



Meeting Date: February 3, 2021

## AGENDA MEMORANDUM

**To:** Historic Preservation Board Members

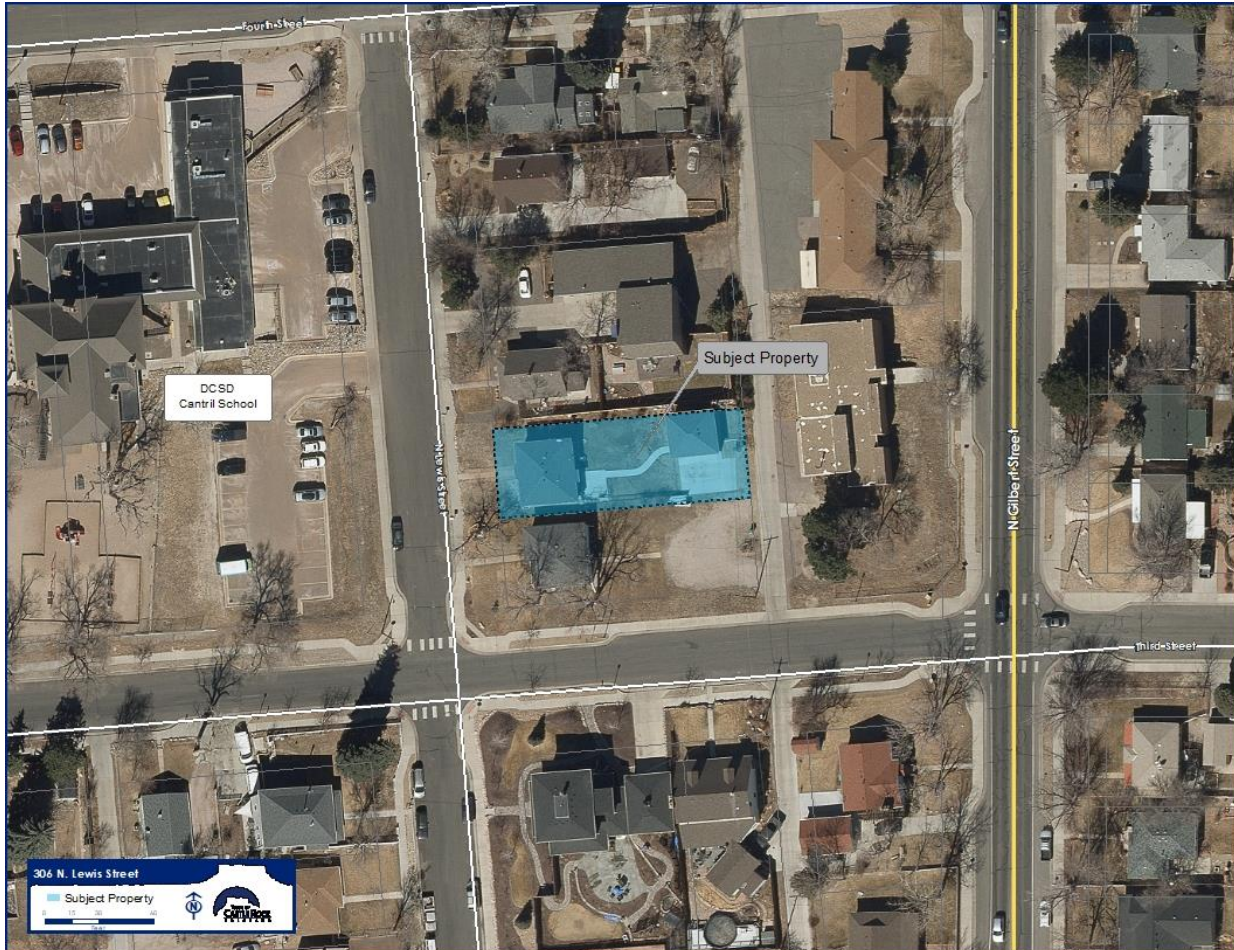
**From:** Julie Kirkpatrick, PLA, ASLA, Long Range Project Manager  
Development Services

**Title:** **306 N. Lewis Street Design Review**  
**Lot 5, Block 10, Craig & Gould's Addition to Castle Rock,**  
**County of Douglas, State of Colorado**

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### Executive Summary

Any new construction of a non-landmarked property within the Craig & Gould's neighborhood requires design review and approval from the Historic Preservation Board. As the owner of 306 N. Lewis Street (**Attachment A**), Becky Jorenby is proposing to build an approximately 400 square foot addition off the rear of her existing house (**Attachment B**).



