



Historic Preservation Board Agenda - Final

Chair John Beystehner
Vice Chair Diane Evans
Robert Lange
Scott Ashburn
Mike Borgelt
Peter Gould
Christopher Plucinski
Liaison Ron Claussen

Wednesday, November 6, 2024

6:00 PM

Town Hall Council Chambers
100 N. Wilcox Street
Castle Rock, CO 80104

**** ALL TIMES ARE APPROXIMATE ****

5:30 pm DINNER FOR BOARD MEMBERS

6:00 pm CALL TO ORDER / ROLL CALL

6:01 pm CERTIFICATION OF MEETING

6:01 pm APPROVAL OF MINUTES

[HPB](#)

October 2, 2024 Historic Preservation Board Meeting

[2024-030](#)

Minutes

Attachments:

[October 2, 2024 Historic Preservation Board Meeting Minutes](#)

6:02 pm TOWN COUNCIL UPDATE

6:07 pm PUBLIC HEARING ITEMS

[HPB RESO
2024-002](#)

**Resolution No. HPB RESO 2024-002: A Resolution
Approving a Request for a Landmark Alteration
Certificate for 415 N. Perry Street (City Hotel)**

**THE SOUTH 10.00 FEET OF LOT 2 AND ALL OF LOT 3, BLOCK
12, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO AND THE NORTH 49.84 FEET OF
LOT 4, BLOCK 12, TOWN OF CASTLE ROCK, COUNTY
OF DOUGLAS, STATE OF COLORADO.**

Attachments:

[Staff Report](#)

[Attachment A: Vicinity Map](#)

[Attachment B: Resolution Approving a Request for a Landmark Alteration Certi](#)

[Attachment C: Ordinance 1998-11 Designating 415-419 Perry Street as Histori](#)

[Attachment D: Cultural Resource Survey](#)

[Attachment E: Site Plan](#)

[Attachment F: Architectural Elevations](#)

[Attachment G: Renderings](#)

[Attachment H: Materials Board](#)

6:20 pm DESIGN REVIEW BOARD UPDATE

6:23 pm CASTLE ROCK HISTORICAL SOCIETY AND MUSEUM LIAISON UPDATE

6:26 pm BOARD MEMBER ITEMS

Check for quorum for upcoming meetings

December 4, 2024

Special Meeting January 15, 2025

6:28 pm ITEMS FROM STAFF / INFORMATIONAL ITEMS

6:30 pm ADJOURN



Town of Castle Rock

Agenda Memorandum

Agenda Date: 11/6/2024

Item #: **File #:** HPB 2024-030

To: Members of the Historic Preservation Board

From: Historic Preservation Board Administrator

October 2, 2024 Historic Preservation Board Meeting Minutes

Executive Summary

Attached are the meeting minutes from the October 2, 2024 Historic Preservation Board meeting for your review and approval.



Historic Preservation Board Meeting Minutes - Draft

Chair John Beystehner
Vice Chair Diane Evans
Robert Lange
Scott Ashburn
Mike Borgelt
Peter Gould
Christopher Plucinski
Liaison Ron Claussen

Wednesday, October 2, 2024

6:00 PM

Town Hall Council Chambers
100 N. Wilcox Street
Castle Rock, CO 80104

**** ALL TIMES ARE APPROXIMATE ****

DINNER FOR BOARD MEMBERS

CALL TO ORDER / ROLL CALL

- Present** 4 - Chair John Beystehner, Boardmember Robert Lange, Boardmember Mike Borgelt, and Vice Chair Diane Evans
- Not Present** 3 - Boardmember Peter Gould, Boardmember Scott Ashburn, and Boardmember Christopher Plucinski
- Attendance** 5 - Liaison Ron Claussen, Brad Boland, Mike Hyman, Tara Vargish, and Darcie Hartman

CERTIFICATION OF MEETING

Mr. Boland certified that the meeting and agenda had been noticed in accordance with the requirements of the Open Meetings Law.

APPROVAL OF MINUTES

Moved by Boardmember Borgelt, seconded by Chair Beystehner, to Approve HPB 2024-027 as presented. The motion passed by a vote of: 3 to 0.

- Yes:** 3 - Chair Beystehner, Boardmember Lange, and Boardmember Borgelt
- Not Present:** 3 - Boardmember Gould, Boardmember Ashburn, and Boardmember Plucinski
- Abstain:** 1 - Vice Chair Evans

[HPB 2024-027](#)

**September 4, 2024 Historic Preservation Board Meeting
Minutes**

TOWN COUNCIL UPDATE

Mayor Pro Tem LaFleur gave an update.

DISCUSSION ACTION ITEMS

[HPB 2024-028](#)

**203 North Perry Street Downtown Historic Preservation
Grant Application
(Little School on Perry Street/Saunders House)**

**Lot 6 & South ½ of Lot 5, Block 22, Town of Castle Rock, County
of Douglas, State of Colorado**

Mr. Boland presented on HPB 2024-028 203 N Perry St Downtown Historic Preservation Grant Application. Topics of discussion included the color and material of the original siding that was on the building, requirements for the grant funds to be paid out to the applicant, and what the timeline requirements are for receipt funds vs. the completion of work. Mr. Boland pointed out that the budget is reset each year, so any unused funds disappear, and that this grant is not likely to be funded in 2025 due to single family home permit numbers being low.

Moved by Chair Beystehner, seconded by Vice Chair Evans, to Approve HPB 2024-028 as presented. The motion passed by a vote of: 4 to 0.

Yes: 4 - Chair Beystehner, Boardmember Lange, Boardmember Borgelt, and Vice Chair Evans

Not Present: 3 - Boardmember Gould, Boardmember Ashburn, and Boardmember Plucinski

[HPB 2024-029](#)

Update/Discussion: 104 North Lewis Street Appeal

S ½ Lot 5 & All of Lot 6 Block 16 Craig & Gould's Addition to Castle Rock

Mr. Boland presented on HPB 2024-029 104 N Lewis St Appeal. The appeal was not voted for reconsideration and will be brought to Town Council.

Moved by Boardmember Lange to reconsider the application, and failed for lack of a 2nd motion.

DESIGN REVIEW BOARD UPDATE

None.

CASTLE ROCK HISTORICAL SOCIETY AND MUSEUM LIAISON UPDATE

Mr. Claussen gave an update.

BOARD MEMBER ITEMS

Check for quorum for upcoming meetings

November 6, 2024

December 4, 2024

ITEMS FROM STAFF / INFORMATIONAL ITEMS

Mr. Boland and Mayor Pro Tem LaFleur gave updates on Town Council's direction for demolition regulations within the Historic Craig and Gould neighborhood, and necessary updates to the Historic Preservation Plan.

ADJOURN

Moved by Chair Beystehner, seconded by Boardmember Borgelt, to adjourn. The motion passed by a vote of: 4 to 0.

Yes: 4 - Chair Beystehner, Boardmember Lange, Boardmember Borgelt, and Vice Chair Evans

Not Present: 3 - Boardmember Gould, Boardmember Ashburn, and Boardmember Plucinski

Minutes approved by the Historic Preservation Board on _____ by a vote of
____ in favor, ____ opposed, with ____ abstention(s).

Historic Preservation Board



Town of Castle Rock

Agenda Memorandum

Agenda Date: 11/6/2024

Item #: **File #:** HPB RESO 2024-002

To: Members of the Historic Preservation Board

From: Brad Boland, AICP, Long Range Project Manager, Development Services Department

Resolution No. HPB RESO 2024-002: A Resolution Approving a Request for a Landmark Alteration Certificate for 415 N. Perry Street (City Hotel)

THE SOUTH 10.00 FEET OF LOT 2 AND ALL OF LOT 3, BLOCK 12, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO AND THE NORTH 49.84 FEET OF LOT 4, BLOCK 12, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

Executive Summary

The City Hotel, located at 415 N. Perry Street (**Attachment A**), was designated a Historic Landmark by the Town of Castle Rock in May of 1998 by Ordinance No. 1998-11 (**Attachment C**). The applicant, White Development is proposing to rehabilitate the existing City Hotel building and construct a four-story that will include food and beverage spaces and ground-floor retail. Any exterior alteration of a Landmark, including modifications to windows, doors, siding, porches or other character defining feature and additions requires Historic Preservation Board approval of a Landmark Alteration Certificate.

Attachments

- Attachment A: Vicinity Map
- Attachment B: Resolution Approving a Request for a Landmark Alteration Certificate for 415 N. Perry Street (City Hotel)
- Attachment C: Ordinance 1998-11 Designating 415-419 Perry Street as a Historic Landmark
- Attachment D: Cultural Resource Survey
- Attachment E: Site Plan
- Attachment F: Architectural Elevations
- Attachment G: Renderings
- Attachment H: Materials Board

AGENDA MEMORANDUM

To: Historic Preservation Board Members

From: Brad Boland, AICP, Long Range Project Manager, Development Services Department

Title: **Resolution No. HPB RESO 2024-002: A Resolution Approving a Request for a Landmark Alteration Certificate for 415 N. Perry Street (City Hotel)**

THE SOUTH 10.00 FEET OF LOT 2 AND ALL OF LOT 3, BLOCK 12, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO AND THE NORTH 49.84 FEET OF LOT 4, BLOCK 12, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

Executive Summary

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Figure 1: Vicinity Map

Background

History of the Property

The City Hotel building was originally constructed in New Memphis around 1872 by Tomas S. Harris. New Memphis, located near today's Liggett Road and Highway 85, was founded by Mr. Harris and his brother John. In 1874, Mr. Harris purchased Lot 3 in the Town of Castle Rock subdivision from John Craig. By 1875, the building had been relocated to Lot 3, its current location, and was advertised as the City Hotel. Mr. Harris played a prominent role in the Town of Castle Rock as he was elected as Mayor twice and was a member of Town Council when he passed away in August of 1884. The property changed ownership multiple times, with earlier owners playing significant roles in Castle Rock's development (details provided in the Cultural Resources Survey, **(Attachment D)**). The current owner, Tim White, has owned the property since 2012. Originally a hotel, the building later served as apartments and became vacant around 2018.

The building underwent numerous alterations as additional rooms were added or removed as the needs of the building changed over time. Figure 2, shown below, shows the different footprints of the building over time. In 1901, a fire between the kitchen chimney ignited the tar paper on the roof. The roof timbers were badly burned and the fire was most likely the reason for a two-story addition that was built a few years prior to be removed shortly after. The original porch was replaced by a new two-story veranda in June 1901. After 1930, the front porch roof and columns were removed, and in 1997, Town and State Historic Fund grants funded a reconstruction of the front porch.

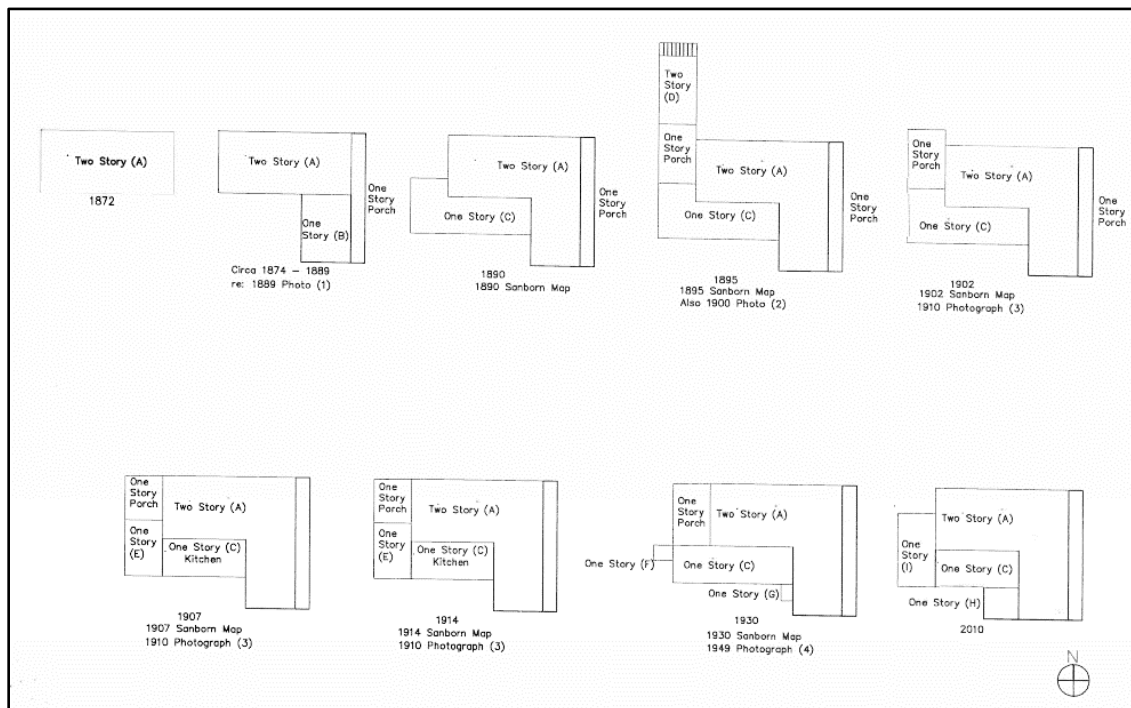


Figure 2: City Hotel Footprint Over Time

Existing Conditions

The property comprises two distinct lots, totaling approximately 0.353 acres. The two-story building is approximately 25 feet in height, with an L-shaped layout and a gabled roof. The east and north property lines define the legs of the "L," and within the inner "L" and rear are various one-story additions. The building's skin is horizontal wood lapped board siding and the roof is a composition shingle roof. South of the structure lies a parking lot. Below is a brief description of the current condition of the building. A more detailed description can be found in the attached Cultural Resources Survey (Attachment D).

