

RESOLUTION NO. HP 2018-01

**A RESOLUTION APPROVING A REQUEST FOR A LANDMARK
ALTERATION CERTIFICATE FOR 418 NORTH LEWIS STREET
(HUNTER HOUSE)**

WHEREAS, the main structure, carriage, and several large Cottonwood, Douglas Fir, and Juniper trees located at 418 North Lewis Street (the “Property”) were designated as a Historic Landmark by the Town of Castle Rock by Ordinance No. 2002-44 on October 28, 2002 pursuant to Section 2.18.160 of the Castle Rock Municipal Code (“Code”); and

WHEREAS, George Usleber and Robin Winokur, owners of the Property (collective, “Owners”) submitted an application for a Landmark Alteration Certificate in accordance with 15.64.140 of the Code to add a front bedroom that would replace part of the existing porch, add an addition off the rear of the house, and renovate the carriage house/garage into an accessory dwelling unit; 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 July 18, 2018, wherein the Historic Preservation Board heard evidence from the Owner 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 July 18, 2018 on the application for a Landmark Alteration Certificate for 418 North Lewis Street, the Historic Preservation Board makes the following findings and conclusions:

- A. The Property located at 418 North Lewis Street has been designated as a Historic Landmark in the Town of Castle Rock.
- B. The Owners of the Property have submitted an application for a Landmark Alteration Certificate for the purpose of adding a front bedroom that would replace part of the existing porch, adding an addition off the rear of the house, and renovating the carriage house/garage into an accessory dwelling unit.
- C. A properly noticed public hearing was held on July 18, 2018 at 6:00 p.m., wherein the Historic Preservation Board heard evidence from the Owners 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 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 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.

There was no specific alteration criteria imposed at the time of the initial designation.

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 418 North Lewis Street.

PASSED, APPROVED AND ADOPTED this 18th day of July, 2018, 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

Julie Parker, Recording Secretary

Chair

Approved as to form:

Approved as to content:

Robert J. Slentz, Town Attorney

Bill Detweiler, Director
Development Services Department