

Historic Preservation Board Agenda - Final

Chair John Beystehner
Vice-Chair Robert Lange
Carlos Salinas
Mike Borgelt
Dennis Duffin
Peter Gould
Scott Ashburn
Liaison Ron Claussen

Wednesday, December 7, 2022

6:00 PM

Hybrid Board Meeting
Town Hall Council Chambers
100 N. Wilcox Street
Castle Rock, CO 80104
Online: <https://crgov.webex.com/crgov>
Phone-in: 720-650-7664
Meeting Number: 2489 443 7373
Meeting Password: 2022HPBMeeting

This hybrid meeting is open to the public and will be held in a virtual format in accordance with the Board and Commission Electronic Participation, Connected and Hybrid Meeting Policy. Public may choose to attend in person at Town Hall or electronically or by phone if preferred. This meeting will be hosted online and can be accessed using link and meeting information above.

To access full meeting details, please visit:

[www.crgov.com/Town Government/Boards and Commissions/Historic Preservation Board](http://www.crgov.com/Town%20Government/Boards%20and%20Commissions/Historic%20Preservation%20Board) and click on the "View current agenda packet" link.

Remote participants please sign up to speak by sending an email to the Development Services Long Range Project Manager, Brad Boland (bboland@crgov.com) no later than 1 pm on the day of the hearing, to be added to the list of speakers. Public comments may also be given in person or submitted in writing via email, to be included in the public record.

**** ALL TIMES ARE APPROXIMATE ****

5:30 pm DINNER FOR BOARD MEMBERS

6:00 pm CALL TO ORDER / ROLL CALL

6:02 pm CERTIFICATION OF MEETING

6:03 pm APPROVAL OF MINUTES

[HPB](#)
[2022-021](#)

Minutes: October 5, 2022 Historic Preservation Board Meeting Minutes

6:05 pm TOWN COUNCIL UPDATE

6:10 pm PUBLIC HEARING ITEMS

[HPB](#)
[2022-022](#)

Design Review: 7 N. Lewis Street (Triplett House)
Lots 7 & 8, Block 20, Craig & Gould's Addition to Castle Rock, County of
Douglas, State of Colorado
Project #HIS22-0003

6:30 pm DISCUSSION ACTION ITEMS

[HPB](#)
[2022-023](#)

203 Cantril Street Local Restoration Grant Application
Lots 13, 14, & the S. 12' of 14, Craig & Gould's Addition to Castle Rock
[Hammar House, Tuckpointing]

[HPB](#)
[2022-024](#)

2023 Historic Preservation Month Planning

7:00 pm DESIGN REVIEW BOARD UPDATE

7:05 pm CASTLE ROCK HISTORICAL SOCIETY AND MUSEUM LIAISON UPDATE

7:15 pm BOARD MEMBER ITEMS

Check for quorum for upcoming meetings

Jan. 4, 2023

Feb. 1, 2023

7:20 pm ITEMS FROM STAFF / INFORMATIONAL ITEMS

1. 2023 Saving Places Conference

7:30 pm ADJOURN



Town of Castle Rock

Agenda Memorandum

Agenda Date: 12/7/2022

Item #: **File #:** HPB 2022-021

To: Members of the Historic Preservation Board

From: Historic Preservation Board Administrator

October 5, 2022 Historic Preservation Board Meeting Minutes

Executive Summary

Attached are the meeting minutes from the October 5, 2022 Historic Preservation Board meeting for your review and approval.



Historic Preservation Board Meeting Minutes

Chair John Beystehner
Vice-Chair Robert Lange
Carlos Salinas
Mike Borgelt
Dennis Duffin
Peter Gould
Scott Ashburn
Liaison Ron Claussen

Wednesday, October 5, 2022

6:00 PM

Hybrid Board Meeting
Town Hall Council Chambers
100 N. Wilcox Street
Castle Rock, CO 80104
Online: <https://crgov.webex.com/crgov>
Phone-in: 720-650-7664
Meeting Number: 2489 443 7373
Meeting Password: 2022HPBMeeting

This hybrid meeting is open to the public and will be held in a virtual format in accordance with the Board and Commission Electronic Participation, Connected and Hybrid Meeting Policy. Public may choose to attend in person at Town Hall or electronically or by phone if preferred. This meeting will be hosted online and can be accessed using link and meeting information above.

To access full meeting details, please visit:

www.crgov.com/Town Government/Boards and Commissions/Historic Preservation Board and click on the "View current agenda packet" link.

Remote participants please sign up to speak by sending an email to the Development Services Long Range Project Manager, Brad Boland (bboland@crgov.com) no later than 1 pm on the day of the hearing, to be added to the list of speakers. Public comments may also be given in person or submitted in writing via email, to be included in the public record.

**** ALL TIMES ARE APPROXIMATE ****

DINNER FOR BOARD MEMBERS

CALL TO ORDER / ROLL CALL

The meeting was called to order at 6:00 p.m by Chair Beystehner.

- Present** 7 - Chair John Beystehner, Vice Chair Robert Lange, Carlos Salinas, Mike Borgelt, Peter Gould, Scott Ashburn, and Liaison Ron Claussen
- Not Present** 1 - Dennis Duffin
- Attendance** 5 - Caryn Johnson, Brad Boland, Dave Corliss, Julie Parker, and Sandra Aguilar

CERTIFICATION OF MEETING

Mr. Boland confirmed the meeting and agenda had been noticed in accordance with the Open Meetings Law.

APPROVAL OF MINUTES

[HPB 2022-017](#) Minutes: July 6, 2022 Historic Preservation Board Meeting Minutes

Attachments: [HPB07.06.2022Minutes-DRAFT](#)

Moved by Vice Chair Lange, seconded by Ashburn, that the Historic Preservation Board meeting minutes for July 6, 2022 be approved as presented. The motion passed by the following vote: 6 to 0

Yes: 6 - Chair Beystehner, Vice Chair Lange, Salinas, Borgelt, Gould, and Ashburn

Not Present: 1 - Duffin

TOWN COUNCIL UPDATE

Councilmember Johnson reported that Town Council approved the Town budget and changes to the rates and fees for water. They voted for a designated truck route and provided a resolution in support of mill levy and bond for the school district. They proclaimed it Fire Prevention Week and also chose to vacate a 2.5 acre property behind the AutoPlex.

