



Meeting Date: July 6, 2022

## AGENDA MEMORANDUM

**To:** Historic Preservation Board Members

**From:** Brad Boland, AICP Long Range Project Manager

**Title:** Resolution No. HPB RESO 2022-004: A Resolution Approving a Request for a Landmark Alteration Certificate for 217 Fourth Street/403 Wilcox Street (Keystone Hotel)

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

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### Executive Summary

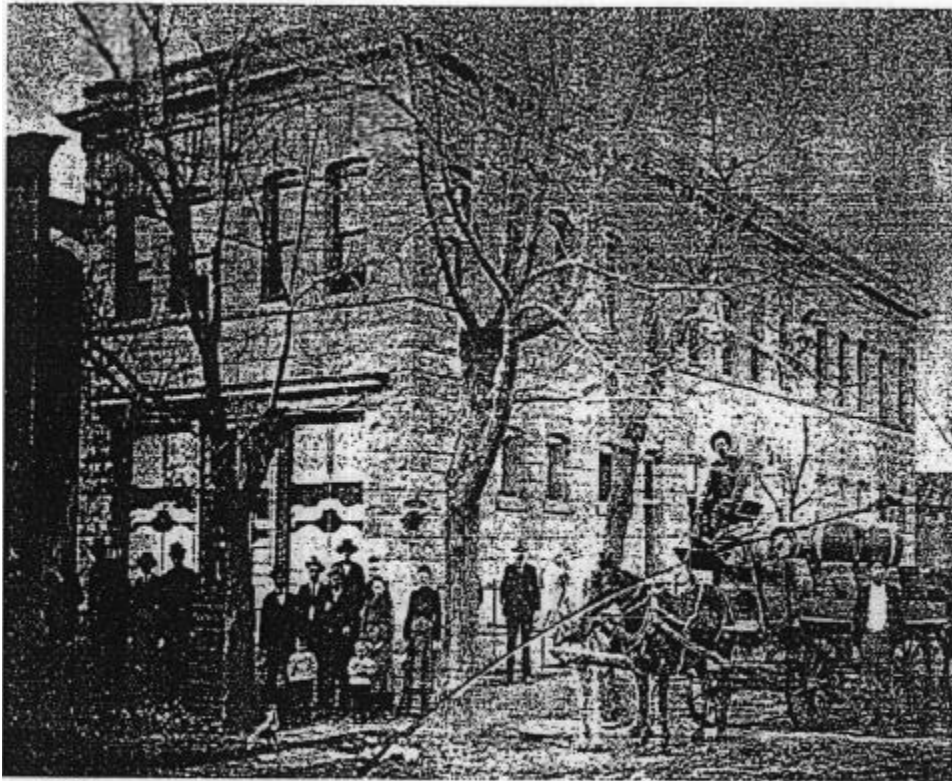
The Keystone Hotel, addressed as 403 Wilcox St. and 217 Fourth St. was designated a Historic Landmark by the Town of Castle Rock in 1996 by Ordinance No. 95-49 and was nationally landmarked in 1997 (**Attachment C and D**). Any exterior alteration of a Landmark, including but not limited to windows,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

The property owner, Keystone, LLC, is proposing to add a new 702 square foot patio on the west side of the building with a new door on the west side of the building to access it.



## **Background**

### **History of the Property**



c. 1901  
Keystone Hotel  
Douglas County, Colorado

Local History Collection  
Douglas County Library District

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

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



*Town of Castle Rock Archives Date: Unknown*

### Existing Conditions

The landmarked structure sits on approximately 0.197 acres legally described as Lot 6, and the south half of Lot 5, Block 22 of the original Town of Castle Rock Subdivision. The building is two-stories and is 11,579 square feet. On the first floor, Castle Café operates on the east side of the building and the Next Door Bar operates on the west side. The second floor of the building are apartments. At some point the addresses associated with building were changed from 213/215 Wilcox St. to 403 Wilcox St. and 217 Fourth St.



