



## Historic Preservation Board Agenda - Final-Amended

Chair John Beystehner  
Vice Chair Diane Evans  
Robert Lange  
Scott Ashburn  
Mike Borgelt  
Peter Gould  
Christopher Plucinski  
Liaison Ron Claussen

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Wednesday, December 4, 2024

6:00 PM

Town Hall Council Chambers  
100 N. Wilcox Street  
Castle Rock, CO 80104

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**\*\* ALL TIMES ARE APPROXIMATE \*\***

**5:30 pm DINNER FOR BOARD MEMBERS**

**6:00 pm CALL TO ORDER / ROLL CALL**

**6:01 pm CERTIFICATION OF MEETING**

**6:01 pm APPROVAL OF MINUTES**

[HPB](#)

[2024-031](#)

November 6, 2024 Historic Preservation Board Meeting

Minutes

**Attachments:**

[November 6, 2024 Historic Preservation Board Meeting Minutes](#)

**6:02 pm ELECTION OF OFFICERS, ETC.**

[HPB](#)

[2024-032](#)

Election of 2024-2025 Historic Preservation Board Chair

[HPB](#)

[2024-033](#)

Election of 2024-2025 Historic Preservation Board Vice Chair (if needed)

**6:02 pm TOWN COUNCIL UPDATE**

**6:07 pm PUBLIC HEARING ITEMS**

[HPB RESO](#)

[2024-003](#)

Resolution No. HP 2024-03: A Resolution Approving a Request for a Landmark Alteration Certificate for 110 North Lewis Street (Jacob Kroll House)

Lot 4 and the north ½ of Lot 5, Block 16, Craig & Gould's Addition to Castle Rock, County of Douglas, State of Colorado

**Attachments:**

[Staff Report](#)

[Attachment A: Vicinity Map](#)

[Attachment B: Resolution](#)

[Attachment C: Site Plan, Elevation Drawings, Materials/Color Board](#)

[Attachment D: Ordinance 2000-16: Designating 110 Lewis Street as a Local Hi:](#)

**6:20 pm DESIGN REVIEW BOARD UPDATE**

**6:23 pm CASTLE ROCK HISTORICAL SOCIETY AND MUSEUM LIAISON UPDATE**

**6:26 pm BOARD MEMBER ITEMS**

**Check for quorum for upcoming meetings**

**Special Meeting January 15, 2025**

**February 4, 2025**

**6:28 pm ITEMS FROM STAFF / INFORMATIONAL ITEMS**

**6:30 pm ADJOURN**



# Town of Castle Rock

## Agenda Memorandum

**Agenda Date:** 12/4/2024

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**Item #:** **File #:** HPB 2024-031

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**To:** Members of the Historic Preservation Board

**From:** Historic Preservation Board Administrator

**November 6, 2024 Historic Preservation Board Meeting Minutes**

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### Executive Summary

Attached are the meeting minutes from the November 6, 2024 Historic Preservation Board meeting for your review and approval.



## Historic Preservation Board Meeting Minutes - Draft

Chair John Beystehner  
Vice Chair Diane Evans  
Robert Lange  
Scott Ashburn  
Mike Borgelt  
Peter Gould  
Christopher Plucinski  
Liaison Ron Claussen

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Wednesday, November 6, 2024

6:00 PM

Town Hall Council Chambers  
100 N. Wilcox Street  
Castle Rock, CO 80104

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**\*\* ALL TIMES ARE APPROXIMATE \*\***

### DINNER FOR BOARD MEMBERS

### CALL TO ORDER / ROLL CALL

David Roh from the Castle Rock Historical Society was also in attendance.

**Present** 7 - Chair John Beystehner, Boardmember Robert Lange, Boardmember Mike Borgelt, Boardmember Peter Gould, Boardmember Scott Ashburn, Vice Chair Diane Evans, and Boardmember Christopher Plucinski

**Not Present** 1 - Liaison Ron Claussen

**Attendance** 3 - Desiree LaFleur, Brad Boland, and Darcie Hartman

### CERTIFICATION OF MEETING

Mr. Boland certified that the meeting and agenda had been noticed in accordance with the requirements of the Open Meetings Law.

### APPROVAL OF MINUTES

[HPB 2024-030](#)

**October 2, 2024 Historic Preservation Board Meeting**

#### Minutes

**Moved by Vice Chair Evans, seconded by Boardmember Borgelt, to Approve HPB Topic HPB 2024-030 as presented. The motion passed by a vote of: 7 to 0.**

**Yes:** 7 - Chair Beystehner, Boardmember Lange, Boardmember Borgelt, Boardmember Gould, Boardmember Ashburn, Vice Chair Evans, and Boardmember Plucinski

### TOWN COUNCIL UPDATE

None.

