

# 104 NORTH LEWIS STREET DEMOLITION REQUEST

TOWN COUNCIL

MARCH 5, 2024



# LOCATION



TOWN OF CASTLE ROCK

Excellence · Dedication · Service

# EXISTING CONDITIONS

View from North Lewis Street:



View from First Street:



# CRITERIA FOR REVIEW

CRMC Title 15.64.090: “Town Council will use the following criteria to review a demolition or relocation request, along with the information from the Cultural Resource Survey:”

1. Is the property currently landmarked and/or would the property be able to achieve landmark status?

*No, the property is not landmarked, nor eligible to be landmarked based on the Cultural Resource survey.*

2. Is the property void of features of architectural and/or historical significance and/or integrity?

*Per the 2005 Cultural Resource survey “The current appearance of this house, which is primarily that of recent alternations, has no connection to the period in which it was originally constructed.”*

# CRITERIA FOR REVIEW

3. Will the effect of demolition or relocation be positive or negative on adjacent properties or the downtown district?

*The building does not have distinguishable historic features intact. A 2020 review of the neighborhood identified this building as not being a contributor toward any future historic district creation. Some adjacent property owners have provided both support (6) and opposition (2) of the demolition request.*

4. Has deterioration of the property progressed to the point where it is not economically feasible to rehabilitate the property?

*Per the Cultural Resource survey, the residence does not have distinguishable historic features intact to be restored. The foundation has significant cracking and contains significant amount of asbestos due to age. The building is not eligible for any historic grants to assist in rehabilitation.*

# CRITERIA FOR REVIEW

5. For a demolition request, has moving the building been investigated? Is it a feasible option to demolition?

*Per the Cultural Resource survey, the residence does not retain its historic integrity. Therefore the relocation of the structure is not desirable or feasible.*

# STAFF ANALYSIS

Staff finds that the request for demolition:

- Meets the review and approval criteria of CRMC Chapter 15.64.090 Demolition or relocation of non-Landmarked structures
- The property is not eligible for local landmark designation
- The property is not considered to be a contributing structure to the historic nature of the area

# RECOMMENDATION

Historic Preservation Board voted 5 to 2 to recommend that Town Council approve the Demolition Request with conditions.

The HP Board condition was to reiterate to the property owner's that the future house on the property would require Design Review approval from the Historic Preservation Board, as required in Town Code.



# PROPOSED MOTIONS

## **Recommended Motion:**

*“I move to approve the Resolution as introduced by Title.”*

## **Alternative Motions:**

*“I move to approve the Resolution as introduced by Title, with the following conditions: (list conditions) “*

*“I move to continue this item to the Town Council meeting on [date certain], 2024 at 6 pm.”*