The primary, east-facing elevation has a shed-roofed porch covering the first floor, which extends into the sidewalk with a wooden footpath. The first floor has three doors and five windows, while the second story has six windows.



Figure 3: Existing East Elevation



Figure 4: Existing North Elevation



Figure 5: Existing West Elevation



Figure 6: Existing South Elevation

Zoning Regulations and Surrounding Uses

The property is zoned B-Business/Commercial (B) and is within the Downtown Overlay District (DOD). The hotel, restaurant, and retail spaces proposed are permitted uses within the DOD. A Site Development Plan, requiring public hearings before the Design Review Board, is necessary for development approval.

Surrounding properties are also zoned B within the DOD. To the south is the four-story Reyn Rock apartments, while to the north are two single-story commercial buildings. Westward across the alleyway are two additional commercial buildings, and to the east across Perry Street are a commercial property and two single-family residences.

Discussion

Proposed Project

The applicant proposes rehabilitating the historic City Hotel building and constructing a new four-story structure containing 33 hotel rooms. The two buildings are L-shaped and mirror each other, creating an internal courtyard. A one-story structure connects the buildings along the north property line. The new structure will include an indoor/outdoor rooftop bar and a dividable 2,578-square-foot commercial unit on the main level. Parking, accessible from the alleyway, is situated beneath the building.



Figure 7: Overall Project Rendering

Proposed Alterations

A historic photo from circa 1900 guided the rehabilitation proposal of the historic structure. The applicant is proposing the following rehabilitation of the historic structure;



Figure 8: Proposed Rehabilitation of the City Hotel



Figure 9: City Hotel Circa 1900- Courtesy of the Douglas County History Research Center

- Removal of Additions – The applicant proposes to remove the additions labeled as C, H, and I on the below footprint diagram.

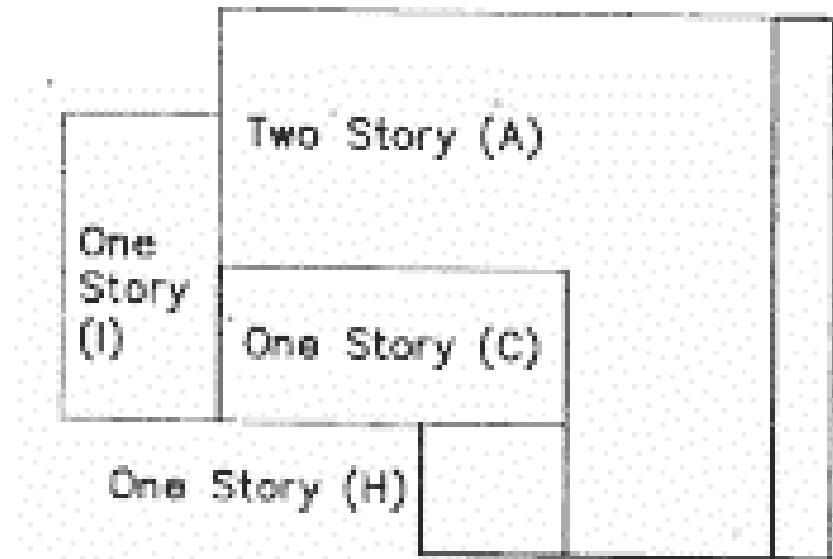
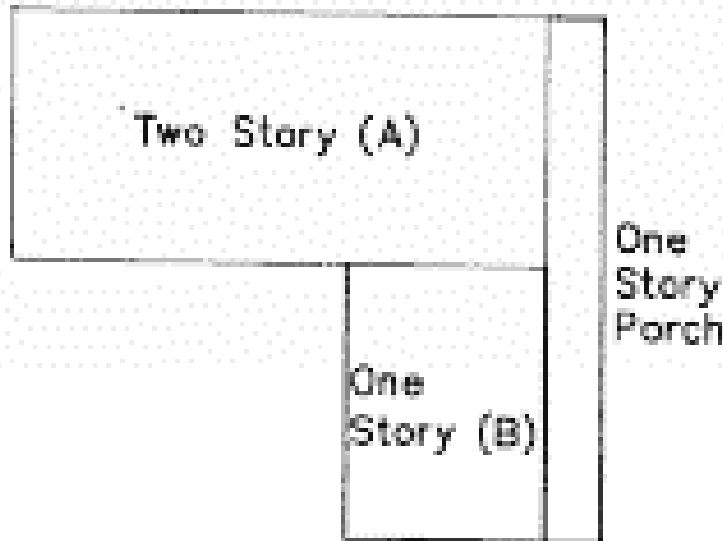


Figure 10: Footprint 2010

The Additions H and I were added to the property sometime after 1949. The age of Addition C is unclear as the footprint of the addition was documented to change several times over the years. It is unclear if new additions were built or the original addition was modified. The proposed footprint of the City Hotel would resemble the footprint that was documented between 1874 and 1889 as shown below.



Circa 1874 – 1889
re: 1889 Photo (1)

Figure 11: Footprint Circa 1874-1889

- Windows – The remaining historic structure’s windows are wooden, though many are not original, especially on the north elevation. The rehabilitation will restore the north elevation’s historic window configuration, replacing windows with full wood, 8-pane lite windows that match the historic style. Restorable original windows will be relocated to the first floor where possible.
- Wall Cladding – The current wood siding, which matches the historic material but is not original, will be replaced with 4-inch white wood siding to match the historic look.
- Roof – The existing roofline will remain the same. The current asphalt shingles will be removed and replaced with a stamped aluminum shingle that is designed to replicate the look of the original wood shingles. While Castle Rock Style guidelines discourage metal roofs, staff considers the aluminum shingles appropriate as they closely mimic the historic wood shingles.
- Covered Patio – The wood patio, reconstructed with Town and State Historical Fund grants in 1997, will have its footpath wood planks replaced.

- Doors – The east elevation has three doors; the middle one, added for apartment access, will be removed. The remaining doors, which are not original, will be replaced with custom-milled doors matching the 4-pane lite design seen in historic photos.
- Fence – A non-historic wooden fence surrounding the building will be removed.
- Landscaping – An existing tree that is directly behind the historic structure will be preserved.

Proposed Addition

The proposed addition four-story L-shaped structure, with legs running along the south and west property lines, will mirror the historic building. A two-story structure connects the two buildings along the north property line. Parking is beneath the second floor at the rear, with access from the alley.

- Windows – The addition incorporates the window dimensions of the historic City Hotel building on multiple elevations of the building, most notably the end of the building that approaches Perry Street. Various other sides
- Wall Cladding: The primary wall cladding is a 4-inch lap siding that is being used on the historic City Hotel rehabilitation painted in a grey stain. The connecting structure utilizes the same siding but is painted in a black stain creating a transition between the two buildings. The fourth floor is clad in a black wood cladding. Additionally, there are sections of brick in a red color on the first-floor. CMU block is utilized in the back of the building on the lower level.
- Roof: The predominant roof structure is flat, consistent with common roof forms in the Historic Downtown Area. A sloped transition on the building's rear leg (facing Perry Street) is clad in aluminum shingles, matching the proposed material for the City Hotel roof. The connecting structure will have a gable roof with the same aluminum shingles.
- Screening Elements: Black decorative cut metal screens will be used to cover individual HVAC systems of the hotel rooms and match size and shape of the windows of the historic City Hotel building.
- Setbacks – The end of the new hotel building facing Perry Street is set back to allow the historic City Hotel building to be more prominent. The fourth floor is set back from the lower floors, helping to visually reduce the height difference between the new and historic structures.

Proposed Materials

The proposed materials have been described above and the specific details of those materials can be found within Attachment H.

Public Outreach and Notification

Neighborhood Meetings

The owners held two neighborhood meetings. The first, a hybrid (in-person and virtual) meeting on January 24, 2023, was attended by six members of the public. A second hybrid meeting on May 2, 2024, had four attendees. At both meetings, public attendees asked general questions about the rehabilitation process and hotel operations. A third meeting is scheduled for November 5, 2024, and will be held virtually.

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 (TOCRM), Section 15.64.020, Figure 2. A Cultural Resource Survey was referenced for the analysis. 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.

TOCRM 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 rehabilitation utilizes historic materials and will be completed in a manner that preserves the historic appearance of the building. The additions set for removal lack historic integrity and do not contain any character-defining architectural features.

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

The rehabilitation of the historic structure incorporates historic materials. The addition similarly uses these historic materials as the building's predominant materials, ensuring visual cohesion with the landmark.

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

The interior changes will not affect the Landmark's structural integrity. The additions to be removed are in the rear and not visible from public streets.

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

The additions to be removed are not considered integral, as they are not visible from the street and have changed over time.

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;

The new structure connects to the City Hotel via a breezeway. If removed in the future, the historic building's shape, footprint, roofline, and integrity would remain intact.



Figure 12: Image of the Breezeway

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.

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 property will be returned to its original use as a hotel, aligning with its historic purpose.

- 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 historic character will be retained, with no alterations to character-defining features. The original window and door configuration will be restored.

- 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.

The structure will be preserved as a record of its time, place, and use, without conjectural features from other buildings.

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

The additions of the historic building that will be removed lack historic significance in their own right.

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

The proposed rehabilitation of the historic structure incorporates the examples of craftsmanship through the use of custom fabricated doors and windows.

- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Any features that are to be replaced will match the old in design, color, texture, and other virtual qualities and the same materials are to be used. Pictorial evidence by way of a historic photo will guide the rehabilitation.

- 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 new is set apart from the historic building and is connected to the outside of the historic building thus not requiring the destruction of any

historic materials. The new work will be differentiated from the old but compatible in massing, size, scale, and architectural features to protect the historic integrity.

- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The addition is connected by a breezeway that is connected to the outside of the historic City Hotel building. If the breezeway were to be removed the form and integrity of the historic property would remain the same.

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.

- A. **Castle Rock Style Standards** - These standards state that new construction should be compatible to the height of existing buildings, roof pitch should be consistent with the neighborhood, and building materials should resemble the traditional materials, if possible.

The rehabilitation of the landmarked structures will utilize historic materials and will generally match the building as show in the photo circa 1900.

The proposed addition is compatible in height by being placed behind the historic structure and where it does approach the street it is setback further than the historic City Hotel building. The fourth floor is setback from the first three floors to create an additional visual relief. The roof pitch of the building is a flat roof that is consistent with the surrounding buildings and the Historic Downtown Area overall. The addition incorporates the historic materials found on the historic City Hotel building.

- B. **Castle Rock Design Standards** – Chapter 2 of these standards include guidelines for building within the Downtown District. New buildings should reflect the traditional character of the Downtown but can use new, innovative elements in ways to express the architecture of current times. In this way, new buildings can be clearly distinguished from their elder neighbors. These guidelines are designed to spark development that is creative, yet maintains respect for the architectural history of the district. The goal is to conserve the sense of the past and the distinct Downtown character while encouraging the continued growth of a vital business district.

The new addition reflects the traditional character of the Downtown through its simple form and use of historic materials while sprinkling in some modern architectural details such as the use of decorative HVAC covers.

- C. **F.R.E.S.H. Standards in Castle Rock Historic Preservation Plan** – The basic components of proper contextual infill design, developed by the Colorado Historical Society, that focuses on Footprint, Roof, Envelope, Skin and Holes.

The “footprint” of the proposed addition will have a minimal impact to the surrounding neighborhood as many buildings utilize the allowance of a 100% building coverage within the Downtown. The proposed flat roof with front

transition slope is consistent with other roof types in the area and the visible materials mimic the historic materials. The envelope of the building through the use of setbacks creates a compatible form. The skin of the addition will match the wooden 4-inch siding of the historic structure. The addition's fenestration incorporates historic window shapes, maintaining architectural continuity.

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 alterations and new construction design meet 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 changes to the historic structure and design of the new addition at 415 N. Perry Street, as presented."

Option 2: Approval with Conditions

"I move to approve the Landmark Alteration Certificate for the changes to the historic structure and design of the new addition at 415 N. Perry Street, with the following conditions:" (list conditions)

Option 3: Denial

"I move to deny the Landmark Alteration Certificate for the changes to the historic structure and design of the new addition at 415 N. Perry Street, 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 December 4, 2024."

