



AGENDA MEMORANDUM

To: Historic Preservation Board

From: Brad Boland, AICP Planning Manager, Development Services

Title: Design Review: 607 Sixth Street

Lot 5A Block 2 Craig & Gould's Addition to Castle Rock

Executive Summary

The property owners of 607 Sixth Street, Luke and Elissa Peach, have submitted an application for the substantial reconstruction and expansion of the existing single-family residence and the construction of a detached garage. The property is located at the northeast corner of Sixth Street and Cantril Street. (Attachment A).

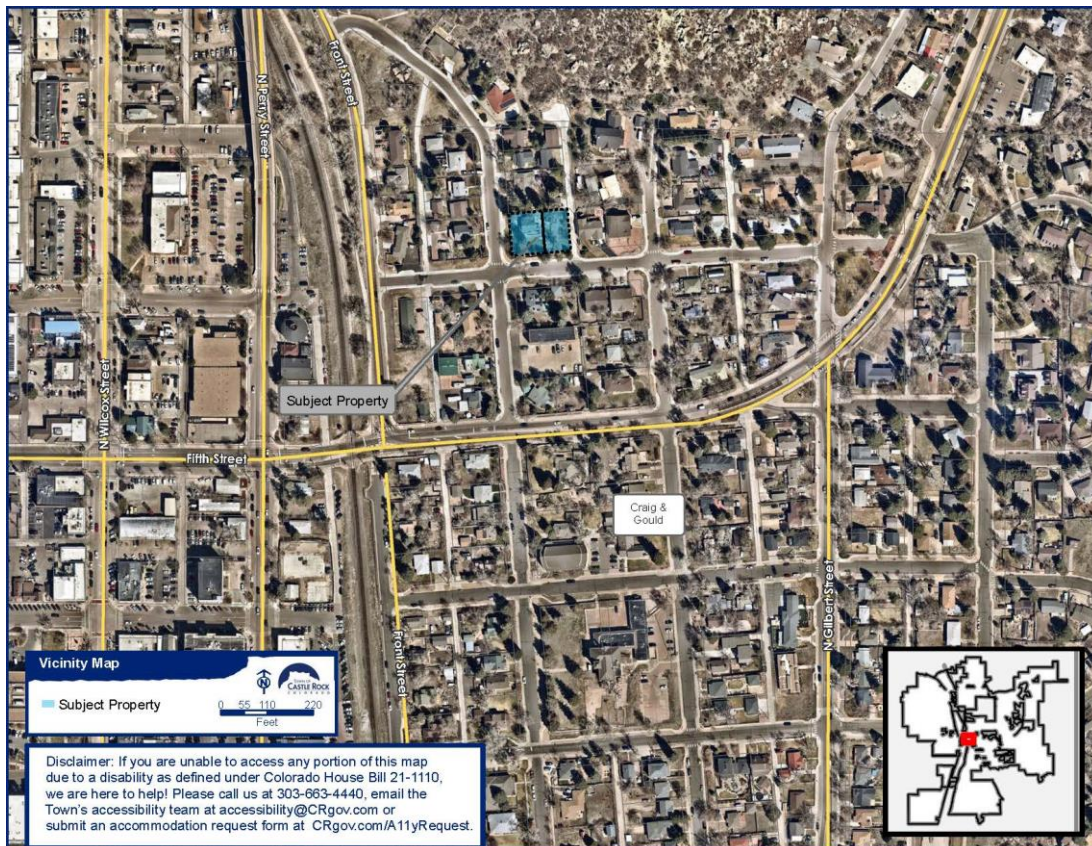


Figure 1: Vicinity map

Background

Existing Conditions and Surrounding Uses

A single-family home currently sits on the property. The applicant is proposing a partial demolition with a substantial reconstruction and expansion of the residence. The demolition includes removal of the existing gable roof, second floor, first-floor walls, and faux shingle siding. The existing basement and first-floor framing are proposed to remain, and the location of the residence in relation to the overall property will not substantially or materially changed. The Historic Preservation Board is scheduled to consider the demolition request for the existing residence prior to consideration of this Design Review request. Approval of the Design Review request does not authorize demolition. The proposed substantial reconstruction and expansion of the residence and detached garage may proceed only if the required demolition approval is granted by Town Council, which is scheduled to hear the item on July 7, 2026.

