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TOWN OF CASTLE ROCK  
PLANNING AGENDA MEMORANDUM

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DATE: For December 14, 1995

TO: Town Council

THRU: Ron Mitchell, Town Manager *R 2 m*

FROM: John Franklin, Planning Director

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**SUBJECT:** A) PUBLIC HEARING AND FIRST READING: KEYSTONE HOTEL (219-223 4TH STREET) LANDMARK DESIGNATION (ORD. 95-\_\_\_), AND  
B) MATCHING GRANT FUNDS REQUEST (RES. 95-\_\_\_)

**SUMMARY:**

The owners of the historic Keystone Hotel are requesting local landmark designation from the Town in accordance with the criteria and procedures set forth in the Town's Historic Preservation Ordinance. In addition, they are requesting that the Town allocate the remaining approximately \$22,000 in State Historic Fund Matching Grant Program money towards the 1st-phase exterior rehabilitation of the building - windows, storefronts, and doors. The owners are proposing to rehabilitate the first floor for restaurant use. Staff is also requested Council authorization to proceed with a separate State Historic Fund grant on behalf of the owners for the 2nd-phase facade improvements.

**PROPERTY DESCRIPTION:**

Address: 219 and 223 Fourth Street

Legal Description: Block 13, Lots 4, 5, 6, except the north 30 ft. of Lots 4 & 5 and the north 30 ft. of the east 20 ft. of Lot 6, Town of Castle Rock.

Owner: Castle Keystone, LLC (Bradley K. Brown and Thomas P. Walls)

Historic use: saloon, hotel, restaurant, dance hall, other commercial

Historic building name: Keystone Hotel (and Tivoli Saloon)

Current use: commercial, 1st floor; multi-family residential, 2nd floor

Significance: (from Historic Inventory) represents a type, period or method of construction; contributes to a historic district; and geographically significant

Age: built 1902, addition 1910

**ATTACHMENTS:**

- completed applications (landmark and matching grants)
- current photograph of the building
- elevation showing proposed exterior rehabilitation (Wilcox and 4th Street)
- proposed floor plan (restaurant)
- summary of architectural and historical significance

- project summary
  - cost estimates - exterior rehabilitation
  - 1985 Historic Inventory Record (3 pages)
  - newspaper articles and old menu (1960's)
- (Applicant will bring historic photo's to the meeting)

## **PROJECT REPRESENTATIVES:**

Brad Brown, Owner  
 Donald Roark, Architect  
 Nancy Lyons, Historic Preservation Consultant (Preservation Partnership)

## **A. LOCAL HISTORIC LANDMARK DESIGNATION:**

Background/Analysis: The Keystone Hotel is one of the most historically significant structures within the Town. The building fully meets the criteria for designation. It is included on the Town's Historic Building Inventory. Landmarking will provide the building with the full measure of protection to ensure that the building will be saved and appropriately rehabilitated for the enjoyment of existing and future town residents.

The ordinance to landmark this property has been noticed for public hearing at tonight's Council meeting in accordance with the requirements of the Town's Historic Preservation Ordinance. Second reading will be scheduled for the first meeting in January, 1996.

Historic Preservation Board Review: At its December 6th meeting, the Board voted to recommend to the Town Council that the Keystone Hotel property be designated a local historic landmark. The Board commended the owners for their willingness to work with them in regards to submitting early designs, engaging in informal discussions, and making the all the changes desired by the Board and State Historic Society. It was also noted that the owners would need to obtain an Alteration Certificate from the Board (a review final plans for the exterior changes to the building) prior to building permit issuance.

Recommended Motion: I move to approve Ordinance 95-\_\_ on first reading, an ordinance designating the property at 219 and 223 Fourth Street (Keystone Hotel) as a local historic landmark and that it be added to the Castle Rock Register of Historic Places.