*Keystone Hotel June 2022*

### *Zoning Regulations and Surrounding Uses*

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

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

## **Discussion**

### **Proposed Project**

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The applicant is proposing a 702 square foot (684 sq. ft. interior space) patio located on the west side of the building located within a pedestrian alley between the building and the building to the west. The patio will be enclosed with stucco and stone walls with a gate that opens on Fourth St. The use of walls is to provide protection from wind generated within the alley. Amenities to the patio include an open wood pergola with festoon/string lights, dining tables, lounge seating, and an outdoor fireplace. A new opening is proposed in the exterior wall of the existing building. The existing ivy is to remain. The impetus for the patio is the conversion of the Next Door Bar to a new restaurant concept.

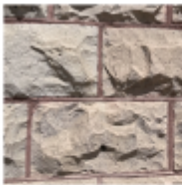
The patio is situated on the adjacent property and a lease agreement has been executed between the property owners. For purposes of the Landmark Alteration Certificate, an approval by the Historic Preservation Board would be for the Keystone Hotel property. The adjacent property is not landmarked. The proposed project will need to go before the Design Review Board for Site Development Plan approval.



*Proposed location of patio, on right side of this pedestrian walkway*

### **Proposed Materials**

The proposed patio walls will be stucco that will be painted in Benjamin Moore 1018 Shabby Chic and AF-270 Tea Room. The west corner of the patio wall and fire place will utilize a Lyons Sandstone Canyonwood Rhyolite Stone Veneer. The wood framed entrance and pergola will be stained in Minwax Mesquite.



EXISTING STONE USED  
AS REFERENCE IN  
SELECTING COLORS



BENJAMIN MOORE  
1018 SHABBY CHIC



BENJAMIN MOORE  
AF-270 TEA ROOM



LYONS SANDSTONE  
CANYONWOOD RHYOLITE  
STONE VENEER



WOOD STAIN - MINWAX  
MESQUITE

## **Public Outreach and Notification**

### **Neighborhood Meetings**

A neighborhood meeting was held on May 24, 2022. No members of the public attended the meeting.

### **Public Notice**

Public hearing notice signs were posted on the property on June 21, 2022. Written notice letters were sent to property owners within 500 feet of the property, at least 15 days prior to the public hearings.

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

## **Analysis**

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

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

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

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

*The proposed patio and door do not alter the storefront of the building or the street facing rhyolite facades that are the character defining architectural features of the Landmark.*

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

*The use of warm earth tones, stone veneer, and wood are compatible with the character of the Keystone Hotel.*

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 impact the overall structural integrity of the Landmark.*

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

*The proposed patio is situated to the side of the building and the proposed door does not change the appearance of the store front due its location on the side of the building.*

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

*This is correct. If the patio were to be removed in the future, the essential form and integrity of the structure would be unimpaired.*

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

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

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

*The building has historically been used as a restaurant. A dining patio is a common feature of such use.*

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

*The proposed patio and door addition do not alter the store front or the rhyolite street facing facades that are the character defining architectural features of the Keystone Hotel.*

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

*Elements from other buildings are not proposed. While the proposed materials and colors are complimentary to the rhyolite of the building they will be recognized as a physical record of the time, place, and use.*

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

*There have been no alterations to this building that have acquired their own historic significance.*

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

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

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

*The proposed patio addition is compatible with the existing architecture through its size and choice of materials and colors.*

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

*Additional guidelines include 'Castle Rock Style' and the 'Historic Preservation Plan.' The application adheres to those guidelines with the use of warm earth tone colors and the use of stone and wood.*

### **Budget Impact**

Restoration of the historic structure and construction of the new addition will generate review fees and use taxes.

### **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 patio meets the goals of the Town's Vision, Comprehensive Master Plan and Historic Preservation Plan. Staff recommends approval of the Landmark Alteration Certificate.

## **Proposed Motion**

### **Option 1: Approval**

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

### **Option 2: Approval with Conditions**

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

### **Option 3: Denial**

*"I move to deny the Landmark Alteration Certificate for the proposed patio for 217 Fourth St., based on the following findings:"* (list reasons for denial)

### **Option 4: Continue item to next hearing (need more information to make decision)**

*"I move to continue this item to the next regular Historic Preservation Board meeting on August 3, 2022."*

## **Attachments**

Attachment A: Vicinity Map

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

Attachment C: Local Landmark Designation Staff Report and Ordinance

Attachment D: National Register of Historic Places File

Attachment E: Proposed Plans and Elevation