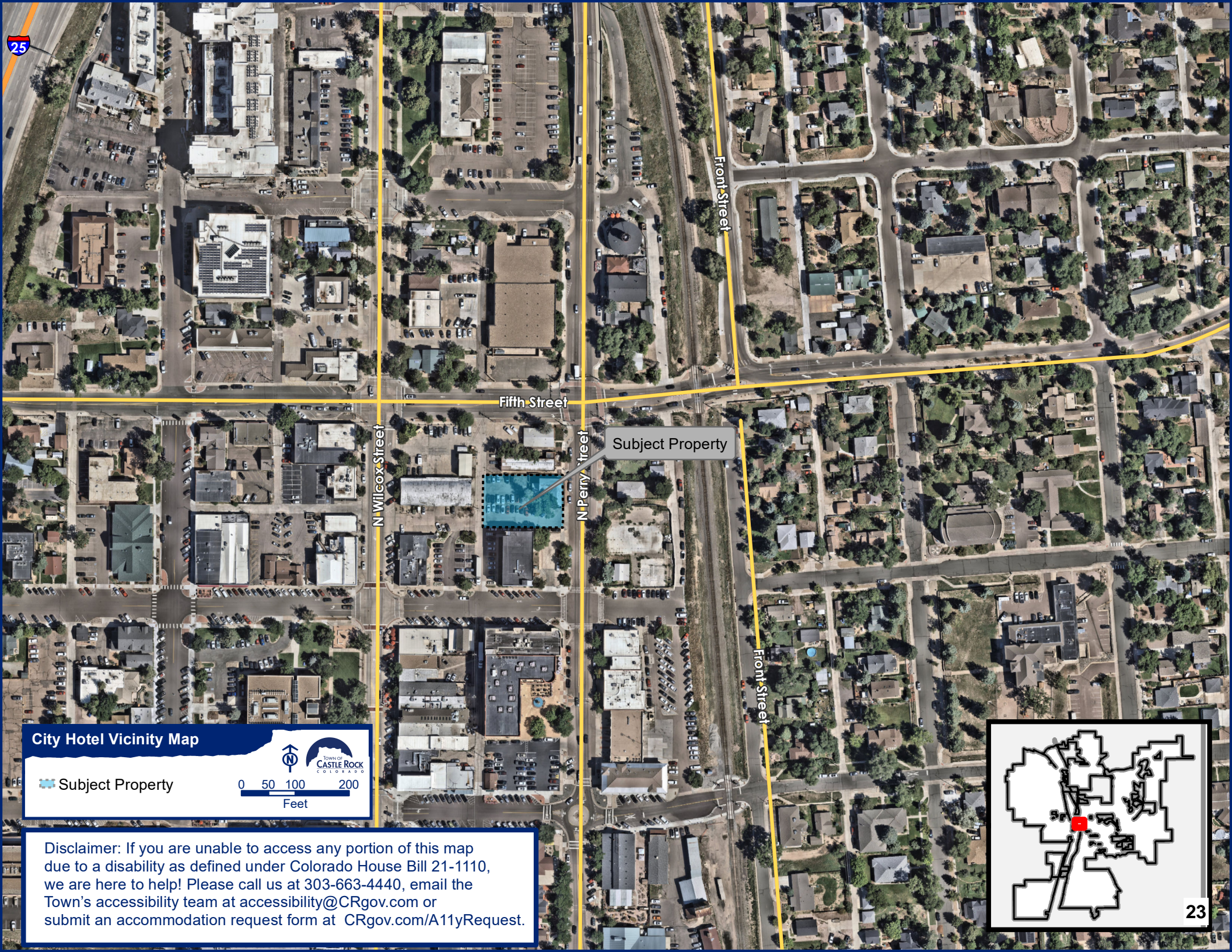
Attachments

Attachment A: Vicinity Map

Attachment B: Resolution Approving a Request for a Landmark Alteration Certificate for 415 N. Perry Street (City Hotel)

Attachment C: Ordinance 1998-11 Designating 415-419 Perry Street as a Historic Landmark

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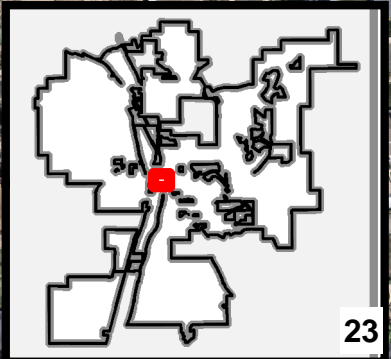
City Hotel Vicinity Map



 Subject Property



Disclaimer: If you are unable to access any portion of this map due to a disability as defined under Colorado House Bill 21-1110, we are here to help! Please call us at 303-663-4440, email the Town's accessibility team at accessibility@CRgov.com or submit an accommodation request form at CRgov.com/A11yRequest.



**CASTLE ROCK HISTORIC PRESERVATION BOARD RESOLUTION
NO. 2024-002**

**A RESOLUTION APPROVING A REQUEST FOR A LANDMARK
ALTERATION CERTIFICATE FOR 415 N. PERRY STREET
(CITY HOTEL)**

WHEREAS, the structure at 415 N. Perry Street (the “City Hotel”) was designated as a Historic Landmark by the Town of Castle Rock (the “Town”) by Ordinance No. 1998-11, adopted on May 14, 1998, in accordance with the provisions of Section 15.64.080 of the Castle Rock Municipal Code (the “Town Code”); and

WHEREAS, White Development LLC, the owner of the City Hotel (the “Owner”) has made proper application for a Landmark Alteration Certificate in accordance with Section 15.64.140 of the Town Code for the rehabilitation of the existing City Hotel structure and the construction of an adjacent four-story hotel; and

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

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

WHEREAS, a public hearing on the Owner’s application was held on November 6, 2024, wherein the Historic Preservation Board received testimony and evidence from Town staff, the Owner and the Owner’s representative(s), 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 testimony and evidence presented at the public hearing held on November 6, 2024, on the application for a Landmark Alteration Certificate for the City Hotel, the Historic Preservation Board makes the following findings and conclusions:

- A. The City Hotel has been designated as a Historic Landmark.
- B. The Owner of the City Hotel has submitted an application for a Landmark Alteration Certificate for the rehabilitation of the existing City Hotel structure and an adjacent four-story hotel.
- C. A properly-noticed public hearing was held on November 6, 2024, 6:00 p.m., wherein the Historic Preservation Board received testimony and evidence from Town staff, the Owner and the Owner’s representative(s), and the public on the application.

D. Based on the testimony evidence received at the hearing and the criteria for review set forth in Section 15.64.140.C of the Town Code, the Historic Preservation Board makes the following findings:

1. The proposed rehabilitation will not result in the destruction or substantial impairment of the integrity, or the character-defining architectural features of the City Hotel.

The proposed rehabilitation utilizes historic materials and will be completed in a manner that preserves the historic appearance of the building. The additions set for removal lack historic integrity and do not contain any character-defining architectural features.

2. The architectural style, arrangement, texture, color and materials of the proposed alterations are compatible with the character of the City Hotel.

The rehabilitation of the historic structure incorporates historic materials. The addition similarly uses these historic materials as the building's predominant materials, ensuring visual cohesion with the landmark.

3. The proposed interior alterations will not negatively impact the overall structural integrity of the City Hotel so as to affect its exterior appearance.

The interior changes will not affect the historic structure's structural integrity. The additions to be removed are in the rear and not visible from public streets.

4. The proposed alterations will not change an integral part of the City Hotel recognized at the time of the Landmark designation.

The additions to be removed are not considered integral, as they are not visible from the street and have changed over time.

5. The proposed additions or alterations to the City Hotel are being completed in a manner that, if such change could be removed in the future, the essential form and integrity of the historic structure will be unimpaired.

The new structure connects to the City Hotel via a breezeway. If removed in the future, the historic structure's shape, footprint, roofline, and integrity would remain intact.

6. The proposed alterations to the City Hotel conform to the following Secretary of Interior's Standards for Rehabilitation:

- (i) 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 City Hotel will be returned to its original use as a hotel, aligning with its historic purpose.

- (ii) 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 historic character of the City Hotel will be retained, with no alterations to character-defining features. The original window and door configuration will be restored.

- (iii) 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.

The City Hotel will be preserved as a record of its time, place, and use, without conjectural features from other buildings.

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

The additions of the City Hotel that will be removed lack historic significance in their own right.

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

The proposed rehabilitation of the City Hotel incorporates the examples of craftsmanship through the use of custom fabricated doors and windows.

- (vi) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Any features of the City Hotel that are to be replaced will match the old in design, color, texture, and other visual qualities and the same materials are to be used. Pictorial evidence by way of a historic photo will guide the rehabilitation.

- (vii) 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 new hotel building is set apart from the City Hotel and is connected to the outside of the historic structure, thus not requiring the destruction of any historic materials. The new work will be differentiated from the old but compatible in massing, size, scale, and architectural features to protect the historic integrity.

- (viii) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The addition is connected by a breezeway that is connected to the outside of the City Hotel. If the breezeway were to be removed, the form and integrity of the historic property would remain the same.

- 7. The proposed alterations to the City Hotel conform to the following additional criteria or policy design guidelines adopted by the Board to aid in the review of Alteration Certificate applications:

- (i) Castle Rock Style Standards - These standards state that new construction should be compatible to the height of existing buildings, roof pitch should be consistent with the neighborhood, and building materials should resemble the traditional materials, if possible.

The rehabilitation of the City Hotel will utilize historic materials and will generally match the building as show in the photo circa 1900.

The proposed addition is compatible in height by being placed behind the historic structure and where it does approach the street it is setback further than the City Hotel. The fourth floor is setback from the first three floors to create an additional visual relief. The roof pitch of the building is a flat roof that is consistent with the surrounding buildings and the Historic Downtown Area overall. The addition incorporates the historic materials found on the City Hotel.

- (ii) Castle Rock Design Standards – Chapter 2 of these standards include guidelines for building within the Downtown District. New buildings should reflect the traditional character of the Downtown but can use new, innovative elements in ways to express the architecture of current times. In this way, new buildings can be clearly distinguished from their elder neighbors. These guidelines are designed to spark development that is creative, yet maintains respect for the architectural history of the district. The goal is to conserve the sense of the past and the distinct Downtown character while encouraging the continued growth of a vital business district.

The new addition reflects the traditional character of the Downtown through its simple form and use of historic materials while sprinkling in some modern architectural details, such as the use of decorative HVAC covers.

- (iii) F.R.E.S.H. Standards in Castle Rock Historic Preservation Plan – The basic components of proper contextual infill design, developed by the Colorado Historical Society, that focuses on footprint, roof, envelope, skin and holes.

The “footprint” of the proposed addition will have a minimal impact to the surrounding neighborhood as many buildings utilize the allowance of a 100% building coverage within the Downtown. The proposed flat roof with front transition slope is consistent with other roof types in the area and the visible materials mimic the historic materials. The envelope of the building through the use of setbacks creates a compatible form. The skin of the addition will match the wooden 4-inch siding of the historic structure. The addition’s fenestration incorporates historic window shapes, maintaining architectural continuity.

Section 2. Approval. Based on the criteria set forth in Section 15.64.140.C of the Town Code, the testimony and evidence received 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 the City Hotel in accordance with the application.

PASSED, APPROVED, AND ADOPTED this 6th day of November 6, 2024, 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:

HISTORIC PRESERVATION BOARD

Darcie Hartman, Recording Secretary

John Beystehner, Chair

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Tara Vargish, Director of Development Services

ORDINANCE 98-11

DC9847303

210

AN ORDINANCE DESIGNATING 415-419 PERRY STREET AS A LOCAL HISTORIC LANDMARK

WHEREAS, 415-419 Perry Street is included in the 1985 Historic Building Inventory; and

WHEREAS, the owner of the property, Bradley K. Brown, has requested local landmark designation; and

WHEREAS, the site meets the criteria for historic landmark designation as found in Ordinance 94-01 (Castle Rock Historic Preservation Ordinance),

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO FOLLOWS:

SECTION 1. Amendment. Ordinance 94-02 (Castle Rock Register of Historic Landmarks) is amended by adding section (q) to read as follows:

- (p) Historic name: - City Hotel
Date of construction: 1874
Legal Description: Block 12, Lot 3, Town of Castle Rock
Present use: Multi family residential
Historic significance: The building is significant locally as it is associated with one of the town's most prominent people, the second Mayor. The building is one of the town's oldest, and certainly the first hotel. Originally called the Harris Hotel, the name was later changed to the Castle Rock House. The Harris' were settlers from Memphis, Tenn. Tom Harris, the owner, spent one full-term as the Mayor and was re-elected to office shortly before he was killed.
Key architectural features: The large Vernacular building was constructed of wood studs with wood siding. The L-Shaped building has an asphalt shingled roof and double-hung windows.

SECTION 2. Penalties and Sanctions. The above property, having been designated as a local historic landmark, is subject to all the provisions contained within Chapter 17.67 of the Castle Rock Municipal Code. Demolition, removal, or alteration to any designated historic structure or site without required approval from the Town may result in severe penalties and sanctions including fines, imprisonment, and limitation on the issuance of future building permits.

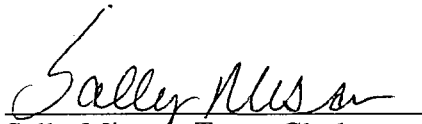
SECTION 3. Severability. If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

SECTION 4. Safety Clause. The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relation to the legislative objective sought to be obtained.

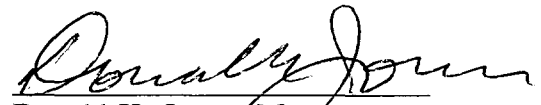
SUBMITTED this 23rd day of April, 1998 and approved for publication and further reading by a vote of the Town Council of the Town of Castle Rock of 6 for and 0 against.

PASSED, APPROVED AND ADOPTED this 14th day of May, 1998, by the Town Council of the Town of Castle rock by a vote of 7 for and 0 against.