## **B. MATCHING GRANT FUNDS REQUEST:**

Background/Analysis: The Town has \$22,670 in remaining funds to disburse out of its Matching Grants Program for facade renovation. While the Town's contract with the State places a \$10,000 limit on the use of funds for any one project, the State Historical Society staff has committed to

approving the use of all the remaining funds for the Keystone Hotel project given the significance of the building and scope of improvements planned. From the Town's perspective, the Keystone Hotel project has an extremely high priority for the use of the matching grant funds. It is one of the most significant historic structures in Town, is primarily a commercial structure, is located in the downtown area, and is highly visible from Wilcox Street. The economic development benefits of facilitating a quality restaurant on this site should also be noted.

The owners are proposing to rehabilitate the exterior of the building to nearly its original appearance. The storefronts, windows and doors will be replaced and restored to their original character. All three storefront doors along 4th street will be returned to their original center symmetry. Two of the three half windows will be replaced on the Wilcox-fronting facade. All the windows along Wilcox which are currently blocked in will be restored. The two doors will remain along the Wilcox side - non-functional, but retained in order to accurately represent the building's historical use and appearance. An historically accurate cornice will be replaced along the top of the building. The only non-original feature to be retained, being added in the 1940's, is the one picture window on the Wilcox side adjacent to the corner. The window will be restored to its original condition and size (a portion is now blocked in). As this is an existing alteration, the State does not have any problem with its retention or further alteration. These changes have initially passed the State's approval and will enable the building to utilize existing and future State Historic Fund monies and meet the criteria necessary to obtain National Register Listing and the desired Incentive Tax Credit benefit for the owner. At this point, it is not anticipated that any of the interior renovations will hinder the property's National Designation bid. There are few original features left inside the building. Tin ceilings, where existing, will be restored or left alone above existing or proposed drop ceilings.

The attached budget estimate for the first phase exterior rehabilitation comes to \$46,130.00 - primarily consisting of replacement and repair of the storefronts, windows, and doors. Some of these costs as listed (permit fees, use tax) may not be eligible for reimbursement under the grant. Staff will check on this matter with the State Historic Society. The owners will be entitled to no more than 50% of the finally approved (and expended) costs as reflected in the proposed council resolution. The second phase exterior work consists of stone repair and cornice replacement at an estimated cost of \$60,470. The staff and Historic Preservation Board are recommending that the Town submit a State Historic Fund grant application (February 1996 cycle) on behalf of the owners to cover a portion of these second phase improvements. The owners would provide the necessary matching funds. The State Historic Society has indicated that they would look quite favorable upon a subsequent grant request for this building.

Historic Preservation Board Review: At its December 6th meeting, the Board voted to recommend to the Town Council that the Keystone Hotel property be given the remaining allocation of Matching Grant Funds and that the Town pursue a separate State Historic Fund grant for the 2nd phase exterior improvements.

Recommended Motion: A) I move to approve Resolution 95-\_\_, a resolution approving an allocation of up to \$22,670 in Matching Grant Funds to the proposed first phase exterior rehabilitation of the Keystone Hotel.

B) I move to direct Town staff to pursue a State Historic Fund Grant for the second phase facade improvements to the Keystone Hotel.

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4-12-95

**Historic Landmark Designation Application Form**  
(When nominated by the Property Owner 4/5/94)



**TOWN OF CASTLE ROCK**

680 N. Wilcox St. P.O. Box 8000 Castle Rock, Colorado 80104-8000  
(303) 660-1015 (303) 660-1028 Fax

Please fill in the blanks on this page and send the form, along with a current photograph (if available), to:  
Town of Castle Rock Planning Department at the address listed above (Castle Rock Town Hall).

