

# Public Record Documents



# 302-304 N. WILCOX STREET REMOVAL OF LANDMARK STATUS

302 N. Wilcox Street

HISTORIC PRESERVATION BOARD  
MAY 1, 2019





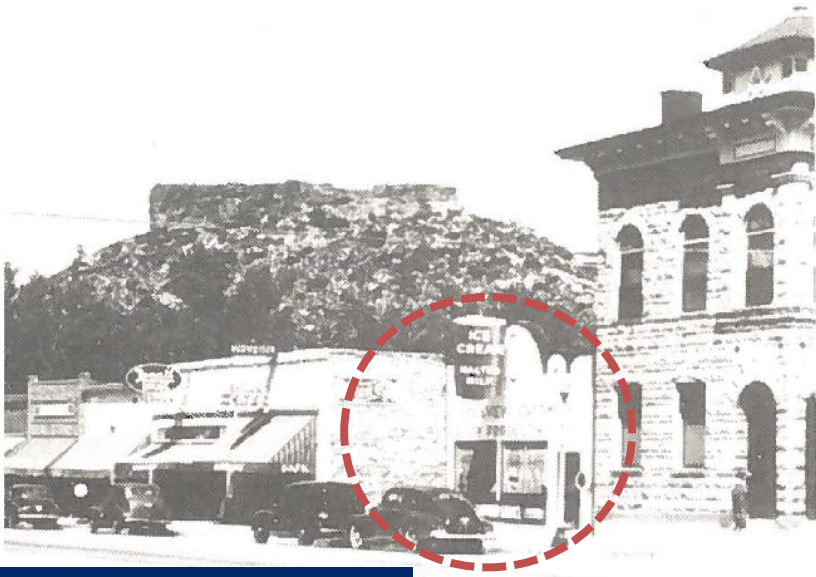
N. Wilcox Street

Third Street

Vicinity Map  
302 N. Wilcox St  
City of Dallas



# HISTORY & EXISTING CONDITIONS



**HISTORIC PHOTO  
OF CREAMERY**



**RECENT PHOTO  
OF CASTLE ROCK  
BAR & GRILL**

# PROPOSED FACADE (NOT A PART OF THIS APPLICATION)



# CRITERIA FOR REMOVAL

## Section 15.64.100.B & 15.64.080

### Complete Cultural Resource Survey

1. Does the property no longer meet the criteria for Landmark status under Section 15.64.080?
2. Will the effect of removing the Landmark status be positive or negative on adjacent properties or the downtown district?

# STAFF ANALYSIS

- Criteria #1: Cultural Resource Survey states the property still meets the criteria for local landmark status.
- Criteria #2: Determination for Historic Preservation Board (recommending body) and Town Council (final decision).



# QUESTIONS & DISCUSSION



# PROPOSED MOTIONS

## **Option 1: Recommend Removal of Landmark Status to Town Council**

*“I move to recommend to Town Council to approve the removal of the landmark designation for 302-304 N. Wilcox Street.”*

## **Option 2: Recommend Removal of Landmark Status to Town Council with Conditions**

*“I move to recommend to Town Council to approve the removal of the landmark designation for 302-304 N. Wilcox Street, with the following conditions:” (list conditions)*

## **Option 3: Recommend Denial of the Landmark Status Removal to Town Council**

*“I move to recommend to Town Council to deny the removal of the landmark designation for 302-304 N. Wilcox Street based on the following findings:”*

*(Criteria #1: for reasons listed in the staff report*

*Criteria #2: list reasons for denial based on criteria)*

## **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 June 5, 2019.”*



Our desire with Provision is to contribute to Castle Rock's quaint downtown environment by creating a cocktail lounge with a memorable atmosphere that will bring more locals to the downtown area.

**PROVISION**  
CASTLE ROCK

PROVISION (AFTER)



CR BAR & GRILL (BEFORE)



## OBJECTIVES

This location was formerly known as the “Dirty Bar” and had a look and reputation that matched the name. Our intent is to completely restore the quality of property both in function and fashion.

