



Historic Preservation Board Agenda - Final

Robert Lange
Christopher Plucinski
Dan Ahrens
Alan Hannasch
Melanie Vezzani
Robin Warnke
Susan Thayer
Liaison David Roh

Wednesday, June 4, 2025

6:00 PM

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

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

5:30 pm DINNER FOR BOARD MEMBERS

6:00 pm CALL TO ORDER / ROLL CALL

6:00 pm CERTIFICATION OF MEETING

6:00 pm APPROVAL OF MINUTES

[HPB](#)

May 7, 2025 Historic Preservation Board Meeting Minutes

[2025-011](#)

Attachments:

[May 7, 2025 Historic Preservation Board Meeting Minutes](#)

6:01 pm ELECTION OF OFFICERS, ETC.

[HPB](#)

Election of 2025-2026 Historic Preservation Board Chair

[2025-012](#)

[HPB](#)

Election of 2025-2026 Historic Preservation Board Vice Chair

[2025-013](#)

[HPB](#)

Appointment of Design Review Board Representatives

[2025-014](#)

6:05 pm TOWN COUNCIL UPDATE

6:10 pm PUBLIC HEARING ITEMS

[HPB RESO
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

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:](#)

6:45 pm DESIGN REVIEW BOARD UPDATE

6:45 pm CASTLE ROCK HISTORICAL SOCIETY AND MUSEUM LIAISON UPDATE

6:50 pm BOARD MEMBER ITEMS

Check for quorum for upcoming meetings

July 2, 2025

August 6, 2025

6:55 pm ITEMS FROM STAFF / INFORMATIONAL ITEMS

7:00 pm ADJOURN



Town of Castle Rock

Agenda Memorandum

Agenda Date: 6/4/2025

Item #: **File #:** HPB 2025-011

To: Members of the Historic Preservation Board

From: Historic Preservation Board Administrator

May 7, 2025 Historic Preservation Board Meeting Minutes

Executive Summary

Attached are the meeting minutes from the May 7, 2025 Historic Preservation Board meeting for your review and approval.



Historic Preservation Board Meeting Minutes - Draft

Robert Lange
Christopher Plucinski
Dan Ahrens
Alan Hannasch
Melanie Vezzani
Robin Warnke
Susan Thayer
Liaison David Roh

Wednesday, May 7, 2025

6:00 PM

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

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

DINNER FOR BOARD MEMBERS

CALL TO ORDER / ROLL CALL

- Present** 6 - Vice Chair Christopher Plucinski, Boardmember Alan Hannasch, Boardmember Dan Ahrens, Boardmember Melanie Vezzani, Boardmember Robin Warnke, and Boardmember Susan Thayer
- Not Present** 2 - Chair Robert Lange, and Liaison David Roh
- Attendance** 3 - Brad Boland, Mark Davis, 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 2025-009](#)

April 2, 2025 Historic Preservation Board Meeting Minutes

Moved by Boardmember Thayer, seconded by Boardmember Ahrens, to Approve HPB Topic HPB 2025-009 as presented. The motion passed by a vote of: 6 to 0.

- Yes:** 6 - Vice Chair Plucinski, Boardmember Hannasch, Boardmember Ahrens, Boardmember Vezzani, Boardmember Warnke, and Boardmember Thayer
- Not Present:** 1 - Chair Lange

TOWN COUNCIL UPDATE

Councilmember Davis gave an update.

DISCUSSION ACTION ITEMS

[HPB 2025-010](#) Historic Preservation Month Discussion

Mr. Boland presented on HPB 2025-010 Historic Preservation Month Discussion.

DESIGN REVIEW BOARD UPDATE

None.

CASTLE ROCK HISTORICAL SOCIETY AND MUSEUM LIAISON UPDATE

None.

BOARD MEMBER ITEMS

None.

Check for quorum for upcoming meetings

June 4, 2025

July 2, 2025

ITEMS FROM STAFF / INFORMATIONAL ITEMS

Mr. Boland gave an update.

ADJOURN

Moved by Vice Chair Plucinski, seconded by Boardmember Warnke, to adjourn. The motion passed by a vote of: 6 to 0.

