



## HISTORIC PRESERVATION BOARD APPLICATION

PROJECT NAME: Window and Door Restoration for the Douglas Masonic LodgePROPERTY ADDRESS / GENERAL LOCATION: 300 Wilcox StreetLEGAL DESCRIPTION: Range 8, Township 67, Block 19, Lot 7 in Castle Rock, ColoradoPROJECT DESCRIPTION: Please see enclosed Project Description, floor plan & photos to better understand the scope of work.  
The project will include exterior door restoration and window restoration. See Attachment A and Budget Worksheet.

STATE PARCEL NO. \_\_\_\_\_

## PLEASE CHECK APPLICATION TYPE:

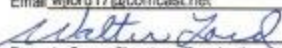
- ☐ DESIGN REVIEW LANDMARK  
☐ ALTERATION CERTIFICATE  
☐ DEMOLITION  
☐ PROPERTY LANDMARKING  
☐ RELOCATION

- ☐ LOCAL DESIGN ASSISTANCE GRANT  
☐ LOCAL RESTORATION GRANT  
☒ DOWNTOWN GRANT  
☐ TAX CREDIT REVIEW

☐ OTHER: \_\_\_\_\_

## PROPERTY OWNER INFORMATION:

Name Mr. Walter Lord  
 Company Douglas Masonic Lodge #153 A. F. & A. M.  
 Address 300 Wilcox Street, Castle Rock, CO 80104  
 Phone 303-638-6628  
 Email wlord17@comcast.net

  
 Property Owner Signature (Required)

## REPRESENTATIVE INFORMATION:

Name Mr. Walter Lord  
 Company Douglas Masonic Lodge #153 A. F. & A. M.  
 Address 300 Wilcox Street, Castle Rock, CO 80104  
 Phone 303-638-6628  
 Email wlord17@comcast.net

  
 Representative Signature (Required)

Additional names and contact information to send project comments to (e.g., engineer, architect):

Name Barbara Darden  
 Company Scheuber + Darden Architects, llc  
 Email bdarden@scheuberdarden.com

Name \_\_\_\_\_  
 Company \_\_\_\_\_  
 Email \_\_\_\_\_

## Staff Use Only

Date Received: \_\_\_\_\_  
 Application Fee: \$ \_\_\_\_\_ Received: ☐

Project No. \_\_\_\_\_  
 Staff Contact: \_\_\_\_\_

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## **ATTACHMENT A**

### **A. HISTORICAL SIGNIFICANCE**

#### **PERIOD OF SIGNIFICANCE**

The period of significance is not provided in the National Register Nomination. The period of significance established for the building as a part of the rehabilitation is 1904, when the building was constructed to 1971 (50 years from today). This was chosen as very little has been changed on the building since its construction.

The First National Bank Building (SDA.661) also known as the Douglas Masonic Lodge, was constructed in 1904 and is listed on the National Register of Historic Places. Established in 1902, the Douglas County Bank was the first chartered bank in Castle Rock. The bank directors changed the name to the First National Bank of Douglas County and hired George Louis Boettcher, a well-known Colorado Architect to design the building.

The building is one of the largest and most substantial buildings located on Courthouse Square in Castle Rock and one of only a few commercial buildings constructed of the local quarried rhyolite stone. The bank utilized the first floor with hardwood floors, dark stained wainscoting and trim, marble counters and wrought iron railings. The upstairs was finished as a meeting space for fraternal societies in the Town, including the Masons.

The bank played a significant role in the local economy. From its formation in 1902 until 1933, it was the only bank in Castle Rock. The Bank was able to withstand the 1929 Stock Market Crash and the resulting Depression but on March 6, 1933, it closed its doors because of President Roosevelt's moratorium to prevent the collapse of the banking industry. The building remained empty until 1937 when the Douglas Masonic Lodge #153 purchased the building.

Douglas Masonic Lodge #153 A. F. & A. M. was founded in Sedalia, Colorado in 1910. It drew men, women and children from all over Douglas County and today remains the only Masonic Lodge in the County. It is also one of the largest lodges and because of its size, one of the most philanthropic in the State. The masons having owned the building for almost 90 years, have provided a charitable service to the community by opening its doors for use by the public (see Public Benefit). Today, the building is considered one of the most significant buildings in the Town of Castle Rock.

#### **BUILDING STYLE, EXISTING MATERIALS AND SIZE**

The building is a 3,000 square foot Romanesque Revival style building constructed of locally quarried rhyolite stone. The cornice has boxed brackets with dentil molding and a decorative frieze. The windows are double hung, wood sash windows with transoms. The second story windows have arched transoms with fan light windows and radiating voussoirs. The entrance is a double Roman arch located at the southwest corner of the building.