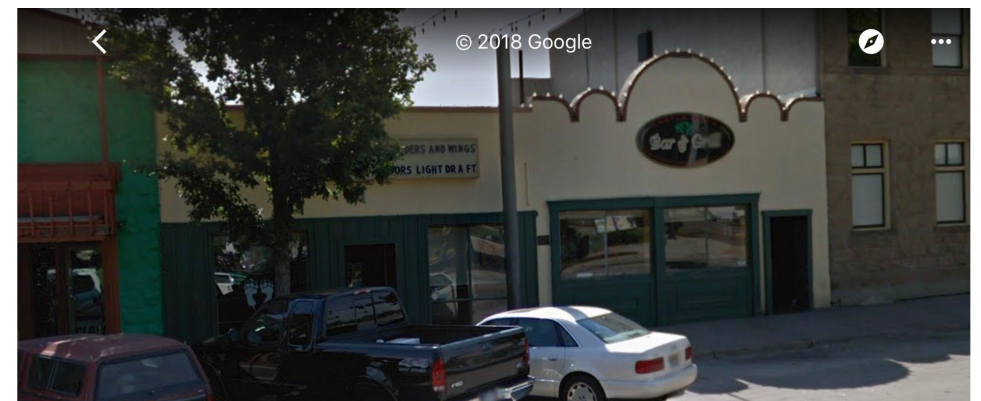
We hope to enhance this historic block of Wilcox St with a look with brick, consistent parapet, recessed doors on both entrances and add historic windows...this look is consistent with many of the other original buildings on the block (as shown to the right).

We want to create an environment and brand that is known to honor and support our local Police and Fire departments.

Our goal with this application to de-landmark is to remove the need to have the historic preservation board and town counsel allow variances that are outside of the guidelines while restoring this building to a state that honors the 300 Wilcox block.

# PROVISION

CASTLE ROCK



## QUALIFICATIONS

We believe 302 and 304 Wilcox was improperly landmarked based on the following qualifications.

## QUALIFICATIONS. #1

# PROVISION

CASTLE ROCK

A primary requirement to have a location established as landmarked in Castle Rock, CO is stated in the library municipal code of the Town of Castle Rock in Article VI- Historic Preservation Chapter 15.64 15.64.080 C. 1.F: “Constructed at least 50 years prior to designation.”

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Landmark Ordinance Designating 302 and 304 Wilcox Street as local historic Landmarks Section 1. Amendment. Ordinance 94-02 **states that 304 Wilcox St structure exceeds 50 years in age when in fact it was only 44 years in age.**

## QUALIFICATIONS. #2

### Qualifier Point #42 on the Colorado Resource Survey

The quote says that 304 mimics 302 but the only thing that is mimicked are the wall and trim colors which aren't original to the building. As seen in the picture to the right, the windows, decorative bricks, entrances, molding around the windows, parapets and even the height of the buildings are all different.

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## QUALIFICATIONS. #3

### Qualifier Point #43 on the Colorado Resource Survey

Under #43 on the Colorado Cultural Resource Survey it states “Unfortunately, when the building was hit by a car in the 1970’s the storefront windows were reconfigured, **losing the historic appearance at street level.**”

The proposed windows will restore the historic appearance at street level as well as create a consistent window design across entire building.

In addition to point #43, it states that “The building is **not eligible for the State or National Register** because of **the removal of the windows and the lack of documentation as to what the building looked like originally...**”





## QUALIFICATIONS. #4

### Qualifier Point #29 on the Colorado Resource Survey

While the application of stucco was used in the early 20<sup>th</sup> century, only at 302 did they use stucco originally. At the establishment of 304, it was only cinder block that was used in the original construction. When the building was hit by the car in 1973 it not only damaged the windows but also **“The façade wall was heavily damaged and was bowing outward.”** Not until **1997** is it documented that the building was rehabilitated, making the façade and support column between the windows less than the required 50 years old.

# PROVISION

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In Conclusion, we believe that:

- 304 Wilcox was improperly landmarked as it does not objectively meet basic landmarking requirements of being older than 50 years at time of landmarking.
- 302 Wilcox was improperly landmarked as it does not meet visual or structural criteria, or age criteria for unqualified façade and structure changes:
  - The storefront was hit, causing damage that forced the windows to be completely reconfigured/changed.
  - The entire frontage was rehabilitated in 1997 and columns were added, the façade and the columns are both less than 50 years old.
  - The Colorado Resource Survey itself suggests that the building has lost any “historic appearance at street level”.
- The only mimicked consistencies between the two buildings are ‘non-historic’ elements.