

ORDINANCE NO. 2023-038

**AN ORDINANCE DESIGNATING THE CANTRIL SCHOOL AS A LOCAL
HISTORIC LANDMARK AND AMENDING SECTION 15.64.060 OF THE
CASTLE ROCK MUNICIPAL CODE**

WHEREAS, the Cantril School is located at 312 North Cantril Street in the Town of Castle Rock (the “Town”); and

WHEREAS, built in 1897, the Cantril School is a two-story, Italian Villa-style building with a three-story bell tower built out of rhyolite stone; and

WHEREAS, as the primary schoolhouse within Douglas County (the “County”) and the first to offer high school courses, the Cantril School played a significant role in the education of children throughout the Town and the County; and

WHEREAS, in recognition of its historic importance, the Cantril School is listed on the National Register of Historic Places under the name, Castle Rock Elementary School; and

WHEREAS, due to age and erosion, the drop structures are now in immediate need of rehabilitation; and

WHEREAS, as the owner of the Cantril School, the Town has filed a landmark nomination application pursuant to Section 15.64.080.B of the Code; and

WHEREAS, the Historic Preservation Board (“Board”) held a public hearing on November 1, 2023, to review the landmark nomination application, pursuant to Section 15.64.080.E.2 of the Code, at which the Board voted unanimously to recommend approval of the local landmark designation; and

WHEREAS, the public hearing before the Board was noticed in compliance with Section 15.64.080.E.1 of the Code, and the Board forwarded its recommendation to the Town Council for consideration and final action, pursuant to Section 15.64.080.D.3 of the Code; and

WHEREAS, the Town Council has conducted a public hearing at tonight’s meeting to review the nomination application, pursuant to Section 15.64.080.F.2 of the Code; and

WHEREAS, the public hearing before the Town Council was noticed in compliance with Section 15.64.080.F.1 of the Code, and the application meets the criteria set forth in Section 15.64.080.C of the Code; and

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:

Section 1. Findings and Conclusions. Pursuant to Section 15.64.080.C of the Code, structures and sites that meet two or more of the criteria for significance and convey one or more

aspects of historic integrity identified in that Section may be nominated for landmark designation. The Town Council has reviewed the Board's written recommendation and hereby makes the following findings and conclusions:

A. The Cantril School meets the following criteria with respect to significance:

- *Events.* Cantril school has played a significant part in the educational history and heritage of the Town.
- *Architecture.* Cantril School
 - Embodies the distinctive characteristics of an architectural style of the time period within which it was built; and
 - Uses locally-quarried rhyolite as an important characteristic of the building.
- *Heritage.* Cantril School possesses character, interest or value as part of the development heritage and cultural characteristics of the Town's early development.
- *Age.* Cantril School was constructed over 126 years prior to its designation as a local historic landmark.

B. The Cantril School meets the following criteria with respect to historic integrity

- *Location.* Cantril School has been located in the same place since the time of its construction.
- *Design.* The overall design of Cantril School has remained the same since the time of its construction.
- *Setting.* The Craig & Gould Neighborhood where Cantril School is located has remained a predominantly single-family neighborhood and has maintained the same street grid as originally platted.
- *Materials.* The physical elements of the Cantril School have remained largely intact.
- *Workmanship.* The physical evidence of the crafts of a culture and an artisan's labor and skills associated with the Cantril School have remained largely intact.
- *Feeling.* The Cantril School is in generally good condition and stands as a representative expression of the aesthetic and historic sense of the time in which it was constructed.

- *Association.* The Craig & Gould Neighborhood where Cantril School is located has a significant number of historically landmarked buildings that provide a direct link to the School's historic significance.

Section 2. Approval. Based on the criteria set forth in Section 15.64.080.C of the Code, the evidence provided at the public hearing held before the Town Council at tonight's meeting, and the recommendation of the Board made at its public hearing on November 1, 2023, the Town Council hereby approves the landmark application for the Cantril School.

Section 3. Amendment. Section 15.64.060 of the Castle Rock Municipal Code is amended by the addition of a new Subsection Z, which Subsection reads as follows:

15.64.060 Town of Castle Rock Historic Landmarks

The following Historic Landmarks have been officially approved by the Historic Preservation Board and Town Council by ordinance:

Z. Cantril School, 312 North Cantril Street.

The Department shall maintain a current record of all Landmarks and pending designations.

Section 4. Penalties and Sanctions. The site having been designated as a historic landmark, is subject to all the provisions contained within Chapter 15.30 of the Code. Demolition, removal, or alternation to any designated historic structure or site without required approval from the Town may result in penalties and sanctions including fines, imprisonment, and limitation on the issuance of future building permits.

Section 5. 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 6. Safety Clause. The 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 object sought to be obtained.

APPROVED ON FIRST READING this 21st day of November, 2023, by a vote of 7 for and 0 against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this 5th day of December, 2023, by the Town Council of the Town of Castle Rock by a vote of __ for and __ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Tara Vargish, Director of Development Services