

**CASTLE ROCK HISTORIC PRESERVATION BOARD  
RESOLUTION NO. 2019-02**

**A RESOLUTION APPROVING A REQUEST FOR A LANDMARK  
ALTERATION CERTIFICATE FOR 418 NORTH LEWIS STREET  
(HUNTER HOUSE)**

**WHEREAS**, the main structure, carriage, and several large Cottonwood, Douglas Fir, and Juniper trees located at 418 North Lewis Street (the “Property”) were designated as a Historic Landmark by the Town of Castle Rock by Ordinance No. 2002-44 on October 28, 2002 pursuant to Section 2.18.160 of the Castle Rock Municipal Code (“Code”); and

**WHEREAS**, George Usleber and Robin Winokur, owners of the Property (collectively, “Owners”) have made proper application for a Landmark Alteration Certificate in accordance with 15.64.140 of the Code to add a new, detached garage and accessory dwelling unit; and

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

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

**WHEREAS**, a public hearing on the application was held on August 21, 2019, wherein the Historic Preservation Board heard evidence from the Owner 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 evidence introduced at the public hearing held on August 21, 2019, on the application for a Landmark Alteration Certificate for 418 North Lewis Street, the Historic Preservation Board makes the following findings and conclusions:

- A. The Property located at 418 North Lewis Street has been designated as a Historic Landmark in the Town of Castle Rock.
- B. The Owners of the Property have submitted an application for a Landmark Alteration Certificate for the purpose of a new, detached garage and an accessory dwelling unit on the northeast, rear of the property.
- C. A properly noticed public hearing was held on August 21, 2019, at 6:00 p.m., wherein the Historic Preservation Board heard evidence from the Owners and the public on the application.

D. Based on the evidence submitted at the hearing and the criteria for review set forth in Section 15.64.140C of the Code, the Historic Preservation Board finds that the proposed alteration would not result in any of the following effects:

1. The destruction or substantial impairment of the historic integrity or the character defining architectural features of the landmark;

*The landmarked structures will not be altered with this proposal.*

2. The architectural style, arrangement, texture, color and materials of the proposed alterations being incompatible with the character of the historic landmark;

*The proposed alterations are compatible with the existing Classic Cottage style of the structure. The applicant also proposes to match the paint color and window trim color of the historic house.*

3. Proposed interior alterations negatively impacting the overall structural integrity of the landmark designation;

*There are no proposed interior alterations to the landmarked structures.*

4. The proposed alterations changing an integral part of the structure recognized at the time of landmark designation;

*The landmarked structures will not be altered with this proposal. The proposed garage is compatible with the existing Classic Cottage style.*

5. New additions or alterations to designated landmarks being completed in a manner that if such change could be removed in the future, the essential form and integrity of the structure would be impaired; and

*The proposed additions would not compromise the essential form and integrity of the structure.*

6. The proposed alterations failing to conform to the Secretary of Interior's Standards for Rehabilitation or the specific alteration criteria imposed at the time of initial designation.

*The following are the applicable Standards of Rehabilitation:*

- 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 property will continue to be used as a residence.*

- 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 historic character would not change with the alterations.*

- 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.

*Elements from other buildings are not proposed. The new additions are of the same architectural style.*

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

*There have been no alterations to this existing buildings that have acquired their own historic significance.*

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

*The landmarked structures will not be altered with this proposal.*

- 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.

*There are no proposed changes to the historic structures.*

- 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 additions are compatible with the existing architecture.*

- 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 impaired.

*The essential form and integrity of the historic property will be maintained.*

7. Any such additional criteria or policy design related guidelines adopted by the Board to aid in the review of Alteration Certificate applications. Such criteria and policies shall be written and made available to all Alteration Certificate applicants and the general public.

*Additional guidelines include 'Castle Rock Style' and the 'Historic Preservation Plan.' The application adheres to those guidelines since the alterations are the same architectural style and new materials match existing.*

There was no specific alteration criteria imposed at the time of the initial designation.

**Section 2. Approval.** Based on the criteria set forth in Section 15.64.140.C of the Castle Rock Municipal Code, the evidence provided 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 418 North Lewis Street.

**PASSED, APPROVED AND ADOPTED** this 21st day of August, 2019, 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:**

**TOWN OF CASTLE ROCK**

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Sandra Aguilar, Recording Secretary

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Chair

**Approved as to form:**

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Robert J. Slentz, Town Attorney

**Approved as to content:**

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Bill Detweiler, Director  
Development Services Department