



Meeting Date: June 4, 2025

AGENDA MEMORANDUM

To: Historic Preservation Board

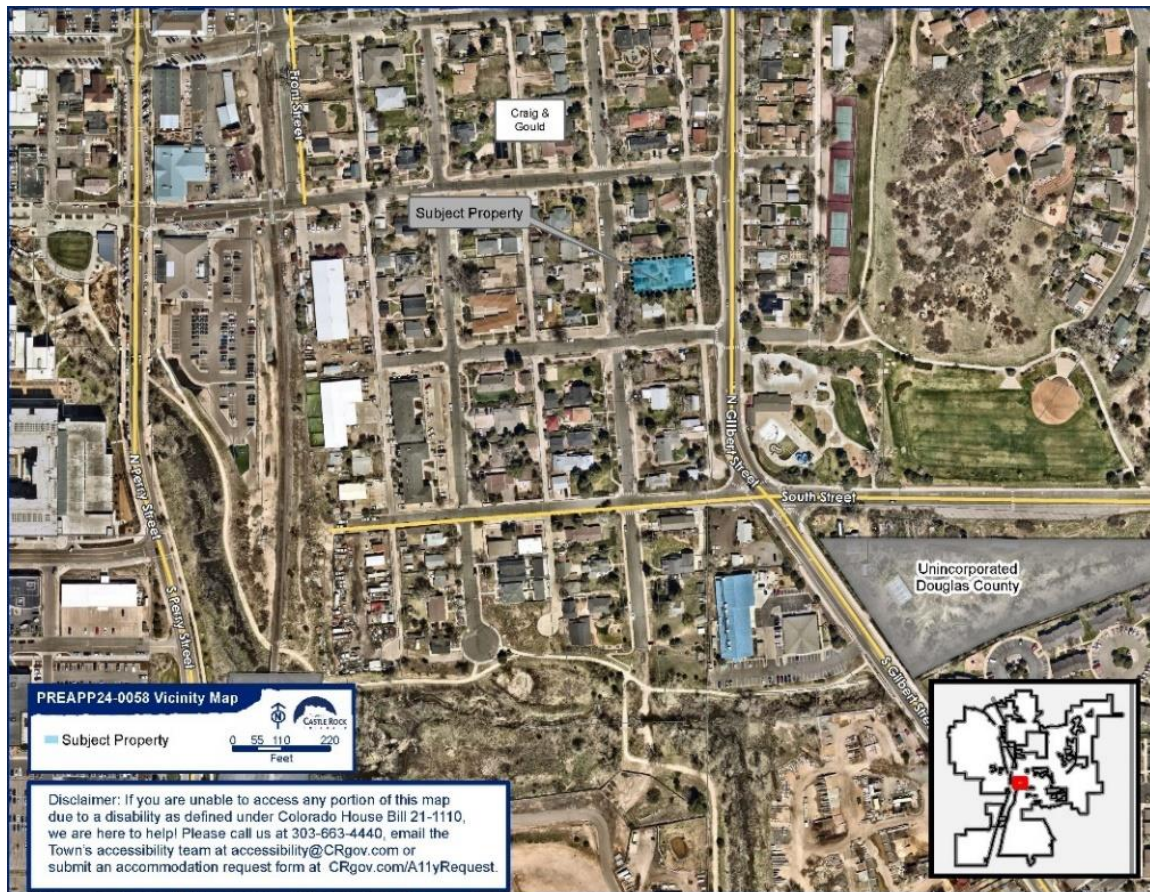
From: Brad Boland, AICP, Long Range Project Manager
Development Services

Title: Resolution No. HP 2025-007: 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 an outdoor kitchen on the east side of the house. The proposed outdoor kitchen features a U-shaped counter centered around a custom masonry pizza oven with an integrated chimney, serving as the focal point of the design. A low-profile roof extends from the existing historical structure covering the outdoor kitchen. 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.



History of Past Town Council Action

Historic Preservation – December 4, 2024

The Historic Preservation Board approved a landmark alteration certificate for a 567 square addition to the south side of the house.

