

## **AGENDA MEMORANDUM**

**To:** Historic Preservation Board

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

**Title:** Design Review: 118 N. Cantril Street

South 25' of Lot 2 & North Half of Lot 3, Block 17,  
Craig & Gould's Addition to Castle Rock  
County of Douglas, State of Colorado

Project #HIS19-0004

### **Executive Summary**

The property owners of 118 N. Cantril Street, Jennah and Jay Kearney, are proposing a new, accessory building. The existing home on the property dates to 1959 and is not landmarked. The project would include a detached garage and future accessory dwelling unit.  
**(Attachment B).**

### **Notification and Outreach Efforts**



118 N. Cantril Street

**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.

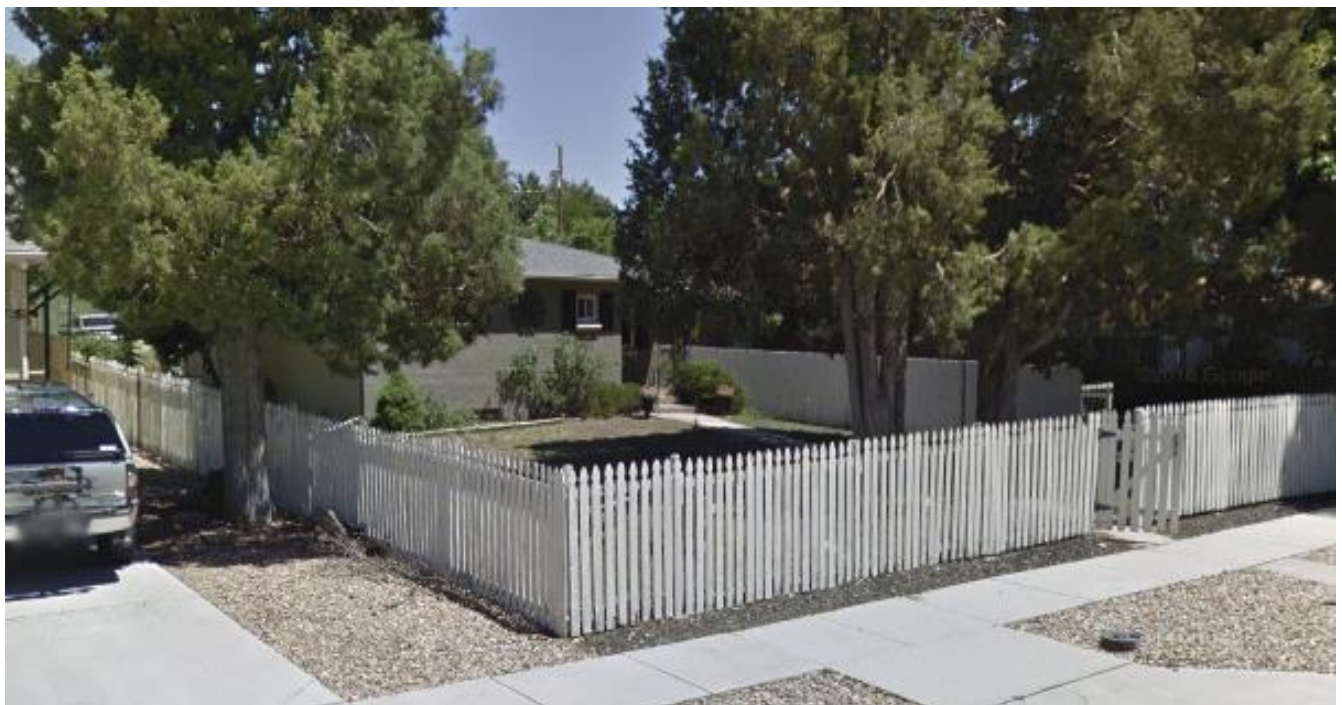
## **Discussion**

### **Existing Conditions**

Built around 1959, the one-story house at 118 N. Cantril Street is not landmarked. Little is known about the property's history since a detailed Cultural Resource Survey has not been completed. The house measures approximately 1,141 square feet on a residential lot measuring approximately 7,014 square feet.