Yes: 6 - Vice Chair Plucinski, Boardmember Hannasch, Boardmember Ahrens, Boardmember Vezzani, Boardmember Warnke, and Boardmember Thayer

Not Present: 1 - Chair Lange



Town of Castle Rock

Agenda Memorandum

Agenda Date: 6/4/2025

Item #: **File #:** HPB 2025-012

To: Members of the Historic Preservation Board

From: Historic Preservation Board Administrator

Election of 2025-2026 Historic Preservation Board Chair

Executive Summary

The Board will nominate and elect a Board member to serve as Chairperson for the 2025-2026 term.



Town of Castle Rock

Agenda Memorandum

Agenda Date: 6/4/2025

Item #: **File #:** HPB 2025-013

To: Members of the Historic Preservation Board

From: Historic Preservation Board Administrator

Election of 2025-2026 Historic Preservation Board Vice Chair

Executive Summary

The Board will nominate and elect a Board member to serve as Vice Chairperson for the 2025-2026 term.



Town of Castle Rock

Agenda Memorandum

Agenda Date: 6/4/2025

Item #: **File #:** HPB 2025-014

To: Members of the Historic Preservation Board

From: Historic Preservation Board Administrator

Appointment of Design Review Board Representatives

Executive Summary

The Board will nominate and elect for recommendation to Council, two members to serve as a Design Review Board Representative for the 2025-2026 term.



Town of Castle Rock

Agenda Memorandum

Agenda Date: 6/4/2025

Item #: **File #:** HPB RESO 2025-007

To: Members of the Historic Preservation Board

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

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.

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



Meeting Date: June 4, 2025

AGENDA MEMORANDUM

To: Historic Preservation Board

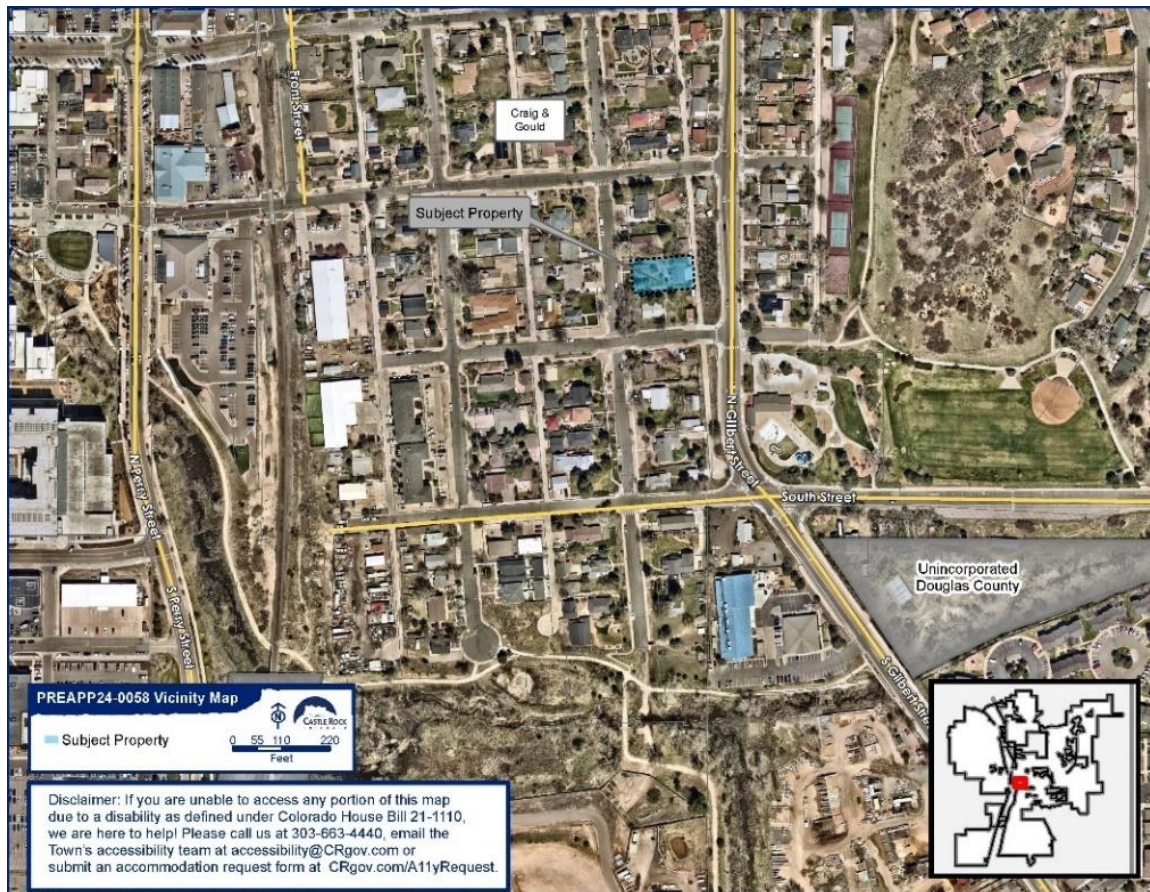
From: Brad Boland, AICP, Long Range Project Manager
Development Services

