

**CASTLE ROCK HISTORIC PRESERVATION BOARD
RESOLUTION NO. 2020-01**

**A RESOLUTION APPROVING A REQUEST FOR A LANDMARK
ALTERATION CERTIFICATE FOR 620 SECOND STREET
(KIRK HOUSE)**

WHEREAS, the main structure, detached garage, and storage outbuilding located at 620 Second Street (the “Property”) were designated as a Historic Landmark by the Town of Castle Rock by Ordinance No. 98-10 on May 14, 1998, pursuant to Section 2.18.160 of the Castle Rock Municipal Code (“Code”); and

WHEREAS, Jodie Anderson, owner of the Property (“Owner”) has made proper application for a Landmark Alteration Certificate in accordance with 15.64.140 of the Code to construct a new, detached garage and rebuild the existing garage/carriage house as feasible onto the rear of the new garage; and

WHEREAS, Section 15.64.140.A of the Code prohibits any new construction, alteration, removal or demolition of a building or other designated feature of a Historic Landmarked property without first obtaining a Landmark Alteration Certificate; and

WHEREAS, Section 15.64.140.B of the Code requires review of any such Landmark Alteration Certificate request by the Town’s Historic Preservation Board; and

WHEREAS, a public hearing on the application was held on June 3, 2020, wherein the Historic Preservation Board heard evidence from the Owner and the public on the application.

NOW, THEREFORE BE IT RESOLVED BY THE HISTORIC PRESERVATION BOARD OF THE TOWN OF CASTLE ROCK AS FOLLOWS:

Section 1. Findings and Conclusions. Based upon the evidence introduced at the public hearing held on June 3, 2020, on the application for a Landmark Alteration Certificate for 620 Second Street, the Historic Preservation Board makes the following findings and conclusions:

- A. The Property located at 620 Second Street has been designated as a Historic Landmark in the Town of Castle Rock.
- B. The Owner of the Property have submitted an application for a Landmark Alteration Certificate for the purpose of constructing a new, detached garage and rebuild the existing garage/carriage house as feasible onto the rear of the new garage.
- C. A properly noticed public hearing was held on June 3, at 6:00 p.m., wherein the Historic Preservation Board heard evidence from the Owner and the public on the application.

D. Based on the evidence submitted at the hearing and the criteria for review set forth in Section 15.64.140C of the Code, the Historic Preservation Board finds 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.

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 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.

- 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.

There was no specific alteration criteria imposed at the time of the initial designation.

Section 2. Approval. Based on the criteria set forth in Section 15.64.140.C of the Castle Rock Municipal Code, the evidence provided at the public hearing and the written findings and conclusions set forth in Section 1 above, the Historic Preservation Board hereby approves the application for a Landmark Alteration Certificate for 620 Second Street in accordance with the application.

PASSED, APPROVED AND ADOPTED this 3rd day of June, 2020, by the Historic Preservation Board of the Town of Castle Rock, Colorado, on first and final reading by a vote of _____ for and _____ against.

ATTEST:

TOWN OF CASTLE ROCK

Sandra Aguilar, Recording Secretary

Chair

Approved as to form:

Approved as to content:

Robert J. Slentz, Town Attorney

Tara Vargish, Interim Director
Development Services Department