Proposed landmark name or description (historic name, if known) Keystone Hotel

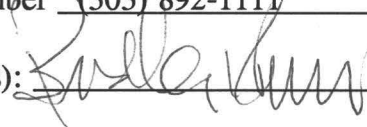
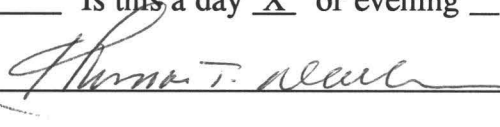
Its location or address: 223 4th Street

Legal description (from your property tax notice) if known: Lots 4, 5, and 6, Block 13, Town of Castle Rock, except the north 30 ft. of Lots 4 & 5 and the north 30 ft. of the east 20 ft. of Lot 6

Property Owner: name Castle Keystone, LLC - Bradley K Brown/Thomas P. Walls

Property owner address P.O. Box 491, Sedalia, CO 80135

Property owner phone number (303) 892-1111 Is this a day X or evening    number?

Property owner signature(s):  

Brief statement of why you believe this property qualifies as a landmark. If needed, you may attach sheet(s)

See attached

**Criteria the Board uses to review properties proposed for landmark designation:**

- *Character, interest, or value of the proposed landmark as part of the development heritage or cultural characteristics of the Town.*
- *Proposed landmark as a location of a significant local, county, state or national event.*
- *Identification of proposed landmark with person (s) significantly contributing to the local, county, state or national history.*
- *Proposed landmark as an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, style, method of construction, or the use of indigenous materials - the use of the locally-quarried rhyolite rock being of special importance to the Town.*
- *Proposed landmark as an identification of the work of an architect, landscape architect, or master builders whose work has influenced development in the town, county, state or nation.*
- *Proposed landmark's architectural, cultural, archeological, or geological significance.*
- *Proposed landmark as an example of either architectural or structural innovation.*
- *Relationship of the proposed landmark to other distinctive structures, districts, or site which would also be determined to be of historic significance.*
- *Age of the structure. (A fifty-year minimum is generally required.)*



## TOWN OF CASTLE ROCK

680 N. Wilcox St. P.O. Box 8000 Castle Rock, Colorado 80104-8000  
(303) 660-1015 (303) 660-1028 Fax

### Historic Matching Grants - Application Forms (4/8/95)

Property name (historic name, if known) or description Keystone Hotel

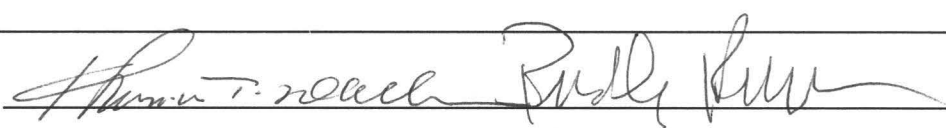
Property Address or location 223 4th Street

Property Owner: name Castle Keystone, LLC mailing address P.O. Box 491, Sedalia, CO 80135  
Bradley K Brown/Thomas P. Walls

Daytime phone (303) 892-1111 fax number (if any) (303) 892-6338

Description of the proposed work (if more space is needed, please attach additional sheet(s)) \_\_\_\_\_

