

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Tara Vargish, P.E., Director, Development Services
Brad Boland, AICP Long Range Project Manager

Title: **AN ORDINANCE DESIGNATING THE CANTRIL SCHOOL AS A LOCAL HISTORIC LANDMARK AND AMENDING SECTION 15.64.060 OF THE CASTLE ROCK MUNICIPAL CODE**

Executive Summary

The Ordinance was approved on first reading on November 21, 2023 by a vote of 7 to 0, with no changes or conditions.

The Town of Castle Rock, has submitted an application for local landmark designation for Cantril School located at 312 North Cantril Street. The school encompasses a full block with Third Street to the south, North Cantril Street to the west, Fourth Street to the north, and North Lewis Street to the east. Built in 1897, Cantril School is a two story, Italian Villa style building with a three-story bell tower built out of rhyolite stone. The Cantril School is listed on the National Register of historic places under the name Castle Rock Elementary School, with Cantril School listed as the common name. The Historic Preservation Board recommended to Town Council to approve the local landmark designation at a public hearing on November 1, 2023 by a vote of 6-0.

Town Council, after recommendation by the Historic Preservation Board, may by ordinance designate as a Landmark an individual structure or an integrated group of structures and features on a single lot or site having special historical or architectural value. The property is listed on the National Register of Historic Places and the State Register of Historic Places. The property was placed on these registers in 1984. The Town of Castle Rock Historic Preservation program began in 1994 and the first properties were locally landmarked that year. The previous owner did not peruse a local landmark designation.

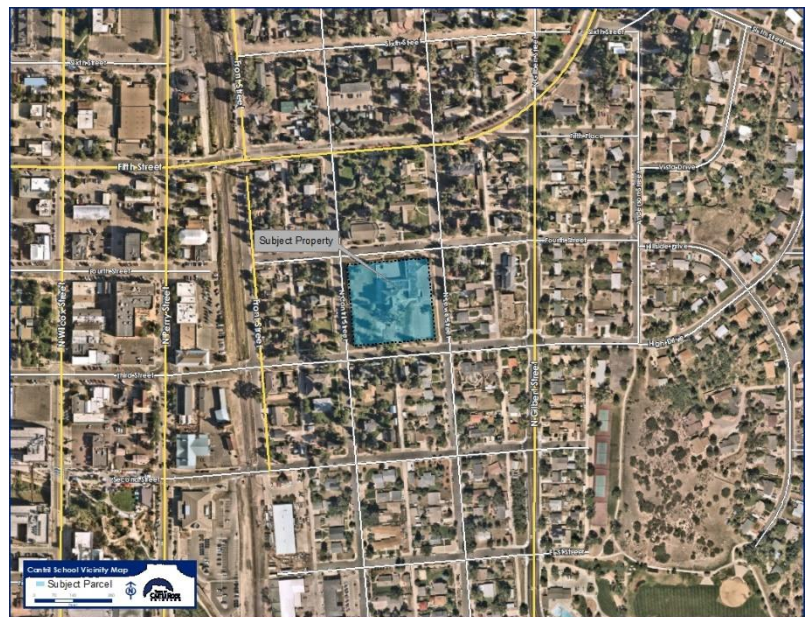


Figure 1: Vicinity Map

Discussion

Description



Figure 2: Cantril School 2023

Built in 1897, Cantril School is a two story, Italian Villa style building built out of rhyolite with a three-story bell tower. The original building was L-shaped with the tower inset in the right angle of the L. For a more detailed description on the architecture of the building please see the 1984 Nomination Form (Attachment B), which lists the property's name as Castle Rock Elementary School, and it's common name as Cantril School.

History

The Cantril School played a significant role in the education of Castle Rock and Douglas County residents as it was the primary schoolhouse within the county and the first to offer high school courses. Prior to the opening of Cantril School, children seeking a high school education would have to travel to and live in either Denver or Colorado Springs. Cantril School's period of most significance spanned from 1897 to 1907. Douglas County High School was built in 1907 and reduced the overall student population of the school. The local support for the school was significant to the history of the Town as it represented the community's investment in education during this time period. Cantril would serve primary and junior high students until 1961 when the Castle Rock Junior

High opened. Various grades were hosted at Cantril School from 1961 and 1967. From 1968 to 1983 the school housed kindergarten through third grades. Since 1984, Douglas County School District has used the building for offices and training. For a more detailed account of the history of Cantril School please see the 2023 Nomination Amendment (Attachment C).