## **Background**

### **Existing Conditions and Surrounding Uses**

The existing residence was built in 1952 and is not locally landmarked. The one-story ranch home measures approximately 900 square feet on the 0.161-acre (7,000 square feet) lot. The property also includes a detached garage, which was built in 2016, adjacent to the rear alley. The applicant has owned the home since 2014 and added the front porch in 2018.

Surrounded mostly by other single family detached homes, the property is directly east of the Douglas County School District's historically-landmarked Cantril School. To the northeast of the subject property along N. Gilbert Street is a daycare (**Attachment A**).

### **Zoning Regulations**

Zoned R-2, Single-Family and Duplex Residence District, the zoning allows single family detached homes. The proposed addition would comply with the zoning's development standards. Because the 1952 home was built within the front and side yard setbacks, the applicant received a recent approval from the Board of Adjustment (BOA) for a variance from the side yard setback zoning requirement. In 2018 the BOA also approved a previous variance from the front yard setback requirements. Therefore, the proposed addition may encroach the side yard setback per the approved BOA variance.

### **Board of Adjustment Variance – November 5, 2020**

The Board of Adjustment approved a variance to allow the proposed addition to encroach the side yard setback.

### **Historic Preservation Board Design Review – September 5, 2018**

The Historic Preservation Board approved the covered front porch addition.

### **Board of Adjustment Variance – August 16, 2018**

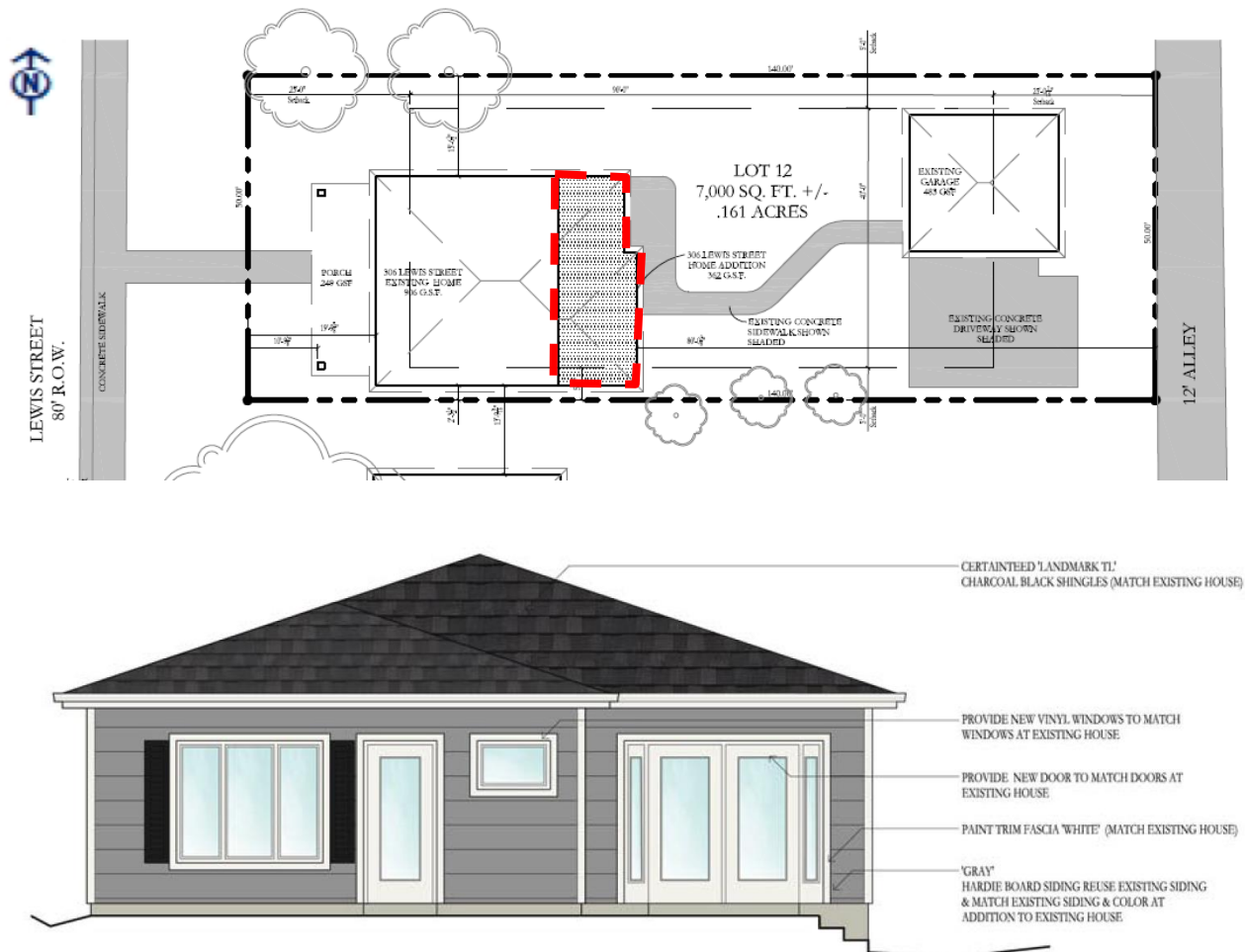
The Board of Adjustment approved a variance to allow the covered porch to encroach the front yard setback.