See attached narrative and preliminary design drawings

Signature of the property owner 

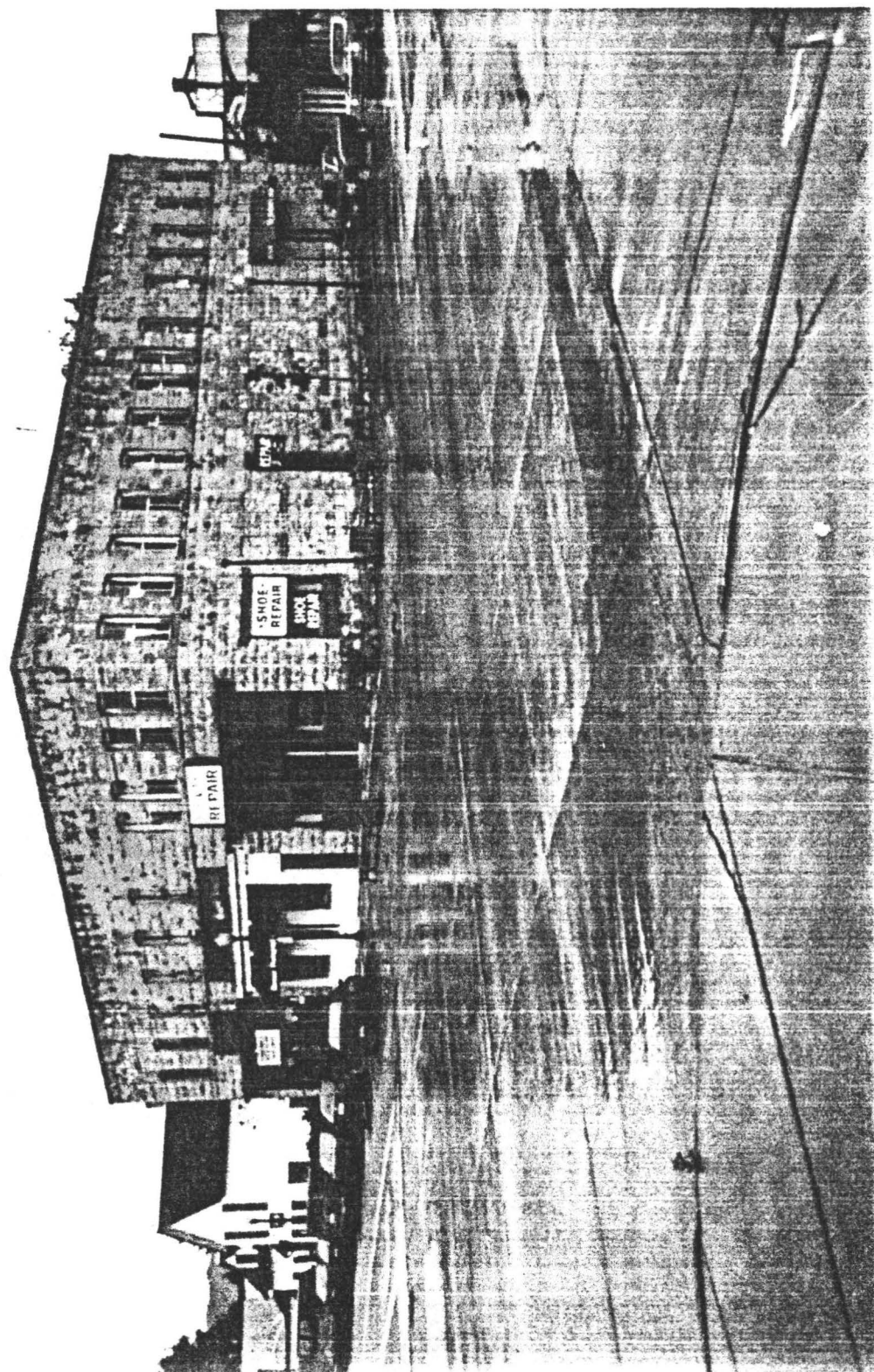
### SUBMITTAL REQUIREMENTS:

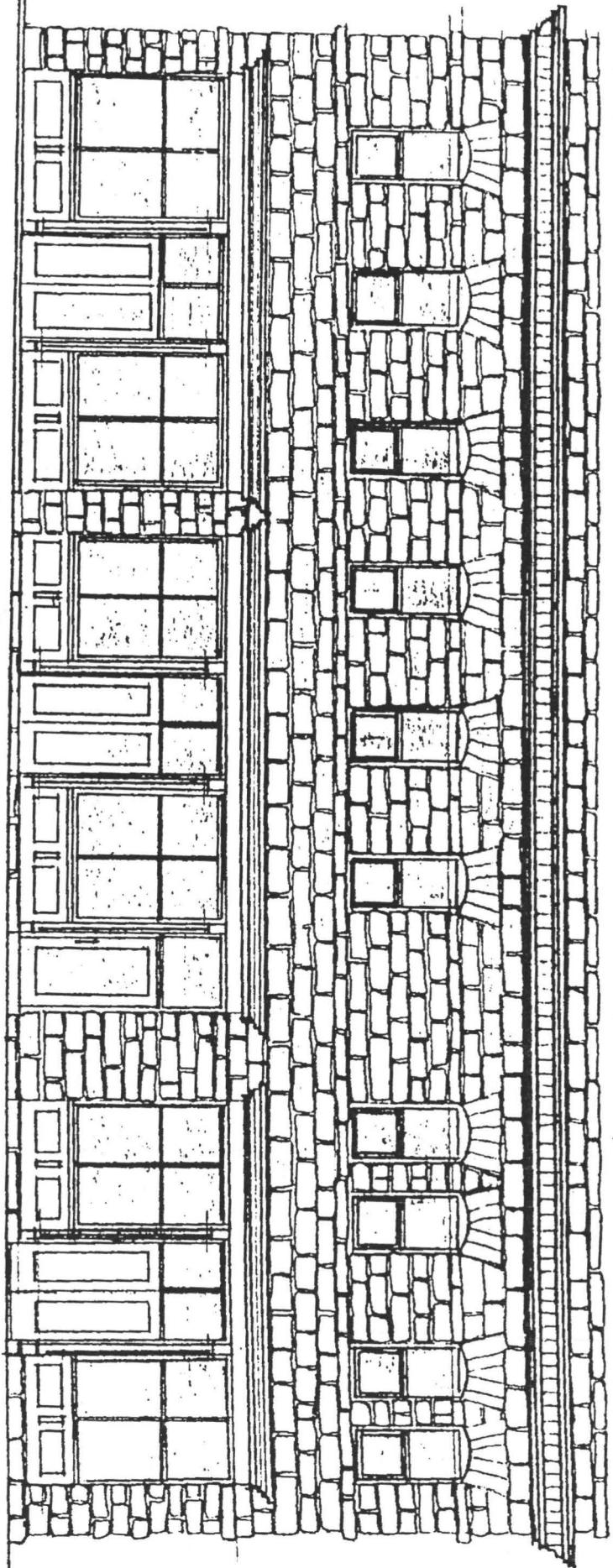
1. **Application form**, with the above information completed and the form signed.
2. **Plans and specifications** for the proposed rehabilitation work (indicating the architectural design, details, materials, textures, and color).
3. **Project budget or cost estimate** including a list or description of work items, estimated cost for each item or category of work, and who made the estimate (such as a contractor or architect).

*Women Business Enterprise (WBE) and Minority Business Enterprise (WBE) applications are encouraged.*

*This project is partially funded by a State Historical Fund grant award from the Colorado Historical Society.*