PUBLIC HEARING ITEMS

[HPB 2022-018](#) 420 Jerry Street Downtown Historic Preservation Grant Application (Chamber of Commerce)
North 37.5 Ft Lot 17 And W ½ Lot 18 Block 13 Town of Castle Rock

Attachments: [Staff Memorandum](#)

[Attachment A: Vicinity Map](#)

[Attachment B: Downtown Historic Preservation Grant Application](#)

[Attachment C: Downtown Historic Preservation Grant Policy](#)

[Public Record Document: Staff Presentation](#)

Mr. Boland presented the grant application for the Chamber of Commerce building/420 Jerry St. Staff recommends approval as it meets criteria. Applicant: Pam Ridler, Chamber President and CEO, and Sue Turner, Director of Operations, presented additional details and were available for questions from the Board.

Public Comment: None

Moved by Salinas, seconded by Borgelt, that the Historic Preservation Board approve a Downtown Historic Preservation Grant for \$25,000 to assist with the siding replacement and trim for the Chamber of Commerce, located at 420 Jerry Street, per the grant application submitted by the property owner. The motion passed by the following vote: 6 to 0

Yes: 6 - Chair Beystehner, Vice Chair Lange, Salinas, Borgelt, Gould, and Ashburn

Not Present: 1 - Duffin

[HPB 2022-019](#) 420 Jerry Street Local Restoration Grant Application

North 37.5 Ft Lot 17 And W ½ Lot 18 Block 13 Town of Castle Rock
[Chamber of Commerce, Siding Replacement]

Attachments: [Staff Memorandum](#)

[Attachment A: Vicinity Map](#)

[Attachment B: Local Restoration Grant Application](#)

[Public Record Document: Staff Presentation](#)

Mr. Boland presented the Local Restoration Grant application for the Chamber of Commerce/420 Jerry St. Staff recommends approval as it meets criteria.

Applicant: Pam Ridler and Sue Turner from the Chamber were available for questions from the Board.

Pubic Comment: None

Moved by Salinas, seconded by Gould, that the Historic Preservation Board approve a grant for \$2,000 to assist with the replacement of siding with like materials of the Chamber of Commerce building, located at 420 Jerry St. per the grant application submitted by the property owner. The motion passed by the following vote: 6 to 0

Yes: 6 - Chair Beystehner, Vice Chair Lange, Salinas, Borgelt, Gould, and Ashburn

Not Present: 1 - Duffin

DISCUSSION ACTION ITEMS

[HPB 2022-020](#) Town Manager's Update

Attachments: [Public Record: Communications Flier](#)

Mr. Corliss updated the Board regarding the possible purchase of the historic Cantril School.

DESIGN REVIEW BOARD UPDATE

Design Review Board liaisons Borgelt and Lange reported there have been no recent meetings.

CASTLE ROCK HISTORICAL SOCIETY AND MUSEUM LIAISON UPDATE

Mr. Claussen reported on the Oct. 15 fundraising barbecue, the Cedar Hill Cemetery tour on Oct. 11, and Ghost Towns of Douglas County presentation at the Library. Claussen is current restoring three old saddles recovered from the Metzler Homestead Ranch. The saddles and a slew of insulators will be placed in the museum.

BOARD MEMBER ITEMS

Boardmember Salinas proposed that the Board meet in February regardless if there is an action item to plan for Historic Preservation Month. Boland will look into acquiring a projector with images of the historic building(s).

Check for quorum for upcoming meetings:

Nov. 2, 2022

Dec. 7, 2022

Board members present plan to attend the Nov. 2 and Dec. 7 meetings.

ITEMS FROM STAFF / INFORMATIONAL ITEMS

Mr. Boland updated the Board on the demolition of 420 Perry St. and that the Town is working on the Certified Local Government report.

ADJOURN

Moved by Chair Beystehner, seconded by Borgelt, that the Historic Preservation Board adjourn at 7:18 p.m. The motion passed by the following vote: 6 to 0

Yes: 6 - Chair Beystehner, Vice Chair Lange, Salinas, Borgelt, Gould, and Ashburn

Not Present: 1 - Duffin

Minutes approved by the Historic Preservation Board on _____ by a vote of _____ in favor, _____ opposed, with _____ abstention(s).

Historic Preservation Board



Town of Castle Rock

Agenda Memorandum

Agenda Date: 12/7/2022

Item #: **File #:** HPB 2022-022

To: Members of the Historic Preservation Board

From: Brad Boland, AICP Long Range Project Manager
Development Services

Design Review: 7 N. Lewis Street (Triplett House)
Lots 7 & 8, Block 20, Craig & Gould's Addition to Castle Rock, County of Douglas,
State of Colorado
Project #HIS22-0003

Executive Summary

The property owners of 7 N. Lewis Street, Kevin and Melanie Vezzani, have submitted an application for design changes to their property. They would like to make changes to the 1895 structure, remove an existing addition and garage, and build a new addition. The property is located at the northwest corner of South and N. Lewis Streets.

Please see the attached Staff Memorandum and associated attachments for full project details.

Attachments

Staff Memorandum
Attachment A: Vicinity Map
Attachment B: Site Plan
Attachment C: Proposed Elevations
Attachment D: Proposed Materials
Attachment E: Resident Input

AGENDA MEMORANDUM

To: Historic Preservation Board

From: Brad Boland, AICP Long Range Project Manager
Development Services

Title: Design Review: 7 N. Lewis Street (Triplett House)

Lots 7 & 8, Block 20, Craig & Gould's Addition to Castle Rock
County of Douglas, State of Colorado

Project #HIS22-0003

Executive Summary

The property owners of 7 N. Lewis Street, Kevin and Melanie Vezzani, have submitted an application for design changes to their property. They would like to make changes to the 1897 structure, remove an existing addition and garage, and build a new addition. The residential property is located at the northwest corner of South and N. Lewis Streets (**Attachment A**).