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 house 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 house includes clapboard siding, side gabled roof with dormer window, and an enclosed front entry/porch. A 567 square foot addition, approved by the Historic Preservation Board in 2024, of matching materials off the side elevation of the house is currently under construction on the south side of the house. 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 house.

Proposed Alterations



Figure 4: Proposed Side/South Elevation

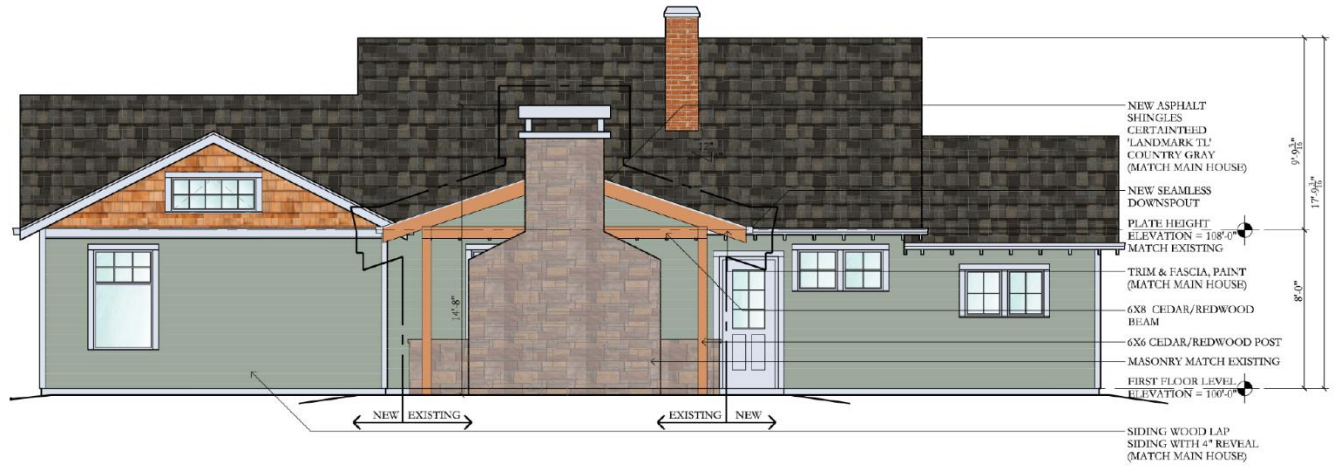


Figure 5: Proposed Back/East Elevation

STONE
SUNSET STONE 'RHYOLITE' IN
LIMESTONE SHAPE WITH CAP
(MATCH MAIN HOUSE)



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



SHERWIN WILLIAMS
ROOFING: CERTAINTEED
STONE: SUNSET STONE: RHYOLITE IN LIMESTONE SHAPE WITH CAP

Figure 6: Materials Board

Public Outreach and Notification

Neighborhood Meetings

The owners held a virtual neighborhood meeting on May 15, 2025. 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.

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 same roof materials will be used on the roof addition as the historical structure. The masonry of the outdoor kitchen will be complimentary to the existing materials.

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. The proposed outdoor kitchen is located behind the house and would not be visible when looking directly at the house.

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 roof addition could be taken off without altering the historical 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 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. The outdoor kitchen would not be visible when directly looking at the house from Lewis Street.

- 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.

The masonry, while compatible with the existing materials, provides a distinct material for the new addition.

- 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.

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 matches the massing of the historic structure. The largest feature of the new addition is shorter in height than the existing structure. The new addition is located behind the historic structure and would not be visible when looking directly at the house.

- 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 roof will be attached to back of the historical structure and could be removed with no changes to the historic structure.

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 addition maintains the original footprint of the historic structure by placing the outdoor kitchen in the rear yard within the existing patio area. The roof over the outdoor kitchen is a simple, low-profile extension that is clearly subordinate to the main roof of the historic structure. Materials proposed for the kitchen—including the masonry pizza oven—are selected to complement the existing building. The scale of the outdoor kitchen is modest and intentionally subordinate to the main structure. The height of the outdoor kitchen, including the integrated chimney, remains below the roofline of the historic house.

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 July 2, 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