The historic first floor has 3'-0" tall stained wood wainscoting, dark stained wood trim around the windows/doors, wood floors and plaster ceilings and walls. The ceiling of the first floor was covered with a dropped acoustical ceiling in the 1950s, covering the transom windows and doors. This was reversed in the 2020-01-035 grant so that the first floor windows could be restored. A new stair (second

means of egress from the second floor) was also constructed in the 1950s along the west side of the room, covering all but two of the windows on the west elevation from the interior.

The second floor Lodge Room retains its historic plaster walls and ceiling, wood floors and cabinetry and woodwork. Some of the cabinetry has been painted, the floor is covered with carpet and VAT and the plaster ceiling has been covered with acoustical tile.

The building has a high degree of integrity with most of the original features on the exterior and interior remaining. The historic cupola was removed in the 1950s due to severe deterioration and in danger of collapse.

#### CHARACTER DEFINING FEATURES & INTEGRITY

The Douglas Masonic Lodge has a high level of integrity with all of its historic features below still intact, except for the cupola, which was removed in the 1950s. The building is an excellent intact example of the Late Victorian design with many elements of Romanesque Revival. It is the only building in town that reflects this style.

The character defining features are:

1. Wood windows and doors with transoms above.
2. Rusticated rhyolite stone walls.
3. Decorative cornices with boxed brackets, dentil moldings and decorative frieze.
4. Wood cupola that was located on the southwest corner of the building (removed in 1950).

#### PROJECT CONTEXT

2005 Completed a Historic Structures Assessment (SHF#2005-HA-040 - \$10,000). This document was a planning document, which we have followed from the beginning.

2012 Grant (2012-01-026) Restored the historic cornice and dentil moldings at the entablature and installation of the bronze "1904" numbers that had been missing since the 1950s; installed a new roof on the building; and restored nine windows. Listed as a critical deficiency in the HSA.

2014 We applied for another grant in 2014 (2014-M2-025) to complete comprehensive construction documents. At the time, we were not using the rental revenues from our rental property at 307 Third Street for capital improvement projects. We applied for several grants and were unable to raise enough monies to meet our cash match. We had no choice, but to rescind the grant.

2017 Sanded/Refinished the hardwood floors on the first floor and painted the walls (self-funded).

2018 Reconstructed the front steps, which were a major tripping hazard due to the spalling and deterioration of the concrete (self-funded). This was listed as a critical deficiency in the HSA.

2020 We received our current grant (2020-01-035). The scope of work for this grant was:

1. Window Restoration (8 windows). Listed as a critical deficiency in the HSA.
  - a. Remove a portion of the dropped ceiling to accommodate and re-expose the historic window transoms on the first floor.

- b. Relocate/Modify two walls on the second floor to allow for the restoration of two of the second floor windows. Asbestos was found in the drywall. The abatement was paid for by the Douglas Masonic Lodge.
- c. Restore window hardware and install new replica transom hardware.

## 2. Electrical Upgrade

### **B. PROJECT DESCRIPTION**

#### PROJECT COMPONENTS

##### A. PRESERVATION CONTRACTOR SERVICES – PRESERVATION CONTRACTOR

###### 1. DOOR RESTORATION

This grant will restore doors 100, 101, 102, 103. These doors are in poor condition with severely deteriorated bottom rails, and open joints. The thresholds have open grain and are heavily worn, leading to a tripping hazard. Many of the door panels are split and the trim around the panels is rotted or has open joints where deterioration has occurred. The wood glazing stops are original but some have rotted, and glazing putty and sealant has been added. Door 102 is missing the glazing and has been replaced with a board and has an exhaust vent in the transom. The Door 102 is hidden behind kitchen cabinets on the interior. The transom window remains in Door 103, but it has been covered with wood on the exterior and has a crack in it. The transom at Door 101 is missing and covered with wood and all but one of the transom windows at Door 100 is missing. The brick mold is missing, rotted, and bowing on all the doors. The door hardware is in fair to poor condition and is partially missing on some of the doors. The exterior paint on all the doors is chalking, flaking and alligatoring.

There is no Preservation Brief for the restoration of wood doors, but we will use Preservation Brief 9: The Repair of Historic Wooden Windows as a guide. We will also be using Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.

