

AGENDA MEMORANDUM

To: Historic Preservation Board Members

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

Title: **6 S. Cantril St. New Construction Design Review**
Lot 3, Block 23, Craig & Gould's Addition to Castle Rock,
18th Amendment, County of Douglas, State of Colorado
[Duplex]

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 6 S. Cantril Street (**Attachment A**), Eric Helwig would like to build a new duplex structure and detached garage on the vacant lot (**Attachment B**).



Background

Existing Conditions and Surrounding Uses

Currently vacant, the site measures approximately 0.161 acres or 7,013 square feet. The applicant has owned the lot since March, 2021.

Surrounded by single-family detached, duplex, and multi-family homes, the property is located south of the South St. and S. Cantril St. intersection and north of the Douglas County Fairgrounds and Town trail (**Attachment A**).

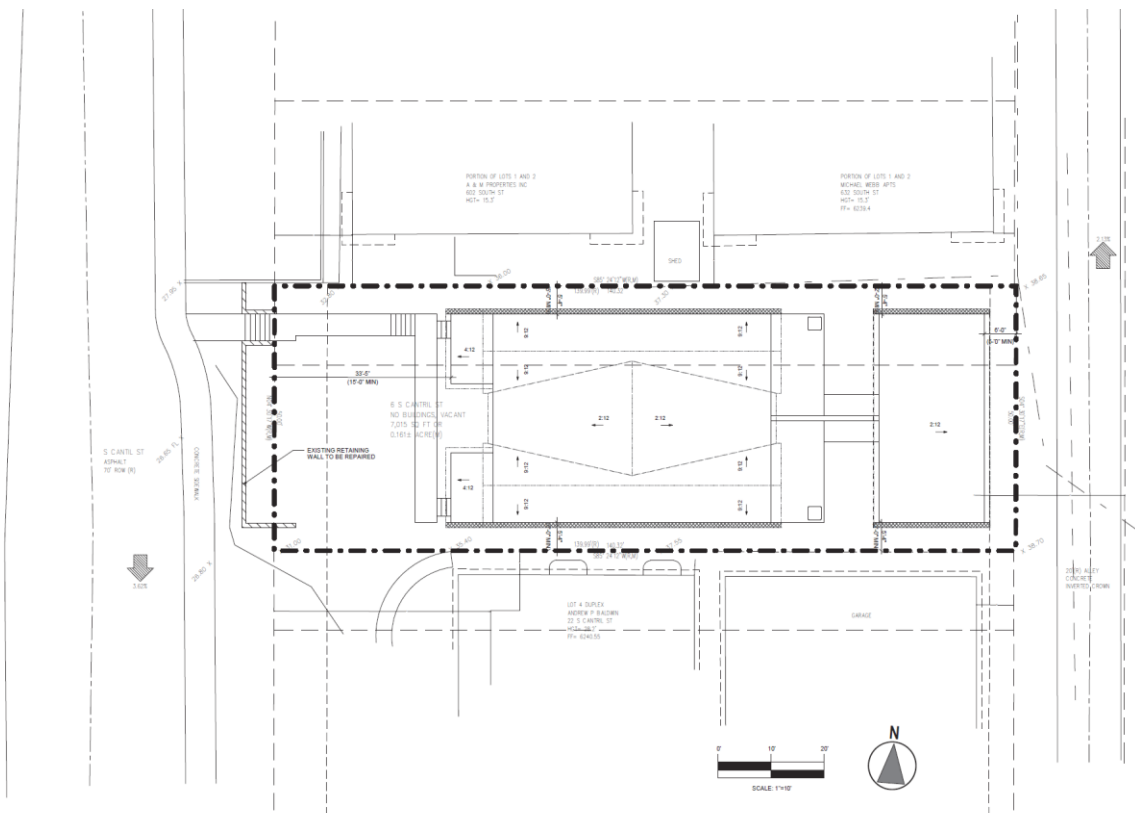
Zoning Regulations

Zoned R-3, Multifamily Residence District, the zoning allows single-family, two-family/duplex, and multi-family dwellings. The proposed duplex and detached garage complies with the zoning's development standards, including setbacks.

Discussion

Proposed Duplex and Detached Garage

Each duplex unit would total approximately 2,000 square feet, for a total building square footage of approximately 4,000 square feet. The detached garage structure would measure approximately 500 square feet. The duplex would be two stories above grade. Vehicle access to the site would be through the rear alley to the detached garage. Landscaping would be primarily xeriscape or similar, with limited or no sod (**Attachment B**). Below is the proposed site plan.



