

## **AGENDA MEMORANDUM**

**To:** Historic Preservation Board

**From:** Julie Kirkpatrick, PLA, ASLA, Long Range Project Manager  
Development Services

**Title:** Resolution No. HP 2019-01: 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

Project #HIS19-0002

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### **Executive Summary**

Approval of this landmark alteration (**Attachment B**) would authorize the construction of a new, detached garage and accessory dwelling unit on the property that includes the Jacob Kroll House. 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**).



The property is surrounded by several other single-family homes. The applicant and owner, Jodie Anderson, is requesting approval of the proposed construction, and staff recommends approval of this request.

## **Notification and Outreach Efforts**

**Section 15.64.200E(1)** of the Town's Municipal Code requires that signs be posted on the property for at least ten days prior to a public hearing for a landmark alteration request. The following public notice was given for this application.

- The project is included on the Development Activity Map on the Town's website.
- Notice of the public hearing was posted on the Town's website.
- Public hearing signs were posted on the site facing Fifth and North Lewis Streets.

In the interest of timing, the applicants chose not to hold a neighborhood meeting prior to submittal of their application for this project.

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

### *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



Aerial / Pictometry View, Project Site Outlined in Red  
(2017)

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.



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 1,200 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. Built much later than the house, the existing detached garage on the rear of the property adjacent to the alley, is not historic, and is not included as part of the local landmarking (**Attachment D**). The garage is in disrepair, and the applicant would like to raze it.



1887 Jacob Kroll House, Existing View from N. Lewis Street



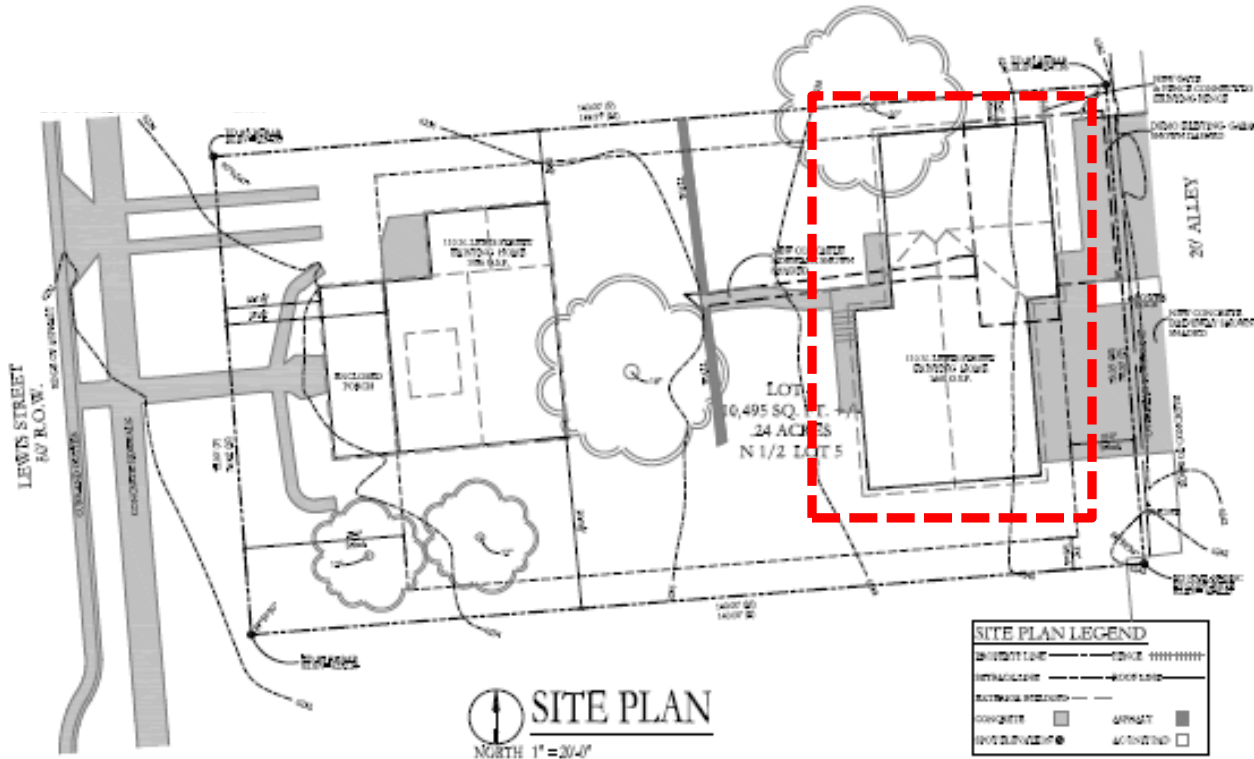
Existing Detached Garage  
View from House



