Historic Preservation Review

Old Post Hospital Demolition Permit

Applicant:

FAE Missoula Hospital, LLC

4751 Broadway

Denver, CO 80216

Applicant Representative:

DVG Architecture and Planning, P.C.

111 N. Higgins Ave. #420

Missoula, MT 59802

Project Team Information

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Title 20.85.085.J.9 Review Criteria:

A: **Whether the structure still maintains viable economic life.**

B: **Whether the structure can generate a reasonable economic return if preserved, restored, or rehabilitated.**

C: **Whether the applicant has made a bona fide effort to find a reasonable alternative that would result in the preservation, renovation, or rehabilitation of the structure.**

D: **The historic preservation office must consider whether sufficient mitigation efforts have been met, including but not limited to, documentation, mitigation, redevelopment and deconstruction.**

E: **For a proposed relocation, the Historic Preservation Commission and historic preservation office shall consider setting, location, feeling, and association as it applies to its National Register nomination, whether the structure will maintain its historic significance and integrity having been relocated, and the economic and physical feasibility associated with relocating the structure.**

Viable Economic Life

- **The Old Post Hospital has been vacant since the previous owner moved out prior to its sale in 2019.**
- **Uninhabitable due to abatement, vandalism, and decay.**
- **Negative cash flow due to taxes, maintenance, permitting costs, legal fees, and soft costs.**
- **Renovation costs are estimated at over $10,000,000 to $13,500,000, exceeding the value of the structure.**
- **The Old Post Hospital no longer maintains a viable economic life.**

Economic Return

- In-depth analysis shows no reasonable economic return for the building.
- Return on Investment (ROI) is estimated to be negative 71.25%.
- Grant funds are inadequate to make the building have a positive return on investment and would have to exceed $9,900,000 to achieve an ROI of 0%.

Efforts for Preservation

- The owner listed the building for sale for $10.00 and offered a $100,000 credit towards moving and transition costs.
- No offers were made to purchase and move the building.
- The owner has made a bona fide effort to find a reasonable alternative for preservation, renovation, or rehabilitation.

Mitigation Efforts

- **The historic preservation office must consider whether sufficient mitigation efforts have been met.**

Staff has found that this section is not applicable to the preliminary application review.

Relocation Considerations

- **The historic preservation office shall consider setting, location, feeling, association, and whether the structure will maintain its historic significance and integrity.**

Staff has found that this section is not applicable.

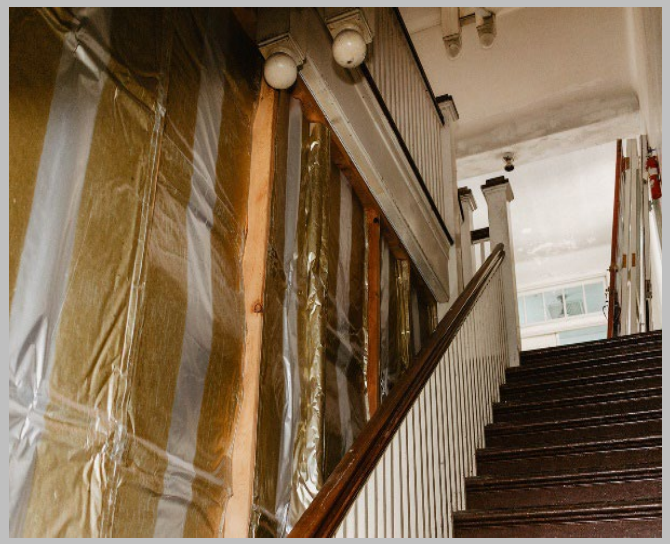
Many people remember the Old Post Hospital fondly, but nostalgia alone does not justify denying a demolition permit for a building that is no longer economically viable and has reached the end of its functional lifespan.

Condition of the Old Post Hospital:

Deteriorated Concrete and Stucco

Roof collapse and broken windows

70's Era renovations



Walled off portions of building

Questionable wiring, failed finishes

Antiquated Heating System

Flammable exposed insulation

Water Damaged Sink

Failing Finishes due to water leaks

Extensive Water Damage

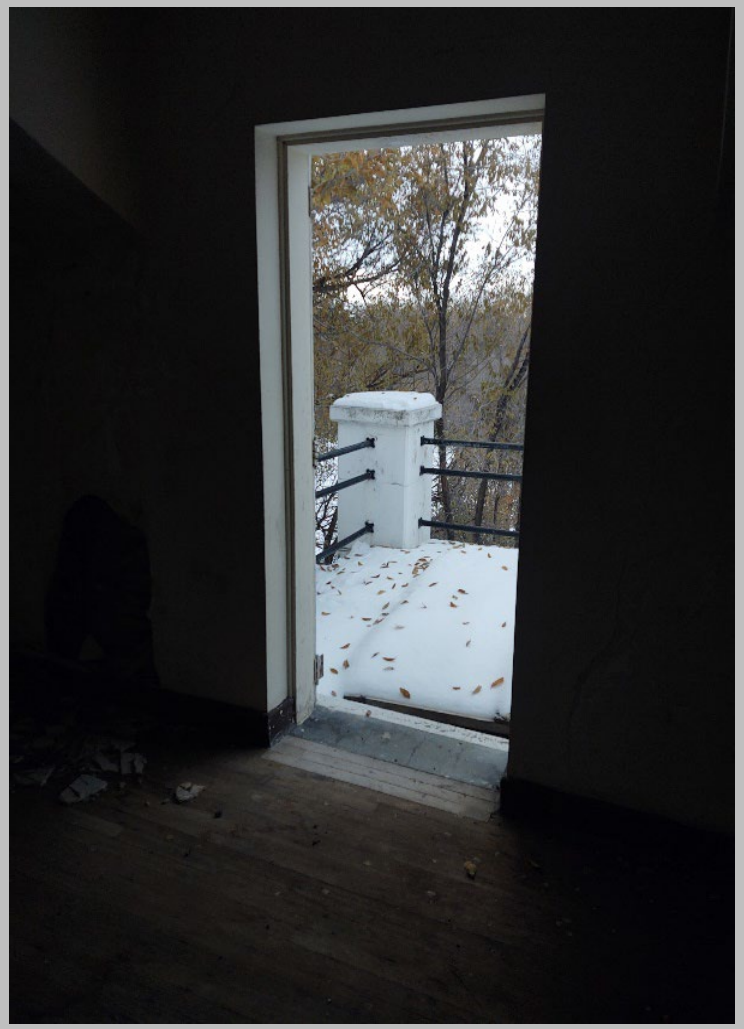
Water damage from single pane glazing and window sealed with lead-based paint

Damage due to vandalism

Kicked in and damaged doors

Vandalized windows & lead based paint

Vandalized windows & lead based paint



Vandalized window, door & lead based paint

Vandalized windows & lead based paint

Kicked in door

While the Old Post Hospital holds a special place in many individuals' memories, it is important to consider the practical aspects as well. The building has unfortunately become economically infeasible and has surpassed its functional lifespan. Though it may be bittersweet, moving forward with a demolition permit could open up opportunities for new developments that honor the past while looking towards the future.