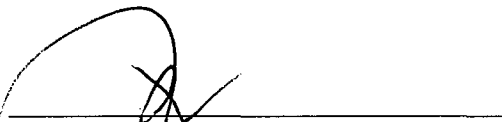
ATTEST:


Sally Misara, Town Clerk

TOWN OF CASTLE ROCK:


Donald K. Jones, Mayor

APPROVED AS TO FORM:


Robert J. Slentz, Town Attorney

user:plan\te98\rcord514.cty

Resource Number: 5DA0660
Temporary Resource Number: 769

Architectural Inventory Form

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination

OAHP 1403

(OAHP use only)

Date _____ Initials _____

- Determined Eligible - National Register
- Determined Not Eligible - National Register
- Determined Eligible - State Register
- Determined Not Eligible - State Register
- Need Data
- Contributes to Eligible National Register District
- Noncontributing to Eligible National Register District

1. Resource Number: 5DA0660
2. Temporary Resource Number: 769
3. County: Douglas
4. City: Castle Rock
5. Historic Name: The City Hotel
6. Current Building Name: New City Hotel
7. Building Address: 415 Perry Street
8. Owner Name and Address: New City Hotel, LLC; P. O. Box 491, Sedalia, CO 80135 (Brad Brown)



44. National Register Eligibility: Eligible

44A. Local Landmark Eligibility: Eligible

II. GEOGRAPHIC INFORMATION

9. PM: 6th Township: 8 Range: 67W
1/4 of NE 1/4 of SE 1/4 of NE 1/4 of NW of Section: 11
10. UTM Reference Zone: 13 Easting: 512144 Northing: 4358277
11. USGS Quad Name: Castle Rock South Map Scale: 7.5' MapYear: 1965/1994
12. Lot: 3 Block: 12 Addition: Town of Castle Rock
- 12A. Historic Neighborhoods: Central Downtown
Downtown Conservation Area: South Perry
13. Boundary Description: The building is bordered on the north by 5DA2661; bordered on the south by a wood fence; bordered on the east by Perry Street, a pedestrian sidewalk, and on-street parking. The west side is bordered by a wood privacy fence and parking lot.

III. ARCHITECTURAL DESCRIPTION

14. Building Plan: Irregular Plan
15. Dimensions in Feet: 49' x 53'
16. Stories: 2
17. Wall Material: Wood/Horizontal Siding
18. Roof Configuration: Cross Gabled Roof
19. Roof Material: Composition Roof
20. Special Features: Porch Chimney
Fence

21. Architectural Description:

The building is a two-story, gable roofed, L-shaped building. There is a hipped roofed one-story addition on the south and west side of the west leg of the "L" and a one-story shed addition on the west side of the east leg of the "L". Additionally, there is a small shed roof addition on the second floor on the west side of the east leg of the "L". The building is clad in horizontal lapped board siding and the roof is clad with 3-tab composition shingle roof.

East Elevation: This is the primary elevation. The first floor is covered by a shed roofed porch that extends the full length of the building and is supported by seven 4" x 4" wood columns with wood brackets. The first floor has three entry doors and five windows. Three of the windows are wood 2/2, double hung windows, while two of the windows are wood 4/4, double hung windows. The two 4/4, double hung windows are on the north end of the building, while the 2/2, double hung windows are on the south end of the building. The second floor has six 2/2, wood, double hung windows.

South Elevation: The south elevation of the gable end has only one window on the first floor. The window is a 2/2, wood, double hung window that is the identical to the second floor windows on the east elevation. There is also a large sixty-four lite, fixed, wood window on the shed roof addition. The two-story south elevation of the west leg of the "L" has a smaller 4/4, double hung wood window. Below, in the one-story, hipped roof addition, there are two doors and two windows. The east door appears to be newer, while the adjacent door appears to be original. To the east of the doors is a 4/4, double hung window. To the east of the window is another shorter 6/6, double hung window.

West Elevation: The gable end of the two-story portion has two 4/4, double hung, wood windows on the second floor and one 4/4, double hung, wood window on the first floor. There are two 4/4, double hung, wood windows on the second floor of the leg. The shed roof addition in the corner, on this level, has a door and a slider window. Below, there is a shed roof addition, as discussed above. It has a paneled wood door with an aluminum

screen. The hipped roof addition wraps around from the south elevation to the gable end of the west leg. The west elevation of this addition has another sixty-four lite, fixed, wood window at the corner and a 1/1, double hung window centered on the addition. There is a paneled hollow metal door on the north end of the addition.

North Addition: The north elevation of the hipped roof addition has a hollow metal paneled door. The north elevation of the two-story portion has seven windows. There are three windows on the first floor, two of the windows are 2/2, double hung, wood windows and the other has been partially infilled with wood siding, leaving a small aluminum slider window where the historic upper sash would have been located. The windows on the second floor have two 4/4, double hung, wood windows and two openings that have been modified. There is glass block infill where the historic upper sash was located. The lower portion of the historic window opening has been infilled with wood siding.

22. Architectural Style: Late Victorian - Queen Anne

23. Landscape or special setting features:

There is a large deciduous tree on the patio at the south elevation.

24. Associated buildings, features, or objects:

None.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1872 Actual:
 Source of Information: Castle Rock Journal - December 25, 1931.

26. Architect: None
 Source of Information: N/A

27. Builder: John Harris
 Source of Information: Castle Rock Journal - December 25, 1931

28. Original Owner: Thomas S. Harris
 Source of Information: Castle Rock Journal - December 25, 1931

29. Construction History:
 See attached plans for more information.

1872 Building (A) was constructed in New Memphis.

1888 - 1889 Porch was constructed.

1888 - 1889 One-story addition (B) constructed. See photo 2 for more information. (Castle Rock Journal - 5/15/1889)

1889 Addition C is constructed on the south side. (1890 Sanborn Map).

1894 Stable is constructed on the property for livery.

1890 - 1895 One-story porch and two-story addition (D) is constructed. (1895 Sanborn Map and Photo 3).

November 1900 A new chimney was built and the kitchen roof was reshingled. (Castle Rock Journal - November 2, 1900)

June 1901 Hotel received a new coat of paint and the original porch was removed and a new two-story veranda constructed. (Castle Rock Journal - June 28, 1901).

November 1901 Fire burned the City Hotel. Extensive interior damage and roof rafters all burned. (Castle Rock Journal - November 15, 1901).

Prior to 1902 Two-story addition (D) with exterior stair removed. (1902 Sanborn Map). Possibly because of the fire.

1902 - 1907 The kitchen footprint located on the south side of the building possibly changed. The Sanborn Maps show this plan as being two separate buildings, but they have a similar footprint to the 1902 plan. It is unclear whether this is a new structure or the Sanborn Map was only showing more detail.

1914 - 1930 The kitchen addition © footprint changed. It is not clear whether it was a new structure or the

old addition was modified. In addition, a small one-story addition (F) and (G) were constructed.
 After 1930 The west addition (D) was removed and two small additions (I) and (H) were added. A photo from 1949 confirms the footprint seen in the 1930 Sanborn Map.
 Circa 1950 Addition C visually appears to be very old- but the footprint of this addition changed between 1949 and today. In addition, the one-story addition (I) was constructed.
 After 1930 Front porch roof and columns removed.
 1997 Building received a grant from the Town of Castle Rock with funding from the State Historical Fund to reconstruct the front porch that was removed.
 Unknown Windows were modified on the north elevation. The middle door was added on the east elevation. Chimneys on the front gable portion were removed.

30. Original Location: No Date of Move: 1874 -1877

V. HISTORICAL ASSOCIATIONS

31. Original Use: Domestic/Multiple Dwelling 32. Intermediate Use: Domestic/Multiple Dwelling
 33. Current Use: Domestic/Multiple Dwelling
 34. Site type(s): Hotel, Boarding/Rooming House, Apartments
 35. Historic Background:
- 1874 - 1884 Thomas S. Harris
 - 1884 - 1888 Mary Harris
 - 1888 - 1889 O. S. Ellison
 - 1889 - 1900 Philip Crawshaw (lease to Will R. Kendall)
 - 1900 - 1901 Will R. Kendall
 - 1901 - 1904 William H. Whitney (of Holcomb and Whitney) Managed by J. E. Finnegan
 - 1904 - 1908 Annie L. Whitney
 - 1908 - 1920 Clinton G. and Alma S. Towne
 - 1920 - 1923 Demory A. and Nellie S. Gillette
 - 1923 Joseph H. and Sarah E. Glasspoole
 - 1923 - 1926 Goldie May Throush (lease to W. H. Patterson)
 - 1926 - 1931 Castle Rock State Bank
 - 1931 - 1933 John L. Kracaw
 - 1933 Castle Rock State Bank
 - 1933 - 1943 Alma S. Towne (real estate only; no furniture)
 - 1945 - 1981 C. Douglas Andrews
 - 1981 - 1997 Robert T. Duvell
 - 1997 - Present New City Hotel, LLC (Brad Brown)

This building was constructed in the town of New Memphis in approximately 1872. The town was inhabited with settlers from Memphis, Tennessee. Thomas S. Harris and his brother John, were the founders. New Memphis was located near Ligget Road and Highway 85. This building was one of the first buildings constructed in the new town and was owned by Mr. and Mrs. Tom Harris (Castle Rock Journal - December 25, 1931). Harris, after constructing the house, filed an Agricultural College Scrip (No. 827) for ownership of the quarter section (160 acres) encompassing New Memphis in March, 1873. According to his statements he had cultivated one acre of land, and built a two-story frame house 20' by 40', eight rooms all latticed and plastered with 12 doors and 17 windows.

It was presumed that the building was moved sometime after April 27, 1874 when Harris purchased Lot 3 from John Craig. By 1875, the building was being advertised as the Castle Rock Hotel with Thomas Harris as the proprietor. According to the 1880 Census, Harris was the proprietor of a hotel, while his wife, Mary was keeping

house. They had a waitress and a servant and two boarders, John H. Craig, the developer of Castle Rock and a County Judge and Charles Holbrook, a lawyer.

Thomas S. Harris was born in Chilton, Wiltshire England on January 1, 1837. He immigrated to America in 1838 and settled at Memphis, Tennessee. He came to Colorado in 1871, and as stated before, was the founder of New Memphis. He was also one of the first settlers of Castle Rock and was elected as mayor twice and was a member of Town Council when he passed away August 16, 1884. He had been injured when a spooked steer, driven by John Bean, gored and ran over Harris. He died five days later with symptoms of pneumonia. (Castle Rock Journal, August 20, 1884 and Jan Herman - cemetery transcriptions).

His wife, Mary, remained owner of the property for several years after, until 1888. Little else is known of her, except that she passed away sometime in 1889 and was buried next to her husband in Cedar Hill Cemetery.

O. S. Ellison began managing the hotel in 1884, prior to Thomas's death and he purchased the hotel in 1888 from Mary Harris. O. S. Ellison was born in Norway and immigrated to the United States at an unknown time. He was married to Lucy Ellison who was born in Illinois and had a son, Charlie, born in Kansas. According to the 1880 U. S. Federal Census, the family was living in El Paso County and he was a lumberman. Prior to living in El Paso County, his family lived in Warmego, Pottawatomie County, Kansas where his son was born. (1875 Kansas State Census). After moving to Castle Rock around 1882, he was a proprietor in a general store called Ellison and Moorhead. In June 1882, he dissolved this partnership and became partners with Brazil. They remained partners until May 1884, when it too was dissolved. He sold the hotel to Philip Crawshaw in May 1889. As a part of the purchase, he also received a house owned by Crawshaw. After selling the hotel, he and Mrs. Ellison moved to Denver. In 1891, Ellison and his wife returned to Castle Rock and moved back into his residence on Perry Street and returning to his former profession of a house and sign painter. He also became the mining overseer for the Castle Rock Mining Company and an election judge in 1892. In early 1894, Ellison moved to Cripple Creek to work in the mines; his wife and son followed in April. By December 1895, he had opened a grocery store in Elkton and quit the mines. He remained in that business a little over a year before he sold the store. Mrs. Ellison returned to Castle Rock with her son, while O. S. did not return to Castle Rock until the middle of 1897. Ole S. Ellison died September 20, 1890 in Black Hawk where he had been working in the mines the entire year. He died from complications from pneumonia.

Philip Crawshaw, as stated above, purchased the hotel from Ellison. Philip was born around 1834 in England. In 1858, living in Missouri and at the age of 24, he and his wife Sarah had their first child, Winslow. Another child, Ella, followed soon after. When they moved to Kansas, a third child was born. Little Charlie was born in Colorado in 1867. Following Charlie, three more children were born. According to the 1870 U. S. Federal Census, Philip was an agent for an agricultural implement company and was living in Denver. In 1880, the family had moved to Douglas County and was farming in the Spring Valley area. He had five children living with him. By 1889, he had purchased the City Hotel and was living in Castle Rock and had sold his farm to the McAuliffe family (Castle Rock Journal - January 24, 1894). While running the hotel, Philip became involved in politics and was appointed justice of the peace in April 1894 (Castle Rock Journal - April 11, 1894). In 1896, he was appointed the city treasurer (Castle Rock Journal - February 12, 1896). In 1898, he became the janitor of the school house and a police magistrate. In July, 1900, Philip Crawshaw retired from all of his public responsibilities (Castle Rock Journal - July 20, 1900) and sold the hotel to Will Kendall. Soon after their retirement and sale of the hotel, they moved to Lakewood. Sarah Crawshaw died in 1902 and is buried in Fairmount Cemetery in Denver.

