

AGENDA MEMORANDUM

To: Historic Preservation Board

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

Title: Resolution No. HP 2019-03: A Resolution Approving a Request for a
Landmark Alteration Certificate for 620 Second Street
(Kirk House)

Lots 11 & 12, Block 17, Craig & Gould's Addition to Castle Rock
County of Douglas, State of Colorado

Project #HIS19-0007

Executive Summary

The property owner, Jodie Anderson, would like to build an addition to the house located at 620 Second Street, which is on the southwest corner of Second and N. Lewis Streets (**Attachment A**). Also known as the Kirk House, the locally landmarked house was built in 1882. The proposed changes would include a new front porch, new windows, new side deck, and an addition to the west and south side of the home (**Attachment C**).



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. 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 sign was posted on the property.
- The applicant mailed public notices to property owners within 300' of the site.

The applicant held a neighborhood meeting on June 18, 2019. No members of the public attended.

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

Landmark Designation
Roof Replacement grant

Town Council
Historic Preservation

May 14, 1998
December 20, 2011

Discussion

History of the Property & Existing Conditions



Pictometry/Aerial View of Property, Looking South from Second Street

A local cattleman, David T. Wolf built the home in 1882. The property had changed hands several times before Mr. Wolf purchased the property and built the house. In 1892, Rufus Conant, a farmer who also sold feed and grain, Town Trustee, County Commissioner, and Postmaster, bought the property and soon renovated the house to include several additions that are evident today. Mr. Conant later sold the property to Louis and Lida Hunter, who used the house as a rental property. In 1919, Susan E. Alford bought the property, which was passed on to her grandson, Reuel, after her death in 1923. He rented the property until he sold it to Teel Adair. In 1946, Mr. Adair

sold the property to Charles and Gertrude Kirk. Mr. Kirk was the Douglas County Extension Agent and manager of the Douglas County Fair. Kirk Hall at the DC Fairgrounds is named after him. Lucia McConnell bought the property in 1991 and sold the property to Jodie Anderson in 2018.

The one-story house was originally built as a square with a cross hipped roof in the Classic Cottage Style. The later additions also include hipped roof designs. Due to the renovations over the years, no specific architectural style is dominant today.

The property also includes a single car garage, likely built around the same time as the house and was used as a carriage house. A storage building, constructed sometime around 1900, is located at the southwest corner of the property by the alley. The house, garage, and storage building are all included within the local landmark designation. The house has recently been painted yellow from the previous blue (**Attachment D**).

Proposed Alterations

The proposed changes would include a new front porch, new windows, new side deck, and an addition to the west and south side of the home. The proposed changes fit the character of the neighborhood and of the landmarked property. Since several additions were made to the house soon after it was built, there is not one, dominant architectural style. However, the proposed addition and porch rooflines match the existing roofline (**Attachment C**).



Review and Approval Criteria

Criteria for Review

Section 15.64.140C of the Town's Municipal Code states that the applicant shall be required to demonstrate 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;

Because the original, Classic Cottage Style has already been altered with the additions in the 1980's and later, and since the new additions blend with the existing house, the historic integrity will not be impaired.

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 house.

3. Proposed interior alterations negatively impacting the overall structural integrity of the landmark designation;

The interior alterations will not negatively impact the overall structural integrity.

4. The proposed alterations changing an integral part of the structure recognized at the time of landmark designation;

The proposed additions are compatible with the existing house's architectural features.

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 Secretary's 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 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 existing buildings 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.

The features that distinguish this property will be 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 windows that will resemble historic window styles found throughout the neighborhood.

- 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.

Imposition of Time Limit on Building Permits

Section 15.64.140D(2) of the Town's Municipal Code states that the Board may impose a time limit for the applicant to apply for a building permit on landmark alteration certificates. Staff believes that the intent of this provision is to prevent long delays between the approval of alterations and actual improvements. The applicant is currently painting the main house and working foundation repairs. She hopes to begin the construction as soon as possible. However, if the Board wishes to impose a time limit, this condition should be added to the motion to approve, along with any other conditions that might be imposed (**Motion Option 2**).

Findings

Section 15.64.140D(2) of the Town's Municipal Code authorizes the Historic Preservation Board to adopt written findings and conclusions to approve, approve with conditions or disapprove applications for landmark alteration certificates. 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 landmark alteration certificates.

Staff Recommendation

Based on the analysis and findings outlined in this report, staff recommends approval of this landmark alteration request.

Motion Options

Option 1: Approval

I move to approve this resolution, as introduced by title.

Option 2: Approval with Conditions

I move to approve this resolution, as introduced by title, with the following conditions:
(list conditions)

Option 3: Disapproval

I move to disapprove or deny this resolution, as introduced by title, 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 September 4, 2019.

Attachments

Attachment A: Vicinity Map

Attachment B: Resolution

Attachment C: Proposed Site Plan & Elevation Drawings

Attachment D: Cultural Resource Survey, updated July, 2019 & Property Photos