All the Doors will require Class I (routine maintenance), Class II (structural stabilization) and Class III (parts replacement) repairs. As a part of the Class I repairs, the doors, transoms, and sidelight frames and joints will be tightened, the doors will be reglazed and new weatherstripping will be installed. The Class II repairs will require removing the paint to bare wood completing epoxy consolidation. This will include repairs to split panels, filling open joints where rot exists and rebuilding areas of the door that are gouged or partially missing. We will also be doing epoxy consolidation at the thresholds. Class III repairs will include Dutchmen repairs where the wood is too deteriorated to utilize epoxy or is missing in its entirety. We anticipate that some door bottoms may require replacement and most of the brick mold will require either dutchmen repairs or complete replacement with replica trim. Additionally, the historic wood glazing stop will be replaced with glazing putty as we did on the windows during their restoration. Wood glazing stops do not last with the hot sun, causing them to warp and the glass loosen in the opening.

Once the repairs are made and all loose paint is removed, the doors will be repainted the historic color to match the exterior of the windows. Doors 100 and 101 will be stained the historic color on the interior and we will determine whether the interior of Doors 103 were stained or painted through the paint analysis (see ARCHITECTURAL AND ENGINEERING SERVICES below).

Where glazing exists, we will replace with new safety glass to meet code requirements.



The hardware will be restored, replacing missing parts and installing new hardware where it cannot be restored. Door 102 will require new replica hardware (it is missing) and Door 103 will require new panic hardware, closer and exit sign to meet egress requirements and fire exiting requirements. The transom hardware is missing on all the doors, except for some chains, and new replica hardware will be installed.

Finally, there is asbestos present in the glazing compound, where it exists, so some doors will require asbestos abatement which is included in this grant.

## 2. WINDOW RESTORATION

There are a pair of windows in the second-floor restroom, Windows E and a pair windows in the second-floor east hallway, Windows D. The windows are adjacent to the roof of 307 Third Street and have been damaged numerous times due to break-ins. The bottom rails are rotted, with daylight showing through and the stiles have significant damage at the bottom. The hardware is no longer secure due to the break-ins.

These windows were removed in the previous window restoration grant (2021-01-035) because we were overbudget. See floor plans in the attachments.

Windows D & E will be restored, completing Class I, Class II and Class III Repairs. There will be some dutchmen repairs required at the bottom rail due to rot and new roof flashing will be installed to flash into the adjacent roofing on the exterior. The window hardware will be replaced with replica hardware where it has been damaged and restored where possible. The windows will be painted the historic color on the exterior and painted white on the interior as they were historically.

Note: During the previous phase (2020-01-035) we discovered that the glazing putty on the windows was asbestos containing. The abatement will be included in this grant.

## 3. STORM WINDOWS

We have been over budget and a limited cash match on our previous grants, so we have not had storm windows fabricated as a part of the window restoration in the past two phases. We will include the fabrication of storm windows as a part of this grant. The storm windows will be on the exterior of the building and will be operable so that we can open them in the summertime because we do not have air conditioning in the building. We do not want to have to remove the storms, as we do not have anywhere to store them and know that it would be difficult or nearly impossible to remove them off the second story windows in the summer if they were not operable.

We have discovered that storm windows are a necessity, as the restored windows are still not as efficient as new double pane windows. They will be painted to match the historic exterior color and the frames will be the same size and configuration as the historic windows so they will be mostly invisible from the exterior. The glazing will be Low E glass (no reflective appearance) to cut down on the heat gain in the building. Windows D & E will have safety glass as there have been several break-ins through these windows.

Samples and shop drawings will be provided for approval by the owner, SHF, Architect and owner prior to ordering.

## B. ARCHITECTURAL AND ENGINEERING SERVICES – SCHEUBER + DARDEN ARCHITECTS

### 1. CONSTRUCTION DOCUMENTS

Scheuber + Darden Architects will complete Construction Documents for the above scope of work. Once the drawings are complete, they will submit them to the Masons and the SHF for review. The drawings will be completed using the Secretary of the Interior's Standards and the National Park Service Preservation Briefs.

## **2. CONSTRUCTION ADMINISTRATION**

Scheuber + Darden Architects will attend the construction kickoff meeting and will attend periodic, on-site construction meetings to assure the contractor is implementing the construction documents correctly. They will also respond to Requests for Information and review submittals and mockups to assure compliance with the drawings and the Secretary of the Interior's Standards. If additional deficiencies are discovered during construction, they will assist us in requesting contingency and implementing a change order. They will also assist us in submitting the current, historic, and final photos for the SHF Deliverables.

## **3. MAINTENANCE PLAN**

A maintenance plan will be completed as a part of this grant application.

## **4. MATERIALS TESTING AND ANALYSIS – BARLOW**

A historic paint analysis to determine the historic color of the doors.