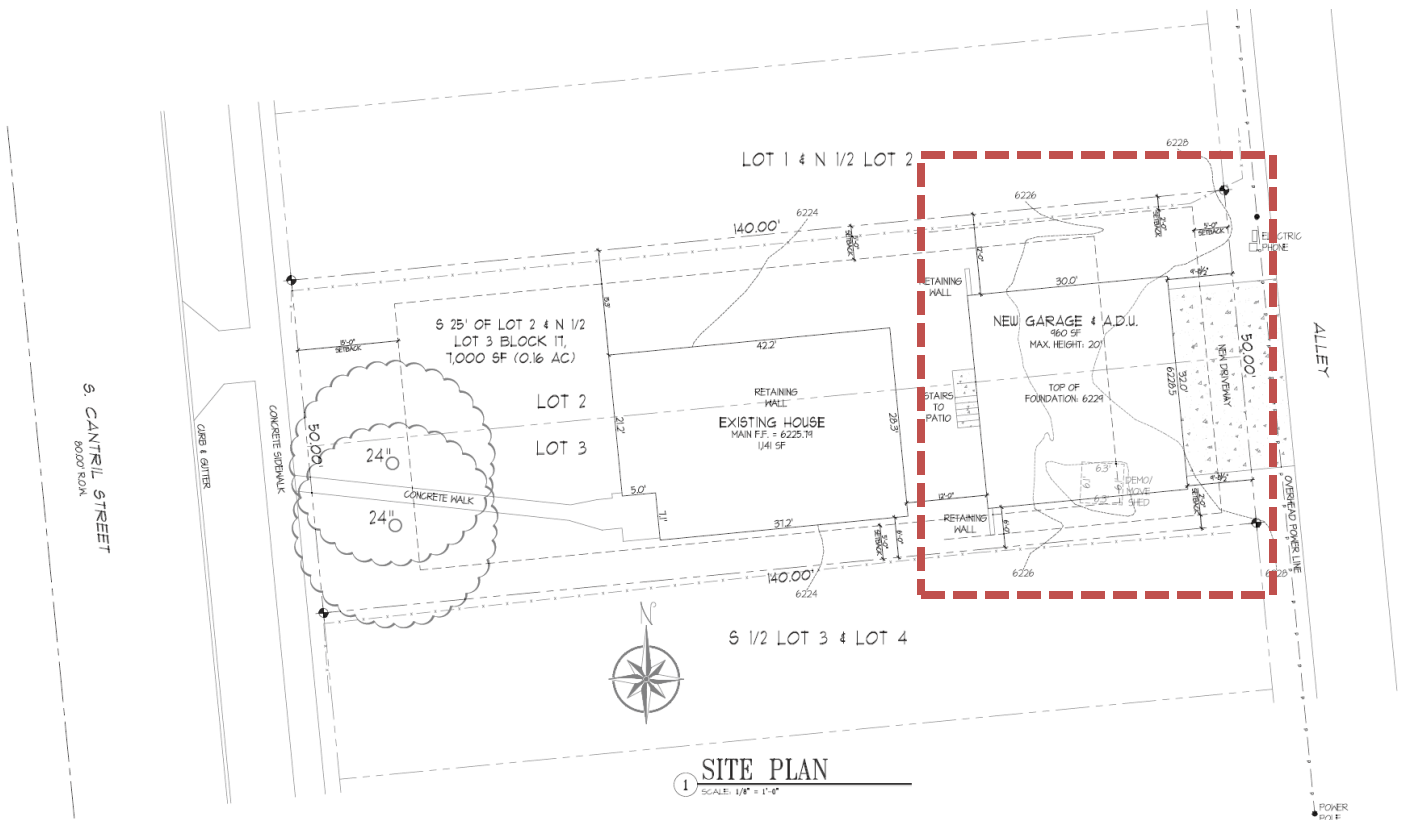
Pictometry View Looking North (2017)



Existing View from N. Cantril Street



## Proposed Detached Garage and Accessory Dwelling Unit



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.

### Proposed Materials

The application proposes the following materials and colors:

<u>MATERIAL &amp; COLOR SELECTIONS</u>	
	ROOF: OWENS CORNING SUPREME ESTATE GRAY - 3 TAB
	EXTERIOR VENER: <u>SHERWIN-WILLIAMS 'PURE WHITE' SW 7005</u> BODY SIDING: TEXTURED LAP SIDING w/ 6" REVEAL TRIM & FASCIA: TEXTURED DIMENSIONAL ACCENT SIDING: GABLE - BOARD & BATTEN
	<u>SHERWIN-WILLIAMS 'INKWELL' SW 6992</u> DOOR(S): EXTERIOR DOORS THERMA-TRU SMOOTH-STAR STYLE NO. 5296XJ GARAGE DOORS CLOPAY 'COACHMAN' SERIES TWO, TOP 11/22
	<u>WINDOWS</u> BLACK FRAMED VINYL WINDOWS
	<u>NATURAL CEDAR, CLEAR STAIN</u> PATIO COLUMN: CEDAR PANEL PATIO RAILING: CEDAR DIMENSIONAL LUMBER
	<u>EXTERIOR LIGHTING</u> 'WAREHOUSE' 9 1/2" BARN BLACK GOOSENECK OUTDOOR WALL LIGHT

### Review and Approval Criteria

#### Criteria for Review and Staff Analysis

This independent staff analysis takes into account the representations made in the application and attachments submitted to date.

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
    - 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** – New structures should be designed to retain and enhance the street frontage.
- **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. A new building should not be substantially higher than its neighbors.
- **Architectural Details** – New buildings and additions should reflect traditional architectural features, and window shapes traditionally found in older residential buildings should be used in new development.
- **Materials and Colors** – Brick, stone, stucco and painted wood are encouraged as primary building materials. 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 118 N. Cantril Street.

### **Option 2: Approval with Conditions**

I move to approve this design review request for 118 N. Cantril Street with the following conditions: (list conditions)

### **Option 3: Disapproval**

I move to disapprove or deny this design review request for 118 N. Cantril 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 July 3, 2019.

## **Attachments**

Attachment A: Vicinity Map

Attachment B: Site Plan & Proposed Elevations