



Meeting Date: May 5, 2021

AGENDA MEMORANDUM

To: Historic Preservation Board Members

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

Title: **208 N. Cantril Street Grant Application
(Dyer House)
Lots 4, 5, & 6, Block 14, Craig & Gould's Addition to Castle Rock,
Town of Castle Rock, County of Douglas, Colorado**

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 Dyer House.

David Braun, the owner of the Dyer House, located at 208 N. Cantril Street (**Attachment A**), is requesting a local rehabilitation grant to assist with the cost of window and storm door restoration (**Attachment B**). The Dyer House is on the National Register of Historic Places and is locally landmarked. This local grant request is for \$1,755.54.

Background

Historic Preservation Board Grant – September 6, 2017

Local Restoration Grant of \$5,000 to assist with house foundation reconstruction. The repairs were completed in October 2017.

Historic Preservation Board Grant – June 7, 2017

Local Restoration Grant of \$10,000 to assist with barn foundation reconstruction. The repairs were completed when the barn was converted into an accessory dwelling unit, certificate of occupancy received in 2019.

Historic Preservation Board Grant – August 3, 2016

Local Restoration Grant of \$6,500 to assist with retaining wall construction. The wall was completed in August 2016.

Discussion

David Braun is continuing restoration of the Dyer House. He has requested a local HP grant to assist with the cost of replacement of three windows, two storm doors, and

storm door hardware. The three windows would replace aluminum sliding windows that were installed in the 1980's with new, design-appropriate windows. The proposed windows would be double-hung, Pella Lifestyle windows, which have a fiberglass exterior and wood interior. The owner will install the windows and has already paid \$1,746.69 for the windows. Mr. Braun has also purchased and installed two custom cedar storm doors and vintage hardware to replace the old storm doors. Mr. Braun paid \$344.08 for the hardware from Vintage Hardware and \$1,420.31 for the custom, cedar storm doors from Vintage Woodworks. The chart below summarizes the amounts paid by the owner for each item, as well as calculates the 50% eligible grant amount.

Product	Supplier	Paid by Owner
Windows	Lowe's (Pella Lifestyle)	\$ 1,746.69
Storm Doors	Vintage Woodworks	\$ 1,420.31
Storm Door Hardware	Vintage Hardware	\$ 344.08
	Total paid by owner	\$ 3,511.08
	50% eligible for grant	\$ 1,755.54

Please also see **Attachment B** for details.

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. As previously mentioned, the property is Nationally and locally landmarked. This local grant would help reimburse the property owner for the purchased windows, storm doors, and storm door hardware. There are no labor/installation costs since the property owner has or will complete the work himself. The style and design are better suited for the historic home and aid in the restoration of the Dyer House.

Budget Impact

The Historic Preservation Board approved a \$2,000 local HP grant for the Douglas Masonic Temple on January 6, 2021. Therefore, the 2021 budget has \$13,000 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.

Proposed Motion

I move to approve a grant for \$1,755.54 to assist with window restoration and storm door installation at the Dyer House, located at 208 N. Cantril Street, per the grant application submitted by the property owner.

Attachments

Attachment A: Vicinity Map

Attachment B: Local Restoration Grant Application

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