## **DELIVERABLES**

1. Project Kickoff Meeting – SHF, Grant Administrator/Contact, Architect
2. Subcontract Certification Form – Architect/Contractor
3. Architect/Contractor Resume – Architect/Contractor
4. Current/Historic/Final Photos - Architect
5. Construction Documents - Architect
6. Materials Testing and Analysis - Architect
7. Construction Kickoff Meeting – SHF, Grant Administrator/Contact, Architect, Contractor
8. Mockups of Door Restoration & Stain Finish – Contractor
9. Shop Drawings and Samples, Storm Windows - Contractor
10. Interim Meeting – SHF, Grant Administrator/Contact, Architect, Contractor
11. Copies of Change Orders - Architect
12. Maintenance Plan – Architect

## **C. DRAWINGS AND SPECIFICATIONS**

Drawings and Specifications will be completed as a part of the SHF grant. We will submit them for your review once they are complete.

## **D. PROPOSED BUDGET**

See attached.

## **E. PROJECT TIMELINE**

December 2021	State Historical Fund grant award announcements
February 2022	Douglas Masonic Lodge contracts with Town of Castle Rock and SHF
March - April 2022	Construction Documents
April 2022	Competitive Bid based on construction documents
May 2022	Award of construction project to contractor
May 2022 – August 2022	Construction

September 2021

Final Punchlist and Project Closeout

**F. CONTRACTOR ESTIMATES**

We will provide the contractor estimates once the drawings and specifications are complete and we bid the project. We received a single proposed budget from Deep Roots Timberworks for the grant application. It is enclosed.

**G. PROPOSED BUDGET**

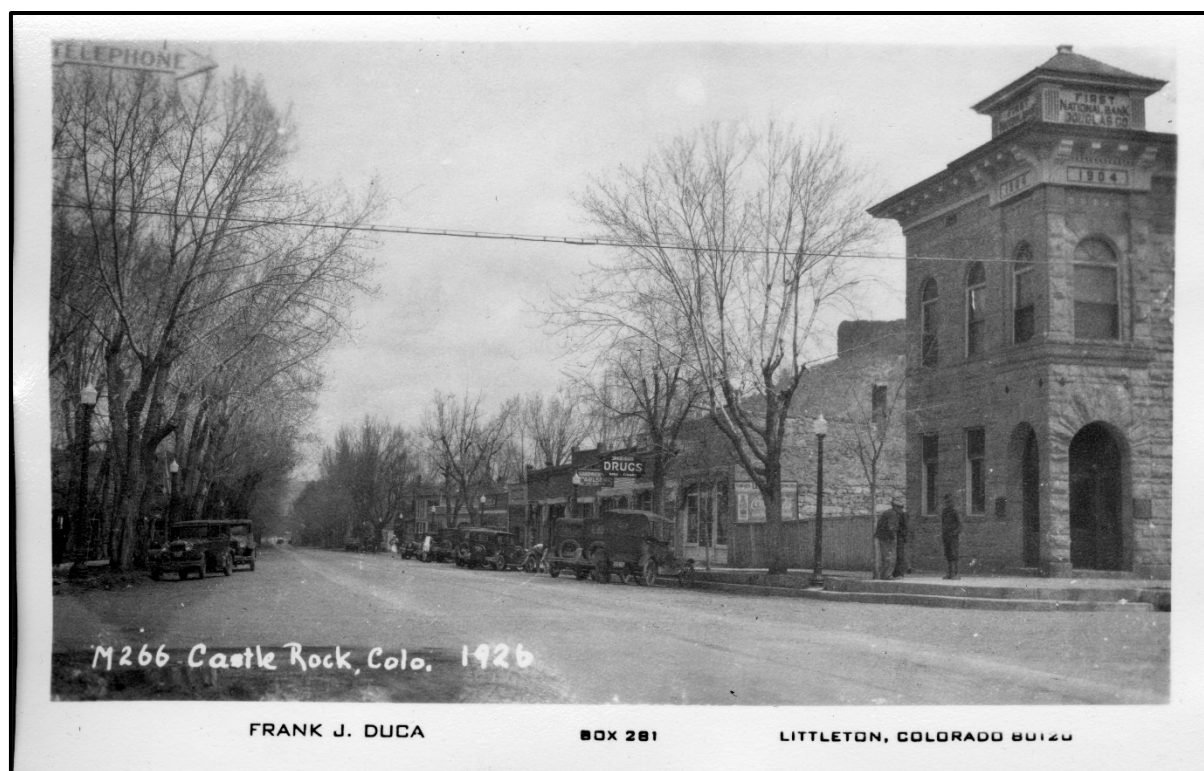
<b>1. Architectural and Engineering Services</b>	<b>\$10,832</b>
a. Construction Documents	
b. Construction Administration	
c. Historic Paint Analysis	
<b>2. Preservation Activities</b>	<b>91,940</b>
a. Door Restoration	
b. Window Restoration	
c. Storm Windows	
<b>3. Contingency</b>	<b>\$7,500</b>
<b>TOTAL</b>	<b>\$110,272</b>
<b>GRANT REQUEST</b>	<b>\$25,000</b>
<b>CASH MATCH</b>	<b>\$85,272</b>