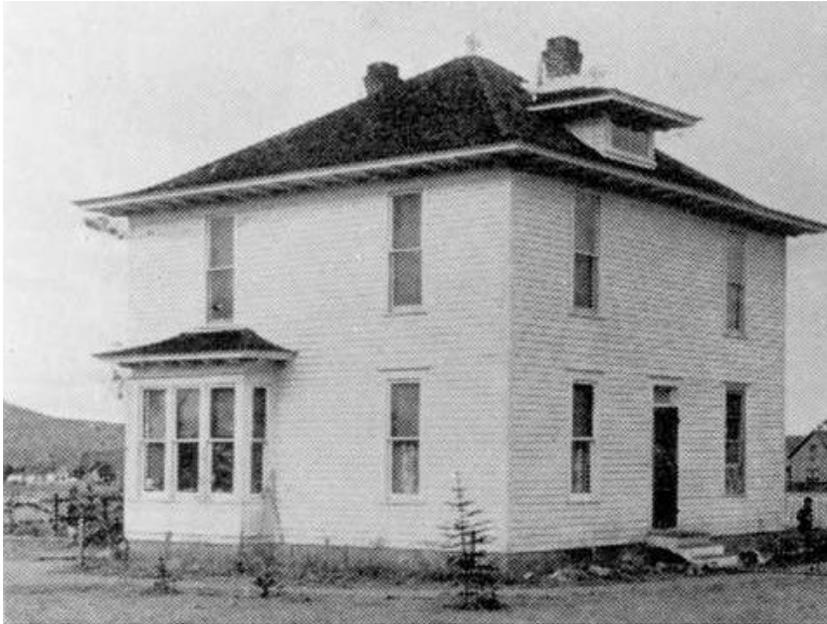


Vicinity Map

Background

History of the Property

The foursquare home located at 7 North Lewis Street was constructed in about 1897 by George and Hattie Triplett, and they owned it until 1906. A small addition was added behind the original house in the 1920's when plumbing became available, and the owners wanted to add a bathroom to the house. The garage was constructed sometime after 1949 as a detached structure, and the rear addition was built between the two in



1977, connecting the garage to the house. A detached garage facing South Street was constructed in 2004.

George Triplett was a rancher, grocer and telegraph operator and also had a very distinguished public career, serving as Clerk and Recorder, County Treasurer, County Commissioner and Castle Rock Mayor. He also served on the District School Board.

Historic Photo, Facing Northwest

The applicants have owned the property since 2007, and the property is not landmarked.



2018 View of 1949 Garage (to be removed)



2018 View of Front Façade (1897)

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

Historic Preservation Board – May 7, 2003

The Historic Preservation Board approved a design review request for a new detached garage to be constructed on the alley facing South Street (built in 2004).

Historic Preservation Board – May 12, 2004

The Historic Preservation Board approved a demolition request for the garage attached to the addition on the back of the house (never demolished).

Historic Preservation Board – June 2, 2004

The Historic Preservation Board approved a design review request for a new carriage house to be constructed in the alley where the attached garage is currently located (never constructed).

Board of Adjustment – November 5, 2015

The Board of Adjustment approved a rear setback variance for a proposed addition, which would allow maintenance of the existing nonconforming setback of 17' 6". The property is zoned R-2, which requires a 25' rear setback (variance approved).

Historic Preservation Board – September 2, 2015

The Historic Preservation Board approved a design review request to remove the existing addition and garage and replace them with a new addition (never constructed).

Historic Preservation Board – November 7, 2018

The Historic Preservation Board approved a design review request to remove the existing addition and garage and replace them with a new addition (never constructed).

Board of Adjustment – October 6, 2022

The 2015 Board of Adjustment approval had expired. The Board of Adjustment reapproved the rear setback variance for the proposed addition which would allow maintenance of the existing nonconforming setback of 17' 6".

Discussion

Proposed Project

The applicants are proposing to demolish the 1949 garage, located on the rear/west side of the property. They would replace the demolished garage with a new, 1.5-story addition with a gabled roof and copula.

The proposal also includes a small addition to the south west corner of the 1897 home. Additional changes to the 1897 home include the front façade windows to better match the historic, original windows of the home



Proposed East Façade

Proposed Materials

The applicants are proposing Sierra Gray roof shingles similar to the existing roof color. The historic portion of the house would be refurbished and restored lap siding, where possible, with the addition being lap board siding. The windows would be Marvin Ultimate Double-Hung Next Generation, clad wood with extruded aluminum exterior in white. **(Attachment D)**.



Proposed Siding



Proposed Shingles

Public Outreach and Notification

Neighborhood Meetings

A neighborhood meeting was held on November 28, 2022. There were no comments from the general public at the meeting.

Public Notice

Public hearing notice signs were posted on the property on November 22. Written notice letters were sent to property owners within 500 feet of the property, at least 15 days prior to the public hearings.

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 property is located within the Craig & Gould neighborhood, as depicted in the Town of Castle Rock Municipal Code (CRMC), Section 15.64.020, Figure 1. The following staff analysis is based on the representations made in the application and attachments submitted to date and the review criteria found in the CRMC Section 15.64.200 Approval for new construction and alterations to non-Landmarked properties, Craig and Gould neighborhood.

New Construction and Alterations to Non-Landmarked Properties, Craig and Gould Neighborhood Review and Approval Criteria and Analysis 15.64.200.C

A. Castle Rock Style Standards

Analysis: These standards state that new construction should be compatible to the height of existing buildings, roof pitch should be consistent with the neighborhood, and building materials should resemble the traditional materials, if possible. The one and a half story design includes a gabled roof with copula, board and batten siding, and minimal ornamentation. These design features meet these criteria.

B. Castle Rock Design Standards

Analysis: Chapter 5, Section III of these standards include guidelines for building within the Craig & Gould's historic residential district. The proposed addition matches the traditionally small scale of the existing buildings within the neighborhood. Materials are compatible with those found in existing buildings. Roof forms and pitches are also similar to providing visual continuity.

C. F.R.E.S.H. Standards in Castle Rock Historic Preservation Plan

Analysis: The "footprint" of the proposed addition will have a minimal impact to the surrounding neighborhood as it located at the same general location as the existing garage and is compatible in size. The size and scale of the proposed gabled "roof"

blends with the homes within Craig and Gould's. The proposed additions create a similar building "envelope" to those of other existing properties in the vicinity. The proposed "skin" will be lap/board and batten siding with minimal ornamentation designed to be reminiscent of the other homes in the area. Lastly, the windows and doors, or the "holes", are similar to the patterns found in nearby structures.