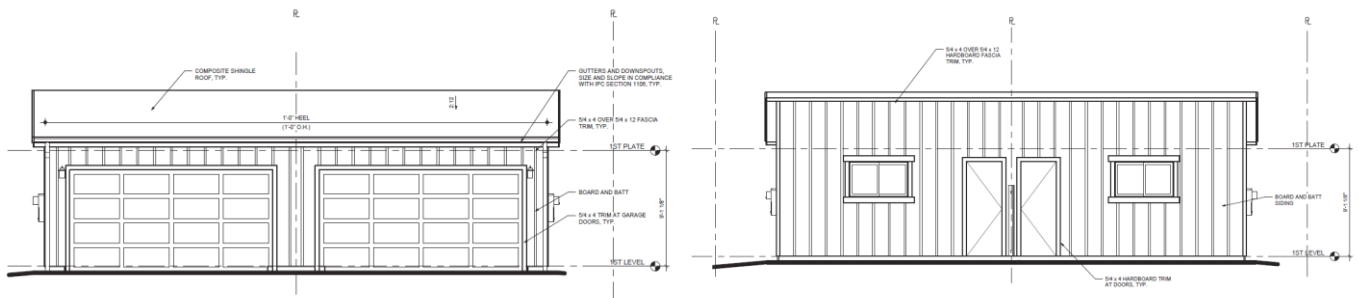
The two-story duplex's front elevation shown below includes front porches with wood columns and railing, board and batten siding, and architectural elements similar to the historic homes in the neighborhood. More specifically, the gabled roof and minimal ornamentation create a simple design. The siding is proposed both vertically and horizontally to add interest and to break up the façade.



The north/side elevation below further demonstrates the simple design. Additionally, the main home structure, fence, and garage are all depicted in relationship to one another with the alley towards the left and S. Cantril St. towards the right.



The garage elevations below continue the simple design with the view from the alley shown on the left and the view from the duplexes shown on the right.



Proposed Materials

The applicant proposes gray lap siding, black trim, and an asphalt roof in black as shown below and in **Attachment B**. The Wipro Cap Stock vinyl windows would have black trim and the Therma-Tru door would also match the black trim. The small, black exterior lighting would be a Hampton Bay wall lantern.



SIDING - SHERWIN WILLIAMS
SW7641 COLONNADE GRAY (OR SIMILAR)



FASCIA + SOFFIT + TRIM
SHERWIN WILLIAMS - SW6258 TRICORN BLACK



ROOF SHINGLE
BLACK ASPHALT SHINGLES

Notification and Outreach

Public Notice

Public hearing notice signs were posted on the property on November 16, 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

Due to minimal public attendance at the first neighborhood meeting, the applicant was only required to hold two meetings rather than three. The neighborhood meetings were scheduled and noticed for April 27, 2021, and November 23, 2021. Both neighborhood meetings were to be held via a virtual format. **Attachment C** includes the neighborhood meeting summaries.

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. The two-storied design includes a gabled roof, board and batten siding, minimal ornamentation, a front porch, and porch posts made to resemble turned porch posts.

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. Front porches are encouraged along with earth-toned building colors.

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

Analysis: The "footprint" of the proposed duplex will have a minimal impact to the surrounding neighborhood, especially since an existing apartment building is adjacent to the property on the north and another duplex and detached garage is adjacent to the south. The size and scale of the proposed gabled "roof" blends with the homes within Craig and Gould's. The proposed duplex and detached garage create a similar building "envelope" to those of other existing properties in the vicinity. The proposed "skin" will be lap/board and batten siding with minimal ornamentation designed to be reminiscent of the other homes in the area. Lastly, the windows and doors, or the "holes," are meant to mimic the patterns found in nearby structures.

D. The Secretary of Interior's Standards for Rehabilitation

Analysis: The property is currently vacant and will include a duplex residential use with a detached garage. No elements from other buildings will be added. The new construction will be compatible with the existing massing, size, scale and architectural features of the properties along S. Cantril Street.

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

Option 1: Approval

"I move to approve the design of the duplex, detached garage, and fence at 6 S. Cantril St., as presented."

Option 2: Approval with Conditions

"I move to approve the design of the duplex, detached garage, and fence at 6 S. Cantril St., with the following conditions:" (list conditions)

Option 3: Denial

"I move to deny approve the design of the duplex, detached garage, and fence at 6 S. Cantril St., 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 January 5, 2022."

Attachments

Attachment A: Vicinity Map

Attachment B: Proposed Plan and Elevations

Attachment C: Neighborhood Meeting Summaries

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