

RESOLUTION NO. HP 2019-01

**A RESOLUTION APPROVING A REQUEST FOR A LANDMARK
ALTERATION CERTIFICATE FOR 110 NORTH LEWIS STREET
(JACOB KROLL HOUSE)**

WHEREAS, the main structure located at 110 North Lewis Street (the “Property”) was designated as a Historic Landmark by the Town of Castle Rock by Ordinance No. 2000-16 on June 8, 2000, pursuant to Section 2.18.160 of the Castle Rock Municipal Code (“Code”); and

WHEREAS, Jodie Anderson, owner of the Property (the “Owner”) submitted an application for a Landmark Alteration Certificate in accordance with 15.64.140 of the Code to add a detached garage; and

WHEREAS, Section 15.64.140.A of the Code prohibits any new construction, alteration, removal or demolition of a building or other designated feature of a Historic Landmarked property without first obtaining a Landmark Alteration Certificate; and

WHEREAS, Section 15.64.140.B of the Code requires review of any such Landmark Alteration Certificate request by the Town’s Historic Preservation Board; and

WHEREAS, a public hearing on the application was held on June 19, 2019, wherein the Historic Preservation Board heard evidence from the Owner 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 evidence introduced at the public hearing held on June 19, 2019, on the application for a Landmark Alteration Certificate for 110 North Lewis Street, the Historic Preservation Board makes the following findings and conclusions:

- A. The Property located at 110 North Lewis Street has been designated as a Historic Landmark in the Town of Castle Rock.
- B. The Owner of the Property has submitted an application for a Landmark Alteration Certificate for the purpose of adding a new, detached garage that would replace the existing garage that was not included when the Property received Historic Landmark designation pursuant to Ordinance No. 2000-16.
- C. A properly noticed public hearing was held on June 19, 2019, at 6:00 p.m., wherein the Historic Preservation Board heard evidence from the Owner and the public on the application.
- D. Based on the evidence submitted at the hearing and the criteria for review set forth in Section 15.64.140C of the Code, the Historic

Preservation Board finds 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.

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 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.

There was no specific alteration criteria imposed at the time of the initial designation.

Section 2. Approval. Based on the criteria set forth in Section 15.64.140.C of the Castle Rock Municipal Code, the evidence provided 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 110 North Lewis Street.

PASSED, APPROVED AND ADOPTED this 19th day of June, 2019, 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:

TOWN OF CASTLE ROCK

Sandra Aguilar, Recording Secretary

John Beystehner, HP Chair

Approved as to form:

Approved as to content:

Robert J. Slentz, Town Attorney

Bill Detweiler, Director
Development Services Department