D. The Secretary of Interior's Standards for Rehabilitation

Analysis: The property is not landmarked. No elements from other buildings will be added to the existing structure. The new construction will be compatible with the existing in relation to massing, size, scale and architectural features to the 1897 structure and with surrounding properties. The additions are differentiated from the existing building by way of the location and connection by the 1977 addition and the architectural features such as the roof type.

Findings

Section 15.64.200E (2) of the Town's Municipal Code authorizes the Historic Preservation Board to review proposed new construction and alterations in the Craig and Gould neighborhood and to approve, approve with conditions or deny the proposed new construction and/or alterations. Town staff has reviewed this application and finds that the proposal:

- Is supported by the goals and objectives of the 2030 Comprehensive Master Plan and Vision; and
- Is consistent with the goals of the Town's Historic Preservation Plan, Castle Rock Style and Castle Rock Design; and
- Complies with the review approval criteria for new construction in the Craig and Gould neighborhood.

Staff Recommendation

Based on the analysis and findings outlined in this report, staff recommends approval of this design request.

Motion Options

Option 1: Approval

I move to approve this design review request for Lots 7 & 8, Block 20, Craig & Gould's Addition to Castle Rock.

Option 2: Approval with Conditions

I move to approve this design review request for Lots 7 & 8, Block 20, Craig & Gould's Addition to Castle Rock with the following conditions: (list conditions)

Option 3: Disapproval

I move to disapprove or deny this design review request for Lots 7 & 8, Block 20, Craig & Gould's Addition to Castle Rock, based on the following findings: (list reasons for denial)

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 January 4, 2023.

Attachments

- Attachment A: Vicinity Map
- Attachment B: Site Plan
- Attachment C: Proposed Elevations
- Attachment D: Proposed Materials
- Attachment E: Resident Input



Subject Property

First Street

N Carthill Street

N Lewis Street

N Gilbert Street

South Street

S Gilbert Street

S Lewis Street

S Carthill Street

7 N. Lewis St. Vicinity Map

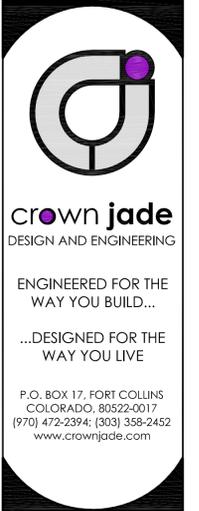
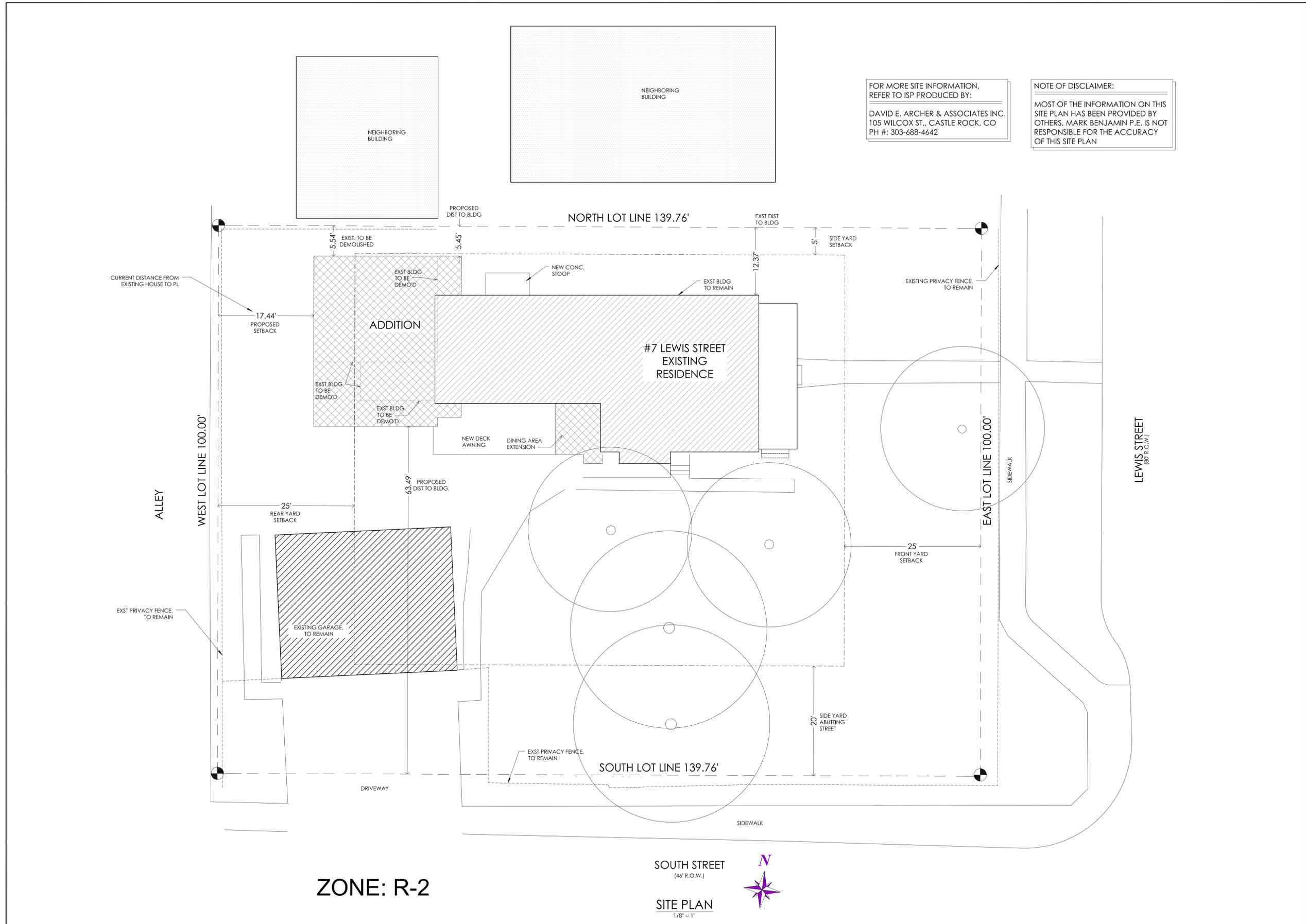
■ Subject Property

