

AGENDA MEMORANDUM

To: Historic Preservation Board

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

Title: Resolution No. HP 2018-01: A Resolution Approving a Request for a
Landmark Alteration Certificate for 418 North Lewis Street
(Hunter House)

Lots 1-3, Block 9, Craig & Gould's Addition to Castle Rock
County of Douglas, State of Colorado

Project #HIS18-0001

Executive Summary

Approval of this landmark alteration (**Attachment B**) would authorize the proposed renovation of the historic home and carriage house located on the Hunter House property. Located at 418 N. Lewis Street, this site is on the southeast corner of Fifth and Lewis Streets in the



Craig and Gould neighborhood (**Attachment A**). The property is surrounded by several other single family homes and Christ Episcopal Church to the southwest. The applicants, George Usleber and Robin Winokur, are requesting approval of the proposed alterations, and staff recommends approval of this request.

Notification and Outreach Efforts

Section 15.64.200E(1) of the Town's Municipal Code requires that signs be posted on the property for at least ten days prior to a public hearing for a landmark alteration request. The following public notice was given for this application.

- The project is included on the Development Activity Map on the Town's website.
- Notice of the public hearing was posted on the Town's website.
- Public hearing signs were posted on the site facing Fifth and North Lewis Streets.

In the interest of timing, the applicants chose not to hold a neighborhood meeting prior to submittal of their application for this project.

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

Landmark designation
Fireplace grant

Town Council
HP Board

October 28, 2002
November 4, 2010

Discussion

History of the Property

The Douglas County Assessor believes the house was being built in 1917 by Lida L. Hunter. In 1931, Justin Van Lopik (or Lopek) purchased the property. Mr. Lopek operated a drug store on the 300 block of Wilcox Street and served as the Mayor of Castle Rock from 1940 to 1946. In 1955, Edward Christensen, who was an employee of Mr. Lopek's, bought the property and later operated the drug store.



Historic Photo of Property, View from N. Lewis Street Looking Northeast
(date unknown)

Platted as part of the Craig & Gould's Addition to Castle Rock subdivision, the property includes three lots, specifically lots 1, 2, and 3 within block 9. In addition to the classic cottage style main house, the property also includes a carriage house and several large Cottonwood and Douglas Fir trees that were planted as part of the Town-sponsored shade tree program of the late 1890's. The house is approximately 1,300 square feet and includes wood siding, a hipped roof, and a full front porch. The 400 square foot carriage house sits on the rear of the property adjacent to the alley and contributes to the historic significance of the site.

The local landmark designation includes the main house, carriage house, and several large Cottonwood, Douglas Fir, and Juniper trees.



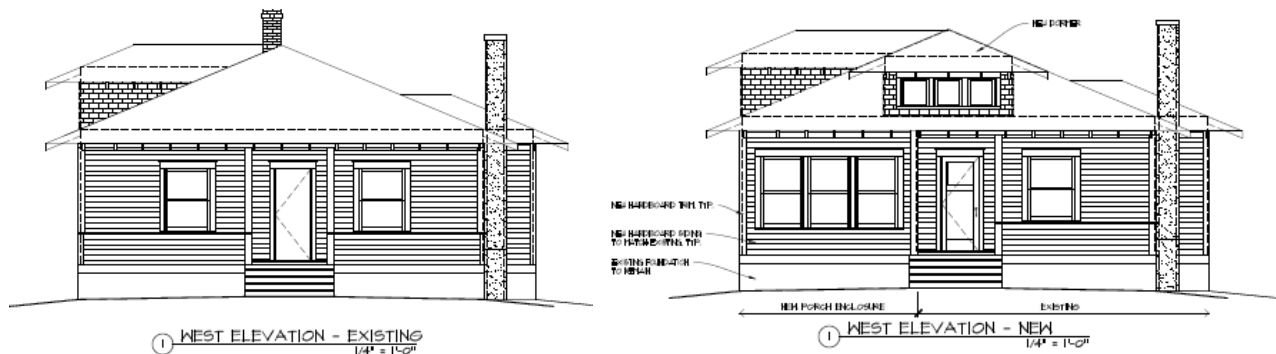
Aerial / Pictometry View, Project Site Outlined in Red
(2017)

Proposed Alterations

The applicants are proposing several alterations to the property, which include a 607 square foot addition off the rear of the existing 1,241 square foot main structure, enclosing 98 square feet of the porch for a bedroom, a new dormer to the front façade, renovating the detached 432 square foot carriage house/garage into a guest house, adding a picket fence around a portion of the front yard, new siding and paint to the main house, and adding new windows. Interior changes include a new kitchen, guest bedroom and bath, and a utility mud/room. The existing Classic Cottage style architecture of the main house would be retained with any changes.

The largest alteration includes a 607 square foot addition off the rear of the existing main structure, towards the alley (**Attachment C**). This addition would include a master bedroom suite, covered patio, and mud room. Because this addition can barely be seen from Lewis Street or 5th Street, it would have little effect on the historical façade.

