



Meeting Date: October 4, 2023

AGENDA MEMORANDUM

To: Historic Preservation Board Members

From: Brad Boland, AICP Long Range Project Manager

Title: Resolution No. HPB RESO 2023-001: A Resolution Approving a Request for a Landmark Alteration Certificate for 217 Fourth Street/403 Wilcox Street (Keystone Hotel)

Lots 4-6 Block 13 Town of Castle Rock Except North 30 Ft Lots 4 & 5 and Except North 30 Ft of East 10 Feet of Lot 6, Town of Castle Rock, County of Douglas, Colorado

Executive Summary

The Keystone Hotel, addressed as 403 Wilcox St. and 217 Fourth St. (**Attachment A**) was designated a Historic Landmark by the Town of Castle Rock in 1996 by Ordinance No. 95-49 and was nationally landmarked in 1997 (**Attachment B and C**). Any exterior alteration of a Landmark, including but not limited to windows, doors, siding, porches or other character defining feature requires Historic Preservation Board approval of a Landmark Alteration Certificate.

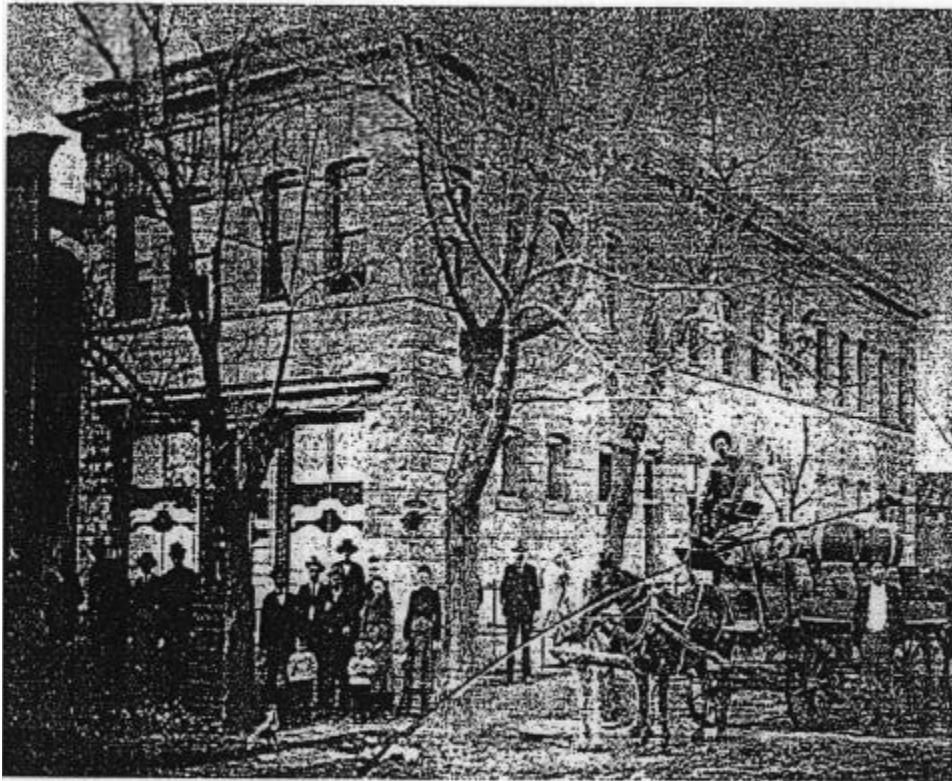
The property owner, Keystone, LLC, is proposing to add a mural on the west side of the building.



Vicinity Map

Background

History of the Property



c. 1901
Keystone Hotel
Douglas County, Colorado

Local History Collection
Douglas County Library District

The Keystone Hotel is a two-story, native rhyolite, Victorian commercial structure occupying a very prominent location at Fourth St. and Wilcox St. in the heart of Wilcox Square in downtown Castle Rock. The building consists of the original single-storefront portion built in 1901, at the corner of the property, as a hotel and saloon. In 1920 a two-story double-storefront masonry addition was constructed on the west side of the existing building with stonework, fenestration and storefront detail near identical to that of the original structure. This addition shared a common wall with the corner hotel building and added additional storefronts along Fourth Street with a dance hall space above. The defining characteristic of the building is the use of rhyolite for its façade. The Keystone Hotel property's historical uses have been lodging, entertainment, and shops. A more expansive detailing of the history of the property can be found within the National Historic Places file (**Attachment D**).