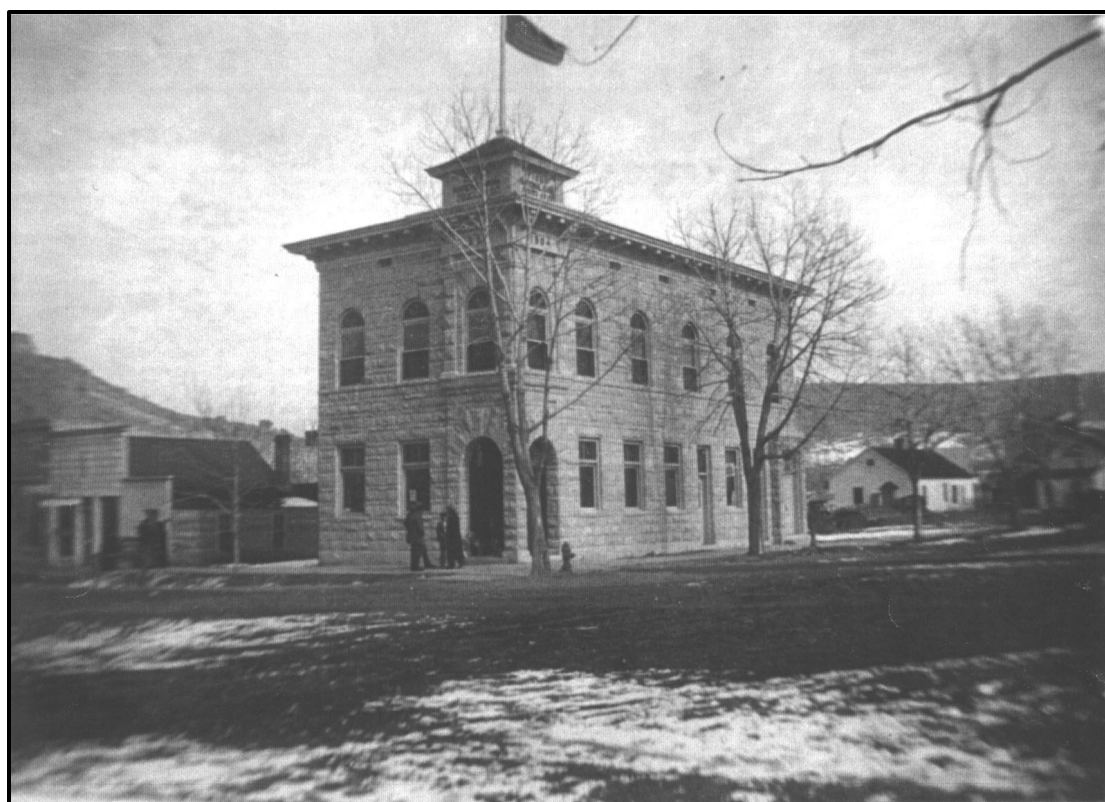
H1.0 1923 Photo of Wilcox Street – Looking North. The Douglas Masonic Lodge is on the Right.  
Note the Cupola That No Longer Exists. All Other Features Remain.



H2.0 Looking North Down Wilcox – Douglas Masonic Lodge is On the Right



H3.0 Looking North Down Wilcox Street – Douglas Masonic Lodge is on the Right



H4.0 1935 – Douglas Masonic Lodge – Looking East



H5.0 1969 – Looking South – Douglas Masonic Lodge is in the Background in the Middle of the Photo





**1.0 South Elevation - All Windows Are Restored**



2.0 West Elevation - All Windows Are  
Restored







Door 100





4.0 Door 100 - Head Trim Was Lowered When the Ceiling Was Lowered Ceiling Was Raised as a Part of Grant 2020-01-035. This Grant Will Reproduce the Trim and Raise the Head Trim To Its Original Location. See Photo 27 for Area of Raised Ceiling





## 5.0 Door 101 - Note Covered Transom





6.0 Door 101 - Head Trim Lowered When Ceiling Was Lowered  
This Grant Will Reproduce Trim and Reinstall Head Trim at  
Original Height





7.0 Door 102 - Note Exhaust Vent In Tranoms, Missing Glass In Door and Missing Hardware





**8.0 Door 102 - Behind Kitchen Cabinets - Note Exhaust Fan is Where Door is Located. Door Will Not Be Exposed on the Interior in this Grant - It Will Only Be Restored on the Exterior**