0 30 60 120 Feet



FOR MORE SITE INFORMATION,
REFER TO ISP PRODUCED BY:
DAVID E. ARCHER & ASSOCIATES INC.
105 WILCOX ST., CASTLE ROCK, CO
PH #: 303-688-4642

NOTE OF DISCLAIMER:
MOST OF THE INFORMATION ON THIS
SITE PLAN HAS BEEN PROVIDED BY
OTHERS. MARK BENJAMIN P.E. IS NOT
RESPONSIBLE FOR THE ACCURACY
OF THIS SITE PLAN



ENGINEERED FOR THE
WAY YOU BUILD...
...DESIGNED FOR THE
WAY YOU LIVE
P.O. BOX 17, FORT COLLINS
COLORADO, 80522-0017
(970) 472-2394; (303) 358-2452
www.crownjade.com

**VEZZANI
RESIDENCE**

ADDITION TO THE
VEZZANI RESIDENCE
7 LEWIS ST.
CASTLE ROCK, CO

OWNER:
KEVIN & MELANIE
VEZZANI
7 LEWIS STREET
CASTLE ROCK, CO
PHONE: 303-522-0009

DRAFTED BY:
JEROME KONMIRUSCH
ENGINEERING REVIEW:
MARK BENJAMIN/COREY HRUTIKAY
ENGINEER OF RECORD:
MARK BENJAMIN, P.E.

SCALE:
1/4" = 1' U.N.O.

**SITE
PLAN**

**FINAL
DATE
8/22/2022**

FINAL SET OF PLANS FOR
SUBMITTAL TO THE
BUILDING DEPARTMENT
AND FOR CONSTRUCTION

ENGINEERS
JOB #
VZNI1-19078

**SHEET
L1**

ZONE: R-2

SOUTH STREET
(46' R.O.W.)
SITE PLAN
1/8" = 1'



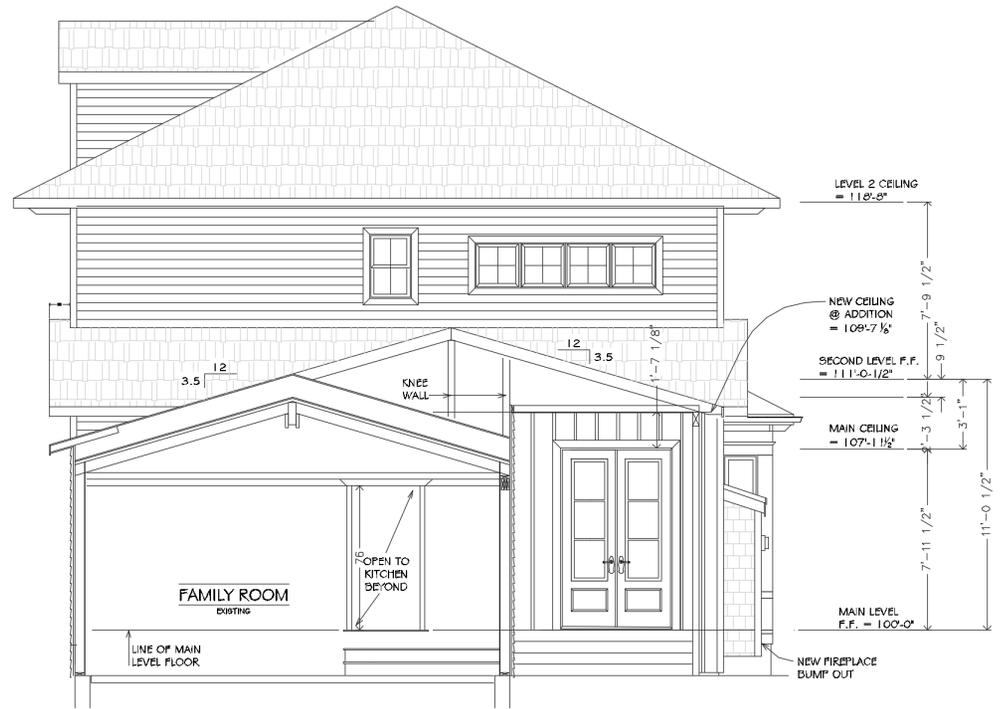
NEW ROOF BEYOND



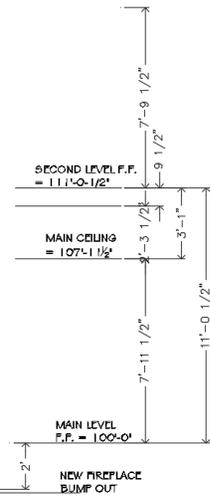
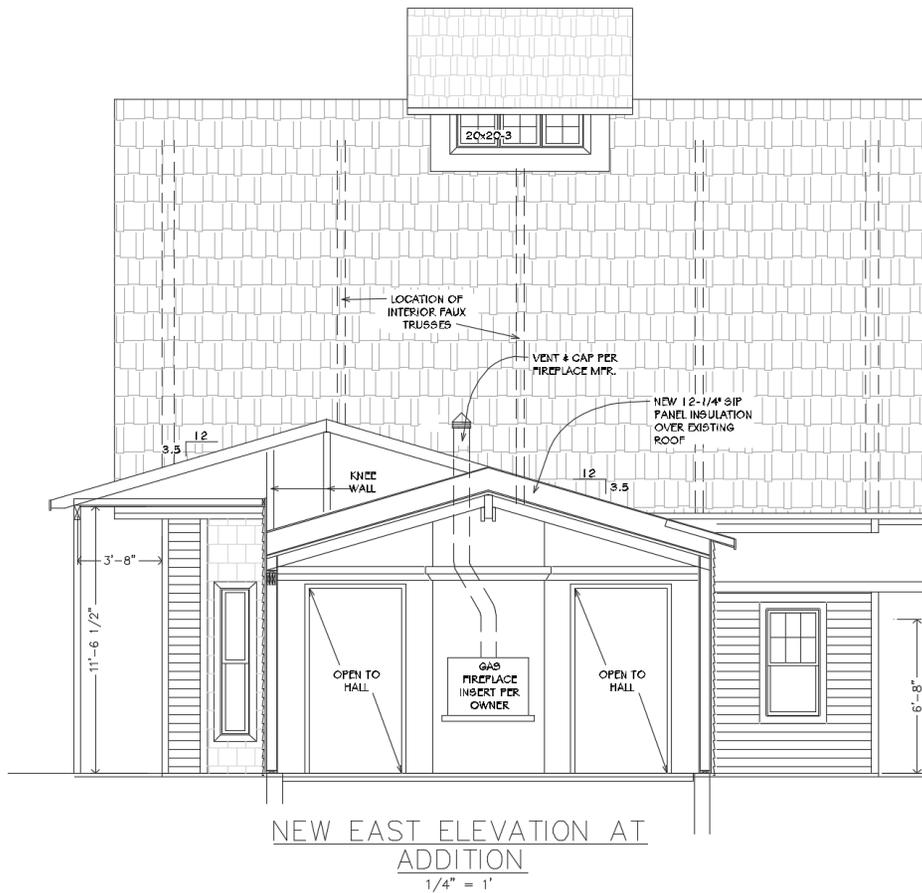
NEW EAST
ELEVATION
1/4" = 1'