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

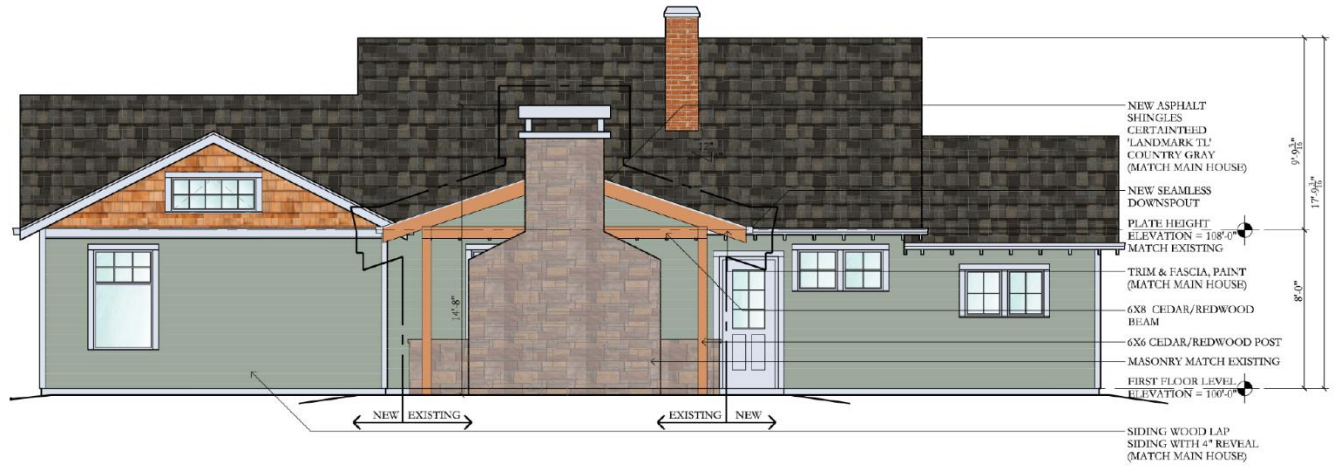


Figure 5: Proposed Back/East Elevation

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."

