

## **AGENDA MEMORANDUM**

**To:** Historic Preservation Board

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

**Title:** A Request for Demolition of the Building Located at 414 North Perry Street  
Lot 4A, Block 11 Town of Castle Rock, County of Douglas, State of Colorado

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### **Executive Summary**

The property owner of the house at 414 North Perry Street is seeking to demolish the house. The house is located on the east side of Perry Street, north of 4<sup>th</sup> Street, and directly north of the “Rink at the Rock” pavilion. 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. The house was built around 1930/1931 with several significant alterations over the years. The house is not historically landmarked.



Figure 1: Vicinity Map

## **Background**

### **History of the Property & Existing Conditions**



*Figure 2: West Elevation (Front)*

The first documented building at this location was a grist mill built in 1907 by Charles Herb. In approximately 1930/1931, the grist mill was torn down and a new dwelling was constructed on the property by George Carmer. In 1972, the owner Gertrude Mikelson Kratzer, moved a 861 sq. ft. house from Franktown onto the property (Franktown House). To connect the Franktown House to the existing house an addition was built on the west side of the home. An addition to the east side was also constructed at this time. Between 1986-1996, the addition connecting the two buildings on the west side was partially removed severing the connection between the two homes. The remaining portion of the addition was modified and made into a porch for the original home. In 2012, the property was replatted and became a part of the 404 North Perry Street property. At this time, the Franktown House was demolished to make way for the ice skating pavillion. Further details on the house, property, and its owners can be found with the attached updated Cultural Resource Survey (**Attachment A**).

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 3: 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 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. The demolition of the house would make way for a proposed development project called “Perry Street Social”.

### **Public Outreach and Notification**

#### **Public Notice**

The applicant mailed public notice of the HPB hearing to all property owners within 500 feet of the property at least 15 days prior to the HPB hearing date. In addition, Town staff posted public notice signs on the property, published notice of the HPB 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 two neighborhood meetings regarding their overall development plan. The two meetings were both held virtually and were held on May 17, 2021 and June 2, 2022. No concerns regarding the demolition of the house were made by attendees. Summaries of the two meetings have been attached **(Attachment B)**.

## **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 updated Cultural Resource Survey (**Attachment A**), the property would be eligible to be landmarked at the local level, as only one criteria are required to be met. However, the property is not eligible to be landmarked at the National or State level. This is because the historical integrity of the building has been compromised by the various alterations and material changes over the years.*
2. *While the property's use has remained as a residence, 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. *The building does not have many distinguishable historic features intact, demolishing the building would not negatively impact adjacent properties or the downtown district.*
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 414 North Perry 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 414 North Perry 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 414 North Perry 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 414 North Perry 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 August 3, 2022.

## **Attachments**

Attachment A: Cultural Resource Survey, Updated 2021

Attachment B: Neighborhood Meeting Summaries