Will Kendall purchased the City Hotel from Crawshaw in 1900. Kendall was born in West Virginia around 1867. He married Olive and had one son named William. Prior to purchasing The City Hotel, Kendall owned property in the Sedalia area and was a farmer (1900 U. S. Federal Census). After selling the City Hotel, he moved to Sugar Creek, near his brother, J. S. Kendall, and opened a sawmill. He returned to Castle Rock at some point but, in

April 1917, he left Castle Rock to move to Glocanda, Arizona to work as a foreman in a flotation mill, and returned by 1920 where he was living in East Castle Rock (1920 U. S. Federal Census). By 1930, his wife had passed away, he was living in Castle Rock, and was an inspector for the highway. His wife passed away in 1929 and he passed away in 1950. Both are buried in Cedar Hill Cemetery.

William Kendall sold The City Hotel to Holcomb and Whitney in 1900, because of his wife's health. Included in the sale were the Holcomb and Whitney cottages occupied by Dr. Alexander and J. E. Finnegan. (Castle Rock Journal - September 6, 1901). J. E. Finnegan became manager of the City Hotel. Soon after, in November, the City Hotel burned. Finnegan had gone up to the second floor when he smelled smoke. A fire had begun between the kitchen chimney and had ignited the tar paper on the roof. A fire alarm was sounded, but before the fire could be extinguished, the roof timbers were badly burned and much of the plaster and wallpaper was damaged.

While Holcomb and Whitney owned the property, they leased it out to numerous proprietor's, some of which were, J. E. Finnegan (1901), J. S. Kendall (1902- brother of William R. Kendall), W. B. Quein (1902), and Alma Towne (1907).

William Whitney arrived in Castle Rock in February 1889 and immediately went into business with Hancock and Holcomb, a local hardware company. By March, Hancock had removed his name from the business and the new name became Holcomb and Whitney. In May 1903, Whitney sold his interests in the store to Holcomb. Nothing else is known about Whitney, except that ownership of the property was transferred to his wife, Annie, in 1904. She sold the property in 1908.

Annie Whitney sold The City Hotel to Alma Towne, but Alma had been running the hotel since 1907, so ownership of the property was the next step. She purchased the property in 1908 and maintained ownership until 1920.

Alma S. Towne was the wife of Clinton G. Towne. In 1900 they were living in Nebagamain Town, Douglas County, Wisconsin. They were newlyweds, but there was a daughter 3 years old, Isabell Victora, possibly from a previous marriage of Clinton. Clinton was born in 1869 and there was an eight year difference in their age. Alma was from Sweden and became a U. S. citizen in 1891. They moved to Castle Rock around 1907 and purchased 522 Wilcox (5DA2674), but the 1910 U. S. Federal Census listed them as living at 404 Perry Street (5DA1267) across from The City Hotel. She listed her occupation as a hotel keeper and her husband's as a telegraph dispatcher for the railroad. The Colorado Business Directories from 1910 to 1920 listed her as the proprietor of the City Hotel.

Alma sold the hotel to Demory and Nellie Gillette in 1920. It is presumed that the Gillette's knew the Towne's through Clinton Towne's job. Nellie's husband also worked at the Telephone and Telegraph Company, but in Palmer Lake. He was transferred to Castle Rock to become the District Manager and it was at that time, that Nellie purchased the hotel. She owned and managed The City Hotel until June 1922, when her husband was transferred to Colorado Springs. Nellie Gillette was the daughter of Joseph and Sarah Glasspoole, so when they moved, her mother Sarah moved from their home in Greeley to take over the management of the hotel (Castle Rock Journal - June 9, 1922).

The Glasspoole's purchased the hotel from their daughter in 1923 and then sold it to Goldie May Throush in October 1923. The purchase included a land transfer of property in Parker that the Throush's owned. The Throush's refurbished the hotel and continued utilizing it as a boarding house.

Mr. Olen Ray Through was born in Ohio according to the 1910 U. S. Federal Census. He was living in Seattle Ward 4, King County, Washington and was listed as a fisherman. He married in 1911 and it is presumed they moved to Parker, Colorado soon after. In 1918, Olan registered for the draft and listed his occupation as the owner of a trucking line in Parker, where they lived. At some point they moved to Castle Rock, as Mrs. Through owned the Home Bakery and Grocery Store and her husband was an auctioneer. They purchased the hotel, but unfortunately, by 1926, they had defaulted on the loan and the Castle Rock State Bank took over ownership. They owned the building until 1931 when they sold it to John L. Kracaw. The sale included a Deed of Trust from Alma S. Towne that Kracaw assumed and became responsible for payments on the deed.

John Kracaw was the son of Edgar and Mary Kracaw. His grandmother was Anna Kracaw from Franktown, and his aunt was married to William Converse who owned a farm on Highway 83 south of Parker. Today, the property is known as Hidden Mesa Open Space. The historic buildings remain on the property. John was born in Franktown, but moved to San Miguel County with his family when he was still very young. His father, was a grocery salesman in Sawpit, Colorado, according to the 1900 U. S. Federal Census. By 1910, the family was living in Telluride, where his father was a salesman in a grocery store. It is unclear why he purchased the hotel, because according to the 1930 U. S. Federal Census, he was an undertaker at a mortuary in Castle Rock and the Colorado Business Directory for 1932, lists him as owning a restaurant. During this time, Charles Wertz was the manager of the hotel. Kracaw owned the property two years and lost the property. The Castle Rock State Bank was liquidated and the property was returned to Alma S. Towne.

Alma Towne sold the property to Otto and Ollie Sholtz in 1943. Otto was born in 1899 in Colorado to Francis and Katherine Sholz. He was the youngest of five children and grew up on a farm in Sedalia. He was still living at home in 1918, but by 1920, he was living in Kelley, located to the west of Sedalia, and was working as a fireman for the Dupont Company in Louviers. By 1930, he was living in Sedalia again, was married, and was operating a grocery store. Otto Scholz sold the building to Douglas Andrews.

Colonel Douglas Andrews was born July 5, 1909 in Evant, Texas, to Jesse and Nora Belle Andrews. At the age of two, he traveled with his family by covered wagon to Roswell, New Mexico. In 1911, they homesteaded 50 miles northwest of Roswell in the Micho Valley. After his mother was injured in an accident, the family moved to Kenific, Oklahoma where his mother died. The family moved once again, in 1920, to Laramie, Wyoming. In 1921, they settled in Brighton, Colorado where Douglas graduated from high school in 1928. In the fall of 1928 he enrolled in a one-year course at Palmer Business School in Denver. In 1929, he accepted a position at Armour and Company as a bookkeeper. Then in 1930, he became an apprentice at the Bengston Mortuary in Denver. He continued working at Bengston's until 1936, becoming a licensed funeral director and embalmer. He opened his own mortuary soon after leaving Bengston's, working out of Moore Mortuary.

Douglas married Helen Josephina Velin in Denver on September 4, 1932. She was born October 15, 1912 to Joseph and Hulda Velin, both immigrants from Sweden. She graduated from East High School in Denver in 1930 and attended Colorado Women's College for one year majoring in music. She was a student in the Children's Hospital Nursing school when she and Douglas married.

In 1938, Doug and Helen moved to Castle Rock where they purchased the Livingston Funeral Home. Doug was appointed deputy coroner under Sam Livingston. He was elected Coroner in 1940 and held the office until 1968. While living in Castle Rock, they also operated Andrews Flower Shop and Andrews Furniture Store. During his life, he was a member of the Castle Rock Volunteer Fire Department and the Douglas County Lion's Club. He was a member of the Castle Rock Odd Fellows Lodge and the Elizabeth Odd Fellow's Lodge. He was a member of the Castle Rock Masonic Lodge #153, Martha Chapter #135, Pikes Peak Grange and was also president of the Cedar Hill Cemetery Association from 1938 -1966.

Resource Number: SDA0660
 Temporary Resource Number: 769

Architectural Inventory Form

His funeral home on the corner of Jerry Street and Fourth Street was the location of the Carlson and Frink Dairies of Denver. He sold this business to his son in 1976 after he had moved to Canon City in 1966. In Canon City, he and Helen purchased the Mountain Vale Cemetery and the Cervil Funeral Home. Helen died in December 1977 and Douglas died in May 1996, both in Canon City.

The family owned many historic buildings in Castle Rock, this was yet another historic building owned by the family. The family sold The City Hotel to Robert Duvell in 1981.

Little is known about Robert Duvell, he sold the building to Brad Brown in 1997. Today the property is still owned by Brad. Brad is a local developer that has developed portions of Perry Street into a pedestrian friendly destination place where local entrepreneurs are welcome to sell their wares.

36. Sources of Information:

Douglas County Assessor; The Record Journal of Douglas County; The Castle Rock Journal; U. S. Federal Census; World War I Draft Registration Applications.

VI. SIGNIFICANCE

37. Local Landmark Designation: Yes

Designation Authority: Town of Castle Rock

Date of Designation: 1998

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Consideration A through G (see Manual).
- Does not meet any of the above National Register Criteria.

38A. 2.18.160 Castle Rock Criteria for Designation:

- A. The character, interest or value of the proposed landmark as part of the development heritage or cultural characteristics of the town;
- B. The proposed landmarks as a location of a significant local, county, state, or national event;
- C. The identification of the proposed landmark with a person or persons significantly contributing to the local, county, state or national history;
- D. The proposed landmark as an emodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type of method of construction, or the use of indigenous materials, the use of locally quarried rhyolite rock being of special importance to the Town;
- E. The proposed landmark as an identification of the work of an architect, landscape architect or master builder whose work has influenced the development in the Town, County, State, or Nation;
- F. The proposed landmark's architectural, cultural or archeological significance;
- G. The proposed landmark as an example of either architectural or structural innovation;
- H. The relationship of the proposed landmark to other distinctive structures, districts, or site which would also be determined to be of historic significance; and
- I. The age of the structure. A fifty-year minimum is generally required.

39. Area(s) of significance: **Commerce** **Community Planning and Development**

40. Period of significance: **1874 - 1950**

41. Level of significance: **Local**

42. Statement of significance:

Commerce: This building is important because its history as a part of the commerce of Castle Rock. The hotel played a significant role in the lives of the residents of Castle Rock, as well as visitors. At times, it was the only hotel in town where visitors could visit or temporarily live, while they were looking for housing or waiting for their house to be built. Many prominent people were boarders at the hotel, including John Craig, the person who donated land to Castle Rock to develop and sell to raise monies for a new County Courthouse once it was decided that Castle Rock would become the county seat. The hotel was used as a home for many of the owners, as a place where meetings were held, including weddings, dinner and lunch could be purchased. A review of the newspapers from the 1870s thru the 1950s show the importance it played in the commerce of Castle Rock. The additions to the building reflect the success of the hotel as more rooms and other ancillary spaces were needed.

Community Planning and Development: This building played a pivotal role in the community and planning of Castle Rock. Originally constructed in the community of New Memphis, it was a stopping point for many heading to Denver or to Colorado Springs along the trails. The community was made up of people who had moved from Memphis to start a new life in the frontier. Soon after the town was developed, the heated discussions about where the county seat of Douglas County should reside, began. Many felt that Franktown should have been the county seat, while others thought Castle Rock should. In the end, Castle Rock became the county seat, and this was the death for the town of New Memphis. Thomas Harris and his brother relocated to Castle Rock as it quickly began to grow, and finally moved the hotel there to prosper from the two railroads that ran through the town. He purchased the property from John Craig just a few blocks from the railroad depot and close to where the courthouse was being built. This was one of the first large buildings in Castle Rock and the only one remains standing today.

43. Assessment of historic integrity related to significance:

The building's level of integrity, relative to the seven aspects of integrity, as defined by the National Park Service and the Colorado Historical Society (setting, location, design, materials, workmanship, feeling and association), is intact. Although the building is not in its original location, New Memphis, it was moved so early in its history, that most of its history is related to its current location. The design has remained intact, especially the front elevation, except one door that could easily be removed at some date. The original

Resource Number: 5DA0660
 Temporary Resource Number: 769

Architectural Inventory Form

windows and doors still exist, except in a few instances where doors have been replaced. The materials and workmanship are also intact. The historical materials still exist. The hotel is still an apartment/boarding house, but is not longer a hotel.

The building was listed as a Castle Rock landmark in 1998.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible

Local landmark eligibility field assessment: Eligible

45. Is there National Register district potential: N/A

Discuss: This resource was surveyed and documented as part of a project in which buildings within the downtown area of Castle Rock were surveyed. The survey area was from Front Street on the east, to Fifth Street on the north, to Elbert Street on the west and Third Street on the south.

The boundaries of a historic district have not yet been determined since many areas of the town have not yet been surveyed. Additionally, this building might be associated with an adjacent unsurveyed area. A preliminary evaluation of whether this property would be a contributing resource, if found to be within the boundaries of a district, has been made to assist future studies.