The applicants are also proposing alterations to the front façade by enclosing 98 square feet of the porch for a bedroom and adding a new dormer. A comparison below of the existing (left) and new (right) front elevations shows the proposed changes.



Proposed View of Front Elevation from N. Lewis Street



With the partial porch enclosure, the one existing window to the left (north) of the door would be changed to three windows. The dormer would be built with new shake siding to match the existing dormer on the north side of the house. A new front door, Simpson #6801 fir as shown to the left, would also enhance the façade.

The alterations would also include replacing all existing windows with either Anderson 100 Series Composite or Pella Aluminum Clad Wood Window with historic sash, removing and replacing all siding and window trim to match the existing (specifically smooth hardboard, 5" exposure siding, 4" jambs, and 6" window heads with header cap and 2" sills), and painting the exterior of the house alabaster (white) and using black window trim, similar to as the house was painted

historically. Any new roofing would match the existing in color and style. The applicant would also add 1/2" round gutters at all eaves per building code.

Since Town Council recently approved the Accessory Dwelling Unit ordinance, the property owners may renovate the existing carriage house/detached garage into a guest house with a full bath and kitchenette. The existing garage doors would be replaced with new aluminum clad French doors and hardboard trim. The west and south elevations would include new windows (**Attachment C**). Below shows existing facades of the carriage house / garage to the left compared to proposed guest house on the right.



Changes to the property also include adding a picket fence around a portion of the front yard that replicates a portion of the fence found on the property, as shown to the right.



Review and Approval Criteria

Criteria for Review

Section 15.64.140C of the Town's Municipal Code states that the applicant shall be required to demonstrate 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 major change to the character includes the enclosure of the front porch, adding three windows instead of similar to the existing one window, and adding a dormer. The proposed alterations are compatible in architectural style and match existing features, such as the existing dormer on the north side of the house.

2. The architectural style, arrangement, texture, color and materials of the proposed alterations being incompatible with the character of the historic landmark;

The proposed alterations are compatible with the existing Classic Cottage style of the structure. The applicant also proposes to change the paint color and window trim color to resemble the historic house paint colors.

3. Proposed interior alterations negatively impacting the overall structural integrity of the landmark designation;

The interior renovations would not negatively impact the overall structural integrity of the main house or the carriage house/detached garage.

4. The proposed alterations changing an integral part of the structure recognized at the time of landmark designation;

At the time of landmark designation in 2002, the 1917 main house's Classic Cottage styled architecture was noted as a good example of the architectural style found throughout the Craig and Gould historic neighborhood. Also, the property was in good repair and still contained original windows and wood siding. Since the time of landmark designation, portions of the house have unfortunately gone into disrepair. The proposed alterations maintain the Classic Cottage style.

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 impaired; and

The proposed additions would not compromise the essential form and integrity of the structure.

6. The proposed alterations failing to conform to the Secretary of Interior's Standards for Rehabilitation or the specific alteration criteria imposed at the time of initial designation.

The following are the applicable Secretary's 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 property will continue to be used as a residence. The carriage house/detached garage will be used as a future guest house, which would require minimal exterior changes.

- 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.

The historic character would not change with the alterations.

- 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.

Elements from other buildings are not proposed. The new additions are of the same architectural style.

- 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 building 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.

Wherever possible, the features that characterize the Classic Cottage architecture have been 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 replace the windows with a Pella product meant to replicate the look of historic windows.

- 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 additions are compatible with the existing architecture.

- 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' and the 'Historic Preservation Plan.' The application adheres to those guidelines since the alterations are the same architectural style and new materials match existing.

Imposition of Time Limit on Building Permits

Section 15.64.140D(2) of the Town's Municipal Code states that the Board may impose a time limit for the applicant to apply for a building permit on landmark alteration certificates. Staff believes that the intent of this provision is to prevent long delays between the approval of alterations and actual improvements. The applicant plans to make the alterations to the main house as soon as is practical after all of the approvals have been granted, so staff does not believe that a time limit is warranted in this case. The carriage house/garage alterations would occur later. However, if the Board wishes to impose a time limit, this condition should be added to the motion to approve, along with any other conditions that might be imposed (**Motion Option 2**).

Findings

Section 15.64.140D(2) of the Town's Municipal Code authorizes the Historic Preservation Board to adopt written findings and conclusions to approve, approve with conditions or disapprove applications for landmark alteration certificates. 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 landmark alteration certificates.

Staff Recommendation

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

Motion Options

Option 1: Approval

I move to approve this resolution, as introduced by title.

Option 2: Approval with Conditions

I move to approve this resolution, as introduced by title, with the following conditions:
(list conditions)

Option 3: Disapproval

I move to disapprove or deny this resolution, as introduced by title, 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 August 1, 2018.

Attachments

Attachment A: Vicinity Map

Attachment B: Resolution

Attachment C: Elevation Drawings