



Meeting Date: December 1, 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**
Lots 4, 5, & 6, Block 14, Craig & Gould's Addition to Castle Rock,
Town of Castle Rock, County of Douglas, Colorado
[Dyer House, Chimney Reconstruction]

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 the chimney reconstruction (**Attachment B**). The Dyer House is on the National Register of Historic Places and is locally landmarked. This local grant request is for \$3,250.

Background

Historic Preservation Board Grant – May 5, 2021

Local Restoration Grant of \$1,755.54 to assist with window and storm door restoration. The restorations were completed in May 2021.

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 restoring the home's chimney. The original chimney had completely deteriorated when the Mr. and Mrs. Braun bought the property in 2013. However, the owners were able to find historic photos of the original chimney. Hiring the same mason who completed a historic chimney restoration to an adjacent nationally landmarked home, the Hammar House at 203 Cantril St., Mr. Braun had the chimney rebuilt using historic photographs of the property and historic, period-appropriate brick. Mr. Braun paid the mason in full for the completed work totaling \$6,500. This grant request is for \$3,250, 50% of the total reconstruction. Please also see **Attachment B** for details.

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. This chimney reconstruction is one of many costly restoration projects that the property owner has been completing on the property since 2016.

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 chimney reconstruction. The chimney was rebuilt by a masonry company that has restored other historic chimneys in the area. The mason used historic photos of the original chimney and used historic, period-appropriate brick for the chimney reconstruction.

Budget Impact

The Historic Preservation Board approved a \$2,000 local HP grant for the Douglas Masonic Temple on January 6, 2021, and a \$1,755.54 local HP grant for this property's window and door restoration on May 5, 2021. Therefore, the 2021 budget has \$11,244.46 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 \$3,250.

Proposed Motion

Option 1: Approval of Full Grant Request

"I move to approve a grant for \$3,250 to assist with chimney reconstruction at the Dyer House, located at 208 N. Cantril Street, per the grant application submitted by the property owner."

Option 2: Approval of Lesser Amount

"I move to approve a grant for \$2,000 to assist with chimney reconstruction at the Dyer House, located at 208 N. Cantril Street, per the grant application submitted by the property owner." (or some other amount)

Option 3: Denial

"I move to deny a grant to assist with chimney reconstruction at the Dyer House, located at 208 N. 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 5, 2022."

Attachments

Attachment A: Vicinity Map

Attachment B: Local Restoration Grant Application

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