



Meeting Date: December 1, 2021

AGENDA MEMORANDUM

To: Historic Preservation Board Members

From: Julie Kirkpatrick, PLA, ASLA, Long Range Project Manager
Development Services

Title: **399 N. Gilbert Street New Construction Design Review**
Lot 10A, Craig & Gould's Addition to Castle Rock, 13th Amendment,
County of Douglas, State of Colorado
[Davey Daycare Sunroom] – CONTINUED FROM OCT. 6 MEETING

Executive Summary

Any new construction of a non-landmarked property within the Craig & Gould's neighborhood requires design review and approval from the Historic Preservation Board. As the owner of 399 N. Gilbert Street (**Attachment A**), Leah Davey is proposing to build an approximately 400 square-foot sunroom on the rear of the daycare building, adjacent to the parking lot (**Attachment B**).



Background

Existing Conditions and Surrounding Uses

The existing building was built in 1965 and is not locally landmarked. The one-story daycare measures approximately 3,290 square-feet on the 0.360-acre (15,682 square-foot) lot. The applicant has owned the home since 2017.

Surrounded mostly by single-family detached homes, the property is on the southwest corner of N. Gilbert and Fourth Streets (**Attachment A**). Gilbert Street serves at the boundary for the Craig & Gould's historic neighborhood.

Zoning Regulations

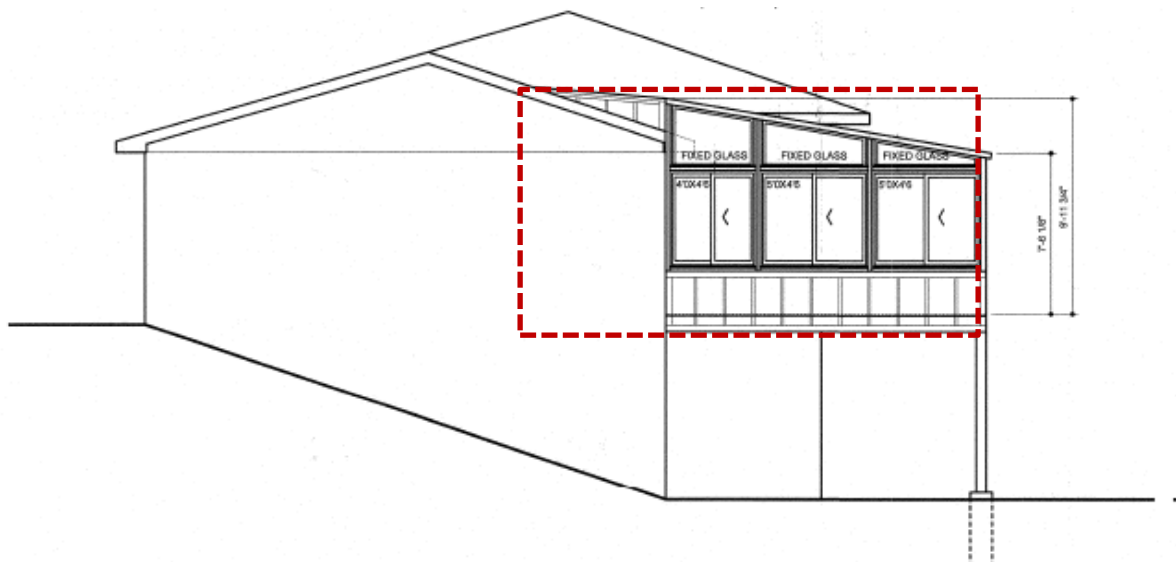
Zoned R-2, Single-Family and Duplex Residence District, the zoning allows a daycare center as a Use By Special Review, which Town Council approved in April 2018. The proposed sunroom complies with the zoning's development standards, including setbacks.