In 1996, two Landmark Alteration Certificates (LAC) were approved. The first LAC was to allow for the removal of stone infill at Wilcox Street openings, exposing original windows and transoms, the restoration of all existing original wood windows, and removal of non-original entry doors and their replacement with new wood paneled entry doors and transoms to match the original. The second LAC approved was for the addition of a historically accurate cornice along the top of the building. In 1997, a LAC was approved for the Castle Café Sign. In 2022, a LAC was approved for the

construction of a patio on the west side of the building. The construction of the patio is nearing completion.



Town of Castle Rock Archives Date: Unknown

Existing Conditions



Keystone Hotel June 2022

The landmarked structure sits on approximately 0.197 acres legally described as Lot 6, and the south half of Lot 5, Block 22 of the original Town of Castle Rock Subdivision. The building is two-stories and is 11,579 square feet. On the first floor, Castle Café operates on the east side of the building and the Next Door Bar operates on the west side. The second floor of the building are apartments. At some point the addresses associated with building were changed from 213/215 Wilcox St. to 403 Wilcox St. and 217 Fourth St. The approved patio on the west side of the building was approved in 2022 and is near completion. During construction of the patio, a miscommunication resulted in the removal of the majority of the ivy that covered the wall. The removal of the ivy exposed a gray block wall façade. It appears that there are several patches in various parts of the wall that were done over the years that were made to prevent water from entering the building.



Patio under construction September 2023

Zoning Regulations and Surrounding Uses

The property is zoned B-Business/Commercial (B) and located within the Downtown Overlay District (DOD). A restaurant is a permitted use by right in the DOD. The site plan for the proposed patio will go to the Design Review Board for consideration and final action.

The properties surrounding the site are also zoned B, within the DOD. Specific businesses currently operating include restaurants, retail, and personal services. The Douglas County Courthouse sits across Fourth Street, south of the Keystone Hotel.

Discussion

Proposed Project

In 2022, a LAC was approved by the Historic Preservation Board for the addition of a patio. The approved plans included cutting back the existing ivy to allow for a door opening. The rest of the ivy was to remain. Due to a miscommunication during construction of the patio, the ivy was cut back from the vast majority of the wall. This resulted in exposing the west wall of the building. The wall is constructed out of gray block that is worn and has various patchwork along it.



Approved Patio Plans Rendering

The application proposes a mural on the newly exposed west elevation. The applicant proposes a faded grayscale mural. The top right of the mural is of Chief Black Kettle, a Cheyenne tribal leader with ties to Colorado. The bottom of the mural would be a landscape of Castle Rock and include the old Castle Rock Court House.



Proposed Mural

Murals

In the Downtown Overlay District murals are allowed. There are two different types of murals. Murals that are considered commercial and murals that are considered a work of art. A commercial mural has direct representation to the commercial activity that is occurring in the building. These types of murals are required to go before the Design Review Board for review and approval. Murals that do not have a direct representation of the commercial activity occurring in the building are considered to be works of art and do not require Design Review Board approval. There are no specific requirements for murals in regards to size and location.

In regards to historic buildings and murals, the Department of Interior Standards for Rehabilitation guidelines do not directly address murals nor do any other supplementary guidelines or materials. Staff did research on what other jurisdictions around the country have done. Some jurisdictions have an outright ban of new murals on historic buildings while other jurisdictions have certain parameters in which they allow them. Some of the parameters include location on elevations oriented away from sidewalks, prohibited on historically significant materials, the use of removable materials, the ability to remove the mural, size, and limitation to one mural which should only be on one elevation.

Based upon this research and in consideration of the Department of Interior Standards for Rehabilitation staff suggests that the following be considered in the review of a potential mural on a historic building and how it conforms to the Department of Interior Standards for Rehabilitation.

- Only one mural may be permitted per building.

- Murals are limited to one elevation of the building and cannot wrap around.
- Murals may be permitted on side or rear walls or alley walls but not on any wall that face directly to public sidewalks or streets.
- Murals may be permitted on walls that lack historic details.
- Consideration of the historic significance and condition of the materials the mural would be located upon.
- Consideration of the color scheme's compatibility with the building and surroundings.
- The ability to remove the mural without damaging the building materials.

The application consists of one mural located on one elevation that faces a private alleyway. The elevation the mural is located upon lacks historical detail and does not have historical significance as it was previously covered by ivy. The proposed mural utilizes a greyscale color scheme which should blend into the gray color of the elevation. The paint used should be able to be removed through soda blasting while not causing damage to the building materials.

Public Outreach and Notification

Public Notice

The property was noticed in accordance with Section 15.64.140 of the Castle Rock Municipal Code. Public notice was also sent out to property owners within 500 feet of the property.

Town staff published notice of the Historic Preservation Board public hearing on the Town's website and provided information about the proposal on the Town's *Development Activity* interactive map.

