was a rancher, grocer and telegraph operator and also had a very distinguished public career, serving as Clerk and Recorder, County Treasurer, County Commissioner and Castle Rock Mayor. He also served on the District School Board.

Historic Photo, Facing Northwest

The applicants have owned the property since 2007, and the property is not landmarked.



2018 View of 1949 Garage (to be removed)



2018 View of Front Façade (1897)

History of Past Town Council, Boards & Commissions, or Other Discussions

Historic Preservation Board – May 7, 2003

The Historic Preservation Board approved a design review request for a new detached garage to be constructed on the alley facing South Street (built in 2004).

Historic Preservation Board – May 12, 2004

The Historic Preservation Board approved a demolition request for the garage attached to the addition on the back of the house (never demolished).

Historic Preservation Board – June 2, 2004

The Historic Preservation Board approved a design review request for a new carriage house to be constructed in the alley where the attached garage is currently located (never constructed).

Board of Adjustment – November 5, 2015

The Board of Adjustment approved a rear setback variance for a proposed addition, which would allow maintenance of the existing nonconforming setback of 17' 6". The property is zoned R-2, which requires a 25' rear setback (variance approved).

Historic Preservation Board – September 2, 2015

The Historic Preservation Board approved a design review request to remove the existing addition and garage and replace them with a new addition (never constructed).

Historic Preservation Board – November 7, 2018

The Historic Preservation Board approved a design review request to remove the existing addition and garage and replace them with a new addition (never constructed).

Board of Adjustment – October 6, 2022

The 2015 Board of Adjustment approval had expired. The Board of Adjustment reapproved the rear setback variance for the proposed addition which would allow maintenance of the existing nonconforming setback of 17' 6".

Discussion

Proposed Project

The applicants are proposing to demolish the 1949 garage, located on the rear/west side of the property. They would replace the demolished garage with a new, 1.5-story addition with a gabled roof and copula.

The proposal also includes a small addition to the south west corner of the 1897 home. Additional changes to the 1897 home include the front façade windows to better match the historic, original windows of the home



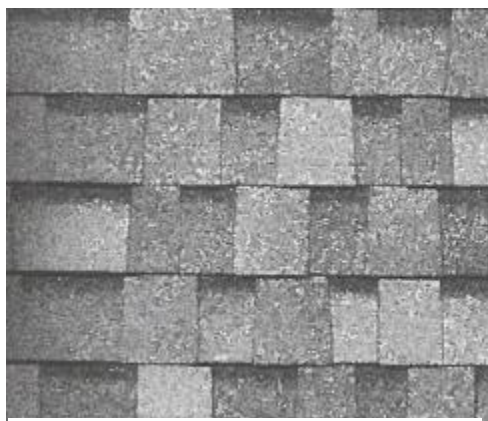
Proposed East Façade

Proposed Materials

The applicants are proposing Sierra Gray roof shingles similar to the existing roof color. The historic portion of the house would be refurbished and restored lap siding, where possible, with the addition being lap board siding. The windows would be Marvin Ultimate Double-Hung Next Generation, clad wood with extruded aluminum exterior in white. **(Attachment D)**.



Proposed Siding



Proposed Shingles

Public Outreach and Notification

Neighborhood Meetings

A neighborhood meeting was held on November 28, 2022. There were no comments from the general public at the meeting.

Public Notice

Public hearing notice signs were posted on the property on November 22. Written notice letters were sent to property owners within 500 feet of the property, at least 15 days prior to the public hearings.

Town staff published notice of the Historic Preservation Board public hearing on the Town's website and provided information about the proposal on the Town's *Development Activity* interactive map.

Analysis

The property is located within the Craig & Gould neighborhood, as depicted in the Town of Castle Rock Municipal Code (CRMC), Section 15.64.020, Figure 1. The following staff analysis is based on the representations made in the application and attachments submitted to date and the review criteria found in the CRMC Section 15.64.200 Approval for new construction and alterations to non-Landmarked properties, Craig and Gould neighborhood.

New Construction and Alterations to Non-Landmarked Properties, Craig and Gould Neighborhood Review and Approval Criteria and Analysis 15.64.200.C

A. Castle Rock Style Standards

Analysis: 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 one and a half story design includes a gabled roof with copula, board and batten siding, and minimal ornamentation. These design features meet these criteria.

B. Castle Rock Design Standards

Analysis: Chapter 5, Section III of these standards include guidelines for building within the Craig & Gould's historic residential district. The proposed addition matches the traditionally small scale of the existing buildings within the neighborhood. Materials are compatible with those found in existing buildings. Roof forms and pitches are also similar to providing visual continuity.

C. F.R.E.S.H. Standards in Castle Rock Historic Preservation Plan

Analysis: The "footprint" of the proposed addition will have a minimal impact to the surrounding neighborhood as it located at the same general location as the existing garage and is compatible in size. The size and scale of the proposed gabled "roof"

blends with the homes within Craig and Gould's. The proposed additions create a similar building "envelope" to those of other existing properties in the vicinity. The proposed "skin" will be lap/board and batten siding with minimal ornamentation designed to be reminiscent of the other homes in the area. Lastly, the windows and doors, or the "holes", are similar to the patterns found in nearby structures.

D. The Secretary of Interior's Standards for Rehabilitation

Analysis: The property is not landmarked. No elements from other buildings will be added to the existing structure. The new construction will be compatible with the existing in relation to massing, size, scale and architectural features to the 1897 structure and with surrounding properties. The additions are differentiated from the existing building by way of the location and connection by the 1977 addition and the architectural features such as the roof type.

Findings

Section 15.64.200E (2) of the Town's Municipal Code authorizes the Historic Preservation Board to review proposed new construction and alterations in the Craig and Gould neighborhood and to approve, approve with conditions or deny the proposed new construction and/or alterations. Town staff has reviewed this application and finds that the proposal:

- Is supported by the goals and objectives of the 2030 Comprehensive Master Plan and Vision; and
- Is consistent with the goals of the Town's Historic Preservation Plan, Castle Rock Style and Castle Rock Design; and
- Complies with the review approval criteria for new construction in the Craig and Gould neighborhood.

Staff Recommendation

Based on the analysis and findings outlined in this report, staff recommends approval of this design request.

Motion Options

Option 1: Approval

I move to approve this design review request for Lots 7 & 8, Block 20, Craig & Gould's Addition to Castle Rock.

Option 2: Approval with Conditions

I move to approve this design review request for Lots 7 & 8, Block 20, Craig & Gould's Addition to Castle Rock with the following conditions: (list conditions)

Option 3: Disapproval

I move to disapprove or deny this design review request for Lots 7 & 8, Block 20, Craig & Gould's Addition to Castle Rock, based on the following findings: (list reasons for denial)

Option 4: Continue item to next hearing (need more information to make decision)

I move to continue this item to the next regular Historic Preservation Board meeting on January 4, 2023.

Attachments

Attachment A: Vicinity Map
Attachment B: Site Plan
Attachment C: Proposed Elevations
Attachment D: Proposed Materials
Attachment E: Resident Input