Discussion

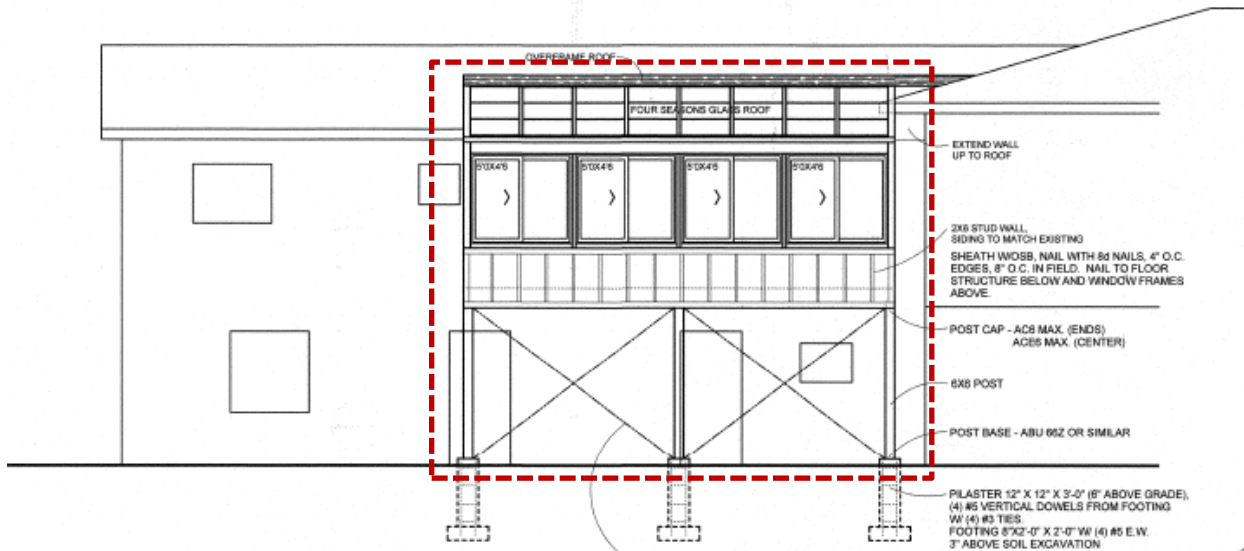
Proposed Sunroom

The proposed sunroom measures approximately 14'-9" by 21'-2", or approximately 400 square-feet (**Attachment B**). The sunroom would serve as additional play area for small children. Since the rear elevation of the building is similar to a residential "walk-out" due to the site's grade change, the addition would be built on posts so that it would align with the main floor. The sunroom would include glass, including a four seasons glass roof and a four seasons window wall system. Because the proposed sunroom will be an addition onto the rear of the building, the main building façade from N. Gilbert Street will not change. The sunroom posts will not impede the existing parking lot.

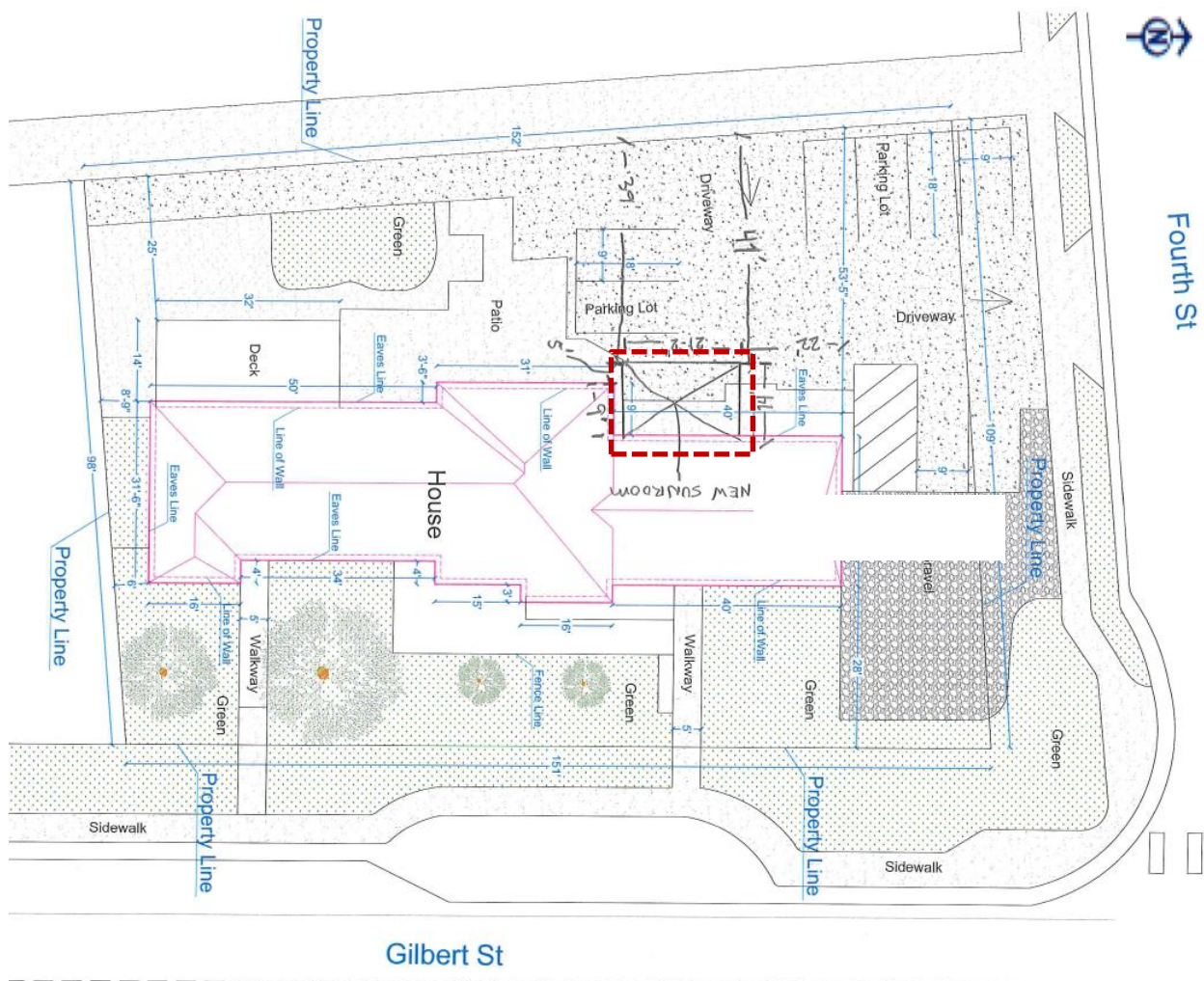
Below is the proposed sunroom elevation facing Fourth Street, sunroom highlighted.