The Cultural Resource Survey identifies the property as Lot 5A, Block 2 of Craig and Gould's Addition and as an approximately 0.181-acre parcel. Excluding the house being considered for demolition, the overall property consists of a sloped residential lot at the northeast corner of Sixth Street and Cantril Street. The west and east sides of the front yard are bordered by wet-laid retaining walls, while the south end of the property features dry-laid stone. A similar wet-laid retaining wall is located on the northwest corner of the property. The west side of the property features a gravel driveway with retaining walls on the north and south sides. The yard on the south side of the residence is bordered by a modern wood fence, a modern concrete and pea gravel path leads through the yard, and the east side of the property includes a large section of pea gravel with a built-in fire pit.

The surrounding area consists of single-family residences in the Craig and Gould neighborhood with a mix of one-story and two-story residences.

Zoning Regulations

The property is zoned R-2 Single-Family and Duplex Residential District. The R-2 zone allows single-family and duplex residential uses. The proposed project consists of substantial reconstruction and expansion of a single-family residence and construction of a detached accessory garage, both of which are permitted within the district.

The R-2 development standards require a 25-foot front setback, 25-foot rear setback, 5-foot side setback, 20-foot street setback, and a maximum building height of 35 feet. The subject property received approval from the Board of Adjustment for a variance to the north/rear setback, allowing the proposed residential construction to align with the existing legal nonconforming setback of the residence.

As proposed, and with the approved setback variance and associated lot line vacation, the residence and detached garage comply with the applicable R-2 zoning requirements, including permitted use, building height, and setback standards.

Discussion

Proposed Project

The applicants are proposing substantial reconstruction and expansion of the existing single-family residence, resulting in a two-story single-family residence, together with construction of a detached garage (Attachment B). The plans list a total residence building area of 3,623 square feet, including 872 square feet of existing lower level, 1,833 square feet of new main level, and 918 square feet of new upper level. The plans also identify 730 square feet of porch/deck area and 771 square feet of attached garage area. The detached garage is proposed as a one-story, 686 square foot accessory structure.

The home is designed utilizing the Vernacular Woodframe style and includes tall gable roofs, minimal ornamentation, simple porch posts and beams, vertically oriented windows, board and batten siding, stone accents, and a covered front porch. The site plan maintains the existing front yard condition and shows the detached garage located toward the rear/east portion of the property.

