

AGENDA MEMORANDUM

To: Historic Preservation Board

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

Title: A Request for Demolition of the Building Located at 407 Jerry Street

Lots 1-4, Block 14, Town of Castle Rock, A Resubdivision of Lots 4-6, Block 14, Town of Castle Rock, County of Douglas, State of Colorado

407 Jerry Street, Olinger Andrews Caldwell Gibson Chapel
Project #HIS19-0005

Executive Summary

Located at the northwest corner of Jerry and Fourth Streets (**Attachment A**), the Olinger Andrews Caldwell Gibson Chapel is considering a future expansion. Their consultants have determined that demolition of the existing structure and constructing an entirely new chapel is more feasible than renovating the existing building. Any structure within the historic downtown area built before 1945 must get a recommendation from the Historic Preservation Board and approval from Town Council prior to issuance of a demolition permit. Built around 1929 with additions following after 1939, the existing structure is not landmarked.



407 Jerry Street
Olinger Andrews Caldwell Gibson Chapel
(NW corner of Jerry and Fourth Streets)

Notification and Outreach Efforts

Section 15.64.080.E(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. 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 sign was posted on the property.
- The applicant mailed public notices to property owners within 300' of the site.

The applicant chose to not hold a neighborhood meeting.

Discussion

History of the Property & Existing Conditions

Built around 1929, the current building originally included the Livingston Mortuary, also known as the Livingston Funeral Home. Samuel and Janice Livingston lived upstairs and ran their business downstairs. In 1938, Douglas and Helen Andrews purchased the business and later purchased the property in 1947. Sometime after 1939, the north and south additions were constructed. In 1976, their son, John Andrews, bought and ran the business until he sold it in 1984 to Caldwell Gibson Corporation. Sometime prior to



Pictometry View Looking North

2008, the detached garage on the property was demolished. It is unknown when the vinyl windows and siding were installed (**Attachments B and C**). Since there have been several additions and renovations over the years, little of the original building and materials remain obvious. The property is known today as the Olinger Andrews Caldwell Gibson Chapel and is not landmarked.



Existing View from Jerry Street, Looking West



Existing View from Jerry Street & Fourth Street Intersection, Looking Northwest

Proposed Demolition

Prior to designing and submitting formal plans of any new building, the owner has requested the approval to demolish the existing building in its entirety. Any structure within the historic downtown area built before 1945 must get a recommendation from the Historic Preservation Board and approval from Town Council prior to issuance of a demolition permit.

Review and Approval Criteria

Section 15.30.090B of the Town's Municipal Code establishes the following criteria to be used by the Historic Preservation Board and Town Council, along with a cultural resource survey, to review all demolition requests.

1. Is the property currently landmarked and/or would the property be able to achieve landmark status?
2. Is the property void of features of architectural and/or historical significance and/or integrity?
3. Will the effect of demolition or relocation be positive or negative on adjacent properties or the downtown district?
4. Has deterioration of the property progressed to the point where it is not economically feasible to rehabilitate the property?
5. For a demolition request, has moving the building been investigated? Is it a feasible option to demolition?

Staff Analysis

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

1. Per the updated Cultural Resource Survey (**Attachment B**), the property is eligible for local landmarking. However, the property is not eligible for National or State landmarking. This is likely because the historical integrity of the building has been compromised by the various additions and material changes over the years.
2. While the property's use has remained the same since 1929, evidence of the original artisan's labor and skills along with the historic materials are no longer intact. The building does not have sufficient integrity to be considered for National or State historic designations.
3. Because the building does not have many distinguishable historic features intact, demolishing the building would not negatively impact adjacent properties or the downtown district. Additionally, because the property would continue to operate as a funeral home/chapel but within a new building, the site's association with historic people, businesses, and heritage will remain.
4. It would not be economically feasible to restore the few historic elements that remain.
5. Because the building does not retain its historic integrity, relocation is not desirable or feasible.

The history of the building has been thoroughly documented through a Colorado Cultural Resource Survey, and staff finds that demolition is the best alternative for the property so that redevelopment can occur.

Staff Recommendation

Staff recommends that the Historic Preservation Board recommend approval to Town Council of the request for demolition of the building located at 407 Jerry Street based on the following:

- Compliance with the consideration of alternatives to demolition established in the Town's Historic Preservation Plan
- Compliance with a majority of the review approval criteria for demolition of non-landmarked properties

Motion Options

Option 1: Recommend Demolition to Town Council

I move to recommend to Town Council to approve the request for demolition of the building located at 407 Jerry Street.

Option 2: Recommend Demolition to Town Council with Conditions

I move to recommend to Town Council to approve the request for demolition of the building located at 407 Jerry Street, with the following conditions: (list conditions)

Option 3: Recommend Denial of the Demolition to Town Council

I move to recommend to Town Council to deny the request for demolition of the building located at 407 Jerry Street based on the following findings: (list reasons for denial based on criteria)

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 September 4, 2019.

Attachments

Attachment A: Vicinity Map

Attachment B: Cultural Resource Survey, Updated 7/19/19

Attachment C: Photos of Existing Conditions