



Meeting Date: February 3, 2021

AGENDA MEMORANDUM

To: Historic Preservation Board Members

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

Title: **302 N. Lewis Street Design Review**
Lot 6, Block 10, Craig & Gould's Addition to Castle Rock,
County of Douglas, State of Colorado

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 302 N. Lewis Street (**Attachment A**), Mary O'Callaghan is proposing to build an approximately 830 square foot, detached garage on the rear of her property adjacent to the alley (**Attachment B**).



Background

Existing Conditions and Surrounding Uses

The existing residence was built in 1955 and is not locally landmarked. The one-story ranch home measures approximately 880 square feet on the 0.161-acre (7,000 square feet) lot. The applicant has owned the home since 2000.

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

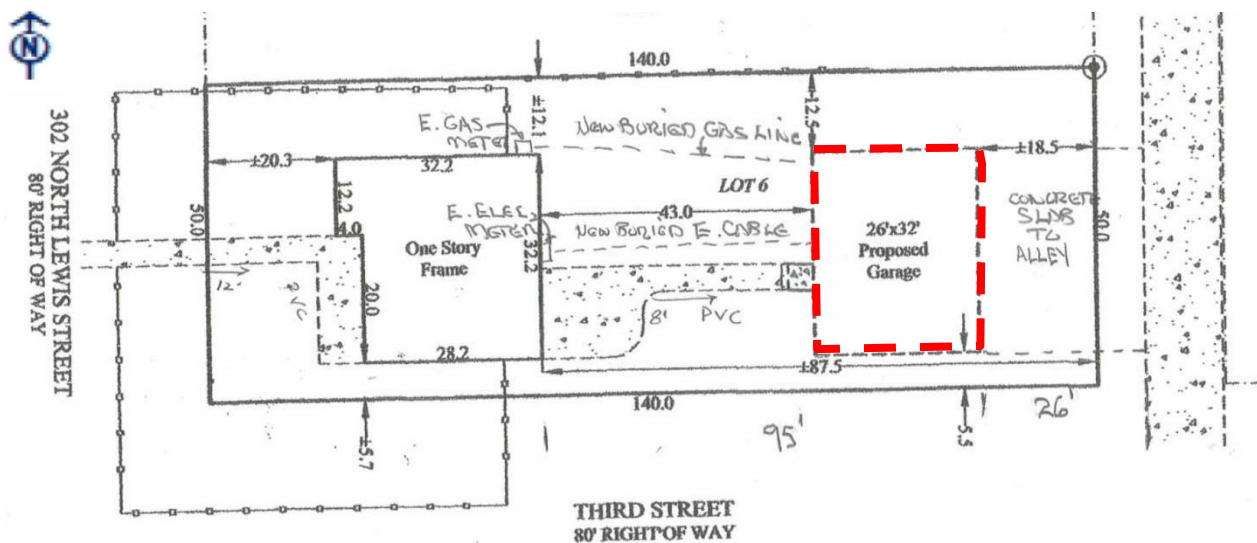
Zoned R-2, Single-Family and Duplex Residence District, the zoning allows single family detached homes and accessory buildings, such as a detached garage. The proposed detached garage would comply with the zoning's development standards, including setbacks.

