

**CASTLE ROCK HISTORIC PRESERVATION BOARD RESOLUTION
NO. 2024-003**

**A RESOLUTION APPROVING A REQUEST FOR A LANDMARK
ALTERATION CERTIFICATE FOR 110 N. PERRY STREET
(KROLL HOUSE)**

WHEREAS, the structure at 110 N. Lewis Street (the “Kroll House”) was designated as a Historic Landmark by the Town of Castle Rock (the “Town”) by Ordinance No. 2000-16, adopted on June 8, 2000, in accordance with the provisions of Section 15.64.080 of the Castle Rock Municipal Code (the “Town Code”); and

WHEREAS, Brian Nugent, the owner of the Kroll House (the “Owner”) has made proper application for a Landmark Alteration Certificate in accordance with Section 15.64.140 of the Town Code for an addition; and

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

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

WHEREAS, a public hearing on the Owner’s application was held on December 4, 2024, wherein the Historic Preservation Board received testimony and evidence from Town staff, the Owner and the Owner’s representative(s), 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 testimony and evidence presented at the public hearing held on December 4, 2024, on the application for a Landmark Alteration Certificate for the Kroll House, the Historic Preservation Board makes the following findings and conclusions:

- A. The Kroll House has been designated as a Historic Landmark.
- B. The Owner of the Kroll House has submitted an application for a Landmark Alteration Certificate for an addition.
- C. A properly-noticed public hearing was held on December 4, 2024, 6:00 p.m., wherein the Historic Preservation Board received testimony and evidence from Town staff, the Owner and the Owner’s representative(s), and the public on the application.
- D. Based on the testimony evidence received at the hearing and the criteria for review set forth in Section 15.64.140.C of the Town Code, the Historic Preservation Board makes the

following findings:

1. The proposed rehabilitation will not result in the destruction or substantial impairment of the integrity, or the character-defining architectural features of the Kroll House.

The overall form of the structure will remain the same and the defining architectural features of the landmark will remain the same.

2. The architectural style, arrangement, texture, color and materials of the proposed alterations are compatible with the character of the Kroll House.

The addition's architectural design blends well with the bungalow style of the house. The addition utilizes the same materials as the historical structure.

3. The proposed interior alterations will not negatively impact the overall structural integrity of the Kroll House so as to affect its exterior appearance.

This application does not include interior alterations to the landmarked house.

4. The proposed alterations will not change an integral part of the Kroll House recognized at the time of the Landmark designation.

The predominant street facing elevation of the historical structure will not change.

5. The proposed additions or alterations to the Kroll House are being completed in a manner that, if such change could be removed in the future, the essential form and integrity of the historic structure will be unimpaired.

To accommodate the addition the applicant is proposing to remove two windows. One window will be infilled with a new wall and the other will become an entrance into the new bedroom and bathroom suite. These two windows will be reused in the new structure and can be returned to their existing spots if the addition were to be removed.

6. The proposed alterations to the Kroll House conform to the following Secretary of Interior's Standards for Rehabilitation:

- (i) 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 house will continue to be used as a single-family residence.

- (ii) 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 overall form of the historical structure will remain the same and no changes

to the street facing elevation of the historical structure are proposed.

- (iii) 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.

While blending with the house and neighborhood, the proposed addition will still be distinguishable as a new addition through the use of a wider siding material.

- (iv) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

All elements of the structure that have acquired historic significant will be retained and preserved.

- (v) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

The front elevation that characterizes the historic property will be preserved.

- (vi) 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 new addition matches the original structure in design, color, and texture. No features are being proposed to be repaired or replaced.

- (vii) 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 addition is located on the side of the house and is set back so as to be subordinate to the historical structure. To differentiate the addition from the historical structure a wider siding will be used.

- (viii) 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 unimpaired.

The new addition is located on the side of the house and is set back so as to be subordinate to the historical structure. To differentiate the addition from the historical structure a wider siding will be used.

7. The proposed alterations to the Kroll House conform to the following additional criteria or policy design guidelines adopted by the Board to aid in the review of Alteration Certificate applications:

- (i) Castle Rock Style Standards - 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 proposed addition is shorter in height than the original structure, utilizes the same roof pitch, and has the same siding materials as the original structure.

- (ii) Castle Rock Design Standards – Chapter 5, Section III of these standards include guidelines for the Historic Residential District. The purpose of these guidelines is to retain the neighborhood integrity by encouraging infill, additions and exterior alterations that are compatible with the existing design elements and make a building fit into the surrounding district.

The new addition is in scale with the existing building, surrounding buildings and utilizes design elements that fit into the surrounding district.

- (iii) F.R.E.S.H. Standards in Castle Rock Historic Preservation Plan – The basic components of proper contextual infill design, developed by the Colorado Historical Society, that focuses on Footprint, Roof, Envelope, Skin and Holes.

The “footprint” of the proposed addition is a compatible in size. The proposed front gabled roof would match the pitch of the roof of the existing structure. The envelope of the building through the use of setbacks creates a compatible form. The skin of the addition will match the wooden siding of the historic structure. The addition’s fenestration incorporates historic window shapes, maintaining architectural continuity.

Section 2. Approval. Based on the criteria set forth in Section 15.64.140.C of the Town Code, the testimony and evidence received 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 the Kroll House in accordance with the application.

PASSED, APPROVED, AND ADOPTED this 4th day of December, 2024, 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:

HISTORIC PRESERVATION BOARD

Darcie Hartman, Recording Secretary

John Beystehner, Chair

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Tara Vargish, Director of Development Services