NEW SOUTH ELEVATION
 1/4" = 1'



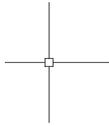
NEW WEST ELEVATION AT HOUSE
1/4" = 1'





NEW WEST ELEVATION AT
ADDITION

1/4" = 1'

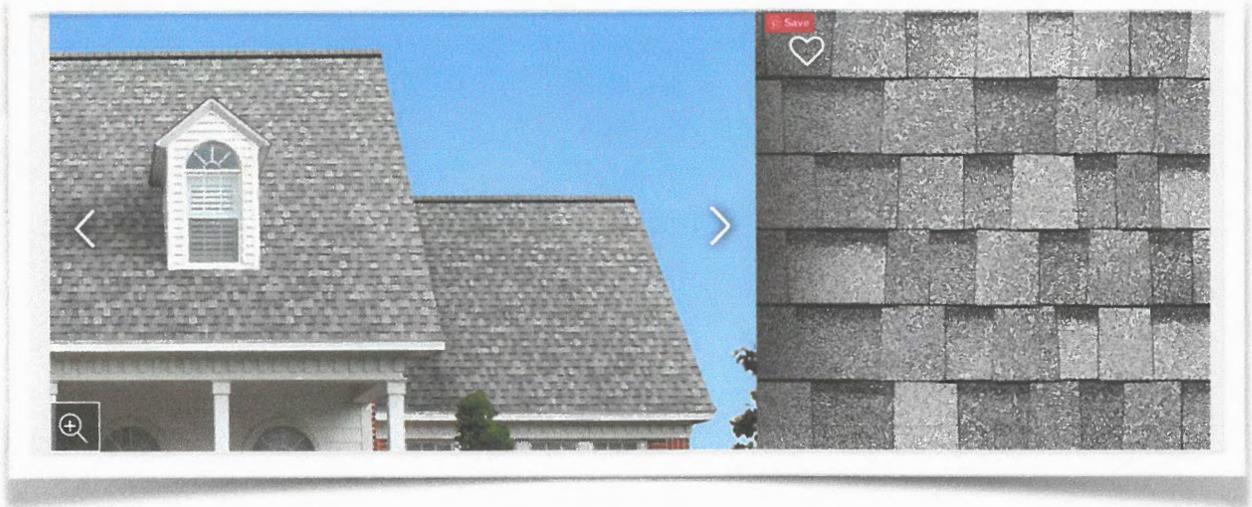


NEW NORTH ELEVATION
1/4" = 1'

7 Lewis Street Materials Specifications

Roofing

Owens Corning Tru Definition, Duration Shingles
Color: Sierra Gray



Siding

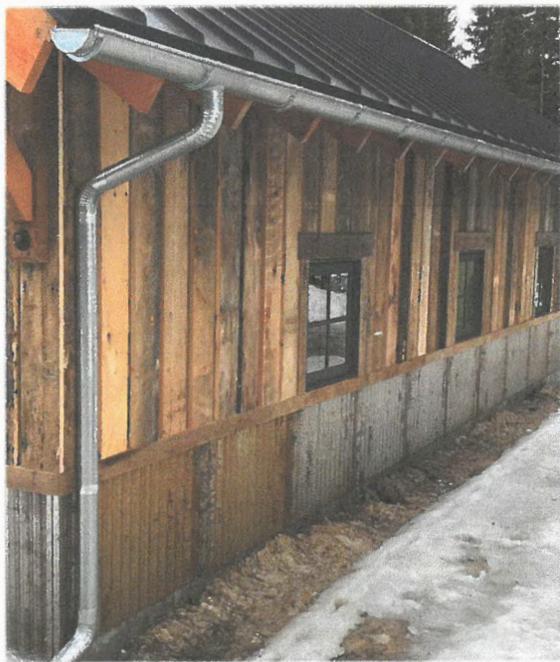
Historic Portion of House:
Refurbished and restored cedar
lap siding (as possible)
Addition: Lap, Board and



Windows

Marvin Ultimate Double Hung Next Generation - Clad Wood with extruded Aluminum exterior
Color: White

Marvin Ultimate Double Hung Next Generation



Gutters and Downspouts

Galvanized Steel or Galvalume in Silver Half Round

Brad Boland

From: Dan <Dandee4n2@yahoo.com>
Sent: Saturday, November 26, 2022 9:27 AM
To: Brad Boland
Cc: kvezzani@msn.com
Subject: 7 N Lewis St. Addition

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Brad—

Just wanted to submit comment for the proposed addition at 7 Lewis. I think it's a wonderful proposal that fits well with the neighborhood.

Dan Ahrens
15 Lewis St
Sent from [Mail](#) for Windows



Town of Castle Rock

Agenda Memorandum

Agenda Date: 12/7/2022

Item #: **File #:** HPB 2022-023

To: Members of the Historic Preservation Board

From: Brad Boland, AICP, Long Range Project Manager
Development Services

203 Cantril Street Local Restoration Grant Application
Lots 13, 14, & the S. 12' of 14, Craig & Gould's Addition to Castle Rock
[Hammar House, Tuckpointing]

Executive Summary

The purpose of the Town's *Historic Preservation Local Restoration Grant Program* is to provide monetary assistance to owners of landmarked properties for rehabilitation and restoration projects. These grants are available for up to 50% of the project cost. Staff believes that this proposal will help preserve an important Castle Rock landmark, the Hammar House.

