

AGENDA MEMORANDUM

To: Historic Preservation Board

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

Title: Resolution No. HP 2024-03: 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 a new addition on the property on the south side of the existing home that consists of a bedroom and bathroom suite.

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.

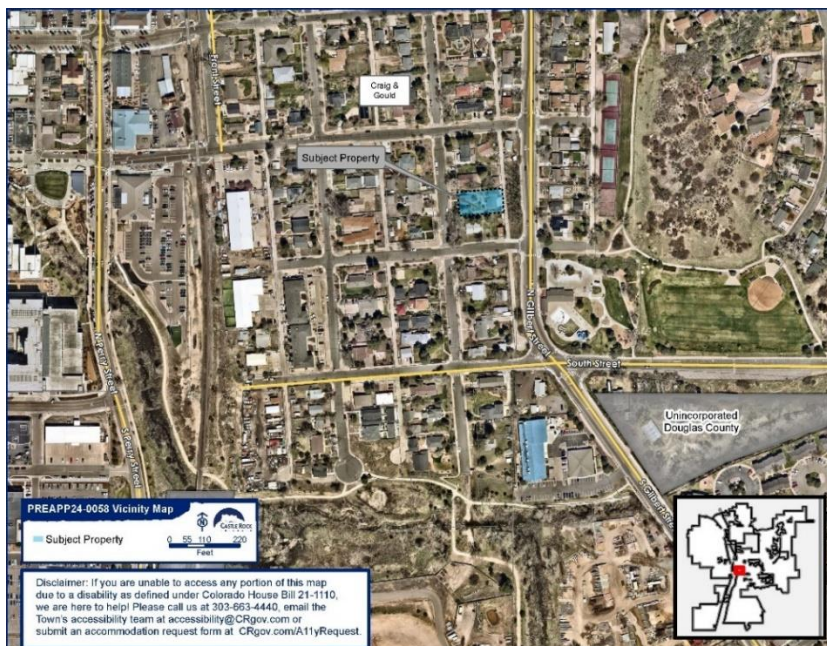


Figure 1: Vicinity Map

History of Past Town Council Action

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

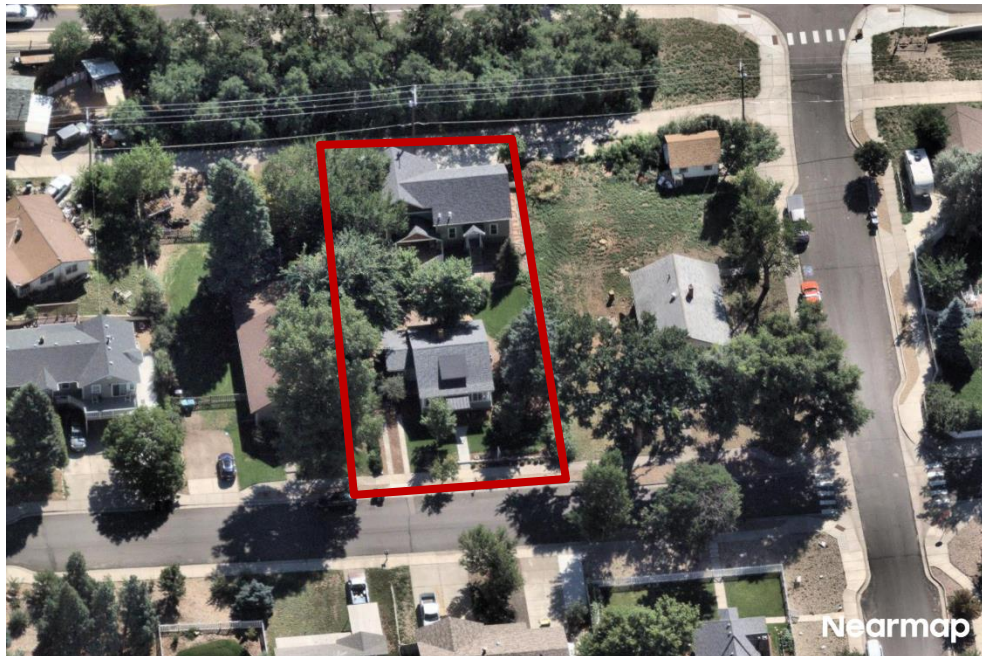


Figure 2: Aerial

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 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.



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 home includes clapboard siding, side gabled roof with dormer window, and an enclosed front entry/porch. 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 home.