Is there Local District Potential: N/A

If there is National Register district potential, is this building contributing: yes

46. If the building is in existing National Register district, is it contributing: N/A

VIII. RECORDING INFORMATION

47. Photographic References: 5DA0660_East Elevation; 5DA0660_North Elevation; 5DA0660_Partial North Elevation; 5DA0660_Partial West Elevation; 5DA0660_South Elevation; 5DA0660_West and South Elevation; 5DA0660 West Elevation; 5DA0660 West Elevation 2

Photographer: Barbara Darden

Negatives Filed At: There are no negatives - photos are digitally reproduced.

48. Report Title: "Town of Castle Rock - Survey of Historic Resources" (August 29, 2005); Preservation Partnership

49. Date(s): April 2009

50. Recorders: Barbara Darden

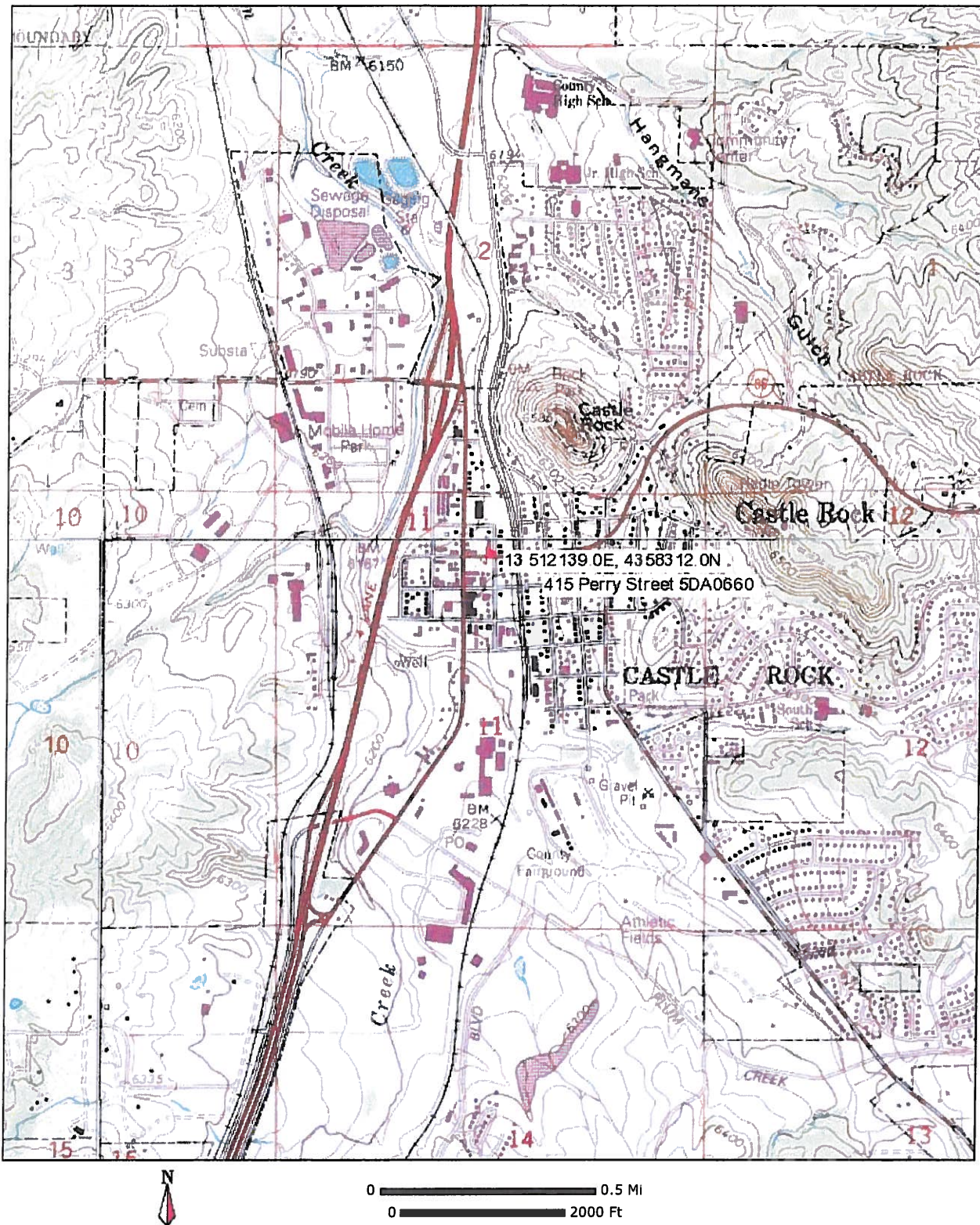
51. Organization: Scheuber + Darden Architects

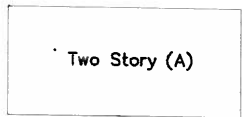
52. Address: 10800 E. Bethany Drive, Suite 380, Aurora, Colorado 80014

53. Phone Number(s): 303-755-7395

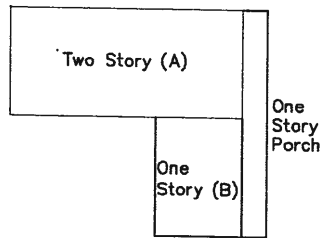
NOTE: Please attach a sketch map, a photocopy of the USGS quad map indicating the resource's location, and photographs

Colorado Historical Society - Office of Archeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203 (303) 866-3395

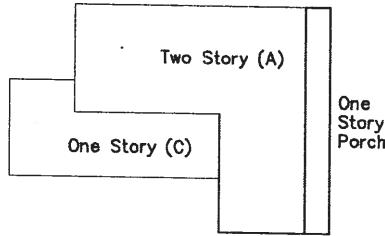




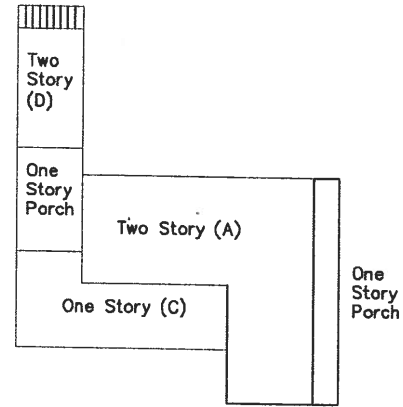
1872



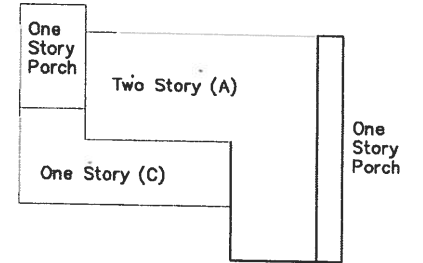
Circa 1874 - 1889
re: 1889 Photo (1)



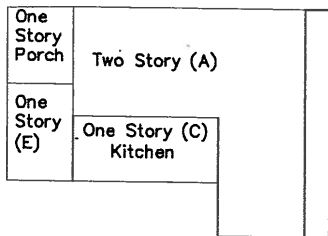
1890
1890 Sanborn Map



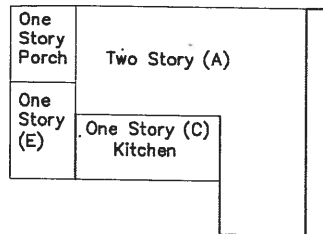
1895
1895 Sanborn Map
Also 1900 Photo (2)



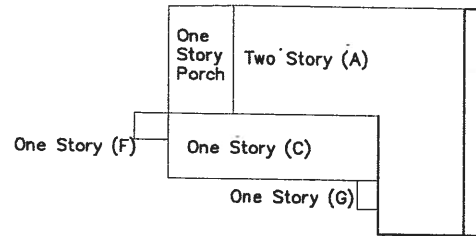
1902
1902 Sanborn Map
1910 Photograph (3)



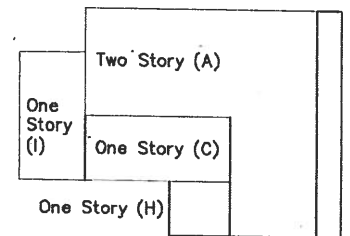
1907
1907 Sanborn Map
1910 Photograph (3)



1914
1914 Sanborn Map
1910 Photograph (3)

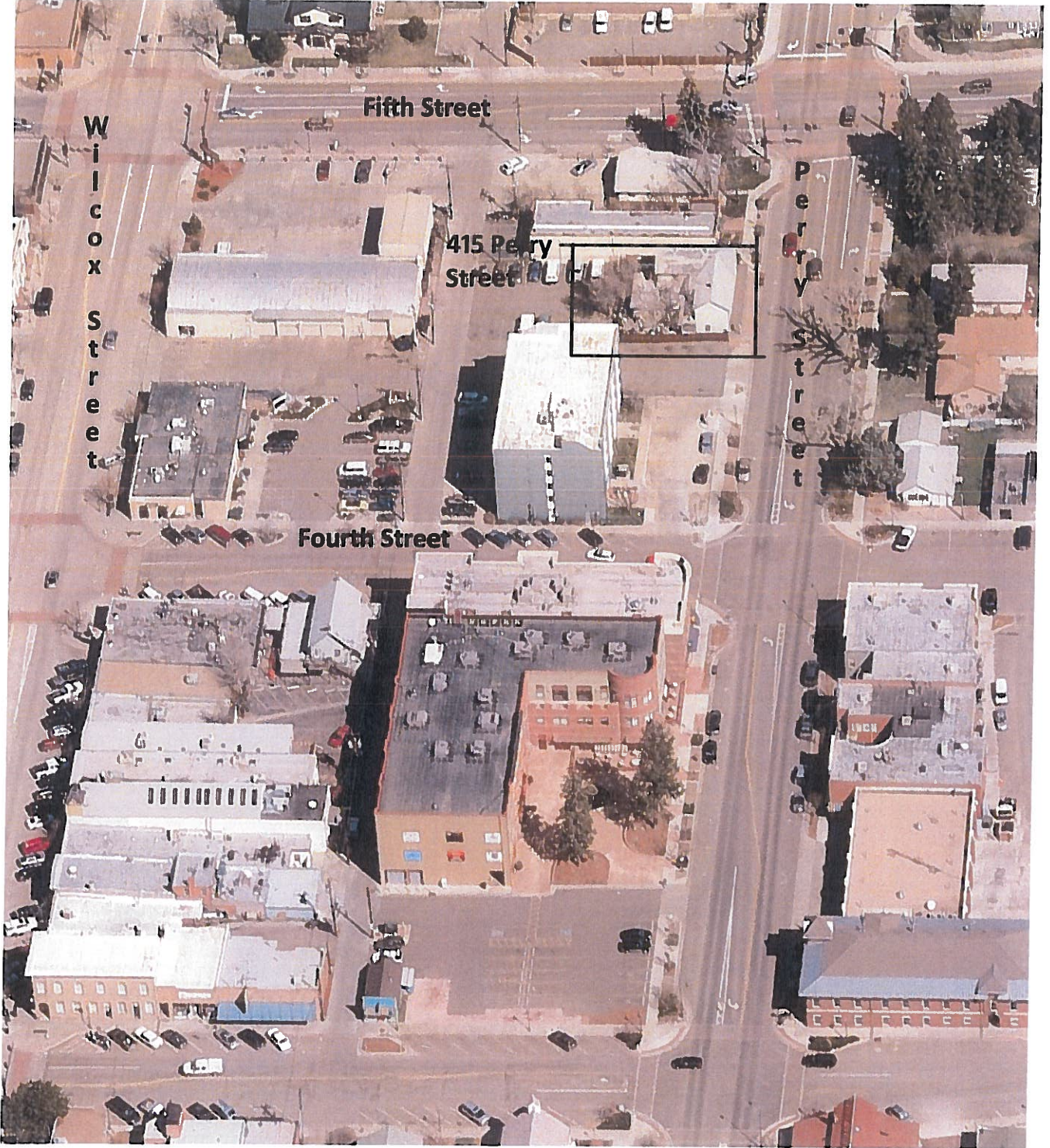


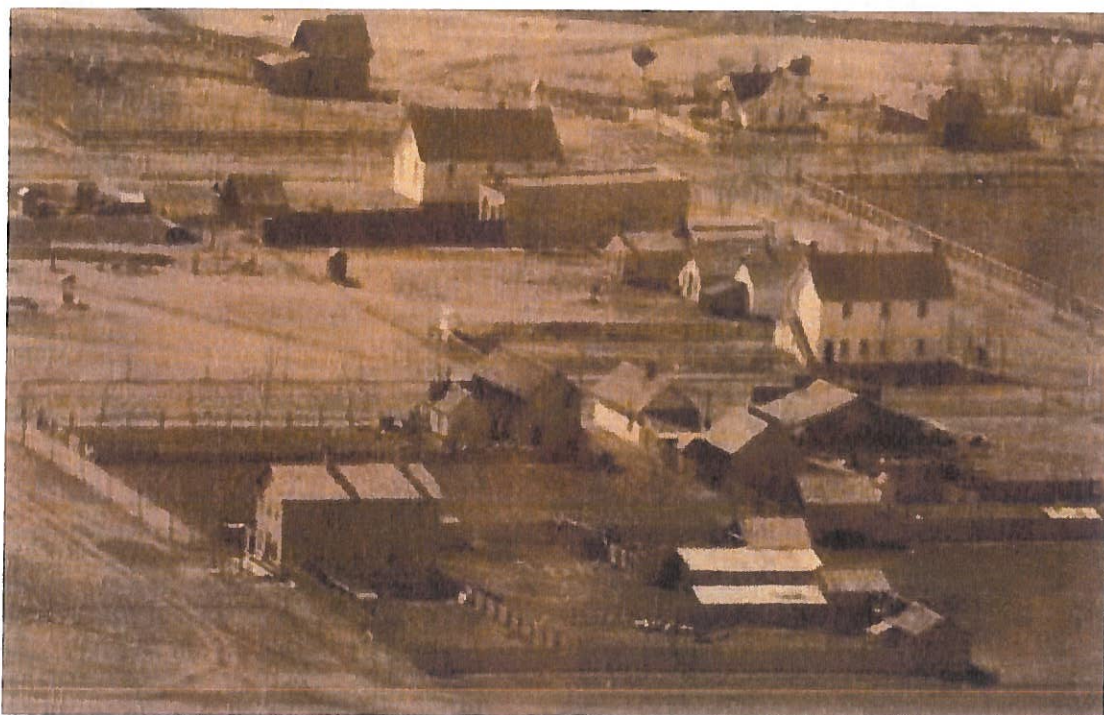
1930
1930 Sanborn Map
1949 Photograph (4)