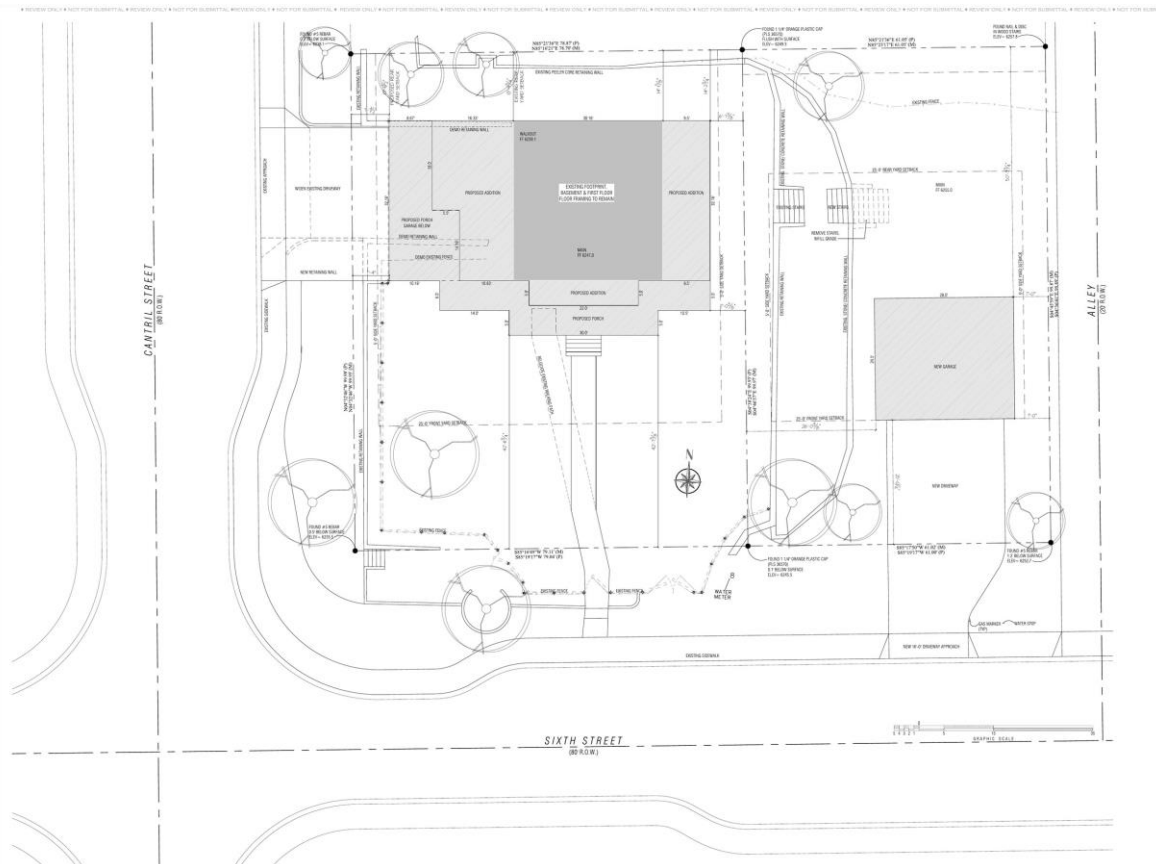


Figure 2: Site Plan

The front (west) elevation consists of a central two-story gabled form, lower gabled roof forms, and a covered front porch with posts, beams and railing. The front entry is emphasized by a smaller porch gable with heavy timber elements and stone accent material. The building will be clad in vertical board and batten siding and includes vertically oriented windows with a simple mullion pattern.



Figure 3: Front/West Elevation

The rear (east) elevation consists of the vertical board and batten siding, a simple window pattern, and gabled roof forms. The elevation is minimally ornamented and continues the same siding and roof materials used on the other elevations.



Figure 4: Rear/East Elevation

The north elevation consists of the walkout/garage level, a large gabled roof form, porch/deck area, vertical siding, stone retaining walls, and wood posts and beams. The attached garage doors are located below the porch/deck and are visually subordinate to the main residential elevation.



Figure 5: Side/North Elevation

The south elevation consists of a gabled residential form with vertically oriented windows, vertical board and batten siding, and the continuation of the porch and deck elements. The materials and detailing are consistent with the rest of the proposed residence.



Figure 6: Side/South Elevation

The detached garage is proposed as a one-story gabled accessory structure. The detached garage plan shows a 24-foot 6-inch by 28-foot footprint, 686 square feet of garage area, a 9-foot 1-inch top plate, vertical board and batten siding, a gabled roof, overhead garage doors, and windows. The lot line vacation is required in order for the detached garage to meet zoning requirements. The applicants are showing a proposed secondary driveway off of Sixth Street to the detached garage on the plans; however, they understand that approval from Public Works will be required for the second driveway. If Public Works does not approve the second driveway, the plans may need to

be adjusted accordingly. The detached garage is also planned as a future phase, as



budget allows.

Figure 7: Detached Garage

Proposed Materials

The applicant proposes LP SmartSide panel siding with 2-inch battens at 18 inches on center and cedar texture, LP trim and fascia with cedar texture, Sherwin Williams Urbane Bronze body and trim color, CertainTeed Landmark Pro Max Def Moire Black asphalt roofing, black standing seam metal roofing, cream and tan fieldstone with white and tight grout, cedar posts and beams, black Milgard Ultra Series fiberglass windows, a mahogany four-lite double entry door, and a Clopay garage door as shown below. All final materials shall be as listed, or approved equals.

BODY.....
 1/2" SMARTSIDE PANEL SIDING W/ 2" BATTENS AT 18" ON CENTER & CEDAR TEXTURE

TRIM & FASCIA.....
 1/2" TRIM W/ CEDAR TEXTURE

ACCENT.....
 STONE, FIELDSTONE, CREAM & TANS, WHITE & TIGHT GROUT

ACCENT.....
 CEDAR POSTS & BEAMS

GARAGE DOOR.....
 CLOPAY MODEL CED112, DESIGN 12, TOP SECTION REC11, FROSTED GLASS

FRONT DOOR.....
 GRAND ENTRY, ANDALUCIA 4-LITE MAHOGANY DOUBLE ENTRY DOOR

WINDOWS.....
 MILGARD 'ULTRA SERIES' FIBERGLASS, BLACK FRAME & MULLIONS

ROOFING.....
 CERTAINTEED 'LANDMARK PRO' MAX DEF MOIRE BLACK

ROOFING.....
 STANDING SEAM METAL ROOFING BLACK

* All final materials shall be as listed above, or approved equals.