### PUBLIC HEARING ITEMS

Mr. Boland presented on HPB 2024-002 Reso. No. HPB RESP 2024-002: A Resolution Approving a Request for a Landmark Alteration Certificate. Chair Beystehner asked for clarification on the existing vs the proposed columns and if there is a plan to match the originals. The applicant, Devin Visciano, later joined by Tim White, White Development Company, gave a presentation and addressed Chair Beystehner's question. Chair Beystehner also asked for clarification on the addition of chimneys, to match the historical design. The applicant answered the question. Boardmember Lange asked for elaboration on signs and murals that would be added to the property, the applicant responded. Boardmember Borgelt asked about the boardwalk and if there were any plans to repair or replace it, the



applicant responded. Chair Beystehner asked for clarification on plans to meet ADA standards, the applicant responded. Boardmember Borgelt asked for original reference photos for the west side of the building, the applicant clarified that there are none available. The applicant continued with their presentation. Boardmember Gould asked for elaboration on the aluminum shingles and how they will age, the applicant responded. Boardmember Borgelt asked about the original windows and if they are operable, the applicant responded. Chair Beystehner asked for elaboration on the difference in exterior colors being proposed, and not having a cohesive color on the historic portion of the building, the applicant responded. Boardmember Lange asked about any plans to preserve the ash tree on the property, the applicant responded. Boardmember Gould asked for information on the age of the current columns, and the design changes, the applicant responded. Boardmember Borgelt asked about gutters and downspouts and if they would match the historic period, the applicant responded. Chair Beystehner gave kudos to the applicant for their efforts in researching the property, and reiterated his suggestions. Several other Boardmembers gave kudos to the applicant for their research efforts.

[HPB RESO  
2024-002](#)

**Resolution No. HPB RESO 2024-002: A Resolution  
Approving a Request for a Landmark Alteration Certificate  
for 415 N. Perry Street (City Hotel)**

**THE SOUTH 10.00 FEET OF LOT 2 AND ALL OF LOT 3, BLOCK 12,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE  
OF COLORADO AND THE NORTH 49.84 FEET OF LOT 4,  
BLOCK 12, TOWN OF CASTLE ROCK, COUNTY OF  
DOUGLAS, STATE OF COLORADO.**

Moved by Vice Chair Evans, seconded by Boardmember Lange, to Approve HPB Resolution HPB RESO 2024-002 as presented. The motion passed by a vote of: 7 to 0.

**Yes:** 7 - Chair Beystehner, Boardmember Lange, Boardmember Borgelt, Boardmember Gould, Boardmember Ashburn, Vice Chair Evans, and Boardmember Plucinski

## **DESIGN REVIEW BOARD UPDATE**

None.

## **CASTLE ROCK HISTORICAL SOCIETY AND MUSEUM LIAISON UPDATE**

None.

## **BOARD MEMBER ITEMS**

**Check for quorum for upcoming meetings**

**December 4, 2024**

**Special Meeting January 15, 2025**

## **ITEMS FROM STAFF / INFORMATIONAL ITEMS**

Mr. Boland gave an update.

## **ADJOURN**

**Moved by Chair Beystehner, seconded by Boardmember Gould, to adjourn. The motion passed by a vote of: 7 to 0.**

**Yes:** 7 - Chair Beystehner, Boardmember Lange, Boardmember Borgelt, Boardmember Gould, Boardmember Ashburn, Vice Chair Evans, and Boardmember Plucinski

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**Minutes approved by the Historic Preservation Board on \_\_\_\_\_ by a vote of \_\_\_\_\_ in favor, \_\_\_\_\_ opposed, with \_\_\_\_\_ abstention(s).**

**Historic Preservation Board**



# Town of Castle Rock

## Agenda Memorandum

**Agenda Date:** 12/4/2024

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**Item #:** **File #:** HPB 2024-032

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**To:** Members of the Historic Preservation Board

**From:** Historic Preservation Board Administrator

**Election of 2024-2025 Historic Preservation Board Chair**

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### Executive Summary

The Board will nominate and elect a Board member to serve as Chairperson for the 2024-2025 term.



# Town of Castle Rock

## Agenda Memorandum

**Agenda Date:** 12/4/2024

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**Item #:** **File #:** HPB 2024-033

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**To:** Members of the Historic Preservation Board

**From:** Historic Preservation Board Administrator

**Election of 2024-2025 Historic Preservation Board Vice Chair (if needed)**

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### Executive Summary

The Board will nominate and elect a Board member to serve as Vice Chairperson for the 2024-2025 term.