Figure 4: Side/South Elevation

Proposed Alterations

The applicant is proposing a new 567 square foot addition on the property that consists of a bedroom and bathroom suite on the South side of the existing house. The new addition would include wood, lap siding and cedar shake siding. The body of the building would be painted sage green with classical white trim, fascia. The accent, cedar shake siding would be left its natural color. The roofing would be Certainteed "Landmark TL" in Country Gray. These materials would match the existing structure. To accommodate the addition the applicant is proposing to remove two windows. One window will be in filled with a new wall and the other will become an entrance into the new bedroom and bathroom suite. These two windows will be reused in the new structure and can be returned to their existing spots if the addition were to be removed.



Figure 5: Proposed Front/West Elevation

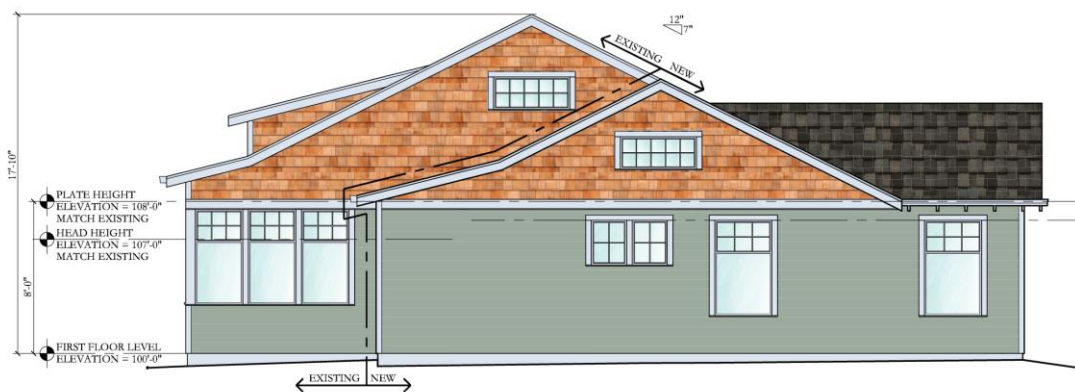


Figure 6 Proposed Side/South Elevation

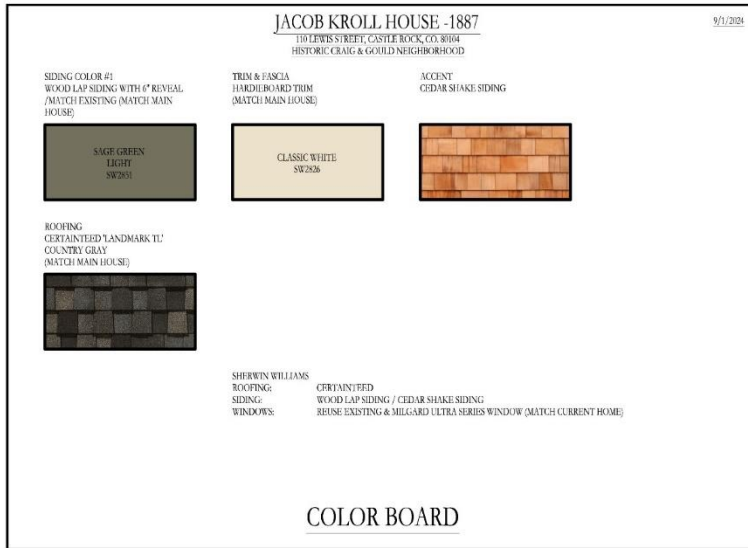


Figure 7: Materials Board

Public Outreach and Notification

Neighborhood Meetings

The owners held a virtual neighborhood meeting on September 24, 2024. 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. Public notice was also sent out to property owners within 500 feet of the property.

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 addition's architectural design blends well with the bungalow style of the house. The addition utilizes the same materials as the historical structure.

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.

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

To accommodate the addition the applicant is proposing to remove two windows. One window will be infilled with a new wall and the other will become an entrance into the new bedroom and bathroom suite. These two windows will be reused in the new structure and can be returned to their existing spots if the addition were to be removed.

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.

- 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 addition will still be distinguishable as a new addition through the use of a wider siding material.

- 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.

The new addition matches the original structure in design, color, and texture. 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 is located on the side of the house and is set back so as to be subordinate to the historical structure. To differentiate the addition from the historical structure a wider siding will be used.

- 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 addition is located on the side of the house and is set back so as to be subordinate to the historical structure. To differentiate the addition from the historical structure a wider siding will be used.

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 “footprint” of the proposed addition is a compatible in size. The proposed front gabled roof would match the pitch of the roof of the existing structure. The envelope of the building through the use of setbacks creates a compatible form. The skin of the addition will match the wooden siding of the historic structure. The addition’s fenestration incorporates historic window shapes, maintaining architectural continuity.

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 January 15, 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