Kimberly and Bruce Decker, the owners of the property located at 203 Cantril Street (**Attachment A**), is requesting a local rehabilitation grant to assist with the cost of foundation and wall restoration (tuckpointing) of the cellar. The Hammar house is both locally and nationally landmarked. This local grant request is for \$2,300.

Please see the attached Staff Memorandum and associated attachments for full project details.

Attachments

Staff Memorandum
Attachment A: Vicinity Map
Attachment B: Local Restoration Grant Application



Meeting Date: December 7, 2022

AGENDA MEMORANDUM

To: Historic Preservation Board Members

From: Brad Boland, AICP, Long Range Project Manager
Development Services

Title: **203 Cantril Street Local Restoration Grant Application**
Lots 13, 14, & the S. 12' of 14, Craig & Gould's Addition to Castle Rock
[Hammar House, Tuckpointing]

Executive Summary

The purpose of the Town's *Historic Preservation Local Restoration Grant Program* is to provide monetary assistance to owners of landmarked properties for rehabilitation and restoration projects. These grants are available for up to 50% of the project cost. Staff believes that this proposal will help preserve an important Castle Rock landmark, the Hammar House.

Kimberly and Bruce Decker, the owners of the property located at 203 Cantril Street (**Attachment A**), is requesting a local rehabilitation grant to assist with the cost of foundation and wall restoration (tuckpointing) of the cellar. The Hammar house is both locally and nationally landmarked. This local grant request is for \$2,300.

Background

Town Council – November 12, 1992

Town Council voted to support the nomination of the Hammar House to the National Register of Historic Places and the State Register.

Town Council – February 24, 1994

Town Council approved an ordinance designating the Hammar House as a local landmark.

Town Council – March 23, 2000

Town Council voted to support an application for a State Historical Fund grant to restore the roof on the Hammar House.

Historic Preservation Board – July 11, 2001

The Historic Preservation Board approved a landmark alteration certificate to restore the roof on the Hammar House.

Historic Preservation Board – July 9, 2009

The Historic Preservation Board approved a \$1,500.00 local grant to be used towards matching funds on a State Historical Fund grant for preparation of a historic structure assessment on the Hammar House. Total project cost was \$3,000.00.

January 27, 2010

The Historic Preservation Board approved a \$6,486.00 local grant to be used towards matching funds on an \$8,486.00 State Historic Fund grant for foundation work, rhyolite pointing and updated wiring on the Hammar House. Total project cost was \$21,620.00.

April 1, 2015

The Historic Preservation Board approved a \$6,104.00 local grant to restore three historic chimneys on the Hammar House. Total project cost was \$12,208.00.

May 6, 2015

The Historic Preservation Board approved a landmark alteration certificate to construct an addition and a detached garage, make minor alterations to the east side of the house, and restore four historic chimneys on the Hammar House.

August 5, 2015

The Historic Preservation Board approved a \$7,000.00 local grant to restore wood siding on the Hammar House. Total project cost was \$23,608.00.

March 6, 2019

The Historic Preservation Board approved a \$9,959.66 local grant to assist with the cost of exterior painting, gutter replacement, and three exterior door replacements. Total cost of the project was \$19,919.09.

Discussion

The Hammar House building is located at 203 Cantril Street, at the north west corner of Second and Cantril Streets. The house was originally owned by Benjamin and Isabella Hammar. Mr. Hammar was a stonemason and was one of the original owners of the Castle Rock Stone Company. The house was constructed in about 1881.

The local restoration grant program is available for designated historic properties for up to 50% of the project cost, or a maximum of \$2,000. However, additional funding can be reviewed on a case-by-case basis. The cost of the project was \$4,600.

Analysis

Economic Incentives for Historic Restoration 15.64.050.C

In addition to any incentives that may be offered by the State and/or other potential funding sources, an owner of a Landmark or a Contributing Structure in the Historic Downtown Area may be eligible to apply for the following economic incentives for the Restoration or Rehabilitation of the property, and such additional incentives as may be developed by the Historic Preservation Board and authorized by the Town Council:

C. Local Restoration Grant Program. The purpose of this program is to provide Historic Landmarks monetary assistance with Rehabilitation or Restoration projects. Grants will be issued for Restoration, Reconstruction and Rehabilitation projects. Generally, these grants would be available for smaller projects, such as sanding and re-painting a facade, reconstruction of windows, re-roofing or reconstruction of

porches. However, larger projects or State Historic Fund cash match projects may be considered.

Analysis: The grant request meets this criterion. The property is locally and nationally landmarked. This local grant would help reimburse the property owner for the siding replacement.

Budget Impact

The Historic Preservation Board has approved a total \$12,560 in local restoration grants in 2022. Therefore, the 2022 budget has \$2,440 remaining of available funds.

Recommendation

Staff believes this grant application meets the goals of the Town's Vision and Master Plan and Historic Preservation Plan. Therefore, staff recommends approval of this local restoration grant application for the requested \$2,300.

Proposed Motion

Option 1: Approval of Full Grant Request

"I move to approve a grant for \$2,300 to assist with the cost of foundation and wall restoration (tuckpointing) of the cellar walls of the Hammar House, located at 203 Cantril Street, per the grant application submitted by the property owner."

Option 2: Approval of Different Amount

"I move to approve a grant for \$(a different amount if desired) to assist with the cost of foundation and wall restoration (tuckpointing) of the cellar walls of the Hammar House, located at 203 Cantril Street, per the grant application submitted by the property owner."