# Town of Castle Rock

## Agenda Memorandum

**Agenda Date:** 12/4/2024

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**Item #:** **File #:** HPB RESO 2024-003

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**To:** Members of the Historic Preservation Board

**From:** Brad Boland, AICP, Long Range Project Manager  
Development Services

Resolution No. HP 2024-03: A Resolution Approving a Request for a Landmark Alteration Certificate for 110 North Lewis Street  
(Jacob Kroll House)

Lot 4 and the north ½ of Lot 5, Block 16, Craig & Gould's Addition to Castle Rock, County of Douglas, State of Colorado

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### **Executive Summary**

The applicant, Brian Nugent, is seeking approval of a landmark alteration (**Attachment B**) to the Jacob Kroll House that would authorize the construction of a new addition on the property on the south side of the existing home that consists of a bedroom and bathroom suite. Located at 110 N. Lewis Street, this site is close to the northeast corner of First and Lewis Streets in the Craig and Gould neighborhood (**Attachment A**). Any exterior alteration of a Landmark, including modifications to windows, doors, siding, porches or other character defining feature and additions requires Historic Preservation Board approval of a Landmark Alteration Certificate.

### **Attachments**

Attachment A: Vicinity Map

Attachment B: Resolution

Attachment C: Site Plan, Elevation Drawings, Materials/Color Board

Attachment D: Ordinance 2000-16: Designating 110 Lewis Street as a Local Historic Landmark

**AGENDA MEMORANDUM**

**To:** Historic Preservation Board

**From:** Brad Boland, AICP, Long Range Project Manager  
Development Services

**Title:** Resolution No. HP 2024-03: A Resolution Approving a Request for a Landmark Alteration Certificate for 110 North Lewis Street (Jacob Kroll House)

Lot 4 and the North ½ of Lot 5, Block 16, Craig & Gould’s Addition to Castle Rock, County of Douglas, State of Colorado

**Executive Summary**

The applicant, Brian Nugent, is seeking approval of a landmark alteration (**Attachment B**) to the Jacob Kroll House that would authorize the construction of a new addition on the property on the south side of the existing home that consists of a bedroom and bathroom suite.

Located at 110 N. Lewis Street, this site is close to the northeast corner of First and Lewis Streets in the Craig and Gould neighborhood (**Attachment A**). Any exterior alteration of a Landmark, including modifications to windows, doors, siding, porches or other character defining feature and additions requires Historic Preservation Board approval of a Landmark Alteration Certificate.

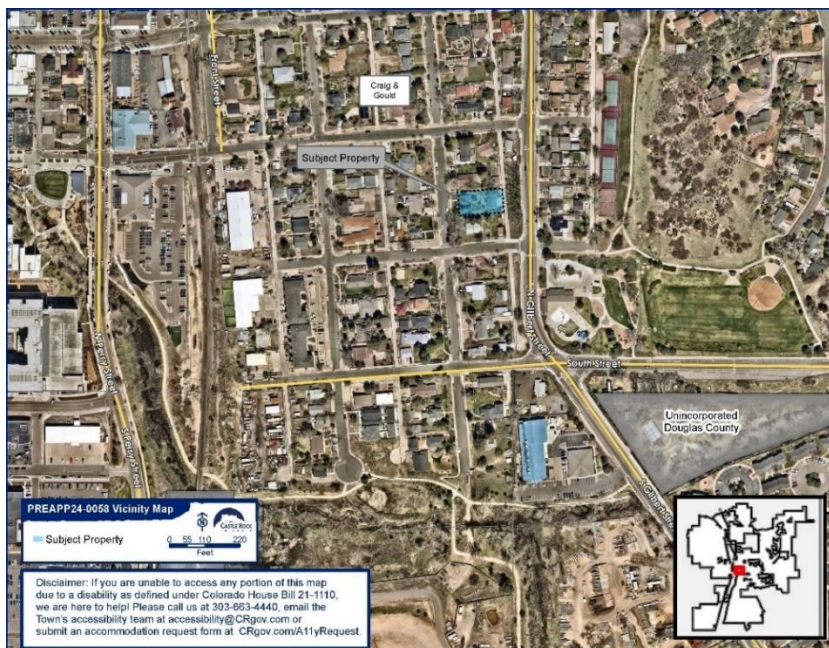


Figure 1: Vicinity Map

## **History of Past Town Council Action**

### **Historic Preservation – June 19, 2019**

The Historic Preservation Board approved a landmark alteration certificate for an accessory structure and garage in the rear of the property.

### **Town Council – June 8, 2000**

Town Council approved an ordinance designating the Jacob Kroll House as a local landmark.

## **Discussion**

### **History of the Property & Existing Conditions**



*Figure 2: Aerial*

The Douglas County Assessor shows the house, known as the Jacob Kroll House, dates to circa 1887. Born on a homestead in Happy Canyon in 1894, Jacob “Jake” Kroll lived in the home while operating “Kroll’s Grocery,” which was located across from the old courthouse. Mr. Kroll was known to be a generous member of the community, often “running a tab” for customers, particularly during the Depression. He continued to work as a grocer even after selling the store to Bob Longworth, up until Mr. Kroll’s death in 1971.