2010







1.0 City Hotel - Circa 1888 - Courtesy of the Douglas County History Research Center
2010.028



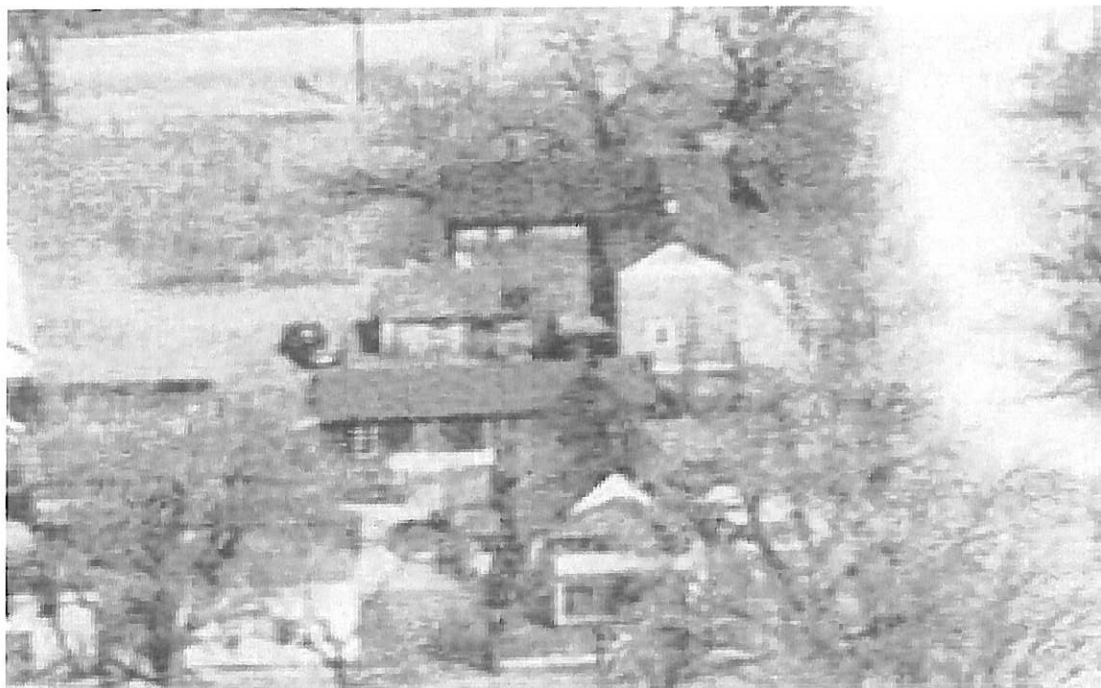
2.0 City Hotel - Center of Photo - Circa 1889 - Note One Story Addition on the South Side - Courtesy
of the Douglas County History Research Center
1992.001.0XXX.0118



3.0 City Hotel - Circa 1900 - Courtesy of the Douglas County History Research Center
1992.001.0678.0002

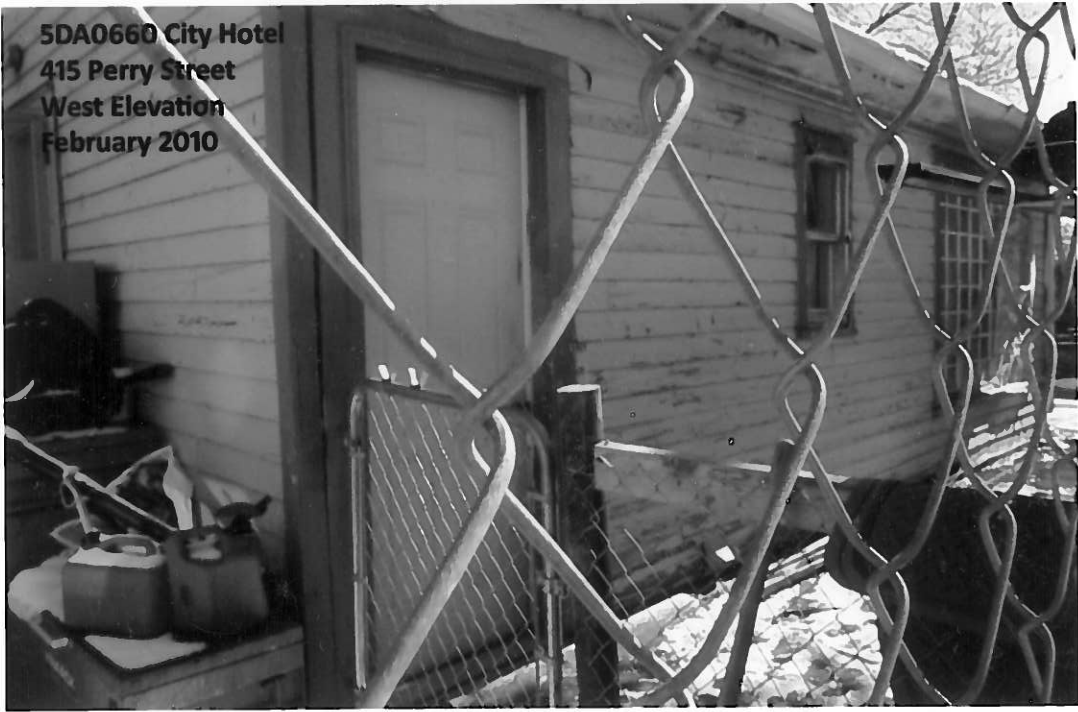


4.0 City Hotel - Circa 1910 - Note One Story Shed Roof Additions on the South and West Sides - Courtesy
of the Douglas County History Research Center
1992.001.0XXX.0032



5.0 City Hotel - 1949 - Note One Story Shed Roof Addition on the South Side - Courtesy
of the Douglas County History Research Center
1992.001.0XXX.0032

5DA0660 City Hotel
415 Perry Street
West Elevation
February 2010



5DA0660 City Hotel
415 Perry Street
North Elevation
February 2010

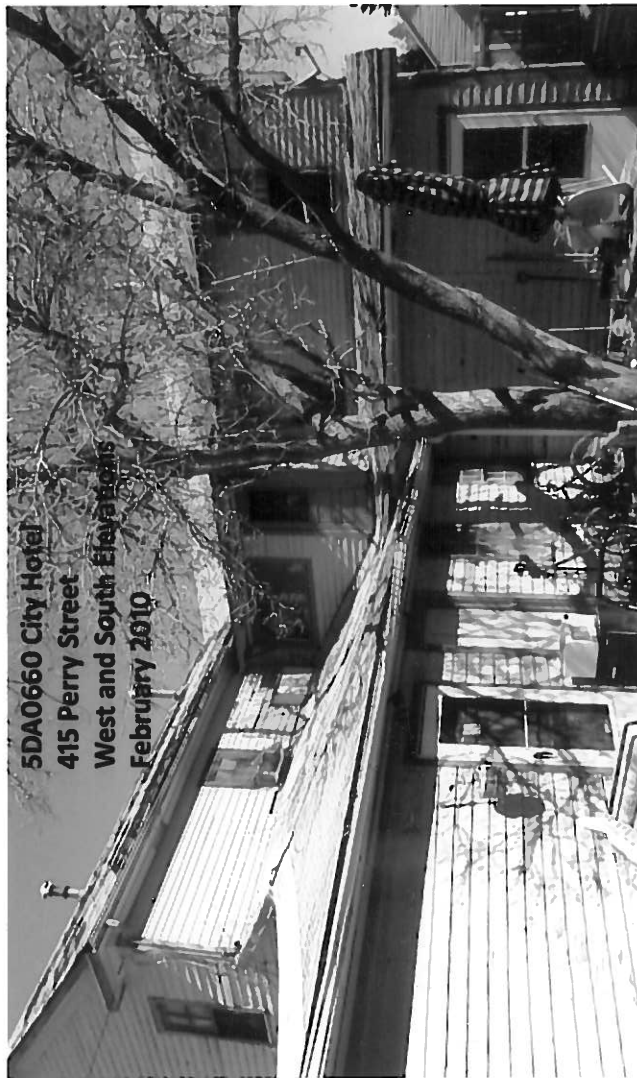
5DA0660 City Hotel
415 Perry Street
East Elevation
February 2010

