

## AGENDA MEMORANDUM

**To:** Historic Preservation Board

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

**Title:** Removal of the Landmark Designation, Recommendation to Town Council  
302-304 N. Wilcox Street

Lot 8A, Town of Castle Rock 8<sup>th</sup> Amendment, County of Douglas, State of  
Colorado

Project #HIS19-0003

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### Executive Summary

Milestone Properties, LLC, the current property owner of 302 N. Wilcox Street, has submitted an application to renovate the exterior façade of this locally landmarked building. The proposed façade design requires consideration by the Historic Preservation Board of removal the local landmark designation on this property. The Historic Preservation Board's advisory recommendation on this application will be sent to Town Council. Town Council will then make a final decision on whether or not to remove the local landmark designation. No other properties in the Town have been considered for removal of the local landmark designation.



302-304 N. Wilcox Street  
(NE from the intersection of Third & N. Wilcox Streets)

## Notification and Outreach Efforts

**Section 15.64.080.E(1)** of the Town's Municipal Code requires that signs be posted on the property for at least ten days prior to a public hearing for a removal for landmark designation request. The following public notice was given for this application:

- The project is included on the Development Activity Map on the Town's website.
- Notice of the public hearing was posted on the Town's website.
- Public hearing sign was posted in the building's window at the site facing N. Wilcox Street.
- The applicant mailed public notices to property owners within 300' of the site.

The applicant held a neighborhood meeting on December 11, 2018. The applicant received positive comments from members of the public in attendance on the proposal as presented.

## History of Past Town Council & Historic Preservation Board Action

### Town Council: August 1995

302-304 N. Wilcox Street designated as a locally historic landmark (**Attachment B**).

### Historic Preservation Board: October 2016

Landmark Alteration Certificate (LAC) approved by the Historic Preservation Board for façade improvements (**Attachment C**). Work was never completed.

## Discussion

### History of the Property & Existing Conditions

The most-recent Cultural Resource Survey completed in 2017 outlines the history of the buildings at 302 N. Wilcox Street (**Attachment D**). The property was actually two buildings, the southerly 302 N. Wilcox Street built in 1939 and the northerly 304 N. Wilcox Street built later in 1951. Both buildings were built of cinder block with a stucco finish, painted white with black trim. On the main façade facing N. Wilcox Street, the red-capped brick arched parapet on the



Historic Photo of Creamery, 302 N. Wilcox Street  
(date unknown, northerly 304 N. Wilcox not built yet)

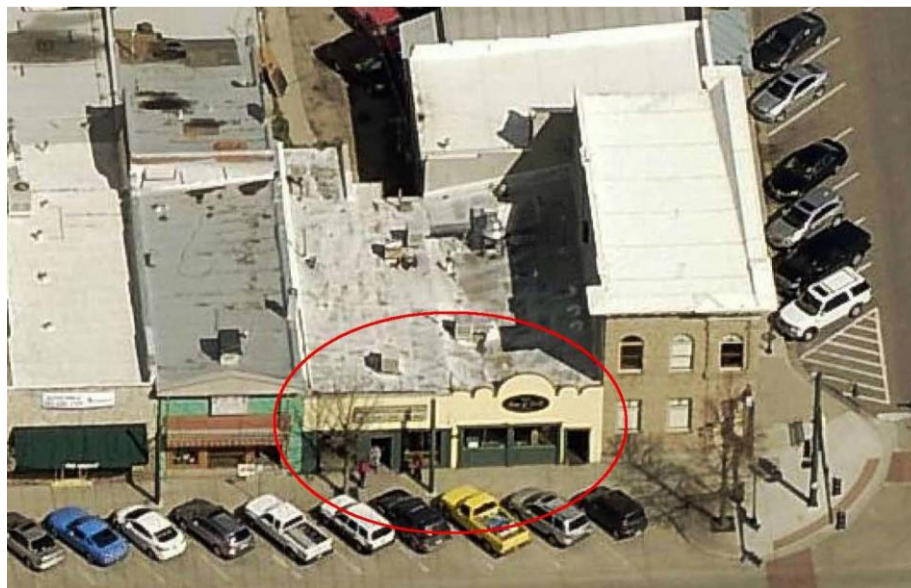
southern portion of the building is original and dates back to 1939. In 1973, a car hit the southerly 302 N. Wilcox and created heavy damage, requiring the replacement of a portion of the lower façade and windows below the parapet. The buildings were later combined into one business in 1997, but the two entrances from Wilcox Street remain. The property was later platted into one lot with the singular address of 302 N. Wilcox Street, as it is known today. Castle Rock Municipal Code 15.64.060, Town of Castle Rock Historic Landmarks, still lists historic designations for both 302 N. Wilcox Street and 304 N. Wilcox Street.

Originally the Rockview Creamery, the southerly 302 N. Wilcox has included several businesses over the years such as an appliance store, meat market, laundry and dry



Street View of Existing Wilcox Street Façade

cleaner, copy center, and bicycle shop. With 304 N. Wilcox built later, the northern portion of the building housed an appliance store, women's apparel and boutique store, florist, record store, and medical supply store. After becoming one building in 1997, the site included the businesses of Ride the Wind, Jester's, and more recently the Castle Rock Bar & Grill, which closed in early 2018.



