

AGENDA MEMORANDUM

To: Historic Preservation Board

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

Title: Design Review: 103 N. Lewis Street

Lot 7 & the south ½ of Lot 8, Block 17,
Craig & Gould's Addition to Castle Rock
County of Douglas, State of Colorado

Project #HIS19-0001

Executive Summary

The property owners of 103 N. Lewis Street, Jason and Alisha Kmezich, are proposing a new addition off the rear of the existing home. While the original home dates to 1907, it is not landmarked. The project would include removing a rear, enclosed porch that is not part of the original home and adding a new addition that would include a new garage and possible, future accessory dwelling unit. **(Attachment A).**



103 N. Lewis Street, NW corner of First & 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.
- Property owners within 300' received public notice letters from the applicant.
- Notice of the public hearing was posted on the Town's website.
- Public hearing signs were posted on the site.

Discussion



Existing Front View from Lewis Street

Existing Conditions

Built around 1907, the house at 103 N. Lewis Street is not landmarked. Little is known about the property's history since a detailed Cultural Resource Survey has not been completed. The 1985 Cultural Resource Survey only notes the approximate age of the structure dating to 1907. More recently, a former property owner added a porch to the rear of the house towards the alley; however, the porch offers no historical significance to the structure.

Proposed Addition and Changes to Existing Residence



Proposed Front View from Lewis Street

The new property owners would like to make small changes to the existing home façade as well as build a more substantial addition off the rear of the existing structure.

The first phase of construction would include interior renovations, new yard fence to replace the

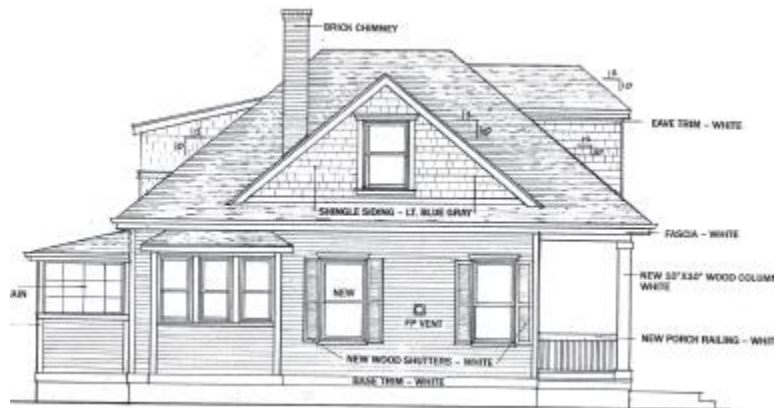
existing chain-link fence, new roof to repair hail damage, new front door, new replacement windows and paint as well as changing the front porch from the existing, short "wall" with columns to a new railing with posts. Another proposed change is the addition/change of windows to the southern house façade, which faces First Street.

The second phase of construction includes removal of the rear porch that is not original to the house and a new addition off the rear of the property towards the alley. This addition would contain an attached garage and a possible, future accessory dwelling

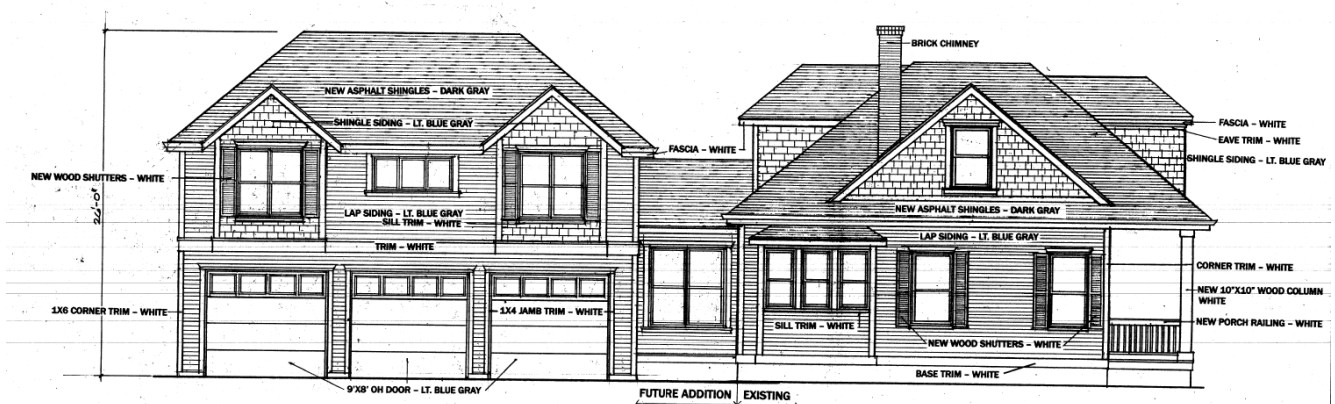
unit above the garage. Please note that the Historic Preservation Board has authority relating to the design of the addition. If approved, the accessory dwelling unit would still need to get a Use By Special Review approval from the Town Council.



Existing Side View from First Street



Proposed Side View from First Street
(Phase 1 of Construction, New Windows, etc.)



Proposed Side View from First Street
(Phase 2 of Construction with Rear Addition)

Proposed Materials

The new roof shingles will repair hail damage on the existing structure with any new shingles on the proposed addition to match. The applicant will use Owens Corning, Duration asphalt shingles in Estate Gray, which is a dark gray. The fiberglass windows will be Mezzo/All Sides Windows, clear glass, double hung in white. In addition, painted Sherwin Williams pure white will be the exterior trim, shutters, porch columns, and banisters. The exterior house body will be Sherwin Williams indigo batik, a shade of blue.

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.

Castle Rock Style

- **Site Design and Layout**
 - Additions should be compatible with the height of existing buildings.
 - The back of a building may be taller than the front.
 - Additions should maintain the front yard and deep setback of the house.
- **Architectural Details**
 - Roof Forms
 - Additions should not alter the original roof form.
 - Roof pitch should be consistent with the neighborhood.
 - Additions
 - Additions should be distinguishable from the original structure in subtle ways.
 - Windows
 - The proportion and grouping of windows is important in order to maintain architectural consistency throughout the neighborhood.

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 Lot 7 & the south ½ of Lot 8, Block 17, Craig & Gould's Addition to Castle Rock.

Option 2: Approval with Conditions

I move to approve this design review request for Lot 7 & the south ½ of Lot 8, Block 17, 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 Lot 7 & the south ½ of Lot 8, Block 17, 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 March 6, 2019.

Attachments

Attachment A: Vicinity Map & Pictometry Views

Attachment B: Site Plan & Proposed Elevations

Attachment C: Window Specifications, Paint Example

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