

AGENDA MEMORANDUM

To: Historic Preservation Board

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

Title: Resolution No. HP 2020-01: 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 #HIS20-0001

Executive Summary

The property owner, Jodie Anderson, would like to construct a new, detached garage 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 rebuilding/relocation of the existing garage/carriage house on the northwest



corner of the property and building a new, two-car garage in approximately the same location. The owner proposes to rebuild the existing garage/carriage house as much as feasible onto the south side of the new garage (**Attachment C**). The existing garage does not have an adequate foundation, causing the sill plate to deteriorate and rot (**Attachment E**). The Historic Preservation Board approved a previous Landmark Alteration Certificate on August 21, 2019, to add a front porch, new windows, new side deck, and addition to the home.

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 signs were posted on the property.
- The applicant mailed public notices to property owners within 500' of the site.

Due to the Governor's COVID-19 stay-at-home and safer-at-home orders, the applicant was unable to hold any neighborhood meetings. However, the applicant sent the proposed site plan, elevations, and color/material boards with their public notices to adjacent property owners.

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

Landmark Designation	Town Council	May 14, 1998
Roof Replacement grant	Historic Preservation	December 20, 2011
Landmark Alteration Certificate	Historic Preservation	August 21, 2019

Discussion

History of the Property & Existing Conditions



NearMap (Sept 8, 2019) 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. The previous property owner added double garage doors, asphalt composite shingles, and horizontal vinyl siding in 1999; however, the garage maintains the front gable design. 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 **(Attachment D)**. The owner recently renovated the house per the approved Landmark Alteration Certificate, Castle Rock Historic Preservation Board Resolution No. 2019-03.

Proposed Alterations

The applicant explored several options for the existing garage/carriage house including repairing the existing garage, building an addition to the existing garage at the current location, or moving the garage/carriage house elsewhere on site. After hiring an architect, the applicant consulted with a structural engineer **(Attachment E)**. The engineer determined that the sill plate below the garage's main structure does not have a proper frost wall and has deteriorated and rotted. Basically, the poured concrete slab/foundation for the garage is exposed to the elements. The structural engineer also feels that, because the garage lacks floor joists, moving the garage as one piece would likely result in the building collapsing. In order to make the necessary repairs the garage would have to be disassembled piece by piece. Several alterations have also been made to the garage, such as the addition of vinyl siding, vinyl windows, and garage door replacement in 1999. Therefore, the applicant and architect propose to rebuild the existing garage behind a new, two-car garage, with as much of the salvageable, original lap siding as possible while maintaining the historic architectural form of the existing garage. The existing garage also does not meet building setback requirements. By building a new garage and attaching the rebuilt existing garage behind it, all structures would meet setback requirements.

The wood lap siding on the carriage house would be reused and any new wood lap siding would match the existing. Existing vinyl windows would be removed and new wood windows to match the historic house would be provided. Siding, trim, and fascia wood trim would all match the existing house colors and materials as approved last year in the previous landmark alteration certificate. A small amount of rhyolite stone to match the existing retaining wall on site would adorn the bottom of the east side of the garage. New doors and the “Landmark TL” roof would match the house.



Proposed West Elevation, View from Alley



Proposed East Elevation, View from House

Review and Approval Criteria

Criteria for Review

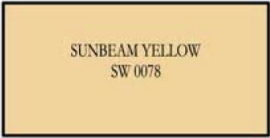




Section 15.64.140C of the Castle Rock Municipal Code states that the applicant shall be required to demonstrate that the proposed alteration would not result in any of the following effects:

1. The destruction or substantial impairment of the historic integrity or the character defining architectural features of the landmark;

The new garage resembles the existing garage house's front gable design.

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 would remove existing vinyl siding and vinyl windows to be replaced with reused and new wood lap siding, wood windows, and doors to match the historic house.

<p>SIDING COLOR #1 WOOD LAP SIDING REUSE/MATCH EXISTING (MATCH MAIN HOUSE)</p>  <p>SUNBEAM YELLOW SW 0078</p>	<p>TRIM & FASCIA WOOD TRIM (MATCH MAIN HOUSE)</p>  <p>BIT OF SUGAR PR-W14</p>	<p>DOORS REUSE/REBUILD EXISTING</p> 
<p>ROOFING CERTAINTEED 'LANDMARK TL' CHARCOAL BLACK (MATCH MAIN HOUSE)</p> 	<p>GARAGE DOOR COPLAY COACHMEN COLLECTION SERIES 2, DESIGN 22</p> 	<p>EXTERIOR LIGHT QUOIZEL BEACHSIDE 10-IN H GALVANIZED LED OUTDOOR WALL LIGHT</p> 
<p>STONE RHYOLITE (MATCH EXISTING ON PROPERTY)</p> 	<p>PAINT: SHERWIN WILLIAMS/BEHR ROOFING: CERTAINTEED COPLAY: GARAGE DOOR: COACHMAN COLLECTION, SERIES 2, DESIGN 22, TOP11, SPEAR LIFT HANDLES SIDING: WOOD LAP SIDING WINDOWS: MARVIN ELEVATE WOOD WINDOW (MATCH CURRENT HOME)</p>	

Proposed Colors and Materials

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

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

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

The proposed garage is compatible with the existing house's architectural features and mimics the front gable design of the carriage house.

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 garage and rebuild of the existing carriage house mimic the existing garage house's front gable design.

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 existing garage/carriage house use will continue as a new garage.

- 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, although the proposed garage is larger than the existing carriage house.

- 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 garage/carriage house 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 to remove the existing vinyl siding, vinyl windows and doors and reuse the underlying wood lap siding and reuse/rebuild the carriage house doors. The new garage will use wood lap siding, wood windows, rhyolite stone, doors to match the historic house.



Proposed South Elevation
Rebuilt Carriage House and Doors, New Garage Shown Lighter Behind

- 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, although the proposed garage is larger than the existing carriage house.

- 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 or reuse historic materials as much as possible.

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 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 July 1, 2020.

Attachments

- Attachment A: Vicinity Map
- Attachment B: Resolution
- Attachment C: Proposed Site Plan, Elevation Drawings, and Color/materials
- Attachment D: Cultural Resource Survey, updated July, 2019 & Property Photos
- Attachment E: Stalheim Engineers, Inc., Evaluation of Existing Detached Garage
Letter dated February 13, 2020
- Attachment F: Public Comments