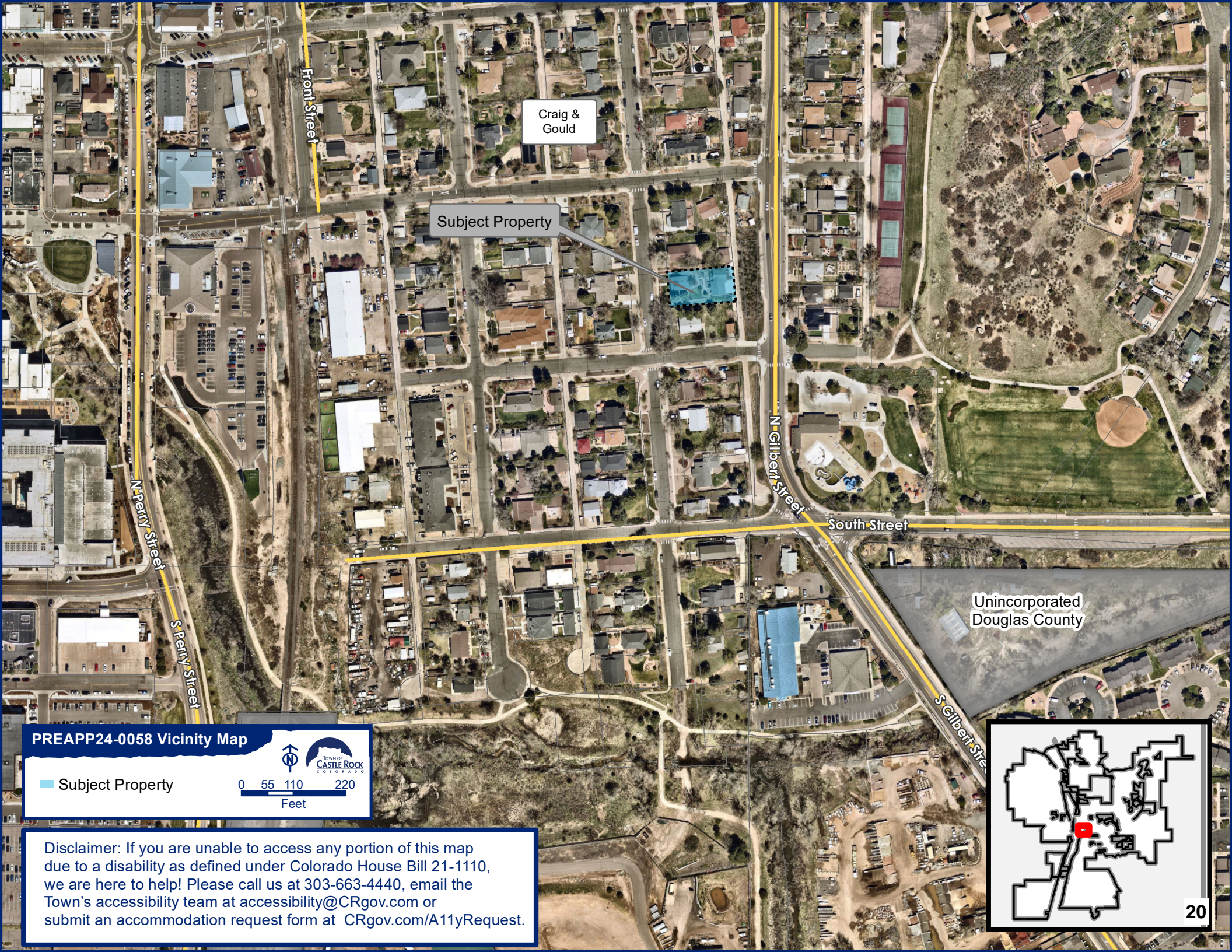
Attachments

Attachment A: Vicinity Map

Attachment B: Resolution

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

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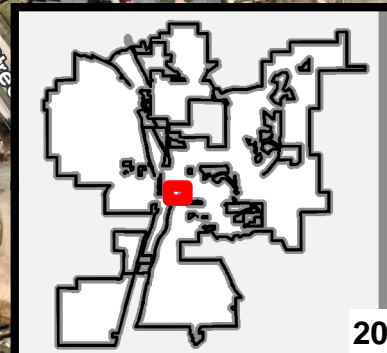
PREAPP24-0058 Vicinity Map



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 or submit an accommodation request form at CRgov.com/A11yRequest.

Unincorporated
Douglas County



**CASTLE ROCK HISTORIC PRESERVATION BOARD RESOLUTION
NO. 2025-007**

**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 June 4, 2025, 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 June 4, 2025, 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 outdoor kitchen.
- C. A properly-noticed public hearing was held on June 4, 2025, 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 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. 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. The proposed outdoor kitchen is located behind the house and would not be visible when looking directly at the house.

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.

The roof addition could be taken off without altering the historical structure.

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. The outdoor

kitchen would not be visible when directly looking at the house from Lewis Street.

- (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.

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

- (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.

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 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.

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

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 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.

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 June, 2025, 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

Approved as to form:

Approved as to content:

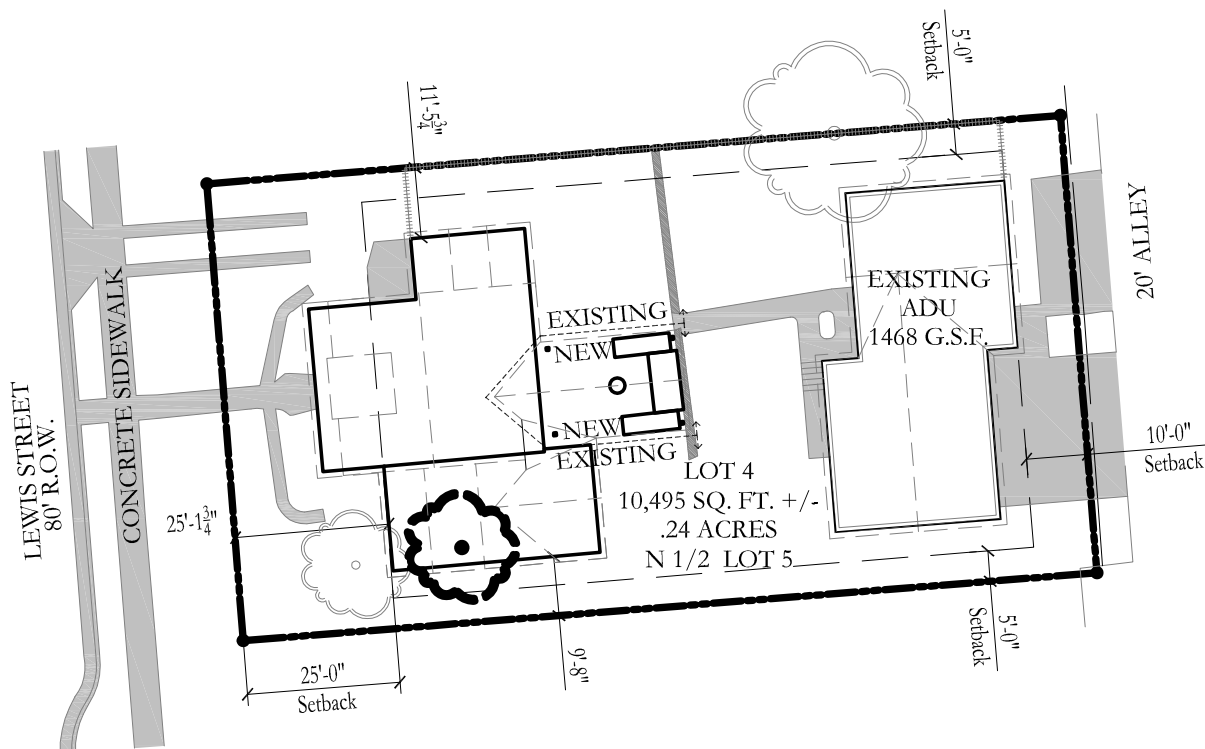
Michael J. Hyman, Town Attorney

Tara Vargish, Director of Development Services

JACOB KROLL HOUSE -1887

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

4/10/2025



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	+++++
SETBACK LINE	----
ROOF LINE	----
EXTERIOR BUILDING	----
CONCRETE	■
ASPHALT	■
SPOT ELEVATION	●



NORTH 1" = 30'-0"

SITE PLAN

FLOOR PLAN DATA:
FLOOR AREA: 1743 G.S.F.