Existing Detached Garage  
View from Alley

## Proposed Alterations

The proposal includes removal of the existing, detached garage and adding a new, detached garage and accessory dwelling unit (ADU) to the rear of the property. The new, two-car garage would measure approximately 725 square feet with the accessory dwelling unit measuring 662 square feet (**Attachment C**).



Proposed Site Plan, Proposed Garage & ADU Adjacent to Alley Highlighted in Red

The new garage would include wood, lap siding and cedar shake siding. The body of the building would be painted sage green with classical white trim, fascia, and garage doors. The accent, cedar shake siding would be left its natural color. The stone accent would be a Sunset Stone "Rhyolite" in limestone shape with a cap. The windows would be Milgard 'Ultra Series' fiberglass. The garage doors would be Coplay Coachman



Proposed Garage Elevation, Front/East View from Alley



Collection, Series 2, Design 22 while the entry garage door would be Therma-tru Profiles Full Lite Flush. The roofing would be Certainteed "Landmark TL" in Country Gray. The exterior lighting would be a Quoizel Beachside Galvanized fixture. Please note that the Historic Preservation Board has authority relating to the design of the addition. If approved, the accessory dwelling unit would still need to get a Use By Special Review approval from the Town Council.



## Review and Approval Criteria

### Criteria for Review and Staff Analysis

This independent staff analysis takes into account the representations made in the application and attachments submitted to date.

**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 landmark ordinance only includes the main house. Therefore, the demolition of the existing garage is acceptable. The proposed garage and accessory dwelling unit will be located to the rear of the property, and there are no proposed changes to the landmarked home.*

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

*The architectural design of the new building blend well with the bungalow style of the house. The use of wood siding, cedar shake siding, stone that resembles rhyolite, and the earth-toned paint colors compliment the house and neighborhood character.*



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

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;

*There are no proposed changes to the landmarked home, and the existing garage is not a part of the landmark designation.*

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 new building will be detached and separate from the existing house. Therefore, the new building could be removed later without altering the integrity of the home.*

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 landmarked home will remain intact.*

- 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 building will still be distinguishable as a new building.*

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

*The existing garage that was added more recently does not offer historic significance and is in great disrepair.*

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

*The landmarked house will not be disturbed.*

- 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 existing garage that will be removed is not historic.*

- 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 building will be detached from the house and located to the rear of the property. The proposed building will be one story, matching the scale and height of the existing home. Additionally, the proposed architect is similar to the craftsman style home.*

- 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 building will be detached and separate from the existing house. Therefore, the new building could be removed later without altering the integrity of the home.*

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

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

### **Imposition of Time Limit on Building Permits**

**Section 15.64.140D(2)** of the Town's Municipal Code states that the Board may impose a time limit for the applicant to apply for a building permit on landmark alteration certificates. Staff believes that the intent of this provision is to prevent long delays between the approval of alterations and actual improvements. The applicant plans to build the new garage as soon as is practical after all of the approvals have been granted, so staff does not believe that a time limit is warranted in this case. However, if



the Board wishes to impose a time limit, this condition should be added to the motion to approve, along with any other conditions that might be imposed (**Motion Option 2**).

### **Findings**

**Section 15.64.140D(2)** of the Town's Municipal Code authorizes the Historic Preservation Board to adopt written findings and conclusions to approve, approve with conditions or disapprove applications for landmark alteration certificates. Town staff has reviewed this application and finds that the proposal:

- Is supported by the goals and objectives of the 2030 Comprehensive Master Plan and Vision; and
- Is consistent with the goals of the Town's Historic Preservation Plan, Castle Rock Style and Castle Rock Design; and
- Complies with the review approval criteria for landmark alteration certificates.

### **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 this resolution, as introduced by title.

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

I move to approve this resolution, as introduced by title, with the following conditions:  
(list conditions)

#### **Option 3: Denial**

I move to deny this resolution, as introduced by title, 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 3, 2019.

### **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