



Meeting Date: September 1, 2021

## **AGENDA MEMORANDUM**

**To:** Historic Preservation Board Members

**From:** Julie Kirkpatrick, PLA, ASLA, Long Range Project Manager  
Development Services

**Title:** **300 N. Wilcox Street Downtown Grant Application  
(Douglas Masonic Temple Association)  
West 60 Feet Lot 7 and South 0.55 Feet of West 59.5 Feet Lot 8,  
Block 19, Town of Castle Rock**

---

### **Executive Summary**

In November of 2020, Town Council adopted a new Downtown Historic Preservation Grant Policy. The purpose of the Town's ***Downtown Historic Preservation Grant Program*** is to provide monetary assistance with rehabilitation and restoration of historic properties within the Downtown Overlay District (DOD) for exterior improvements. These grants are available up to 50% of the project cost up to \$25,000. These funds are awarded to property owners within the DOD on a two-round, competitive basis as recommended by the Historic Preservation Board and approved by Town Council. Staff received no applications for the first round and received only one application for the second round, which closed on August 1, 2021.

The owners of the Douglas Masonic Temple Association building, located at 300 N. Wilcox Street (**Attachment A**), are requesting a downtown historic preservation grant to assist with the cost of the continuing window and door restoration (**Attachment B**). The Douglas Masonic Temple, formerly known as the First National Bank of Douglas County, is on the National Register of Historic Places and is locally landmarked. This downtown historic preservation grant request is for \$25,000.

### **Background**

#### **Downtown Development Authority Façade Grant – May 6, 2021**

Façade grant in the amount of \$1,000 for design and \$5,000 for construction to assist with the required matching funds towards a State Historical Fund grant awarded for window restoration.

#### **Historic Preservation Board Grant – January 6, 2021**

Local Restoration Grant of \$2,000 to assist with the required matching funds towards a State Historical Fund grant awarded for window restoration. Restoration is on-going.

#### State Historical Fund Award – August 1, 2019

History Colorado State Historical Fund (SHF) awarded a grant of \$80,962 for window restoration. The Douglas Masonic Temple Association is required to cash match 25% of the project costs, which is \$26,988 of the total project costs of \$107,950.

#### Historic Preservation Board Grant – November 30, 2012

Local Restoration Grant of \$3,891 for cornice restoration. Work completed in October, 2013.

#### Historic Preservation Board Grant – August 15, 2012

Local Restoration Grant of \$10,000 for required matching funds towards a \$77,502 State Historical Fund grant to restore historic doors and roof. Work completed in June, 2014.

### **Discussion**

The Douglas Masonic Temple Association has been restoring the former First National Bank of Douglas County building for several years. The building is prominent on the Courthouse Square, at the northeast corner of N. Wilcox and Third Streets, and is a two-story rhyolite building built around 1904. The Masons purchased the building in 1937. This grant request includes additional door restoration, window restoration, and storm doors not included with previous grant requests.

### **Analysis**

When Town Council adopted the resolution creating the downtown historic preservation grant program, Council also adopted the policy to which the grant applications should be considered (**Attachment C**). This application met the eligibility requirements, deadline to submit, and included all of the required submittal documents (**Attachment B**). This independent staff analysis takes into account the representations made in the application and attachments submitted to date.

#### Grant Criteria and Prioritization (per the Downtown Historic Preservation Grant Policy)

The Historic Preservation Board and Town Council will consider grant applications based on the following priorities:

- Whether the property already has a Landmark Designation
  - Properties with National or State Landmark Designation take priority over Locally Landmarked properties
- The request is for matching funds for an already-awarded State Historic Fund grant or other National grant for historic preservation
- The property is not landmarked but is in need of restoration/rehabilitation, as determined by the Historic Preservation Board
- The building faces Courthouse Square (Douglas County building at 301 N. Wilcox Street, surround by Fourth Street, Wilcox Street, Third Street, and Jerry Street)
- The property is within Downtown Core District, as defined in CRMC 17.42.070.B, Downtown Overlay District
- Whether the property is owned or leased by a non-profit organization

- The project meets the Secretary of Interior Standards for historic preservation
- The applicant's ability to provide the required matching funds and to complete the project

*Analysis: The grant request meets this criterion. As previously mentioned, the property is Nationally and locally landmarked. The extensive restorations are continuing even though the property has received local and state grants previously. Additionally, the building has a prominent location facing Courthouse Square within the Downtown Core District of the Downtown Overlay District. As a non-profit organization, the Douglas Masonic Lodge Association has had difficulty raising the required funds for the extensive restoration projects required of the building. Lastly, the project meets the Secretary of Interior Standards for historic preservation.*

### **Budget Impact**

Staff has not received any other downtown historic preservation grant applications for 2021 consideration. Therefore, the total 2021 budget of \$50,000 is available.

### **Recommendation**

Staff believes this grant application meets the goals of the Downtown Historic Preservation Grant Policy. Therefore, staff recommends that the Historic Preservation Board recommends approval to Town Council of this downtown historic preservation grant application.

### **Proposed Motion**

I move to recommend that Town Council approve a Downtown Historic Preservation Grant for \$25,000 to assist with the cost of window and door restoration on the Douglas Masonic Temple, located at 300 N. Wilcox Street, per the grant application submitted by the property owner.

### **Attachments**

Attachment A: Vicinity Map

Attachment B: Downtown Historic Preservation Grant Application

Attachment C: Downtown Historic Preservation Grant Policy

T:\Development Review\Historic Preservation\Project Files\2021\Douglas Masonic Lodge downtown grant