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

4/10/2025

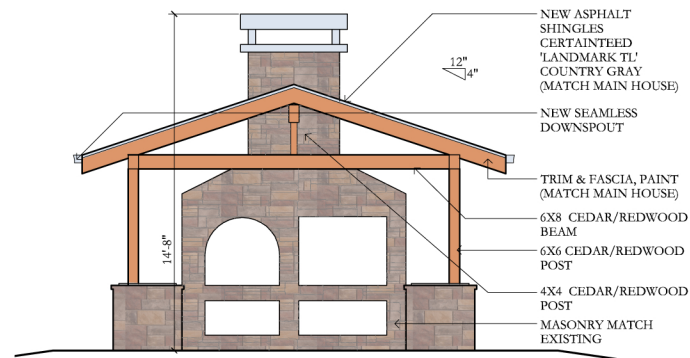


 **FLOOR PLAN**
NORTH 1" = 10'-0"

JACOB KROLL HOUSE -1887

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

4/10/2025

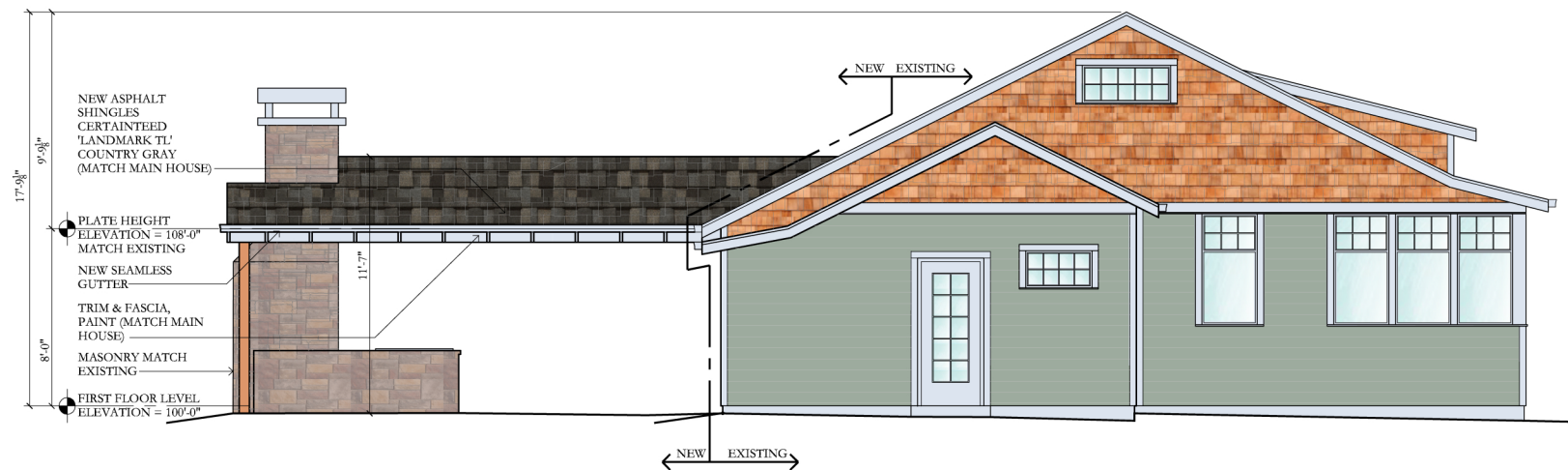


OUTDOOR KITCHEN ELEVATION

JACOB KROLL HOUSE -1887

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

4/10/2025

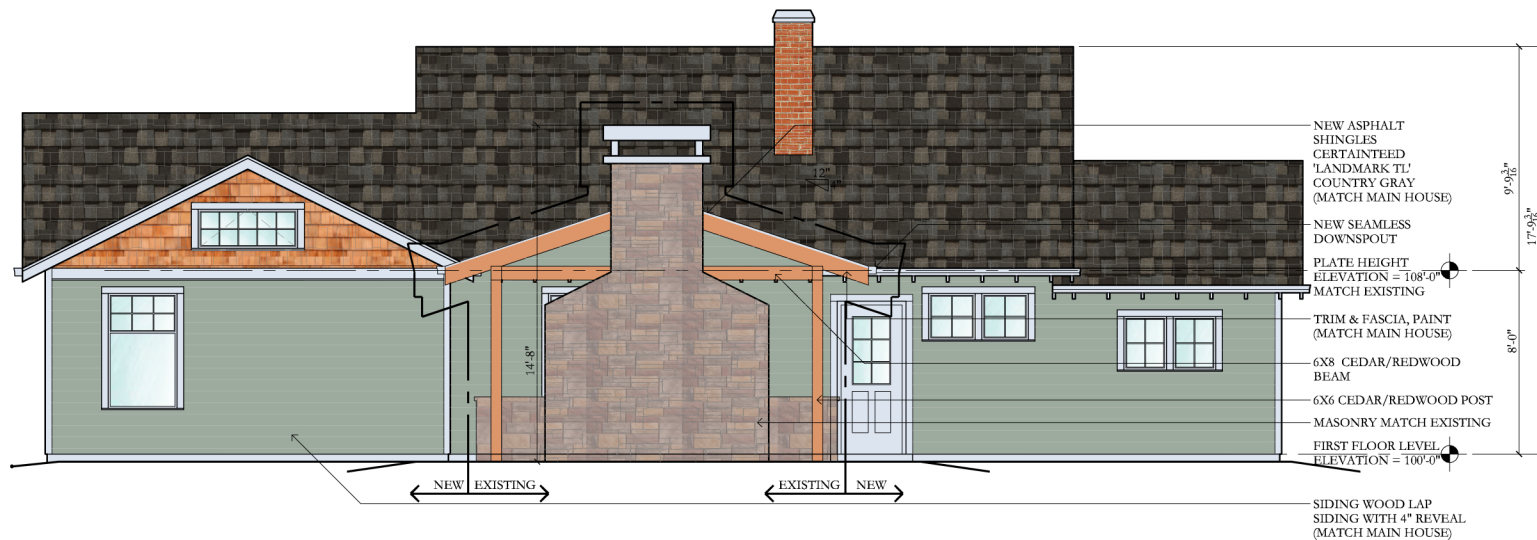


NORTH ELEVATION

JACOB KROLL HOUSE -1887

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

4/10/2025



EAST ELEVATION

JACOB KROLL HOUSE -1887

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

4/10/2025



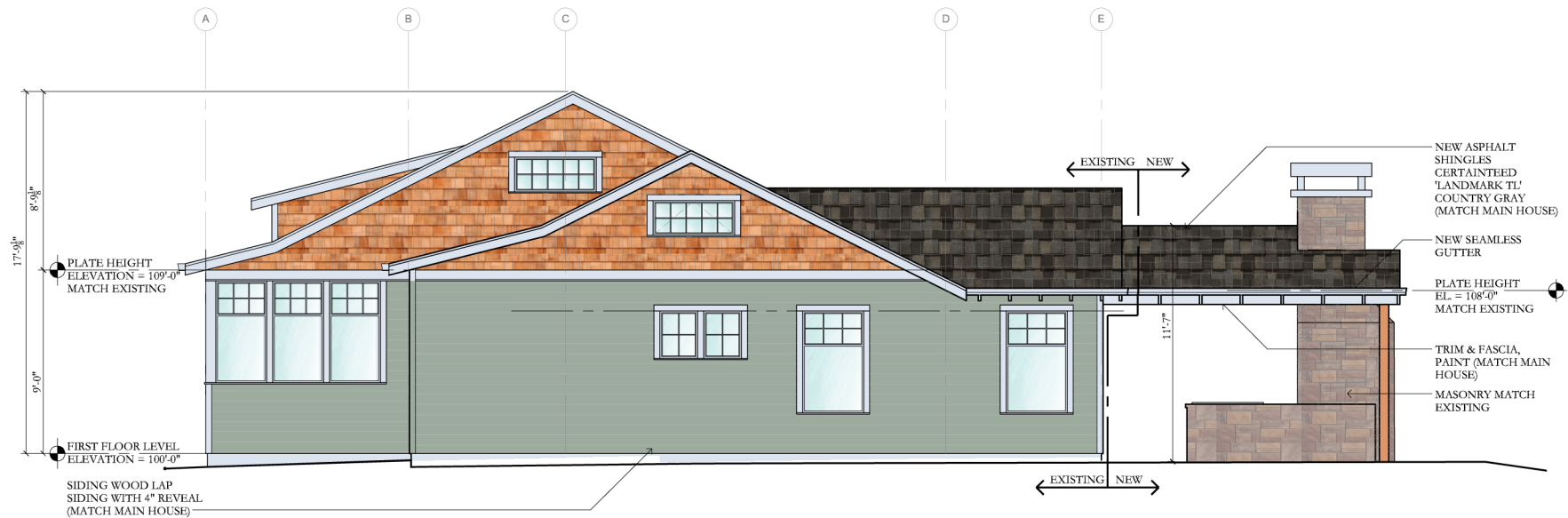
WEST ELEVATION

JACOB KROLL HOUSE -1887

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

4/10/2025

ELEVATION LEGEND	
STRUCTURAL GRIDLINE	1
SPOT ELEVATION	
ASPHALT SHINGLES	
SIDING	



SOUTH ELEVATION

JACOB KROLL HOUSE -1887

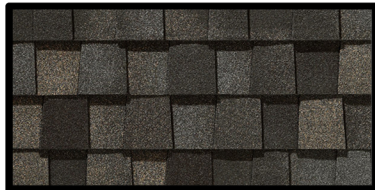
4/10/2025

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

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



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



SHERWIN WILLIAMS

ROOFING: CERTAINTED

STONE: SUNSET STONE: RHYOLITE IN LIMESTONE SHAPE WITH CAP

COLOR BOARD

ORDINANCE 2000- 16AN 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.

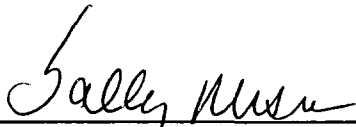
SECTION 3. Severability. If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

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 25th 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.

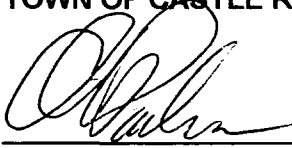
PASSED, APPROVED AND ADOPTED this 8th day of June, 2000, by the Town Council of the Town of Castle rock by a vote of 6 for and 0 against.

ATTEST:



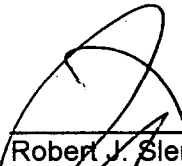
Sally Misare, Town Clerk

TOWN OF CASTLE ROCK:



Al Parker, Mayor

APPROVED AS TO FORM:



Robert J. Slentz, Town Attorney

(G:\users\sgreen\steve\memo\T00608lewisord)