PEACH Residence : 607 Sixth Street, Castle Rock, CO 80104 : Historic Craig & Gould Neighborhood :
AKINS CADD WORKS, LLC

Public Outreach and Notification

Neighborhood Meetings

An initial neighborhood meeting was held on March 18, 2026. No members of the public attended. A subsequent neighborhood meeting is scheduled for June 29, 2026 and staff will provide an update at the public hearing.

Public Notice

Public notice has been completed in accordance with Town requirements. Public hearing notice signs were posted on the property and written notice letters were sent to

property owners within the required notification area, 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.

Analysis

The property is located within the Craig & Gould neighborhood, as depicted in the Town of Castle Rock Municipal Code (CRMC), Section 15.64.020, Figure 1. The following staff analysis is based on the representations made in the application and attachments submitted to date and the review criteria found in the CRMC Section 15.64.200 Approval for new construction and alterations to non-Landmarked properties, Craig and Gould neighborhood.

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 are a guiding document, used to aid in the review of new construction and alterations. They 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. Design elements from the Craig & Gould neighborhood that are incorporated into the proposed building include gabled roof forms, vertical board and batten siding, simple wood porch posts and beams, vertically oriented windows, stone accents, and a covered front porch. The project complies with zoning setbacks and height requirements.

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 be compatible with the existing neighborhood, materials should be compatible with those found in existing buildings, roof forms and pitches should provide visual continuity, front porches are encouraged, and earth-toned building colors are encouraged. The proposed residence includes gabled roof forms, a covered front porch, simple detailing, a subdued earth-toned color palette, board and batten siding, and stone and wood accents. The detached garage uses a simple one-story gabled form and matching materials.

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

Analysis: The "footprint" of the proposed residential construction does not substantially or materially alter the location of the residence in relation to the overall property. The existing basement and first-floor framing are proposed to remain, which preserves the broad front yard relationship along Sixth Street. The detached garage is located toward the rear/east portion of the property and will meet the applicable zoning regulations following the required lot line vacation. The size and scale of the proposed gabled roofs

and two-story envelope are permitted by zoning and are consistent with the neighborhood's mix of one-story and two-story residences. The proposed "skin" will be board and batten siding with stone and wood accents, using minimal ornamentation. Lastly, the windows and doors, or the "holes," are generally vertically oriented and consistent with residential patterns found in the neighborhood.

D. The Secretary of Interior's Standards for Rehabilitation

Analysis: The project involves substantial reconstruction and expansion of an existing single-family residence and construction of a detached garage. The demolition aspects of the project are being reviewed separately by the Historic Preservation Board and Town Council, and a Cultural Resource Survey has been completed. The proposed residential construction will be compatible with the surrounding residential massing, size, scale, roof forms, materials, and architectural features in the neighborhood.

Findings

Section 15.64.200E (2) of the Town's Municipal Code authorizes the Historic Preservation Board to review proposed new construction and alterations in the Craig and Gould neighborhood and to approve, approve with conditions or deny the proposed new construction and/or alterations. 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 review approval criteria for new construction and alterations in the Craig and Gould neighborhood.

Staff Recommendation

Based on the analysis and findings outlined in this report, staff recommends approval with conditions of this design request.

Motion Options

Option 1: Approval with Conditions

I move to approve this design review request for Lot 5A Block 2 Craig & Gould's Addition to Castle Rock with the following conditions:

1. **Demolition Review Approval.** The applicant shall obtain final Town Council approval of the demolition request.
2. **Lot Line Vacation.** Prior to issuance of a building permit for the detached garage, the lot line vacation shall be approved and recorded to create one single lot, allowing the detached garage to be constructed as part of the same residential property.

Option 2: Disapproval

I move to disapprove or deny this design review request for Lot 5A Block 2 Craig & Gould's Addition to Castle Rock, based on the following findings: (list reasons for denial)

Option 3: 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 August 5, 2026.

Attachments

Attachment A: Plans

Attachment B: Materials Board

Attachment C: Applicant Narrative

Attachment D: Cultural Resource Survey