

AGENDA MEMORANDUM

To: Historic Preservation Board

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

Title: Design Review: 306 N. Lewis Street, covered deck

Lot 5, Block 10, Craig & Gould's Addition to Castle Rock
County of Douglas, State of Colorado

Project #HIS18-0003

Executive Summary

Becky Jorenby is proposing the new construction of a covered deck to the front of her home, located at 306 N. Lewis Street. The property is located on the east side of N. Lewis Street just north of Third Street, also known as Lot 5, Block 10, Craig and Gould's Addition and consists of 0.161 acres (**Attachment A**).

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 design review 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.

Due to time constraints, the applicant did not hold a neighborhood meeting.



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

On August 16, 2018, the applicant received a variance to allow the proposed covered deck to encroach the front setback on the condition that the Historic Preservation Board approves the design of the covered deck.

Discussion

Existing Conditions



The existing residence was built in 1952 and is not locally landmarked. The one-story ranch home measures approximately 900 square feet on the 0.161 acre lot. The property also includes a detached garage, adjacent to the rear alley, which was built in 2016. The applicant has owned the home since 2014.

Proposed Covered Deck



The proposal includes a new covered deck on the front of the existing home (**Attachment B**). The Trex deck would measure 10 feet by 28 feet, as depicted above, and would include steps, railing and a roof. The existing steps to the house would be removed.

Proposed Materials

The Trex decking would be the color "Island Mist," shown to the right. However, the railing, spindles, posts, and fascia would be painted to match the color of the existing house. The railing would be made with 2 x 6 top cap with 1 x 2 ½ spindles, and the support posts would be 6 x 6. The 30 year GAF Timberline roofing would be slate colored, to match the existing roof.



Review and Approval Criteria

Criteria for Review

The Town's **Historic Preservation Plan** identifies the following residential character elements that should be preserved and provided in the Craig and Gould neighborhood: front porches, simple designs, and local materials (wood and stone). Staff believes this proposal is in keeping with these goals and that it meets the following criteria, as outlined in **Section 15.64.200C** of the Town's Municipal Code.

Castle Rock Style

- Maintain front yard and deep setbacks of houses.
- Ensure that new construction is compatible to the height of existing buildings in the neighborhood.
- Roof forms for new construction should be consistent with the neighborhood.
- Walls for new construction should employ building materials that resemble traditional wooden clapboards.
- Include a porch in designing a new home.
- Use discretion with colors used in contrast painting.

Castle Rock Design

- New construction should be designed in such a way that it retains and enhances the street frontage, and a sense of open space should be preserved.
- Encourage infill that is compatible with existing design elements in the neighborhood.
- Retain scale and content of historical architecture and neighborhood character.
- Architectural details traditionally found in older residential buildings should be used in new development.
- Secondary structures should be located on the rear portion of the property.
- The primary entrances should be located facing the street and should be visible from the street.
- Front porches are encouraged.
- Window shapes traditionally found in older residential buildings should be used in new development.
- Painted siding is encouraged as a primary building material, and traditional colors should be used.

F.R.E.S.H. Standards

- **Footprint** – The footprint of a new building should be compatible with surrounding buildings in the neighborhood.
- **Roof** – The size and scale of the roof on a new building should be compatible with those of other buildings in the neighborhood.
- **Envelope** – The envelope should be similar to those of nearby buildings.
- **Skin** – New buildings should be clad in materials that are visually and physically similar to surrounding buildings.
- **Holes** – Windows and doors should imitate the style and pattern used on surrounding structures.

Secretary of the Interior's Standards for Rehabilitation

- A property should be used for its historic purpose.
- Architectural elements from other buildings should not be added.
- New construction should be compatible with the existing massing, size, scale and architectural features in the neighborhood to protect the historic integrity of the surrounding environment.

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 306 N. Lewis Street.

Option 2: Approval with Conditions

I move to approve this design review request for 306 N. Lewis Street with the following conditions: (list conditions)

Option 3: Disapproval

I move to disapprove or deny this design review request for k306 N. Lewis Street, 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 October 3, 2018.

Attachments

Attachment A: Vicinity Map

Attachment B: Proposed Elevation