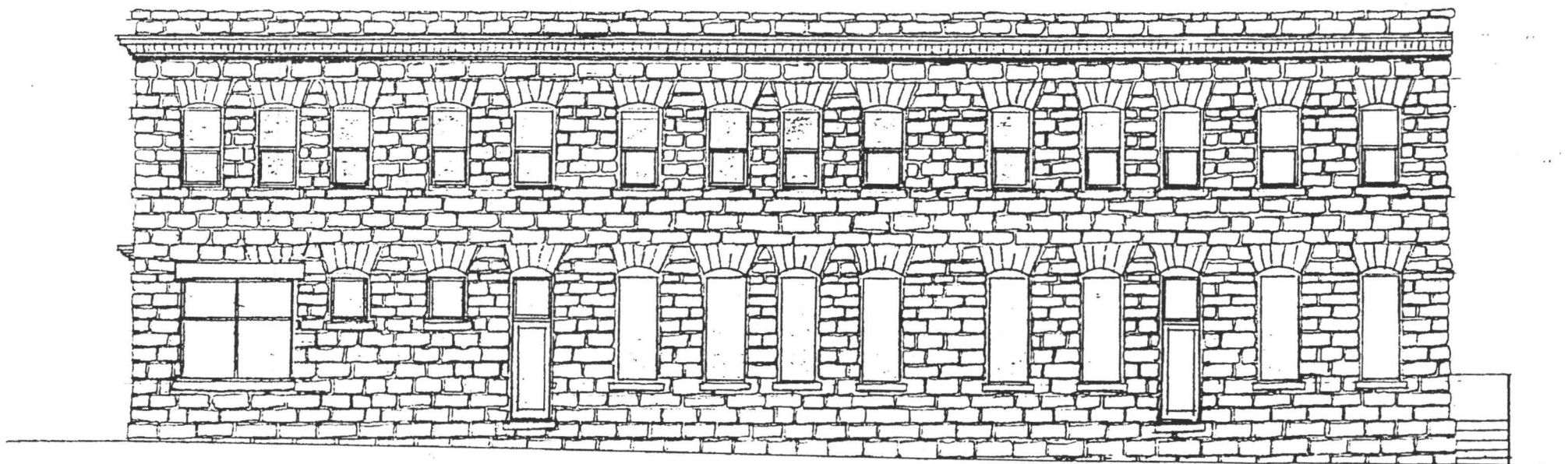




FOURTH  
SCALE

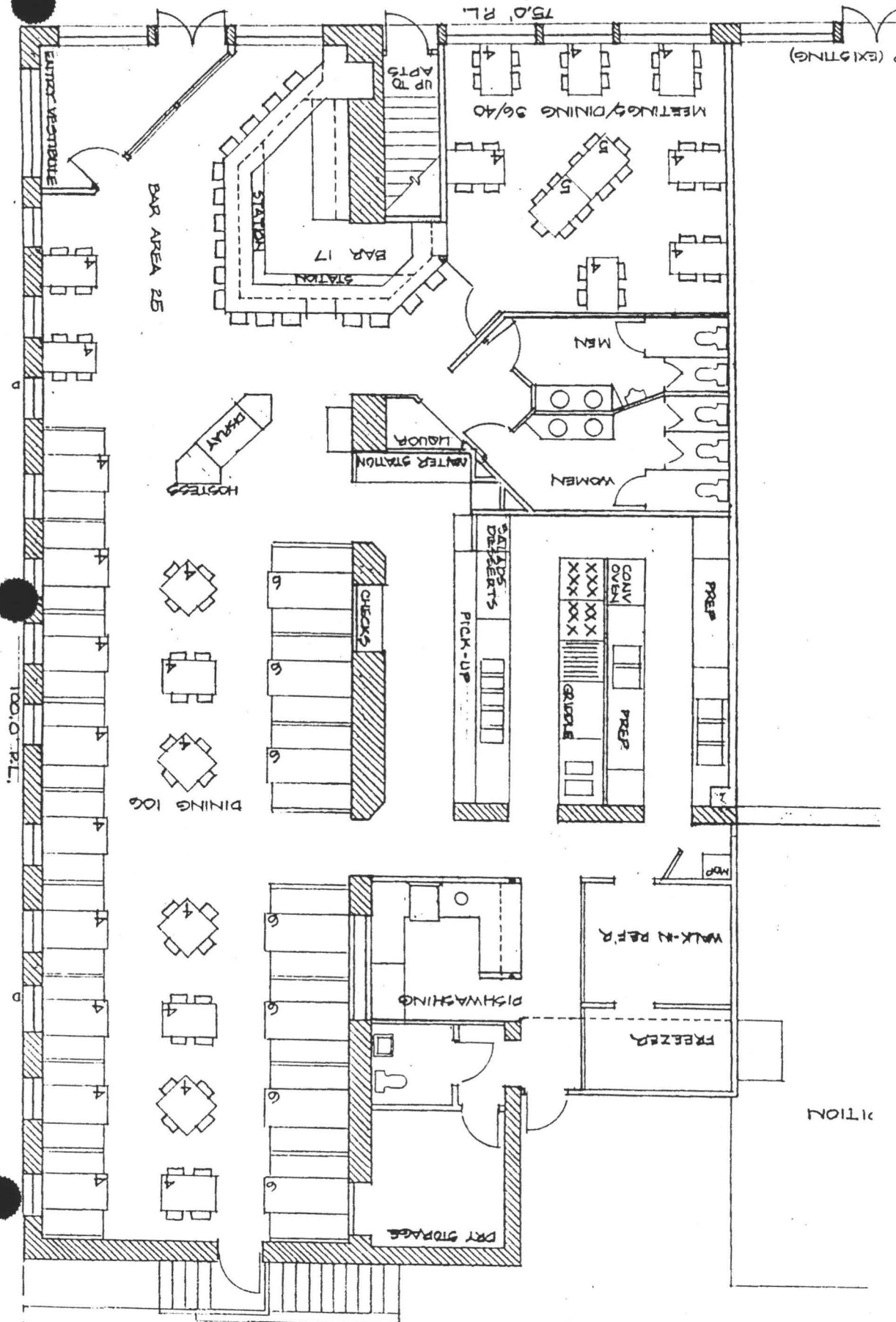
STREET ELEVATION (REHABILITATED FACADE)  
1/8" = 1'-0" DEC 1, 1995 SUBMISSION





WILCOX STREET ELEVATION (REHABILITATED FACADE)  
SCALE  $\frac{1}{8}" = 1'-0"$  DEC 7, 1995 SUBMISSION

GROUND FLOOR PLAN  
SCALE  $\frac{1}{8}" = 1'-0"$



REVISED

## COST ESTIMATES - EXTERIOR REHABILITATION

Preliminary estimated costs for the exterior rehabilitation, as prepared by Ash & White Construction Company are as follows:

### Phase I (This Grant Request)

General Requirements	\$ 5,200.00
Demolition	2,100.00
Concrete Repair	300.00
Storefront and Glazing	3,800.00
Aluminum Windows	23,700.00
Masonry Repair	4,100.00
Use Tax	1,670.00
Permit	560.00
Builders Risk	200.00
<u>Profit &amp; Overhead</u>	<u>4,500.00</u>
Total	\$46,130.00

### Phase II (Future Grant Request)

Cornice Restoration	\$20,000.00
Masonry & Weather Seal	37,000.00
Use Tax	800.00
Permit	500.00
Builders Risk	150.00
<u>Profit &amp; Overhead</u>	<u>2,020.00</u>
Total	\$60,470.00



The masonry openings on the Wilcox facade are arranged symmetrically as three groups of three each, with two recessed entry doors, ten original window opening that have been filled in with block, and one 1940's window adjacent the corner. Second story windows are aligned with ground floor openings and are identical to the Wilcox facade windows.