Pictometry View of Existing Wilcox Street Façade

Milestone Properties, LLC, bought the property in March 2018. The current owners plan to reopen the business after extensive renovation as "Provision Bar."

## Proposed Removal of the Landmark Designation

The applicant's narrative (**Attachment E**) outlines their request to remove the landmark designation. The façade improvements proposed in the application would potentially not be approved as a landmark alteration certificate due to complete removal of the historic façade.



Proposed Façade  
(not a part of this application)

## Review and Approval Criteria

### Criteria for Review

**Section 15.64.100.B** states:

*The owner of a property that is Landmarked may request the removal of the Landmarking status. A Cultural Resource Survey must be completed on the property. Once a survey has been completed, the Board will review the removal of the Landmarking status request. The Board will then forward its recommendation to the Town Council on the request for removal of the Landmarking status. The Town Council will then make a determination whether or not to grant the removal of the Landmarking status request. The Board and Town Council will use the following criteria to review a request for the removal of the Landmarking status, along with the information from the 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?*

**Section 15.64.080** states:

*C. Criteria for Landmark designation. Structures and sites that meet two or more of the following criteria for Significance and convey one or more of the following aspects of Historic Integrity may be nominated for Landmark designation:*

*1. Significance.*

- a. People. Associated with a person or persons significantly contributing to local, state or national history.*
- b. Events. Associated with a significant local, county, state or national event (or events).*
- c. Architecture.*
  - i. Embodies the distinctive characteristics of an architectural style valuable for the study of a type, period or method of construction;*
  - ii. Represents the work of a master architect or builder whose work has influenced development in the Town, County, State or Nation;*
  - iii. Uses indigenous materials; the use of locally quarried rhyolite being of special importance to the Town; or*
  - iv. Is an example of architectural or structural innovation.*
- d. Heritage. Possesses character, interest or value as part of the development heritage or cultural characteristics of the Town, with railroads, quarries and early development of the Town being of special importance to the Town.*
- e. Archaeology. Possesses archaeological Significance or provides information important to prehistory.*
- f. Age. Constructed at least 50 years prior to designation.*

*2. Historic Integrity.*

- a. Location. The place where the Historic Property was constructed or the place where an historic event occurred.*
- b. Design. The combination of elements that create the historic form, plan space, structure and style of a property.*
- c. Setting. The physical environment of an Historic Property; the character of the place.*
- d. Materials. The physical elements of an Historic Property.*
- e. Workmanship. The physical evidence of the crafts of a culture and evidence of an artisan's labor and skills.*
- f. Feeling. A property's expression of the aesthetic or historic sense of a particular time and the ability to convey a property's historic character.*
- g. Association. The direct link between an historic event or person and an Historic Property.*

*D. Cultural Resource Surveys. In order to determine if a proposed Landmark meets the criteria for designation set forth in Subsection C, the Board will require a Colorado Cultural Resource Survey Architectural Inventory Form to be completed by*

*a Colorado licensed architect and reviewed by the Colorado Historical Society Office of Archaeology and Historic Preservation, at the Town's expense.*

### Staff Analysis

This independent staff analysis takes into account the representations made in the application and attachments submitted to date.

#### **Section 15.64.100.B**

- 1. Does the property no longer meet the criteria for Landmark status under Section 15.64.080?*

#### **Section 15.64.080.C**

*Criteria for Landmark designation. Structures and sites that meet two or more of the following criteria for Significance and convey one or more of the following aspects of Historic Integrity may be nominated for Landmark designation [criteria listed above].*

The Cultural Resource Survey completed in 2017 by Barbara Darden, Scheuber + Darden Architects, states that the property is eligible for local landmark designation (**Attachment D**). The façade has not changed since the completion of that survey. Specifically, the property meets the Architecture (c.) and Age (f.) under the “Significance” criteria and the Location (a.), Setting (c.), Workmanship (e.), Feeling (f.), and Association (g.) of the “Historic Integrity” criteria.

#### **Section 15.64.100.B**

- 2. Will the effect of removing the Landmark status be positive or negative on adjacent properties or the downtown district?*

Within their narrative, the applicant included six comments from adjacent property and business owners (**Attachment E**).

### Staff Recommendation

Based on the analysis outlined in this report, staff notes the findings of the Cultural Resource Survey that state the property meets the criteria for local landmark status. The question of whether or not removing the landmark status will be positive or negative on adjacent properties or the downtown district is a determination for the Historic Preservation Board, as a recommending body, and Town Council, as the final decision making body, based on the applicant’s presentation with respect to criteria number 2 both in the application and at each hearing.

### Motion Options

#### **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: (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.

**Attachments**

Attachment A: Vicinity Map

Attachment B: Ordinance 95-31

Attachment C: Approved LAC for Façade Improvements

Attachment D: Cultural Resource Survey

Attachment E: Narrative from Applicant

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