Analysis

The property is located within the Historic Downtown Area, as depicted in the Town of Castle Rock Municipal Code (CRMC), Section 15.64.020, Figure 2. The following staff analysis is based on the representations made in the application and attachments submitted to date and the review criteria found in CRMC Section 15.64.140 Alteration of a Landmark.

CRMC Section 15.64.140 Alteration of a Landmark, Subsection C, Criterion 1-7

The Landmark Alteration review criteria states that a proposed alteration will not result in the following affects.

1. The destruction or substantial impairment of the Historic Integrity, or the character-defining architectural features of the Landmark.

The proposed wall is not composed of rhyolite like the other facades which are the character defining architectural features of the Landmark.

2. The architectural style, arrangement, texture, color and materials of the proposed Alterations are incompatible with the character of the Historic Landmark;

The proposed mural utilizes a grey scale coloring scheme that is compatible with the gray block wall.

3. Proposed interior Alterations negatively impact the overall structural integrity of the Landmark so as to affect its exterior appearance;

There are no interior changes proposed.

4. The proposed Alterations change an integral part of the structure recognized at the time of Landmark designation;

The wall was covered with vines at time of landmark and was present until recently. The applicant's intention is to allow the vines to grow back covering the majority of the wall. The applicant intends to manicure the vines around the image of Chief Black Kettle.

5. New additions or Alterations to designated Landmarks being completed in a manner that, if such change could be removed in the future, the essential form and integrity of the structure would be unimpaired;

This is correct. Per the application, the choice in paint type will be able to be removed through soda blasting that would not damage the wall.

6. The proposed Alterations fail to conform to the Secretary of Interior's Standards for Rehabilitation or the specific Alteration criteria imposed at the time of initial designation; and

A. The Secretary of Interior's Standards for Rehabilitation - The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The following are the applicable Secretary's Standards of Rehabilitation:

- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristic of the building and its site and environment.

The building has historically been used as a restaurant and continues to be used as a restaurant. The mural would not change the use.

- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposed mural does not alter the store front or the rhyolite street facing facades that are the character defining architectural features of the Keystone Hotel. The mural is located on an elevation that is oriented towards a private alleyway. The removed ivy is proposed to be allowed to regrow.

- Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Elements from other buildings are not proposed.

- Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The ivy-covered wall had acquired its own historic significance. The exposed block wall material has no historic significance as it is newly exposed. The applicant proposes to allow the ivy to regrow. The applicant proposes to manicure the portion of the ivy around the face of the mural, if and when it regrows.

- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

The property has undergone extensive rehabilitation efforts in the mid to late 1990's that preserved the distinctive features, finishes and construction techniques or examples of craftsmanship that characterize the historic significance of the property. The proposed alterations do not alter those efforts.

- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed mural does not change the existing architecture. The choice of a greyscale color with the newly exposed wall.

7. Any such additional criteria or policy design guidelines adopted by the Board to aid in the review of Alteration Certificate applications. Such criteria and policies shall be written and made available to all Alteration Certificate applicants and the general public.

Additional guidelines include 'Castle Rock Style' and the 'Historic Preservation Plan.' These guidelines are silent in regards to murals.

Budget Impact

There is no budget impact related to the addition of the mural.

Findings

All staff review comments have been addressed. Staff finds that the proposed alterations and new addition address the following:

- Generally, conforms with the objectives of the Town Vision and the Comprehensive Master Plan.
- Generally, conforms with the goals of the Town's Historic Preservation Plan, Castle Rock Style, and Castle Rock Design.
- Meets the review and approval criteria for the Municipal Code, Chapter 15.64.

Recommendation

Staff believes the proposed mural meets the goals of the Town's Vision, Comprehensive Master Plan and Historic Preservation Plan. Staff recommends approval of the Landmark Alteration Certificate.

Proposed Motion

Option 1: Approval

"I move to approve the Landmark Alteration Certificate for the proposed mural for 217 Fourth St., as presented."

Option 2: Approval with Conditions

"I move to approve the Landmark Alteration Certificate for the proposed mural for 217 Fourth St., with the following conditions:" (list conditions)

Option 3: Denial

"I move to deny the Landmark Alteration Certificate for the proposed mural for 217 Fourth St., 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 Nov 1, 2023."

Attachments

Attachment A: Vicinity Map

Attachment B: Resolution Approving a Request for a Landmark Alteration Certificate for 217 Fourth St. (Keystone Hotel)

Attachment C: Local Landmark Designation Staff Report and Ordinance

Attachment D: National Register of Historic Places File

Attachment E: Proposed Mural