## PROJECT SUMMARY

### INTERIOR REMODELING

The proposed project includes the interior renovation of the two ground floor east side storefronts for use as a restaurant. The change in elevation between the street and finished floor will be accommodated inside the primary entry with a ramped entry lock. The design uses to full advantage the original character of property and is consistent with the historic building use as the Tivoli Saloon. No changes to the west side storefront interior are included in this project. The second floor will receive upgrading of interior finishes and are to remain as residential multi-family use.

### EXTERIOR REHABILITATION

The scope of the proposed exterior rehabilitation is comprised of restoration of all three storefronts on the 4th Street facade and restoration of ground floor doors and windows on the Wilcox facade. All original intact elements of the storefronts will be rehabilitated and new construction will be based on these existing elements and on historic photographic documentation. The two existing non-original and historically-incompatible doors on the Wilcox Street facade will be replaced with wood paneled doors and transoms within the existing masonry openings similar the original. Non-original stairs that currently project into the public right-of-way will be removed. Ten ground floor windows that are currently infilled with masonry will be reopened and rehabilitated with sashes and glazing similar to the original construction. The large corner window will be rehabilitated to its 1940's condition with the removal of the partial brick infill and with new sash and glazing. All work will be in compliance with the Secretary of Interior's Standards for Rehabilitation and the project will be reviewed by the National Park Service for acceptance as a Certified Historic Rehabilitation.