## 9.0 Door 103 - Note Transom Window is Covered with a Board



## 10.0 Transom Window at Door 103 - Note Broken Glass





## 11.0 Door 103 Looking Down From Second Floor





**12.0 Door 100 - Looking Up At Transom - Non-Original Paint is Peeling**





**13.0 Sidelite Panel at Door 100 - Note Cracks and Deterioration and Discoloration - Typical at All Doors**







**14.0 Door 101 - Deterioration at Jambs and Panels - Splits Transfer Through the Entire Panel From the Exterior to the Interior - Typical All Doors**





15.0 Door 101 - Typical Deterioration at Base of Door, Splits and Deterioration at Joints.  
Threshold is Deteriorated



**16.0 Door 102 - Note Split Panels, Open Joints, Deteriorated Panel Stops, Open Grain At Threshold, Missing Hardware, Not Glazing In Door**







**17.0 Door 102 - Deterioration at Top of Door - Typical, Deteriorated Paint, Loose Joints , Wood Glazing Stop is Deteriorated. Glazing is Missing**



## 18.0 Door 101 - Open Joints , Split Bottom Rails, Open Grain, Split Panels, Rotted, Missing Panel Stops, and Deteriorated Paint







19.0 Missing Brick Mold - All Doors Typical or Deteriorated and Bowing - Needs to Be Replaced to Prevent Moisture Infiltration





20.0 Door 103 - Open Joints at Bottom of Door, Minor Splits in Panel, Open Grain at Threshold, Deteriorated and Missing Wood Glazing Stop



**21.0 Interior of Door 103 - Note Splits in Panels Extend Through the Panel to the Exterior**







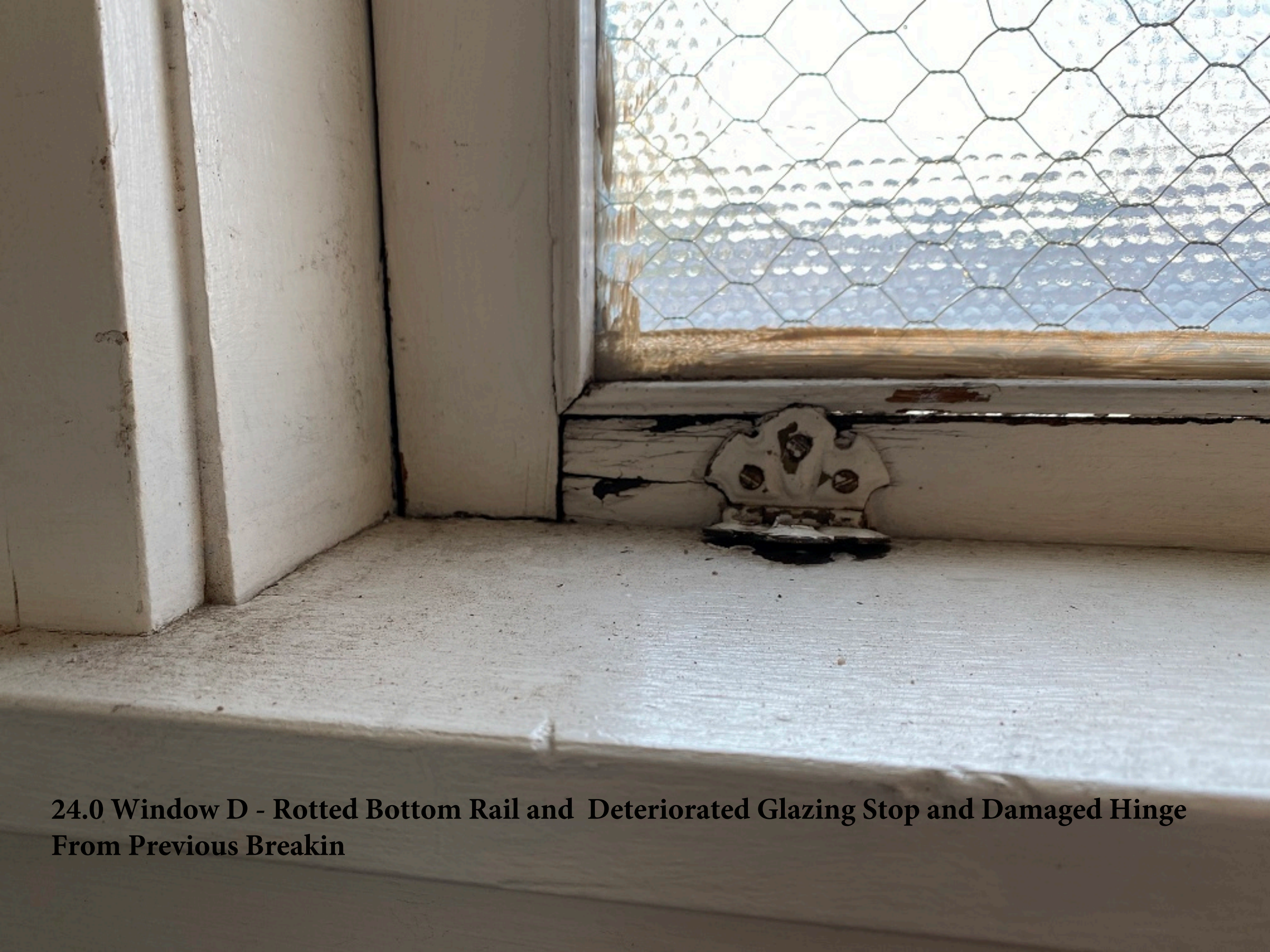
**22.0 Deterioration of Glazing Stop at Door 103 on the Interior**