# QUESTIONS & DISCUSSION

TABLE 4.4 PROPERTIES BY ADDRESS

| STREET ADDRESS                    | STATE ID NUMBER     | HISTORIC BLDG. NAME                    | CURRENT BUILDING NAME                                | NATIONAL REGISTER ELIGIBILITY | STATE REGISTER ELIGIBILITY | CASTLE ROCK LANDMARK ELIGIBILITY | CONTRIBUTING/NOT CONTRIBUTING TO A DISTRICT |
|-----------------------------------|---------------------|--|--|-------------------------------|----------------------------|----------------------------------|---|
| 206 N. Lewis Street               | 5DA.1286            |  | Charles C. and Jessica K. Whitt                      | Not Eligible                  | Not Eligible               | Not Eligible                     | NC - Field                                  |
| 219 N. Lewis Street               | 5DA.1287            |  | David R. and Deborah A. Kemp                         | Not Eligible                  | Not Eligible               | Not Eligible                     | NC - Field                                  |
| 101 N. Cantril Street             | 5DA.1290            |  | Cantril Investors, LLC                               | Needs Data                    | Needs Data                 | Needs Data                       | ---   |
| 111 N. Cantril Street             | 5DA.1291            | Hammond House                          | Nicholas C. and Kelly M. Juntz                       | Needs Data                    | Needs Data                 | Listed                           | C - Field                                   |
| 19 N. Cantril Street              | 5DA.1292            |  | Castle Court Partners, LLC - Castle Court Apartments | Not Eligible                  | Not Eligible               | Not Eligible                     | NC - Field                                  |
| 11 S. Cantril Street              | 5DA.1293            | Matheson Residence                     | Sheryl A. Davis & Mitchell B. McQueen                | Not Eligible                  | Not Eligible               | Not Eligible                     | C - Field                                   |
| 1 S. Cantril Street               | 5DA.1294            |  | Kelly and Julia Swift                                | Not Eligible                  | Not Eligible               | C, F                             | C-Field                                     |
| 120 N. Cantril Street             | 5DA.1295            |  | Cantril Street Holdings, Inc.                        | Not Eligible                  | Not Eligible               | Not Eligible                     | NC - Field                                  |
| 118 N. Cantril Street             | 5DA.1296            |  | Jeffrey J. and Kelly L. Landauer Property            | Needs Data                    | Needs Data                 | Needs Data                       | ---   |
| 110 N. Cantril Street             | 5DA.1297            | Ullerich House                         | Ullerich Brothers Trust                              | Needs Data                    | Needs Data                 | Needs Data                       | ---   |
| 620 Second Street                 | 5DA.1298            | Charles E. and Gertrude Kirk Residence | Jodie M. Anderson                                    | Not Eligible                  | Not Eligible               | Listed                           | C - Field                                   |
| 110 N. Lewis Street               | 5DA.1299            | Jacob Kroll House                      | Jean H. Artley Residence                             | A, C                          |                            | Listed                           | C - Field                                   |
| 22 N. Lewis Street                | 5DA.1300            | John C. and Nancy J. Sellars House     | Jason R. and Carol L. Groce                          | Needs Data                    | Needs Data                 | Listed                           | C - Field                                   |
| 4 N. Lewis Street                 | 5DA.1301            | Collins Residence                      | Dawn A. Komar Irrevocable Trust                      | Not Eligible                  | Not Eligible               | Needs Data                       | ---   |
| 6 S. Lewis Street                 | 5DA.1302            |  | Jeremy C. and Monica D. Crum                         | Not Eligible                  | Not Eligible               | Not Eligible                     | NC - Field                                  |
| 17 S. Lewis Street                | 5DA.1303            |  | Nancy B. and Craig F. Ferris Residence               | Not Eligible                  | Not Eligible               | C, F                             | C-Field                                     |
| 104 N. Lewis Street               | 5DA.2041            | Bible Residence                        | Dale A. Johnson Residence                            | Not Eligible                  | Not Eligible               | Not Eligible                     | NC - Field                                  |
| <del>110 N. Lewis Street</del>    | <del>5DA.2042</del> | <del>Serrell Residence</del>           | <del>Emasay R. Serrell Property</del>                | <del>Needs Data</del>         | <del>Needs Data</del>      | <del>Needs Data</del>            | <del>---</del>                              |
| 521 Third Street                  | 5DA.2044            | Palmer House, Potter House             | Gerald F. and Arlette A. Potter Residence            | Not Eligible                  | Not Eligible               | C, F                             | C - Field                                   |
| 320 N. Lewis Street               | 5DA.2723            | Howard & Roberta Reynolds Residence    | Howard and Roberta Reynolds Residence                | Not Eligible                  | Not Eligible               | Not Eligible                     | NC - Field                                  |
| 419 N. Lewis Street               | 5DA.2728            | Brahmer Residence                      | 419 Lewis Street LLC                                 | Not Eligible                  | Not Eligible               | Not Eligible                     | NC-Field                                    |
| 4 N. Cantril Street               | 5DA.2994            | John Hammond Residence                 | Kenneth M. and Rebecca A. Thompson Residence         | Not Eligible                  | Not Eligible               | A, C, F                          | C - Field                                   |
| 410 Front Street                  | 5DA.2996            | The Fallis Residence                   | Bette Kay Dickson Residence                          | Not Eligible                  | Not Eligible               | Not Eligible                     | NC - Field                                  |
| 505 Third Street                  | 5DA.2997            | Clouser Residence                      | Julian G. Divan                                      | Not Eligible                  | A, C                       | A, C, F                          | C - Field                                   |
| 222 Front Street/504 Third Street | 5DA.3006/           | Castle Rock Nursing Home               | Rental Commercial Property                           | Not Eligible                  | Not Eligible               | Not Eligible                     | NC-Field                                    |
| 200 Front Street                  | 5DA.3009            | Phillip S. Miller Residence            | DLH Architecture - David Lee Hieronymus              | Not Eligible                  | Not Eligible               | A, C, F                          | C - Field                                   |
| 500 First Street                  | 5DA.3011            |  | Rental Property - Dabota, LLC                        | Not Eligible                  | Not Eligible               | Not Eligible                     | NC - Field                                  |
| 9 N. Lewis Street                 | 5DA.3130            |  | Gary L. and Pamela S. Parkhurst Residence            | Needs Data                    | Needs Data                 | Needs Data                       | ---   |
| 7 N. Cantril Street               | 5DA.3131            |  | Castle Court Partners, LLC - Castle Court Apartments | Not Eligible                  | Not Eligible               | Not Eligible                     | NC - Field                                  |
| 10 N. Cantril Street              | 5DA.3133            |  | Courtney A. White Residence                          | Not Eligible                  | Not Eligible               | Not Eligible                     | C - Field                                   |
| 12 N. Cantril Street              | 5DA.3134            |  |  | Not Eligible                  | Not Eligible               | Not Eligible                     | NC - Field                                  |
| 15 S. Cantril Street              | 5DA.3135            |  |  | Not Eligible                  | Not Eligible               | Not Eligible                     | NC - Field                                  |
| 17 S. Cantril Street              | 5DA.3136            |  | Douglas County Maintenance and Repair                | Not Eligible                  | Not Eligible               | Not Eligible                     | NC - Field                                  |
| 102 N. Cantril Street             | 5DA.3137            |  | Castle Apartments                                    | Not Eligible                  | Not Eligible               | C, F                             | C - Field                                   |
| 107 N. Cantril Street             | 5DA.3138            |  |  | Not Eligible                  | Not Eligible               | Not Eligible                     | NC - Field                                  |
| 216 N. Cantril Street             | 5DA.3139            |  |  | Not Eligible                  | Not Eligible               | C, F                             | C - Field                                   |
| 222 N. Cantril Street             | 5DA.3140            |  | Russell E. and Janet L. Confer                       | Not Eligible                  | A, C                       | C, F                             | C - Field                                   |
| 411 N. Cantril Street             | 5DA.3141            |  | Danny C. and Cynthia L. Gamble Property              | Not Eligible                  | A, C                       | C, F                             | C - Field                                   |
| 419 N. Cantril Street             | 5DA.3142            |  | Gail Ann Mattice Property                            | Not Eligible                  | Not Eligible               | C, F                             | C - Field                                   |
| 421 N. Cantril Street             | 5DA.3143            |  | Jeffrey A. and Cindy S. Bein Property                | Needs Data                    | Needs Data                 | Needs Data                       | ---   |