The property was nationally landmarked in 1984. Properties that are placed on the National Register of Historic Places are automatically landmarked at the state level. In 2023, the listing on the National Register of Historic Places was amended to recognize the history of the property. The Town's Historic Preservation regulations were approved in 1994 with the first buildings being landmarked at that time. The previous owner did not choose to locally landmark the building.

Property Information and Zoning Regulations

The property takes up a full block and consists of two parcels with a platted right-of-way, an alleyway, running north south through the middle. The building was built over the right-of-way

Public Outreach and Notification

Neighborhood Meetings

A neighborhood meeting was held virtually on October 25, 2023. One member of the public attended and had no questions.

Public Notice

The property was posted in accordance with Section 15.60.080.E of the CRMC, notice of the hearing shall be posted on the property at least 10 days prior to the hearing. Additionally, notice was mailed to property owners within 500 feet of the site.

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.

Analysis

The following staff analysis is based on the representations made in the application and attachments submitted to date and the review criteria found in CRMC Section 15.64.080 Landmark Designation.

CRMC Section 15.64.080 Landmark Designation, Subsection C.

The Landmark designation review criteria states that a structure or site must meet two or more of the following criteria for Significance and convey one or more of the following aspects of Historic Integrity.

1. Significance.

- a. People. Associated with a person or persons significantly contributing to local, state or national history.
- b. Events. Associated with a significant local, county, state or national event (or events).
- c. Architecture.
 - i. Embodies the distinctive characteristics of an architectural style valuable for the study of a type, period or method of construction;
 - ii. Represents the work of a master architect or builder whose work has influenced development in the Town, County, State or Nation;
 - iii. Uses indigenous materials; the use of locally quarried rhyolite being of special importance to the Town; or
 - iv. Is an example of architectural or structural innovation.
- d. Heritage. Possesses character, interest or value as part of the development heritage or cultural characteristics of the Town, with railroads, quarries and early development of the Town being of special importance to the Town.
- e. Archaeology. Possesses archaeological Significance or provides information important to prehistory.
- f. Age. Constructed at least 50 years prior to designation.

Cantril School meets criteria b, c, d, and f. Cantril school has played a significant part in the educational history and heritage of the Town. The building's architectural style represents a common architectural style of the time period and the use of locally quarried rhyolite is an important characteristic of the building. The building is over 126 years old.

2. Historic Integrity.

- a. Location. The place where the Historic Property was constructed or the place where an historic event occurred.
- b. Design. The combination of elements that create the historic form, plan space, structure and style of a property.
- c. Setting. The physical environment of an Historic Property; the character of the place.
- d. Materials. The physical elements of an Historic Property.
- e. Workmanship. The physical evidence of the crafts of a culture and evidence of an artisan's labor and skills.
- f. Feeling. A property's expression of the aesthetic or historic sense of a particular time and the ability to convey a property's historic character.
- g. Association. The direct link between an historic event or person and an Historic Property.

Cantril School meets all of the criteria for Historic Integrity. The location of the building has remained the same and the overall design of the building has remained the same. The Craig & Gould neighborhood has remained a predominantly single-family neighborhood and has maintained the same street grid as was originally platted. The materials and workmanship have been maintained, the rhyolite and building as a whole remains in generally good condition. The property is located within the Craig & Gould neighborhood which has several historically landmarked and historically significant buildings from the same time period that are still in existence.

Budget Impact

The local landmarking of the property could make the property more competitive for

historical grant funds that could be used for restoration work.

Findings

All staff review comments have been addressed. Staff finds that the proposed local landmark designation addresses the following:

- Generally, conforms with the objectives of the Town Vision and the Comprehensive Master Plan;
 - Generally, conforms with the goals of the Town's Historic Preservation Plan; and
- Meets the review and approval criteria for the Municipal Code, Chapter 15.64.080.

Recommendation

The Historic Preservation Board held a public hearing on November 1, 2023 at which they recommended approval of the local landmark designation by a vote of 6-0.

Proposed Motion

Option 1: Approval

"I move to approve the Ordinance as introduced by Title, on second reading."

Alternative Motions

Option 2: Approval with Conditions

"I move to approve the Ordinance as introduced by Title, on second reading with the following conditions; (list conditions)"

Option 3: Continue item to next hearing (need more information to make decision)

"I move to continue this item to the next meeting on XXXXXXXX, 2023 to allow time for additional research regarding _____."

Attachments

- Attachment A: Vicinity Map
- Attachment B: Ordinance
- Attachment C: 1984 Nomination Form
- Attachment D: 2023 Nomination Amendment