Option 3: Denial

"I move to deny a grant to assist with the cost of foundation and wall restoration (tuckpointing) of the cellar walls of the Hammar House, located at 203 Cantril Street, based on the following findings:" (list reasons for denial)

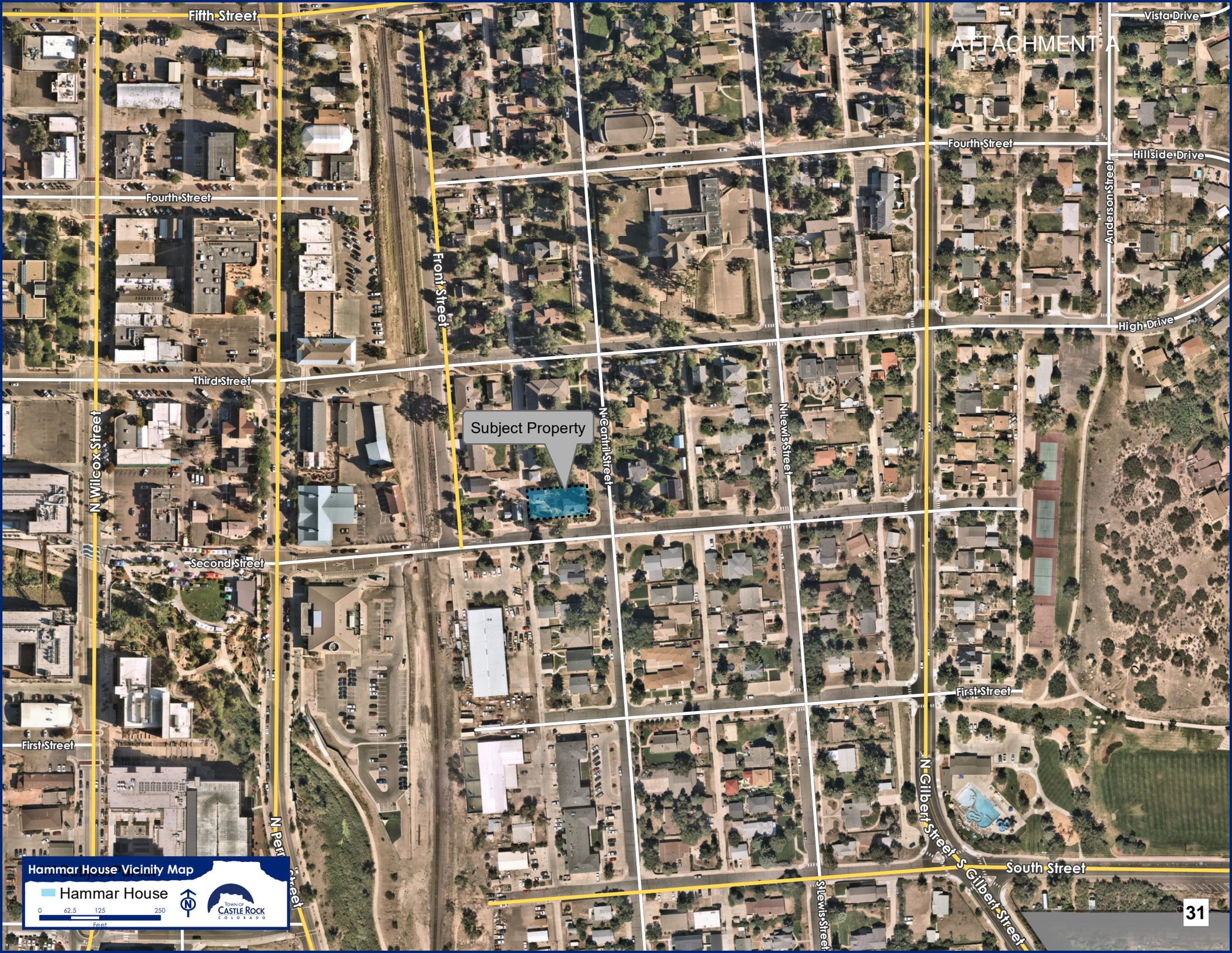
Option 4: Continue item to next hearing (need more information to make decision)

"I move to continue this item to the next regular Historic Preservation Board meeting on January 4, 2023, as additional information on (_____) is needed."

Attachments

Attachment A: Vicinity Map

Attachment B: Local Restoration Grant Application



Subject Property

Hammar House Vicinity Map

Hammar House



0 62.5 125 250 Feet

Scale bar and north arrow.



HISTORIC PRESERVATION BOARD APPLICATION

PROJECT NAME: _____

PROPERTY ADDRESS / GENERAL LOCATION: _____

LEGAL DESCRIPTION: _____

PROJECT DESCRIPTION: _____

STATE PARCEL NO. _____

PLEASE CHECK APPLICATION TYPE:

DESIGN REVIEW LANDMARK
 ALTERATION CERTIFICATE
 DEMOLITION
 PROPERTY LANDMARKING
 RELOCATION

LOCAL DESIGN ASSISTANCE GRANT
 LOCAL RESTORATION GRANT
 DOWNTOWN GRANT
 TAX CREDIT REVIEW

OTHER: _____

PROPERTY OWNER INFORMATION:

Name _____
 Company _____
 Address _____

 Phone _____
 Email _____

Property Owner Signature (Required) _____

REPRESENTATIVE INFORMATION:

Name _____
 Company _____
 Address _____

 Phone _____
 Email _____

Representative Signature (Required) _____

Additional names and contact information to send project comments to (e.g., engineer, architect):

Name _____
 Company _____
 Email _____

Name _____
 Company _____
 Email _____

<i>Staff Use Only</i>	
Date Received: _____	Project No. _____
Application Fee: \$ _____ Received: _____	Staff Contact: _____

Achieving the Community Vision through Excellence, Dedication and Service

Denver Masonry LLC

Eric Sahs, Owner
8091 E Kenyon Dr
Denver, CO 80237
720.329.4610
www.denvermasonryllc.com

INVOICE

DATE: NOVEMBER 28, 2022

TO:
Kimberly Decker

FOR:
Masonry repairs 203 Cantril St, Castle Rock

Denver Masonry LLC has completed the following work on this property. We accept checks, credit cards (PayPal or Square), and cash; thank you in advance for your prompt payment.

- Clean out and tuck-point all the cracked and deteriorated joints on the perimeter walls of the basement and the stonework between the first floor joists as needed
- *Note:* the new mortar used will match existing as closely as possible

Cost: \$3,550.00

Line Item:

- Spray basement walls with an efflorescence cleaner
- Seal walls with a consolidating sealer
- Tuck-point some minor areas outside of basement door

Line Item Cost: \$1,050.00

Total Job Cost: \$4,600.00

Thank you for doing business with Denver Masonry LLC!











Town of Castle Rock

Agenda Memorandum

Agenda Date: 12/7/2022

Item #: **File #:** HPB 2022-024

To: Members of the Historic Preservation Board

From: Brad Boland, AICP Long Range Project Manager
Development Services

2023 Historic Preservation Month Planning

Executive Summary

The Board will discuss plans for the upcoming Historic Preservation Month.