



Meeting Date: March 6, 2019

AGENDA MEMORANDUM

To: Historic Preservation Board Members

From: Julie Kirkpatrick, PLA, ASLA, Long Range Project Manager
Development Services

Title: 203 N. Cantril Street Grant Application (Hammar House)
Lot 13A Craig and Gould's Addition to Castle Rock 17th Amendment

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 up to 50% of the project cost. Staff believes that this proposal will help preserve an important Castle Rock landmark.

The owners of the Hammar House, Bruce and Kimberly Decker, are requesting a local rehabilitation grant to assist with the cost of exterior painting/siding restoration and for gutter and exterior door replacements due to deterioration (**Attachment A**). The Hammar House is on the National Register of Historic Places and is locally landmarked.

History of Past Town Council, Boards & Commissions

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 Historic 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. Work has been delayed, and grant award has not been paid.

Discussion

In 2017 and 2018, the applicants restored and painted the siding for the wood portion of the house on the first floor only. The applicants do not feel comfortable working on the second floor siding and plan to hire a professional to complete the siding painting and restoration in addition to painting the fascia and soffit.

Because the existing gutters are leaking, the applicants would like to replace the gutters so that water drains away from the window wells and foundation.

Lastly, the applicants would like to replace three of the five exterior doors. Two of the doors are original. The applicants have restored/replaced two of the doors. The grant request includes replacing one original and two other exterior doors with solid wood reproduction "Tombstone" doors to match the originals. Additionally, the project would include new period-appropriate reproduction door hardware. The applicants have described the improvements in detail within **Attachment A**.

Because the Town did not receive any grant requests in 2018, the yearly grant budgets of \$15,000 for both 2018 and 2019 are available, totaling \$30,000 (**Attachment B**). A summary of awarded grants and amounts since 2015 is also shown in **Attachment B**.

Staff 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 grant application.

Proposed Motion

I move to approve a grant for \$9,959.55 to assist with the cost of exterior painting, gutter replacement, and three exterior door replacements on the Hammar House located at 203 N. Cantril Street, per the grant application submitted by the property owners.

Attachments

Attachment A: Grant Application

Attachment B: 2019 Grant Budget Summary

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