

AGENDA MEMORANDUM

To: Historic Preservation Board

From: Julie Kirkpatrick, RLA, ASLA, 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 #HIS18-0004

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 minor changes to the 1895 structure, remove an existing addition and garage, and build a new addition. The property is located at the northwest corner of South and N. Lewis Streets (**Attachment A**).



7 N. Lewis Street, NW corner of South & N. Lewis Streets

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.

- Due to time constraints, the applicant was not able to hold a neighborhood meeting.
- 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.

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

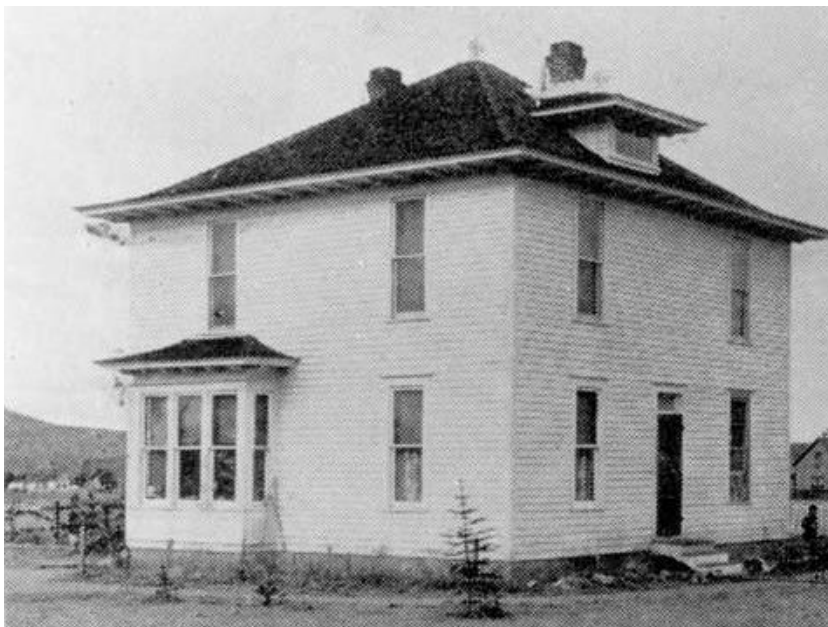
The Historic Preservation Board approved a design review request for a new carriage house to be constructed in the alley where the attached garage is currently located (never constructed).

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" **(Attachment B)**. 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 Photo, Facing Northwest

Discussion

Existing Conditions

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.