*Figure 3: Front/West Elevation*

Platted as part of the Craig & Gould's Addition to Castle Rock subdivision, the property includes lot 4 and the northern half of lot 5 in block 16. The bungalow/craftsman house is approximately 1,300 square feet and is only one story. The frame home includes clapboard siding, side gabled roof with dormer window, and an enclosed front entry/porch. A detached garage with an accessory dwelling unit (ADU) is located at the rear of the property. Approved by the Historic Preservation Board in 2019, the two-car garage measures approximately 725 square feet and the accessory dwelling unit measures approximately 662 square feet. The structure's skin consists of wood, lap siding and cedar shake singles matching the existing home.



*Figure 4: Side/South Elevation*



## Proposed Alterations

The applicant is proposing a new 567 square foot addition on the property that consists of a bedroom and bathroom suite on the South side of the new house. The new addition would include wood, lap siding and cedar shake siding. The body of the building would be painted sage green with classical white trim, fascia. The accent, cedar shake siding would be left its natural color. The roofing would be Certainteed "Landmark TL" in Country Gray. These materials would match the existing structure. To accommodate the addition the applicant is proposing to remove two windows. One window will be in filled 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.



Figure 5: Proposed Front/West Elevation



Figure 6 Proposed Side/South Elevation

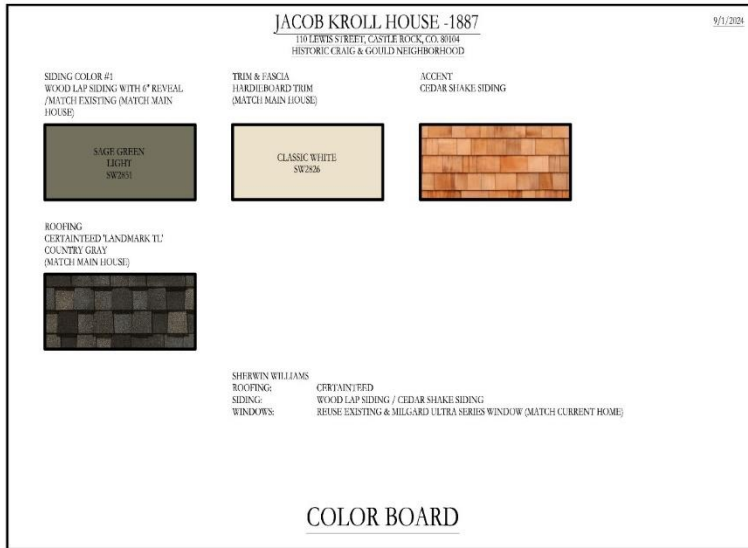


Figure 7: Materials Board

## **Public Outreach and Notification**

### **Neighborhood Meetings**

The owners held a virtual neighborhood meeting on September 24, 2024. No members of the public attended.

### **Public Notice**

The property was noticed in accordance with Section 15.64.140 of the Castle Rock Municipal Code. Public notice was also sent out to property owners within 500 feet of the property.

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.

## **Review and Approval Criteria**

### **Criteria for Review**

**Section 15.64.140C** of the Town's Municipal Code states that the applicant shall be required to demonstrate 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 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 being incompatible with the character of the historic landmark;

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

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

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

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

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

*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 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 Secretary's 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 house will continue to be used as a single-family 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 overall form of the historical structure will remain the same and no changes to the street facing elevation of the historical structure are proposed.*

- 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.*

- 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.*

- 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.*

- 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.*

- 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.*

- 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 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. 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.

- A. **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.*

- B. **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.*

- C. **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.*

## **Findings**

All staff review comments have been addressed. Staff finds that the proposed alterations and new addition address the following:

- Generally, conforms with the objectives of the Town Vision and the Comprehensive Master Plan.
- Meets the review and approval criteria for the Municipal Code, Chapter 15.64.
- Generally, conforms with the goals of the Town’s Historic Preservation Plan, Castle Rock Style, and Castle Rock Design.

## **Staff Recommendation**

Based on the analysis and findings outlined in this report, staff recommends approval of this landmark alteration request.

## **Motion Options**

### **Option 1: Approval**

*“I move to approve the Landmark Alteration Certificate for the addition at 110 N. Lewis Street, as presented.”*

### **Option 2: Approval with Conditions**

*“I move to approve the Landmark Alteration Certificate for the addition at 110 North Lewis Street, with the following conditions:”* (list conditions)

### **Option 3: Denial**

*“I move to deny the Landmark Alteration Certificate for the addition at 110 North Lewis Street, 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 15, 2025.”*

