



Meeting Date: March 5, 2024

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Tara Vargish, PE, Director Development Services
Brad Boland, AICP, Long Range Project Manager Development Services

Title: **A Resolution Approving a Request for the Demolition of the Building Located at 104 North Lewis Street**

Executive Summary

The property owners of 104 North Lewis Street are seeking to demolish the single family residence located on the property. The property is at the north east corner of North Lewis Street and First Street. Any structure within the historic downtown district built before 1945 must get a recommendation from the Historic Preservation Board and approval from Town Council prior to issuance of a demolition permit. The house was built in 1923 with several significant alterations over the years. The house is not historically landmarked. The Historic Preservation Board voted 5-2 on February 7, 2024 to recommend approval of the demolition.



Figure 1: Vicinity Map

Background

History of the Property & Existing Conditions



Figure 2: West Elevation (Front)

Per the County Assessor the residence was built in 1923. The residence is a rectangular shaped home with a front gable roof. A bay window is found on the south side elevation. The home sits on a concrete foundation and is approximately three feet above grade with steps to a concrete porch and the front door. The exterior finish of the residence consists of aluminum siding and windows. The cultural resource survey found no links to significant historic Castle Rock figures. Further details on the residence and property can be found within the attached updated Cultural Resource Survey **(Attachment A)**. As the property is not locally landmarked, the property is not eligible for any Town or State grants or other incentives.



Figure 3: South Elevation (Side along First Street)

Due to the numerous alterations to the house over its lifetime, the historic design and materials of the building are no longer evident and the appearance of the house provides no suggestion to its age.



Figure 4: East Elevation (Back)

Proposed Demolition

The owner has requested the approval to demolish the existing house in its entirety. Any structure within the historic downtown district built before 1945 must get a recommendation from the Historic Preservation Board and approval from Town Council prior to issuance of a demolition permit. The demolition of the house would make way for a new single family residence. The design of the new single family residence would require approval by the Historic Preservation Board.

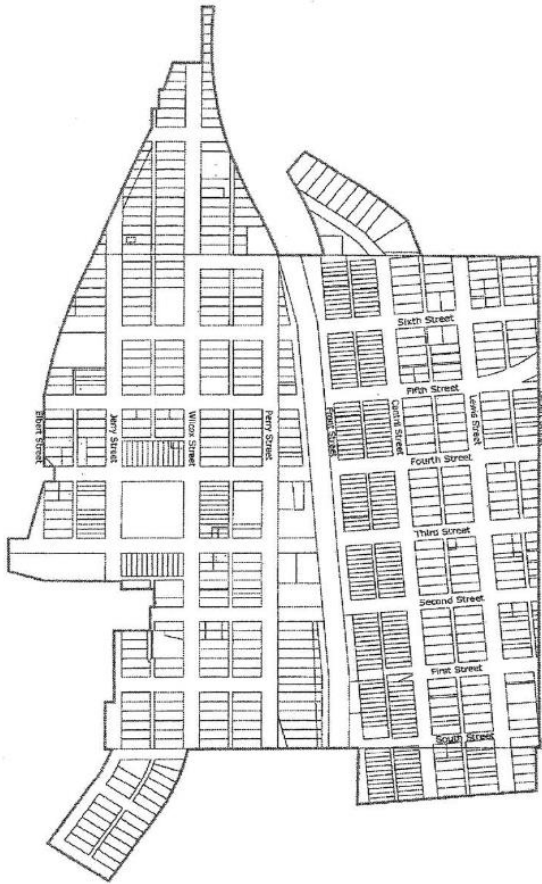


Figure 5: Historic Downtown Area

Public Outreach and Notification

Public Notice

The applicant mailed public notice of the Town Council hearing to all property owners within 500 feet of the property at least 15 days prior to the Town Council hearing date. In addition, the applicant posted public notice signs on the property, published notice of the Town Council hearing on the Town's website and made the application available for review on the Town's Development Activity Map.

Neighborhood Meetings

The applicant has held a neighborhood meeting on January 9, 2024. The meeting was held virtually. A total of five members of the community attended. One attendee expressed their concern about the structure being demolished. Other attendees voiced their support in whatever decision the property owners made moving forward.

Analysis

Section 15.64.090B 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?

1. *Per the Cultural Resource Survey (Attachment A), the property would not be eligible to be landmarked at the local level as it does not meet the required two criteria for significance required to be locally landmarked. There are no known people or events that contributed to local, state, or national history associated with the property. The residence has no architectural significance as it does not have a distinctive architectural style or represents the work of an architect or builder who influenced development in the Town, County, State or Nation. The residence does not possess any character, interest, or value as part of the development heritage or cultural characteristics of the Town. The property provides no archaeological significance or provides information important to prehistory. The property does meet the criteria of being at least 50 years old. In addition to the cultural resource survey of the property, a cultural resource survey of the overall Craig & Gould neighborhood was completed in 2020. This survey identified that the residence was a non-contributing structure to the neighborhood.*
2. *Per the cultural resources survey “The current appearance of this house, which is primarily that of recent alterations, has no connection to the period in which it was originally constructed”.*
3. *The building does not have distinguishable historic features intact, demolishing the building would not negatively impact adjacent properties or the historical downtown district.*
4. *The residence does not have distinguishable historic features intact to be restored. The foundation has significant cracking and the residence contains significant amount of asbestos.*
5. *Because the residence does not retain its historic integrity, relocation is not desirable or feasible.*

The history of the building has been documented through a Colorado Cultural Resource Survey, and staff finds that demolition of the single family residence is appropriate.

Findings

Town staff finds that the request for demolition of the building located at 104 North Lewis Street meets 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

Recommendation

The Historic Preservation Board held a public on hearing on February 7, 2024 at which they recommended approval with conditions of the demolition by a vote of 5-2. The condition of approval was to reiterate to the applicant that approval by the Historic Preservation Board was required for the design of the new home prior to a building permit being issued as required by code.

Proposed Motion

Approval

"I move to approve the Resolution as introduced by Title."

Alternative Motions

Approval with Conditions

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

Continue item to next hearing (need more information to make decision)

"I move to continue this item to the meeting on xxxxx, 2024 to allow time for additional research regarding _____"

Attachments

- Attachment A: Resolution
- Attachment B: Cultural Resource Survey
- Attachment C: Resident Input