## **Discussion**

### **Proposed Addition**

The proposed rear addition to the existing house would measure approximately 400 square feet. The proposed north elevation would add a new vinyl window to match the existing windows while the east elevation (facing the alley) would add new doors and windows to match the home. The east façade would contain the most changes. The proposed south elevation includes a new vinyl window to match the existing house (**Attachment B**).

Below is the proposed site plan with the addition highlighted in red as well as a color rendering of the proposed east elevation, which faces the alley.



## Proposed Materials

The proposed roof, windows, doors, and siding would match the existing home's materials and colors, as shown to the right. Gray Hardie Board siding, the white trim fascia, the charcoal black Landmark TL shingles, vinyl windows, and the new doors would all match the existing house's colors and materials.

SIDING COLOR #1  
HARDIEBOARD SIDING  
REUSE/MATCH EXISTING  
(MATCH MAIN HOUSE)



TRIM & FASCIA  
HARDIEBOARD TRIM  
(MATCH MAIN HOUSE)



ROOFING  
CERTAINTED 'LANDMARK TL'  
CHARCOAL BLACK  
(MATCH MAIN HOUSE)



## Notification and Outreach

### Public Notice

Public hearing notice signs were posted on the property on Jan. 19, 2021. Written notice letters were sent to property owners within 500 feet of the property, at least 15 days prior to the public hearings.

Town staff published notice of the Historic Preservation Board public hearing on the Town's website and provided information about the proposal on the Town's *Development Activity* interactive map.

### Neighborhood Meetings

The applicant held two neighborhood meetings. The neighborhood meetings were scheduled and noticed for Dec. 14, 2020, and Jan. 18, 2021. Due to minimal public attendance at the neighborhood meetings, the applicant was only required to hold two meetings rather than three. Both neighborhood meetings were held via a virtual format.

No public attended the meetings. However, public comments received by staff are included in **Attachment C**. The comments are in support of the project.

### Analysis

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

### New Construction and Alterations to Non-Landmarked Properties, Craig and Gould Neighborhood Review and Approval Criteria and Analysis 15.64.200.C

#### **A. Castle Rock Style Standards**

*Analysis: These standards state that additions should not alter the original roof form and should keep the roof pitch consistent with the neighborhood. New construction should also include materials that resemble the traditional clapboards found in the area, if possible.*

#### **B. Castle Rock Design Standards**

*Analysis: Chapter 5, Section III of these standards include guidelines for building within the Craig & Gould's historic residential district. New development should match the traditionally small scale of the existing buildings within the neighborhood. Materials should be compatible with those found in existing buildings. Roof forms and pitches should also be similar to provide visual continuity.*

#### **C. F.R.E.S.H. Standards in Castle Rock Historic Preservation Plan**

*Analysis: The "footprint" of the 400 square foot addition is compatible with the surrounding buildings. The size and scale of the proposed "roof" matches the existing roof's pitch, color, and material. The proposed addition maintains the building "envelope." The proposed addition's "skin" will match with existing house's materials. Lastly, the windows and doors, or the "holes", will match the style and pattern of those existing on the home.*

#### **D. The Secretary of Interior's Standards for Rehabilitation**

*Analysis: The property's use as a resident will continue. No elements from other buildings will be added. The new construction will be compatible with the existing*

*massing, size, scale and architectural features in the neighborhood to protect the historic integrity of the surrounding environment.*

### **Budget Impact**

Development of the property will generate review fees.

### **Findings**

All staff review comments have been addressed. Staff finds that the proposed addition addresses the following:

- Generally, conforms with the objectives of the Town Vision and the Comprehensive Master Plan
- Generally, conforms with the goals of the Town's Historic Preservation Plan, Castle Rock Style, and Castle Rock Design
- Meets the review and approval criteria for the Municipal Code, Chapter 15.64

### **Recommendation**

Staff believes this new construction design meets the goals of the Town's Vision and Master Plan and Historic Preservation Plan. Therefore, staff recommends approval of this new construction design application.

### **Proposed Motion**

*"I move to approve the design of the 400 square foot rear addition to the home located at 306 N. Lewis Street, as presented."*

### **Attachments**

Attachment A: Vicinity Map  
Attachment B: Proposed Plan, Elevations, Materials  
Attachment C: Public Comments

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