## **Attachments**

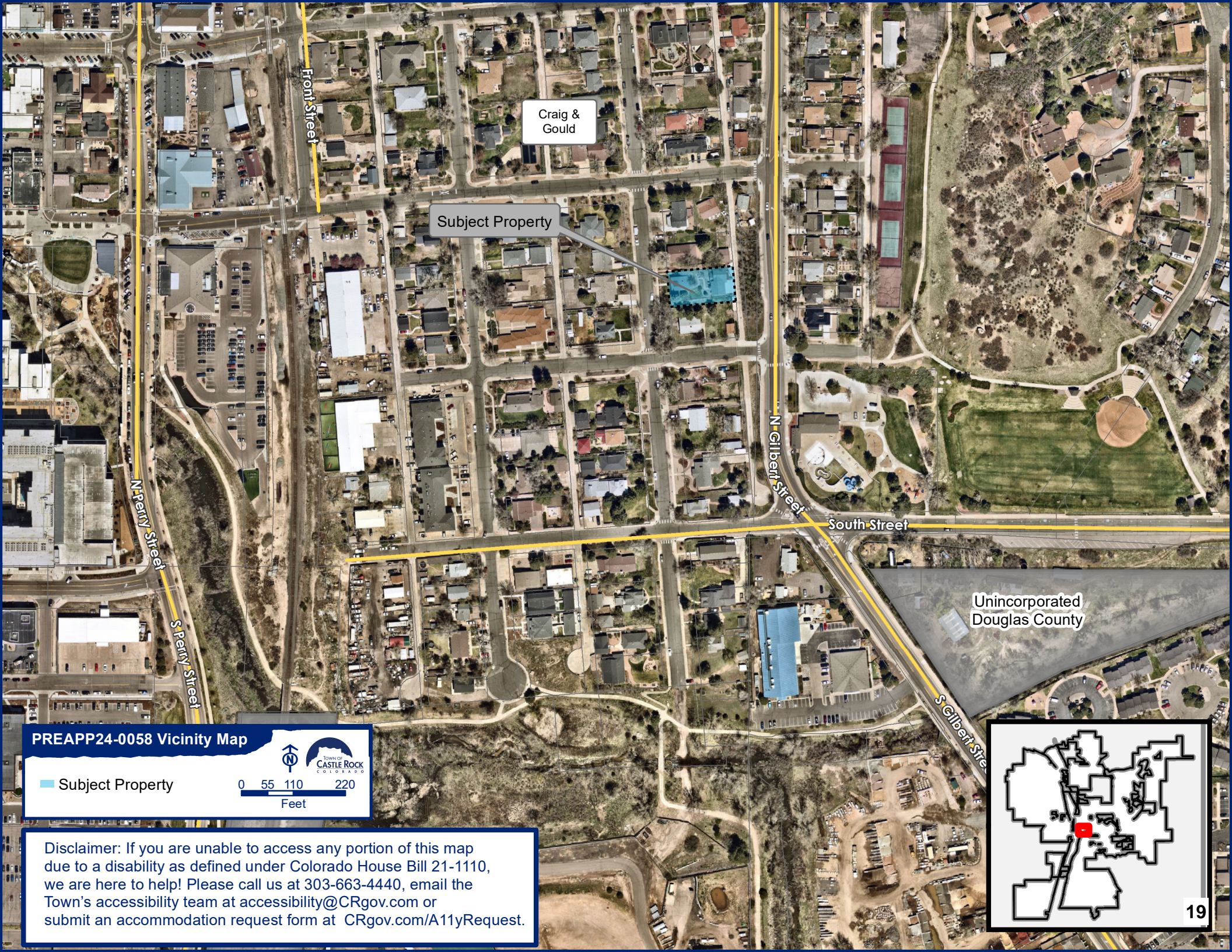
Attachment A: Vicinity Map

Attachment B: Resolution

Attachment C: Site Plan, Elevation Drawings, Materials/Color Board

Attachment D: Ordinance 2000-16: Designating 110 Lewis Street as a Local Historic Landmark





Craig & Gould

Subject Property

Unincorporated Douglas County

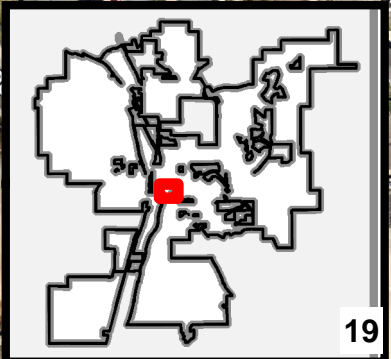
PREAPP24-0058 Vicinity Map



Subject Property



Disclaimer: If you are unable to access any portion of this map due to a disability as defined under Colorado House Bill 21-1110, we are here to help! Please call us at 303-663-4440, email the Town's accessibility team at [accessibility@CRgov.com](mailto:accessibility@CRgov.com) or submit an accommodation request form at [CRgov.com/A11yRequest](https://CRgov.com/A11yRequest).