23.0 Window D - Note Daylight Coming Through Bottom Rail





**24.0 Window D - Rotted Bottom Rail and Deteriorated Glazing Stop and Damaged Hinge From Previous Breakin**



## 25.0 Window E







**26.0 Deteriorated Bottom Rail at Window E and Damaged Wood Glazing Stop at Window E**





27.0 Raised Ceiling at First Floor Windows - Completed as Part of the 2021-01-035 So First Floor Windows Could Be Restored Along With the Transoms - Head Trim Was Raised Back To Its Original Location

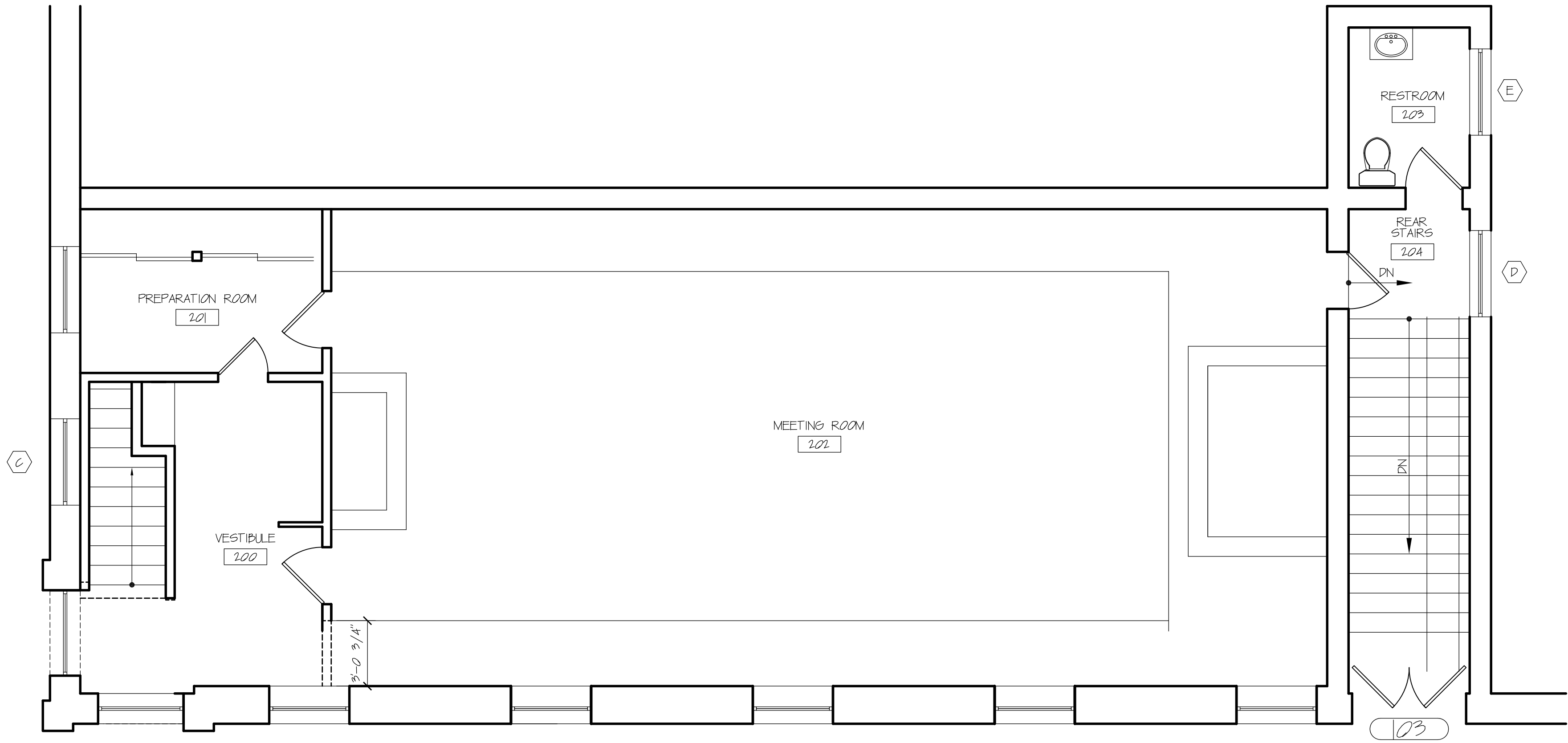


GRANT DRAWINGS

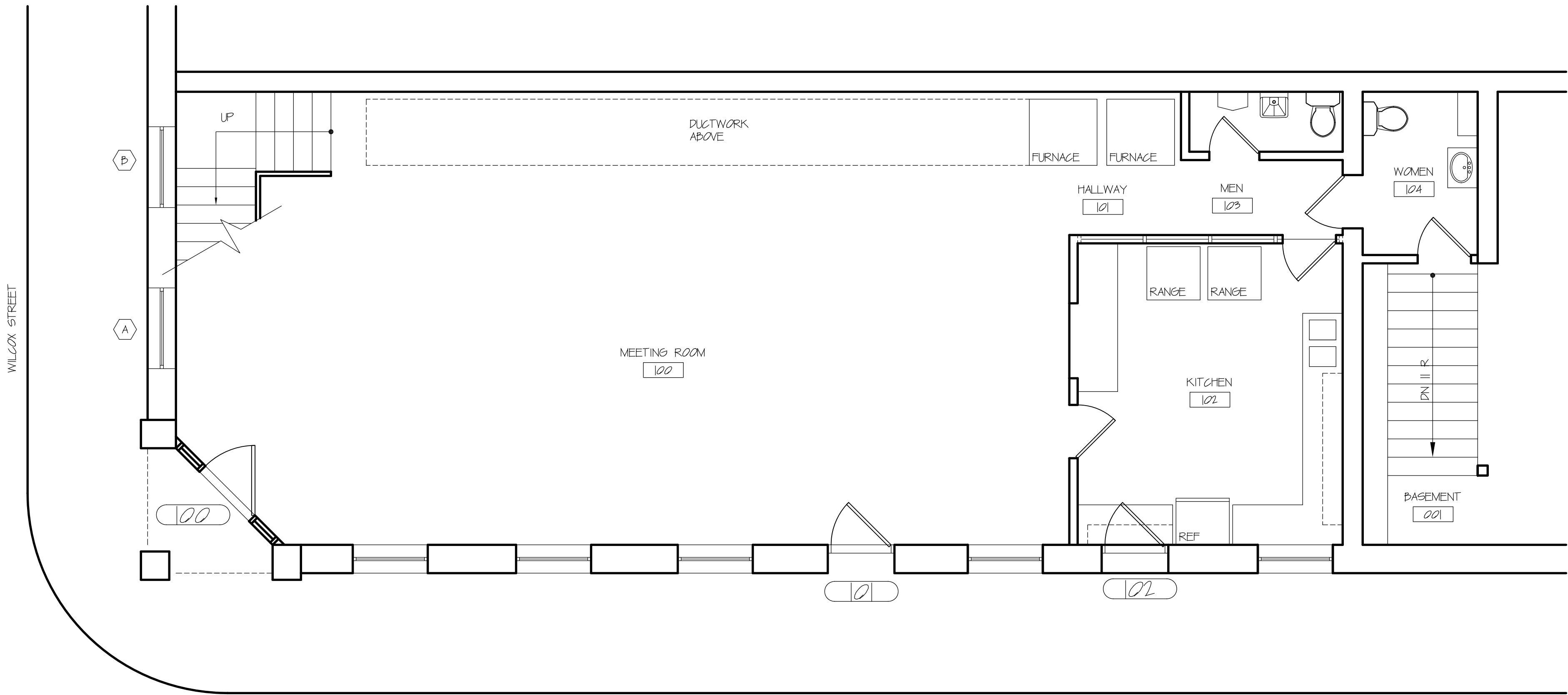
FOR

DOUGLAS MASONIC  
LODGE  
NO. 153 A.F. & A.M.

CASTLE ROCK  
COLORADO



2  
A1.0  
SECOND FLOOR PLAN  
1/4" = 1'-0"



1  
A1.0  
FIRST FLOOR PLAN  
1/4" = 1'-0"

DATE:	DESCRIPTION

DATE: AUGUST 1, 2021

PROJECT NUMBER

DRAWN BY: BD CHECKED BY: BD

COMPUTER FILE: A1\_0 CURRENT DRAWING

FLOOR PLANS

A1.0