Below is the proposed elevation facing the alley.



Below is the proposed site plan with the sunroom highlighted in red.



Proposed Materials

The proposed sunroom will have four seasons glass with minimally visible framing and supports. A small amount of roofing will match the existing roof and a small wall at the base of the windows will include board and batten siding to match the existing siding.

Notification and Outreach

Public Notice

Public hearing notice signs were posted on the property on November 16, 2021. 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.

Neighborhood Meetings

Due to minimal public attendance at the first neighborhood meeting, the applicant was only required to hold two meetings rather than three. The neighborhood meetings were scheduled and noticed for May 6, 2021, and September 27, 2021. Both neighborhood meetings were to be held via a virtual format. The applicant was not able to host the September 27, 2021, neighborhood meeting. Therefore, it did not occur and was rescheduled to November 18, 2021. **Attachment C** includes the neighborhood meeting summary.

Analysis

This independent staff analysis takes into account the representations made in the application and attachments submitted to date.

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.

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. 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.

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

Analysis: The “footprint” of the 400 square-foot sunroom will have a minimal impact to existing building and the surrounding neighborhood. The size and scale of the proposed sunroom “roof” matches the roof’s pitch, color, and material of the existing building. The proposed sunroom also negligibly affects the building “envelope,” especially since it will be on the rear of the existing building. The proposed addition’s “skin” will be windows. Lastly, the windows, or the “holes,” will match the architectural style of those existing on the building.

D. The Secretary of Interior’s Standards for Rehabilitation

Analysis: The property’s use as a daycare will continue. No elements from other buildings will be added. The new construction will be compatible with the existing massing, size, scale and architectural features of the properties along N. Gilbert Street. Additionally, the property is on the eastern-most edge of the neighborhood.

Budget Impact

Development of the property will generate review fees.

Findings

All staff review comments have been addressed. Staff finds that the proposed addition addresses the following:

- Generally, conforms with the objectives of the Town Vision and the Comprehensive Master Plan.
- Generally, conforms with the goals of the Town’s Historic Preservation Plan, Castle Rock Style, and Castle Rock Design.
- Meets the review and approval criteria for the Municipal Code, Chapter 15.64.

Recommendation

Staff believes this new construction design meets the goals of the Town’s Vision and Master Plan and Historic Preservation Plan. Therefore, staff recommends approval of this new construction design application.

Proposed Motion

Option 1: Approval

“I move to approve the design of the sunroom at 399 N. Gilbert St., as presented.”

Option 2: Approval with Conditions

“I move to approve the design of the sunroom at 399 N. Gilbert St., with the following conditions:” (list conditions)

Option 3: Denial

"I move to deny the design of the sunroom at 399 N. Gilbert St., 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 5, 2022."

Attachments

Attachment A: Vicinity Map

Attachment B: Proposed Plan and Elevations

Attachment C: Neighborhood Meeting Summary

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