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

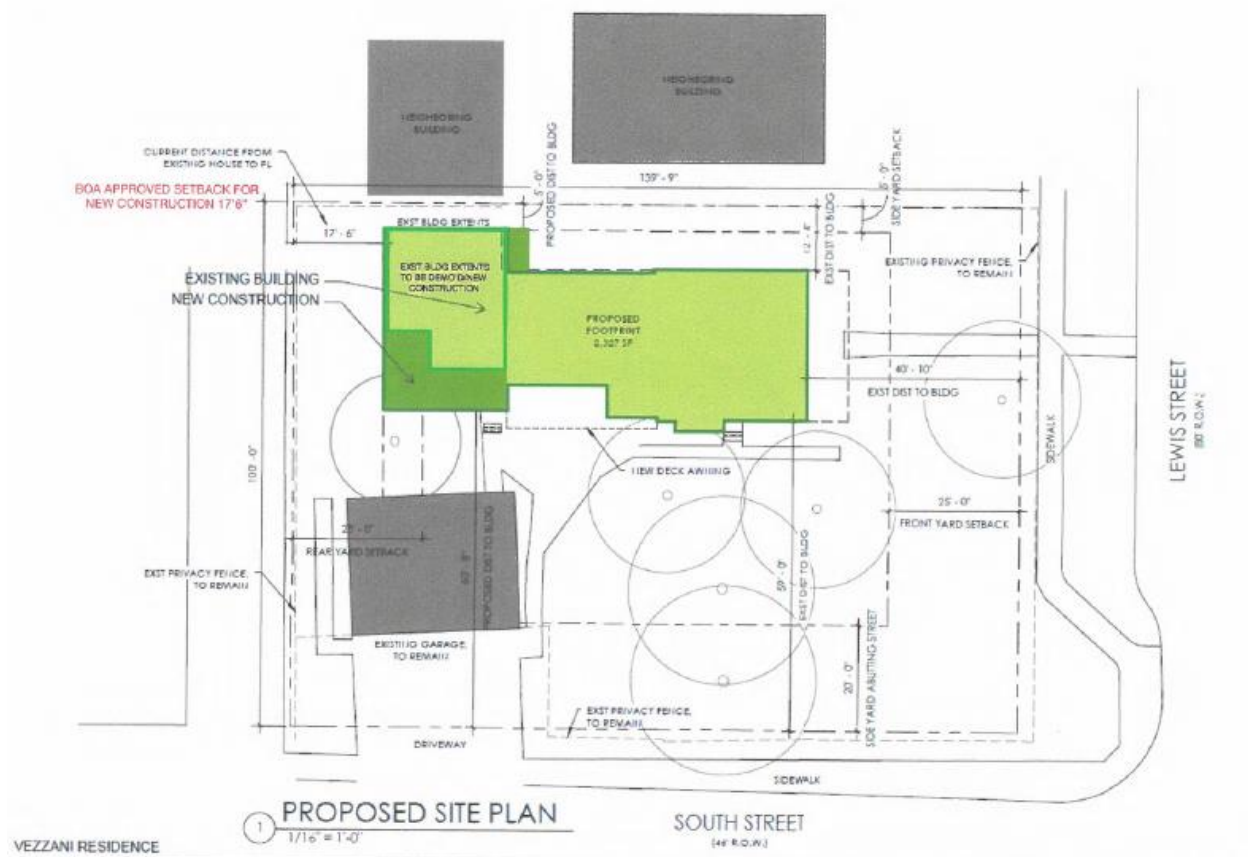


Existing View of 1949 Garage (to be removed)



Existing Front Façade (1897)

Proposed Addition and Changes to Existing Residence



For several years, the owners have dealt with a migratory bat colony that invades the attic of the 1897 structure. Working with the health department and specialists on bat behavior from CSU, the applicants have a small timeframe to complete repairs on the roof and attic before the bats return. Due to increasing health concerns related to the bats living within the home, the repairs must occur this fall while the bats are gone. Therefore, the owners have requested a building permit to remove and replace the existing roof now. The building permit can be issued without approval from the Historic Preservation Board since the work is considered maintenance.

In addition to roof repairs, the applicants are proposing to add a new dormer to the south side of the existing 1897 residence to match the existing dormers and change the front façade windows to better match the historic, original windows of the home **(Attachment D)**.



Existing Front Façade



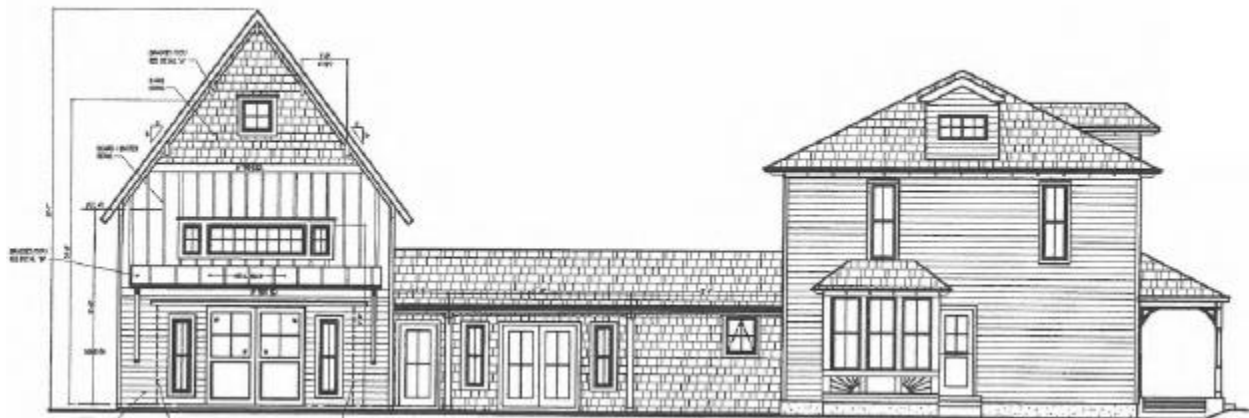
Proposed Front Façade



Existing South Façade
(1897 portion only)

Proposed changes to the 1977 addition, which was built to connect the 1897 house to the detached garage built in 1949, include changes to windows and doors to better match the historic character of the house **(Attachment C)**.