Discussion

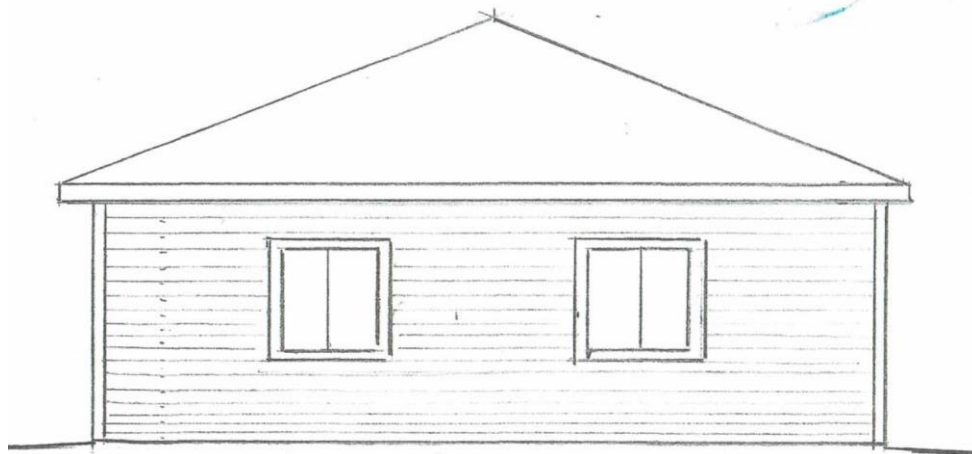
Proposed Detached Garage

The proposed detached garage would measure 26 feet by 32 feet, or approximately 830 square feet (**Attachment B**). The three-car garage would house a wood-working shop for the homeowner. The proposed north and south facades would include two windows while the proposed east elevation (facing the alley) would have two garage doors. One garage door would be approximately 16 feet long and the other would measure about 8 feet. The west elevation, facing the house, would include a window and a door.

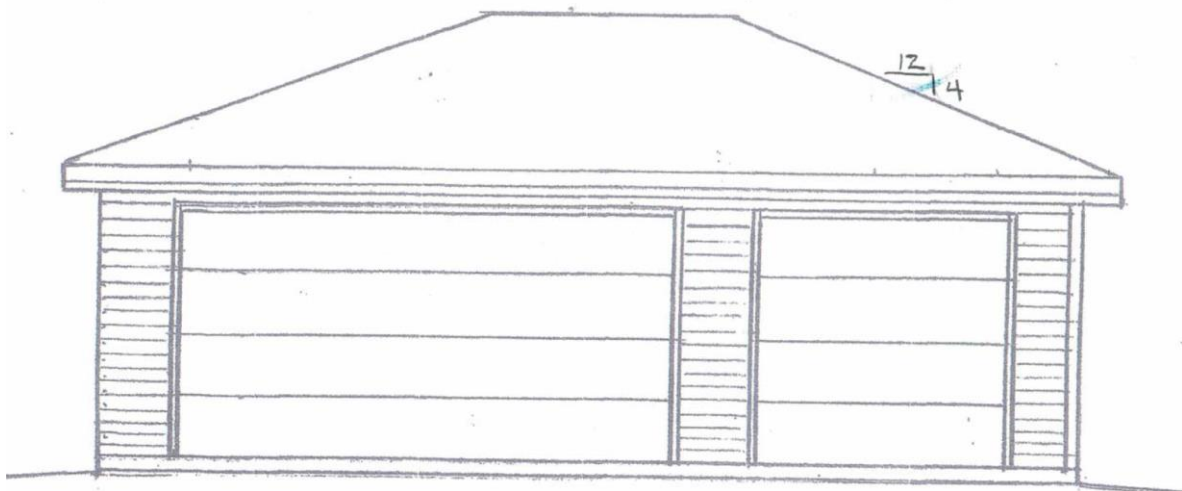
Below is the proposed site plan with the detached garage highlighted in red.



Below is the proposed north and south elevations. The south elevation faces Third Street.



Below is the proposed east elevation, facing the alley.



Proposed Materials

The proposed doors, windows, siding, and roof would match the existing house's colors and materials.

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. 22, 2020, and Jan. 26, 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.

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 new construction should be compatible to the height of existing buildings, roof pitch should be consistent with the neighborhood, and building materials should resemble the traditional materials, 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 830 square foot garage is compatible with the surrounding buildings. The size and scale of the proposed garage "roof" matches the roof's pitch, color, and material of the existing house. The proposed garage 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 a detached garage at 302 N. Lewis Street, as presented."

Attachments

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

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