

**CASTLE ROCK HISTORIC PRESERVATION BOARD RESOLUTION
NO. HPB RESO 2022-004**

**A RESOLUTION APPROVING A REQUEST FOR A LANDMARK
ALTERATION CERTIFICATE FOR 217 FOURTH STREET/403
WILCOX STREET (KEYSTONE HOTEL)**

WHEREAS, the main structure and its additions located at 217 Fourth Street/402 Wilcox Street (the “Property”) were designated as a Historic Landmark by the Town of Castle Rock by Ordinance No. 95-49 on January 6, 1996, pursuant to Section 2.18.160 of the Castle Rock Municipal Code (“Code”); and

WHEREAS, Castle Keystone, LLC, owner of the Property (“Owner”) has made proper application for a Landmark Alteration Certificate in accordance with 15.64.140 of the Code paint a mural on the west elevation; and

WHEREAS, Section 15.64.140.A of the Code prohibits any new construction, alteration, removal or demolition of a building or other designated feature of a Historic Landmarked property without first obtaining a Landmark Alteration Certificate; and

WHEREAS, Section 15.64.140.B of the Code requires review of any such Landmark Alteration Certificate request by the Town’s Historic Preservation Board; and

WHEREAS, a public hearing on the application was held on October 4, 2023, wherein the Historic Preservation Board heard evidence from the Owner’s Representative and the public on the application.

NOW, THEREFORE BE IT RESOLVED BY THE HISTORIC PRESERVATION BOARD OF THE TOWN OF CASTLE ROCK AS FOLLOWS:

Section 1. Findings and Conclusions. Based upon the evidence introduced at the public hearing held on October 4, 2023, on the application for a Landmark Alteration Certificate for 217 Fourth Street/403 Wilcox Street, the Historic Preservation Board makes the following findings and conclusions:

- A. The Property located at 217 Fourth St/403 Wilcox Street has been designated as a Historic Landmark in the Town of Castle Rock.
- B. The Owner of the Property has submitted an application for a Landmark Alteration Certificate for the purpose of painting a mural on the west elevation of the building.
- C. A properly noticed public hearing was held on July 6, 6:00 p.m., wherein the Historic Preservation Board heard evidence from the Owner and the public on the application.
- D. Based on the evidence submitted at the hearing and the criteria for review set forth in Section

15.64.140C of the Code, the Historic Preservation Board finds that the proposed alteration would not result in any of the following effects:

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.

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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.

Section 2. Approval. Based on the criteria set forth in Section 15.64.140.C of the Castle Rock Municipal Code, the evidence provided at the public hearing and the written findings and conclusions set forth in Section 1 above, the Historic Preservation Board hereby approves the application for a Landmark Alteration Certificate for 217 Fourth Street/403 Wilcox Street in accordance with the application.

PASSED, APPROVED AND ADOPTED this 4th day of October, 2023, by the Historic Preservation Board of the Town of Castle Rock, Colorado, on first and final reading by a vote of _____ for and _____ against.

ATTEST:

TOWN OF CASTLE ROCK

Abbigail Nichols, Recording Secretary

Chair

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Tara Vargish, Director Development
Services Department