The applicants would also like to demolish the 1949 garage, located on the rear/west side of the property. They would replace the demolished garage with a new, 2-story addition. Examples of the architectural style that the applicants want to emanate in the new addition can be found in **Attachment F**.



Proposed South Façade
(1949 garage removed and replaced with new addition on left,
1977 addition in middle, 1897 home on right)



Proposed North Façade
(1897 home on left, 1977 addition in middle,
1949 garage removed and replaced with new addition on right)

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. The gutters and downspouts would be galvanized steel or galvalume in silver half round (**Attachment E**).



Proposed Shingles



Proposed Siding



Proposed Gutter

Review and Approval Criteria

Criteria for Review

The Town's **Historic Preservation Plan** identifies the following character elements that should be preserved and provided in the Craig and Gould neighborhood: simple designs, local materials (wood and stone), one to two-stories, minimal ornamentation, narrow windows, and dormers. 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.



Proposed Windows

Castle Rock Style

- **Scale, Setback and Landscaping**
 - Additions should be compatible with the height of existing buildings.
 - Additions should maintain the front yard and deep setback of the house.
 - Shade-producing trees should be preserved.
- **Architectural Details**
 - Roof Forms
 - Low hipped roofs were typical of foursquare homes.
 - Additions should not alter the original roof form.
 - Roof pitch should be consistent with the neighborhood.
 - Eaves and Brackets
 - Wide, overhanging eaves were typical of foursquare homes.
 - Roof brackets should be retained as original features of the house.
 - Windows
 - Dormer windows and bay windows were typical of foursquares.
 - Tall, narrow windows were used in all historic Castle Rock homes.

- Porches
 - Full front porches with turned columns and decorative brackets were a standard feature of foursquare homes.
 - Original porches should be retained, and porches should be included in new designs.
- Walls - Wood siding should resemble original clapboards, and muted colors should be used to paint it.

Castle Rock Design

- **Site Design** – Additions to existing buildings should be designed to retain and enhance the street frontage, and a sense of open space should be preserved in front, side and rear yards.
- **Building Design** – Additions should be made distinguishable from the original structure in subtle ways with colors and materials, and roof forms should be repeated to provide visual continuity.
- **Architectural Details** – Additions should reflect traditional architectural features, and window shapes traditionally found in older residential buildings should be used in new development.
- **Materials and Colors** – Painted wood is encouraged as a primary building material, and traditional earth-toned colors should be used.

F.R.E.S.H. Standards

- **Footprint** – The footprint of an addition should be compatible with the existing building, as well as surrounding buildings in the neighborhood.
- **Roof** – The size and scale of the roof on an addition should be compatible with the roof on the existing structure.
- **Envelope** – The envelope of an addition should be similar to the existing building in projections, height and bulk and height-width ratio.
- **Skin** – Additions and original structures should be clad in a material that is visually and physically similar to surrounding buildings.
- **Holes** – Windows and doors of additions and original structures 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.
- The historic character of a property should be retained and preserved.
- Architectural elements from other buildings should not be added.
- Alterations that have acquired historic significance in their own right should be retained and preserved.
- Distinctive features that characterize a historic property should be preserved.
- New features should match the old in design, color, texture, materials and other visual qualities.
- An addition should be differentiated from the existing structure in some way and should be compatible with the massing, size, scale and architectural features of the original building.
- An addition should be constructed in such a manner that if removed in the future, the essential form and integrity of the historic building would be unimpaired.

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 December 5, 2018.

Attachments

Attachment A: Vicinity Map & Pictometry Views

Attachment B: Board of Adjustment Findings of Fact, Rear Setback Variance Approval

Attachment C: Site Plan

Attachment D: Proposed Elevations

Attachment E: Proposed Materials

Attachment F: Architecture Examples