



AGENDA MEMORANDUM

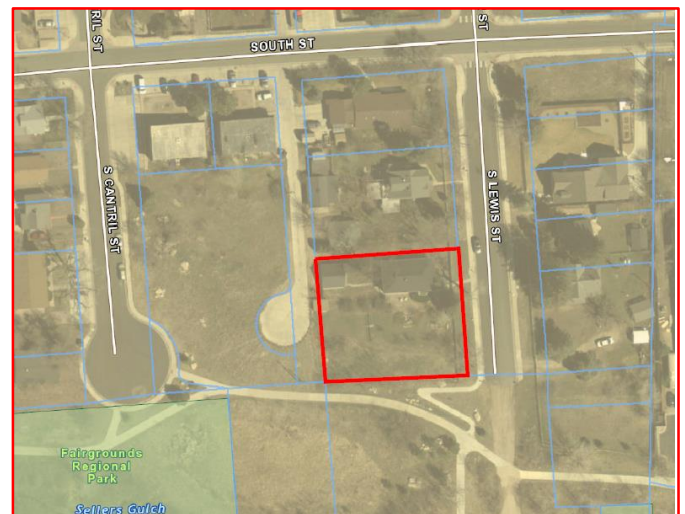
To: Honorable Mayor and Members of Town Council

From: Judy Hostetler, Real Property Specialist, Development Services Department

Title: **Resolution: A Resolution Approving a Request for Relocation of the Garage Located at 17 South Lewis Street** [*Relocation - Craig and Gould's*]

Executive Summary

This resolution (**Attachment B**) would authorize relocation of the garage located at 17 South Lewis Street. The property is located in the historic Craig and Gould neighborhood on the west side of Lewis Street north of the Fairgrounds and south of South Street (**Attachment A**). It is surrounded by single family homes and vacant land. The applicants, Craig and Nancy Ferris, are requesting permission to relocate the building so that a new three-car garage can be constructed. The existing structure is approximately 400 square feet and was constructed between 1925 and 1935. Staff recommends approval of the proposed relocation.



VICINITY MAP

This resolution was recommended for approval by the Historic Preservation Board on April 6, 2016 with a vote of 4-2 and no changes (Attachment D).

Key Issues

- Current garage does not meet needs of applicants
- Cost and difficulty of rehabilitation
- Limited alley access for future garage(s)

Findings

Section 15.64.090B of the Town's Municipal Code authorizes the Historic Preservation Board to forward recommendations to Town Council for approval, approval with conditions or denial regarding relocation requests for non-landmarked buildings constructed in the Historic Downtown Area prior to 1945. Town staff has reviewed this application and finds that the proposal complies with the recommendation for consideration of alternatives to demolition established in the Town's Historic

Preservation Plan and the Town's review approval criteria for relocation requests in the Historic Downtown Area.

Notification and Outreach Efforts

Section 15.64.090C of the Town's Municipal Code requires that a sign be posted on the property for at least ten days prior to a public hearing for the relocation of a non-landmarked structure. 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.
- A public hearing sign was posted on the site facing Lewis Street.

History of Past Town Council, Boards & Commissions, or Other Discussions

Historic Preservation Board – April 6, 2016

The Board members were pleased that the applicants were able to find someone who is willing to relocate the garage, but they were also concerned about removing a historic structure from the Craig and Gould neighborhood.

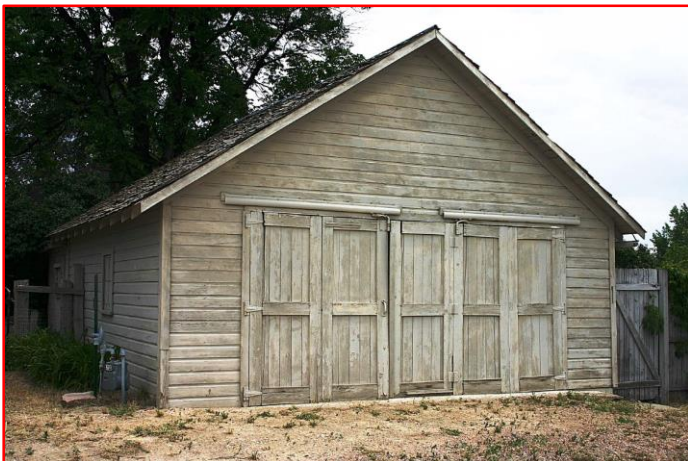
Discussion

History of Property

The house and garage located at 17 South Lewis were both probably constructed in the late 1920's or early 1930's by James and Grace Prescott. The property was owned by several well-known Castle Rock residents over the years before the current owners purchased it in 1998. The garage is located on the alley and faces west.



CURRENT PHOTO



2006 PHOTO

The current owners painted the building and replaced the roof and vehicle entry door several years ago. The wood shake shingles were replaced with asphalt shingles, and the original door was replaced with a contemporary overhead garage door, although some of the historic hardware remains above the new modern door.

The building has 4-lite windows on the north and south elevations, although the one on the north side has been infilled with a solid material.



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

There is a small concrete masonry addition on the east side of the building, facing the house, which has a boarded up window on its north elevation and an entry door on its south elevation. There is also an entry door to the garage and another 4-lite window on the east side of the building.

Access Issue

The parcel the applicants own is 17,500 square feet, but the topography on the southwest side renders a portion of the property unbuildable. When the Craig and Gould improvements were undertaken several years ago, a turn-around was installed at the south end of the alley between Cantril and Lewis Streets (**Attachment A**). Guard rails were placed all the way around it due to the steep drop-off below. The applicants considered keeping the existing garage and constructing an additional garage south of it to provide the space they require, but it was determined that the guard rails would prevent full access to both buildings. As a result, they submitted an application requesting permission to demolish the existing garage to provide room for a larger one. In compliance with the Town's demolition criteria and the recommendations in the HP

Plan, the applicants located a party who is willing to move the garage to another residential property.

Review and Approval Criteria

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 (**Attachment C**), to review all relocation requests.

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

*This property is not currently landmarked and is not eligible for the National Register (**Attachment C**). The overall property is eligible for local landmarking, but accessory structures cannot be designated by themselves without landmarking the primary structure.*

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

The building lost much of its integrity when the historic shake shingles and vehicle entrance doors were replaced.

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

*Since the building is located on the alley, and there are no neighbors south or west of the property (**Attachment A**), the garage is visible only to the neighbors on the north side. The applicants would like to construct a new, larger garage that would be architecturally similar to the existing one.*

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

The building has fallen out of plumb approximately two inches and is severely out of alignment. This condition is very difficult to correct and will only grow worse over time. The applicants do not believe that it would be feasible to attempt to correct this problem.

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

The applicants notified the Craig and Gould Voluntary Neighborhood Association, the Castle Rock Historical Society and Museum and Parker Open Space to let them know that the building is available for relocation. They placed an ad on Craigslist and in the Colorado Community Media newspaper as well, and Town staff included this information on the Town's website via the Development Activity map. Through these efforts, the applicants were able to find a builder who would like to take the structure apart, move it one wall at a time and reassemble it on his property in Elbert County. He owns 40 acres with a residence and several

outbuildings. He also agreed to remove a small chicken coop from the property, which was constructed about the same time as the house and garage. Removal of this structure does not require Town Council approval due to its size.

Budget Impact

None

Recommendation

Based on the analysis and findings outlined in this report, staff recommends that Town Council approve this relocation request.

Proposed Motion

I move to approve the Resolution as introduced by title.

Attachments

Attachment A: Vicinity Map
Attachment B: Resolution
Attachment C: Cultural Resource Survey
Attachment D: HP Board Minutes