**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

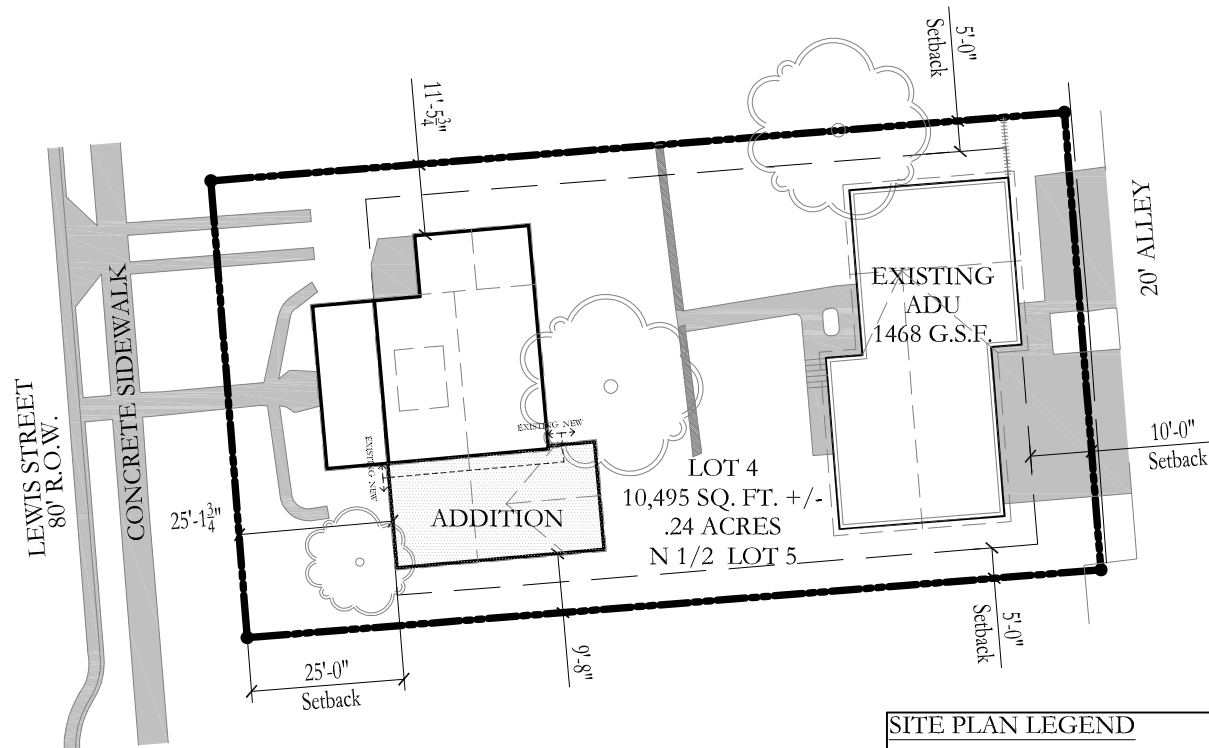
# JACOB KROLL HOUSE -1887

9/1/2024

110 LEWIS STREET, CASTLE ROCK, CO. 80104  
 HISTORIC CRAIG & GOULD NEIGHBORHOOD

**SITE DATA:**

APN:	2505-11-38-004
ZONING:	R2
LEGAL:	LOTS 4 & N 1/2 LOT 5 BLOCK 15
SUBDIVISION:	CRAIG & GOULD
FRONT SETBACK:	25'-0"
REAR SETBACK:	10'-0"
SIDE SETBACK:	5'-0"
EXISTING RESIDENCE:	1161 G.S.F.
EXISTING ADU:	1468 G.S.F.
ADDITION:	567 G.S.F.
LOT SIZE 75'X140':	10,500 G.S.F.
BUILDING COVERAGE:	30.04%