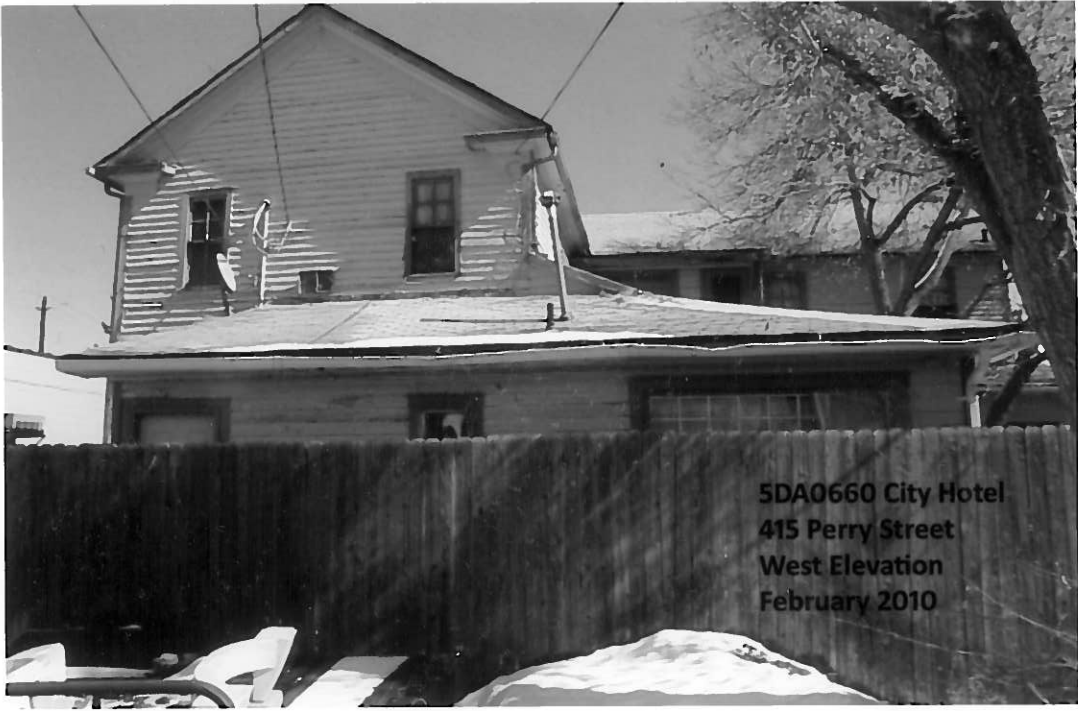


5DA0660 City Hotel
415 Perry Street
South Elevation
February 2010



5DA0660 City Hotel
415 Perry Street
West and South Elevations
February 2010





5DA0660 City Hotel
415 Perry Street
West Elevation
February 2010



5DA0660 City Hotel
415 Perry Street
Partial North Elevation
February 2010



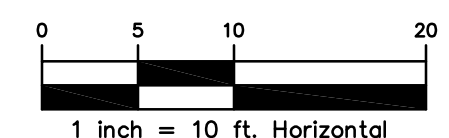
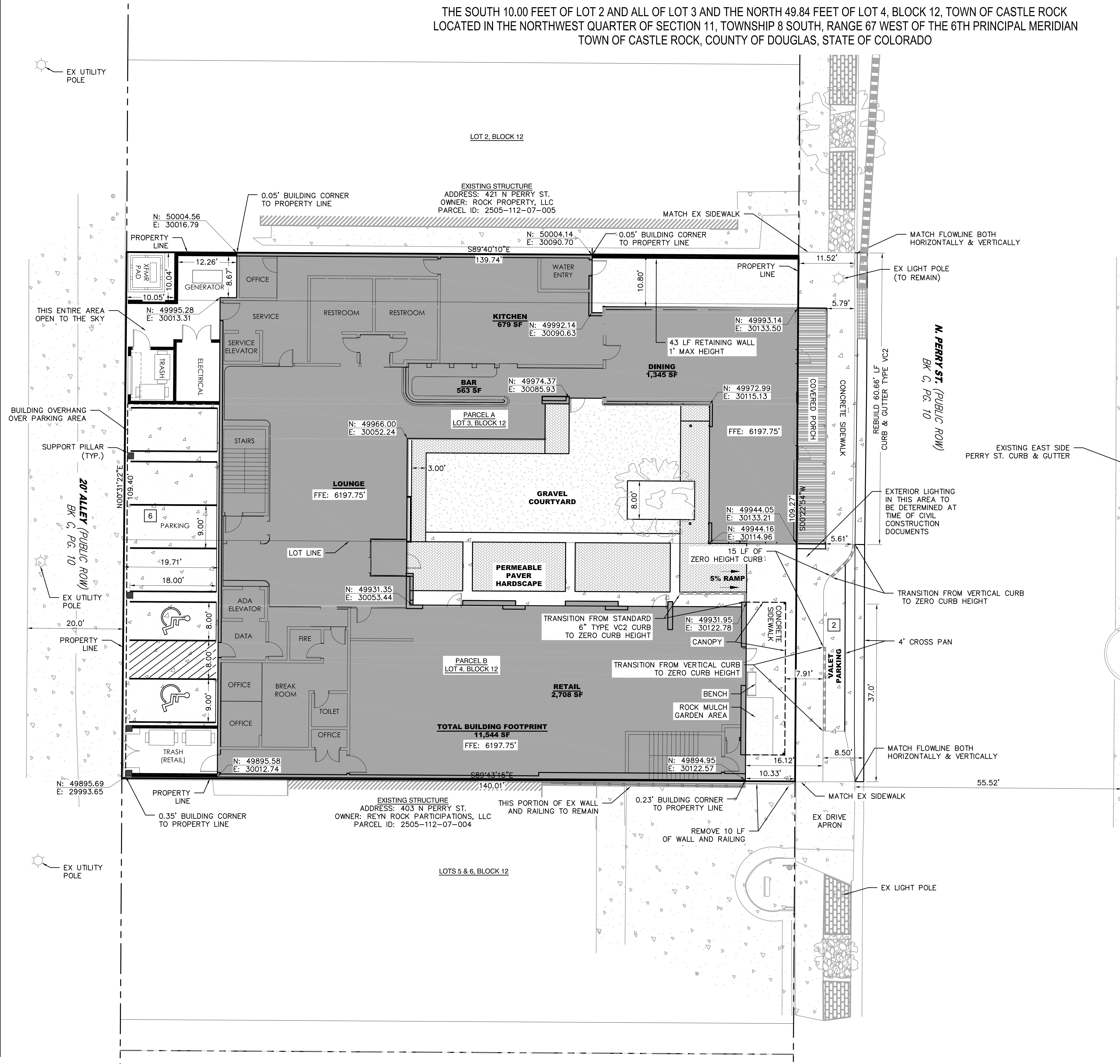
5DA0660 City Hotel
415 Perry Street
West Elevation
February 2010

SITE DEVELOPMENT PLAN

THE SOUTH 10.00 FEET OF LOT 2 AND ALL OF LOT 3 AND THE NORTH 49.84 FEET OF LOT 4, BLOCK 12, TOWN OF CASTLE ROCK
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

- PROPERTY BOUNDARY
- EX CURB AND GUTTER
- CURB HEIGHT TRANSITION ZONE
- PR RETAINING WALL
- EXISTING STRUCTURES (TO REMAIN)
- PR BUILDING
- PR CONCRETE SIDEWALK/PARKING
- PR PERMEABLE PAVERS/HARDSCAPE
- PR COMPACTED CRUSHER FINE SURFACE
- PR STREETSCAPE AREA
- PR BUILDING DECK
- EX CONCRETE FLATWORK
- PARKING COUNT



ISSUE DATE:	3.15.2024
REVISION 1:	7.22.2024
REVISION 2:	10.04.2024
REVISION 3:	
REVISION 4:	

SITE DEVELOPMENT PLAN

THE SOUTH 10.00 FEET OF LOT 2 AND ALL OF LOT 3 AND THE NORTH 49.84 FEET OF LOT 4, BLOCK 12, TOWN OF CASTLE ROCK
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 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



FACADE TRANSPARENCY TABLE

FACADE LENGTH	MULTIPLIER	REQ'D TRANSPARENCY	PROVIDED TRANSPARENCY
37'-0"	.35	12' - 11 1/2"	13'-0"

37.0' X .35 = 12.95' (12'-11 1/2")

① EAST - SDP
 1/8" = 1'-0"



② NORTH - SDP
 1/8" = 1'-0"

ISSUE DATE: 3.20.2024
 REVISION 1: 7.22.2024
 REVISION 2:
 REVISION 3:
 REVISION 4:

SITE DEVELOPMENT PLAN
 CITY HOTEL
 TOWN CASTLE ROCK PROJECT NO. SDP24-0014

ELEVATIONS

10 OF 17

SITE DEVELOPMENT PLAN

THE SOUTH 10.00 FEET OF LOT 2 AND ALL OF LOT 3 AND THE NORTH 49.84 FEET OF LOT 4, BLOCK 12, TOWN OF CASTLE ROCK
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



① WEST - SDP
 1/8" = 1'-0"



② SOUTH - SDP
 1/8" = 1'-0"

ISSUE DATE:	3.20.2024
REVISION 1:	7.22.2024
REVISION 2:	
REVISION 3:	
REVISION 4:	

SITE DEVELOPMENT PLAN
 CITY HOTEL
 TOWN CASTLE ROCK PROJECT NO. SDP24-0014

ELEVATIONS

11 OF 17

SITE DEVELOPMENT PLAN

THE SOUTH 10.00 FEET OF LOT 2 AND ALL OF LOT 3 AND THE NORTH 49.84 FEET OF LOT 4, BLOCK 12, TOWN OF CASTLE ROCK
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



① ELEVATION EAST COURTYARD - SDP
 1/8" = 1'-0"



② ELEVATION NORTH COURTYARD - SDP
 1/8" = 1'-0"

ISSUE DATE: 3.20.2024
 REVISION 1: 7.22.2024
 REVISION 2:
 REVISION 3:
 REVISION 4:

SITE DEVELOPMENT PLAN
 CITY HOTEL
 TOWN CASTLE ROCK PROJECT NO. SDP24-0014

ELEVATIONS

12 OF 17

SITE DEVELOPMENT PLAN

THE SOUTH 10.00 FEET OF LOT 2 AND ALL OF LOT 3 AND THE NORTH 49.84 FEET OF LOT 4, BLOCK 12, TOWN OF CASTLE ROCK
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



① ELEVATION SOUTH COURTYARD - SDP
 1/8" = 1'-0"



② ELEVATION WEST COURTYARD - SDP
 1/8" = 1'-0"

ISSUE DATE:	3.20.2024
REVISION 1:	7.22.2024
REVISION 2:	
REVISION 3:	
REVISION 4:	



CITY HOTEL

Historic Preservation Application
Building Materials Board

Overall Project Summary_

White Development is seeking to redevelop the property located at 415 Perry Street in historic downtown Castle Rock. The project site is home to the historically registered and landmarked City Hotel building, one of the oldest buildings in Castle Rock (built in 1872 and moved to its current location in approximately 1894). This Materials Board is being submitted with White Development's Historic Preservation Application, and concurrently with its Site Development Plan. The following information outlines the scope of work planned to restore the historic City Hotel building to its historic condition while allowing for a long future of renewed use and visitation.

The proposed project pairs the complete restoration of the historic structure with a new 30,000+ square foot boutique hotel. The historic structure will contain the dining area for the main food & beverage venue for the project for the new hotel. The new building is carefully designed to invite pedestrians into the tranquil courtyard, while maintaining visually appealing streetscapes and preserving view corridors. Adjacent to the courtyard is a 2,700 sq.ft. demisable commercial unit, which will be outfitted with food service infrastructure to allow for flexible use. The new hotel structure will contain 33 spacious guest rooms, each with exceptional views and creative room design—from small office suites perfect for the visiting business-person to family bunk suites capable of comfortably accommodating a small family. The new hotel structure will also house an intimate rooftop bar with unrivaled views of The Rock and historic downtown Castle Rock.

Upon review of the materials submitted, please do not hesitate to contact us with any questions or requests for additional information you may have.

Tim White
Founder
TWhite@White-Dev.com
303.591.5735

Devin Visciano
Partner & General Counsel
DVisciano@White-Dev.com
303.506.5995



Address: 415 Perry Street, Castle Rock, CO

Parcel ID #s: 2505-112-07-005 and
2505-112-07-007

Owner: Timothy L. White

Total Lot Size: 0.353 Acres; 15,376 sq. ft.

Zoning: Commercial / Multi-Unit

Proposed Uses: Retail, Restaurant and
Hospitality

Exterior Restoration_

1. Front Entry Ways

The non-historic entrance to the building will be removed and the two historic entrances will be restored. Exterior doors will be custom fabricated to match the historic reference photos.

2. Covered Patio

The wood on the footpath of the covered patio along the front of the historic structure will be replaced and better integrated into the pedestrian walkways. The pillars of the patio will receive additional detailing to match historic reference photos.

3. Historic Signage

The “Hotel” signage visible in reference photos will be restored with a historically appropriate hand-painted sign and will be illuminated.

4. Removal of Non-Historic Addition

A non-historic addition off the back of the building will be removed, restoring the original footprint of the building.



Exterior Restoration_

5. Windows

The non-historic windows will be replaced by custom wood framed windows designed to match the historic reference photos. The original window layout on the north facade of the building has been modified with the removal of several windows and the replacement of others. The original window layout will be restored. Any non-original windows on the lower level will be replaced with original windows from the second level so that pedestrians at street level will interface with original elements.

6. Roof Replacement

The roof will be replaced using a stamped aluminum shingle designed to replicate the look of the original structure while providing superior fire and weather protection.

7. Siding

The existing wood siding, which matches the historic material but is not original to building, will be replaced with a custom milled accoya wood siding. This material will match the historic material in color and application, but will provide superior weatherproofing and color retention.



New Structure Ext. Materials_

1. The New City Hotel

The new hotel structure is designed to be the perfect backdrop for the historic structure. The contemporary but timeless design does not distract from the prominence of the historic building, and the materials and forms utilized are referential to key elements of the old City Hotel.

2. Signage

The main signage for the hotel at the entrance to the courtyard, as well as the re-application of the "Hotel" sign on the historic structure, utilizes a typeface custom created from advertisements for the hotel found in the Castle Rock Journal as early as 1893.



New Structure Ext. Materials_

3. Siding

The lower main facades of the new structure will be clad with pre-finished accoya wood siding from Delta Millworks (Bay Mist color) and will complement the siding of the historic structure. The 4th floor of the new structure will utilize a fire treated timber siding from Montana Timber Products (Aquafir Black Color).4” siding width applied with tongue and groove pattern with 1/4” reveal.

4. HVAC Covers

Custom fabricated covers for the individual VTAC heating and cooling will evoke architectural details and shapes found elsewhere in the building, including the size and shape of the windows on the historic structure.

5. Accent Walls

Accent walls along the main courtyard walkway will be clad in reclaimed brick from ACME Brick. Oxmore Valley Brick,-OEP255, lot 7-A-24-King Size, Heritage Texture

6. Walkway Pavers

Permeable pavers will be utilized along the main courtyard walkway to the hotel lobby entrance. Optimal joint openings for infiltration and maintenance. Surface Infiltration Rate: > 500 inches per hour. Smooth surface texture with a micro-chamfer to minimize vibration and enhance wheelchair comfort



<https://www.belgardcommercial.com/products/aqualine-series/#downloadable>.

New Structure Ext. Materials_

7. Roof (Charcoal Grey)

Visible portions of the new structure's roof will be aluminum shingles matching the texture and color of the Historic Structure (e.g. Mountaintop).

Metal Roofing aluminum metal shingles in charcoal grey), so as to provide consistency between the old and new structures.



Materials_

1. Windows

Custom full-wood block & tackle balance style windows (e.g. The Invisible Balance Window from Adams Architectural Millwork Co.)

- Custom profiles to match your existing windows
- Single pane (with putty or wood stop) or insulated glazing.
- Two pane divided lites

adamsarch.com/product/invisible-balance/

2. Doors

Custom milled doors with matching 4-pane lite (e.g. The Historical Restoration Collection from Adams Architectural Millwork Co.)

- Replicate to be identical to an existing door
- Match species of wood used
- Can reproduce a historic look that you admire

Doors will be painted slate grey to match trim and windows and to be in line with earliest available photos of historic structure.

adamsarch.com/product/historical-restoration-doors/

*Images of products are representative of custom fabricated products matching historic elements of the structure and subject to modification and final approval.



Materials_

1. Roof (Charcoal Grey)

Aluminum shingles textured to provide visual effect of original wood shingles (e.g. Mountaintop Metal Roofing aluminum metal shingles).

- Environmentally Friendly
- Lightweight
- Fire Safety

mountaintopmetalroofing.com/metal-roofing-products/

2. Siding (Blank Canvas White DC-003)

Pre-finished accoya wood siding from Delta Millworks in custom white finish.

- FSC; C2C Gold certified
- SFM 12-7A-1 Fire Rating, 4' siding milled to match width, profile, and overlap of original siding.

deltamillworks.com/wp-content/uploads/2022/08/Delta-Millworks_Accoya-Species-Guide-compressed.pdf



*Images of products are representative of custom fabricated products matching historic elements of the structure and subject to modification and final approval.