



Meeting Date: August 7, 2024

AGENDA MEMORANDUM

To: Historic Preservation Board Members

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

Title: **420 Elbert Street Local Restoration Grant Application**
Lot 11 Block 14 Town of Castle Rock
[Denver & Rio Grande Railroad Depot, Eaves and Brackets Restoration]

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 typically available for up to \$2,000 and cannot exceed 50% of the project cost. The Historic Preservation Board at their discretion can award more than \$2,000 provided that the amount does not exceed 50% of the project cost.

The Castle Rock Historical Society and Museum, the owners of the Denver & Rio Grande Railroad Depot located at 420 Elbert Street (**Attachment A**), are requesting a local rehabilitation grant to assist with the cost of repairing and repainting the eaves and brackets. The Denver & Rio Grande Railroad Depot is both locally and nationally landmarked. This local grant request is for \$2,000.00.

Background

National Register of Historic Places – October 11, 1974

The Denver & Rio Grande Railroad Depot was placed on the National Register of Historic Places.

Town Council – February 24, 1994

Town Council approved an ordinance designating the Denver & Rio Grande as a local landmark.

Town Council – February 23, 1995

Town Council voted to provide \$50,000 as matching funds for a State Historical Fund grant for the purchase and restoration of the Denver & Rio Grande Railroad Depot.

Town Council – November, 14 1996

Town Council voted to provide \$7,330 in matching grant for additional exterior restoration.

Discussion

The Denver & Rio Grande Railroad Depot is located at 420 Elbert Street, on the east side of Elbert Street just north of Fourth Street. The Depot was built in 1875 by Benjamin Hammar. Per the National Register nomination, the building has an “authentic” Victorian railway motif and is constructed out of rhyolite stone. It was originally located along the railroad tracks at Third and Perry Streets. The Depot operated at that location until 1965. In 1970 the Depot was moved to its present location. The Castle Rock Historical Society purchased the building in 1995 and opened the museum in 1997.

The Castle Rock Historical Society and Museum is requesting the local restoration grant to do restoration work on the eaves and brackets of the building. Beadboards will be repaired and it is anticipated that there could be selective board replacement.

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 estimated cost of the project is \$23,200.

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 restoration of the eaves and brackets.

Budget Impact

The Historic Preservation Board has not approved a local restoration grant in 2024. Therefore, the 2024 budget has \$15,000 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 for the requested \$2,000.00. As the full yearly budget of \$15,000 is still available, there is the ability to increase the amount of the grant if the Historic Preservation Board chose to do so.

Proposed Motion

Option 1: Approval of Full Grant Request

"I move to approve a grant for \$2,000.00 to assist with the cost of eave and bracket restoration on the Denver & Rio Grande, located at 420 Elbert 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 eave and bracket restoration on the Denver & Rio Grande Railroad Depot, located at 420 Elbert 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 eave and bracket restoration on the Denver & Rio Grande, located at 420 Elbert 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 September 4, 2024, as additional information on (_____) is needed."

Attachments

- Attachment A: Vicinity Map
- Attachment B: Local Restoration Grant Application
- Attachment C: Images
- Attachment D: National Register