SITE PLAN LEGEND	
PROPERTY LINE	FENCE
SETBACK LINE	
ROOF LINE	
EXTERIOR BUILDING	
CONCRETE	ASPHALT

 **SITE PLAN**  
 NORTH 1" = 30'-0"

# JACOB KROLL HOUSE -1887

110 LEWIS STREET, CASTLE ROCK, CO. 80104  
HISTORIC CRAIG & GOULD NEIGHBORHOOD

9/1/2024

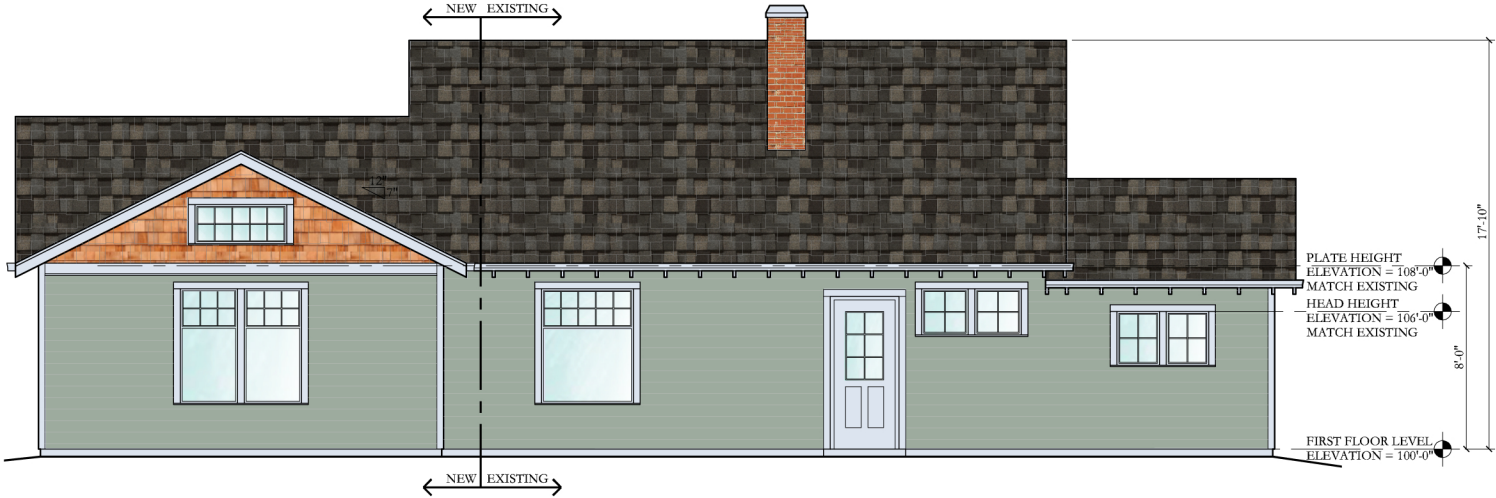


WEST ELEVATION

# JACOB KROLL HOUSE -1887

9/1/2024

110 LEWIS STREET, CASTLE ROCK, CO. 80104  
HISTORIC CRAIG & GOULD NEIGHBORHOOD

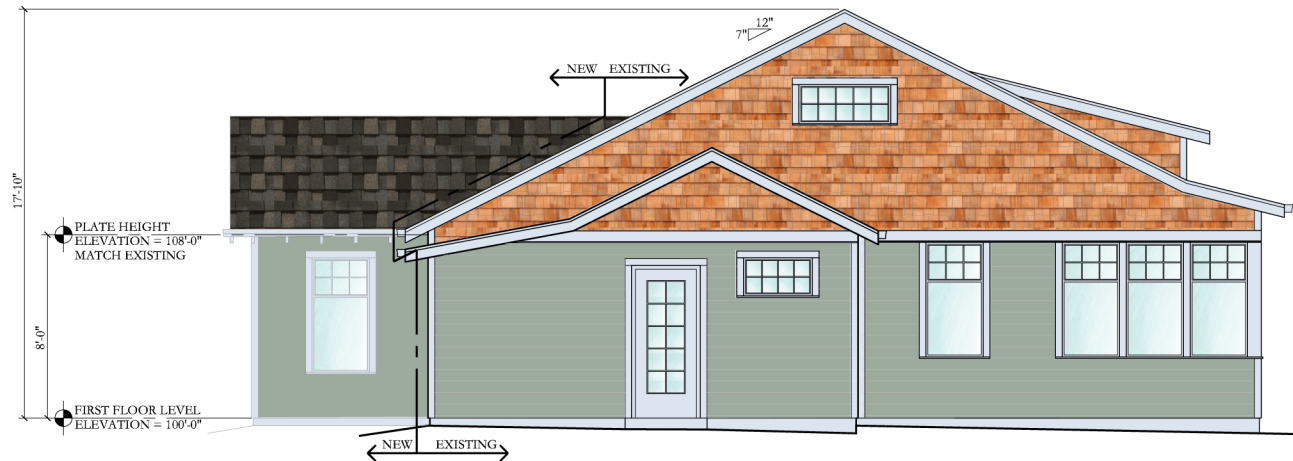


## EAST ELEVATION

# JACOB KROLL HOUSE -1887

110 LEWIS STREET, CASTLE ROCK, CO. 80104  
HISTORIC CRAIG & GOULD NEIGHBORHOOD

9/1/2024

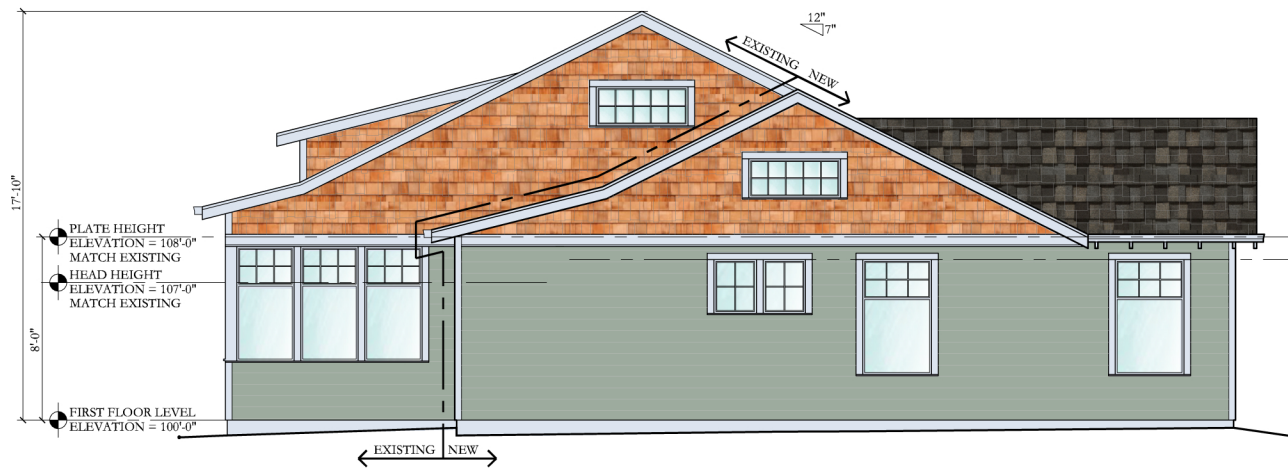


## NORTH ELEVATION



JACOB KROLL HOUSE -1887  
110 LEWIS STREET, CASTLE ROCK, CO. 80104  
HISTORIC CRAIG & GOULD NEIGHBORHOOD

9/1/2024



SOUTH ELEVATION

# JACOB KROLL HOUSE -1887

9/1/2024

110 LEWIS STREET, CASTLE ROCK, CO. 80104  
HISTORIC CRAIG & GOULD NEIGHBORHOOD

SIDING COLOR #1  
WOOD LAP SIDING WITH 6" REVEAL  
/MATCH EXISTING (MATCH MAIN  
HOUSE)



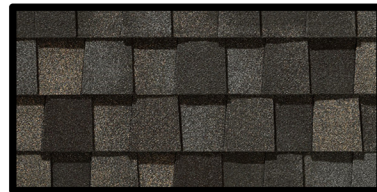
TRIM & FASCIA  
HARDIEBOARD TRIM  
(MATCH MAIN HOUSE)



ACCENT  
CEDAR SHAKE SIDING



ROOFING  
CERTAINTEED 'LANDMARK TL'  
COUNTRY GRAY  
(MATCH MAIN HOUSE)



SHERWIN WILLIAMS

ROOFING: CERTAINTEED

SIDING: WOOD LAP SIDING / CEDAR SHAKE SIDING

WINDOWS: REUSE EXISTING & MILGARD ULTRA SERIES WINDOW (MATCH CURRENT HOME)

## COLOR BOARD

ORDINANCE 2000- 16

## AN ORDINANCE DESIGNATING 110 LEWIS STREET AS A LOCAL HISTORIC LANDMARK

WHEREAS, 110 Lewis Street is included in the 1985 Historic Building Inventory; and

WHEREAS, the owner of the property, Craig Denhard, has requested local landmark designation; and

WHEREAS, the site meets the criteria for historic landmark designation as found in Ordinance 94-01 (Castle Rock Historic Preservation Ordinance),

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO FOLLOWS:

**SECTION 1. Amendment.** Ordinance 94-02 (Castle Rock Register of Historic Landmarks) is amended by adding section (s) to read as follows:

- (t) Historic name: - Jacob Kroll House  
Date of construction: 1887  
Legal Description: Block 16, Lots 4 and 5, Craig and Gould's Addition  
Present use: Single-family residential  
Historic significance: This building is an example of early frame construction and represents a Bungalow/Craftsman type of architecture not abundantly found in Castle Rock.  
Key architectural features: One story frame house with clapboard siding, side gabled roof with dormer window and enclosed front entry. The human scale of the building when paired with the vegetation, contributes to the character of the site and compliment the surrounding houses.

**SECTION 2. Penalties and Sanctions.** The above property, having been designated as a local historic landmark, is subject to all the provisions contained within Section 2.18.200 of the Castle Rock Municipal Code. Demolition, removal, or alteration to any designated historic structure or site without required approval from the Town may result in severe penalties and sanctions including fines, imprisonment, and limitation on the issuance of future building permits.

**SECTION 3. Severability.** If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

**SECTION 4. Safety Clause.** The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relation to the legislative objective sought to be obtained.

SUBMITTED this 25<sup>th</sup> day of May, 2000 and approved for publication and further reading by a vote of the Town Council of the Town of Castle Rock of 7 for and 0 against.

**PASSED, APPROVED AND ADOPTED** this 8<sup>th</sup> day of June, 2000, by the Town Council of the Town of Castle rock by a vote of 6 for and 0 against.

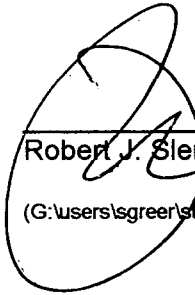
**ATTEST:**

  
\_\_\_\_\_  
Sally Misare, Town Clerk

**TOWN OF CASTLE ROCK:**

  
\_\_\_\_\_  
Al Parker, Mayor

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Robert J. Slentz, Town Attorney  
(G:\users\sgreen\steve\memo\T00608lewisord)