AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

Through: Bill Detweiler, Director, Development Services

From: Julie Kirkpatrick, PLA, ASLA, Long Range Project Manager

Title: **An Ordinance Removing the Local Landmarking Status at 302 and 304 N. Wilcox Street (Second Reading)**

Executive Summary

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

On May 21, Town Council voted 6-1 to remove the landmark status at 302 and 304 N. Wilcox Street on first reading. Milestone Properties, LLC, the current property owner of 302 N. Wilcox Street, has submitted a request to remove the Landmarking status on the property to allow for the renovation of the exterior façade of this locally landmarked building. The proposed exterior renovations required consideration by the Historic Preservation Board for removal of the Landmarking status on this property. On May 1st, the Historic Preservation Board made a recommendation to Town Council to remove the Landmarking status. Town Council will make the final decision on whether or not to remove the local Landmarking status **(Attachment A)**. No other properties in the Town have been considered for removal of the Landmarking status.

Notification and Outreach Efforts

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

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

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

History of Past Town Council & Historic Preservation Board Action

Town Council: August 1995
302-304 N. Wilcox Street designated as a locally historic landmark **(Attachment B)**.

Historic Preservation Board: October 2016
Landmark Alteration Certificate (LAC) approved by the Historic Preservation Board for façade improvements **(Attachment C)**. Work was not completed since that applicant decided to not purchase the property.

Historic Preservation Board: May 1, 2019
The Historic Preservation Board voted 5-1 to recommend to Town Council that the Landmarking status be removed. The Board found that the property did not have historical significance to Castle Rock and the removal of Landmarking status would be positive on adjacent properties and the downtown district, specifically because the existing stucco façade is not compatible with the rhyolite, brick, and wood facades found on the 300 block of N. Wilcox Street, both presently and historically. Additionally, removing the Landmarking status to allow a new façade would help to change the negative stigma associated with past businesses at the Property.

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

Five downtown business and property owners, two of whom are also Castle Rock residents, addressed the Historic Preservation Board expressing their support in removing the Landmarking status. After the Historic Preservation Board meeting, staff received letters of support from the DMA and DDA **(Attachment F)**.

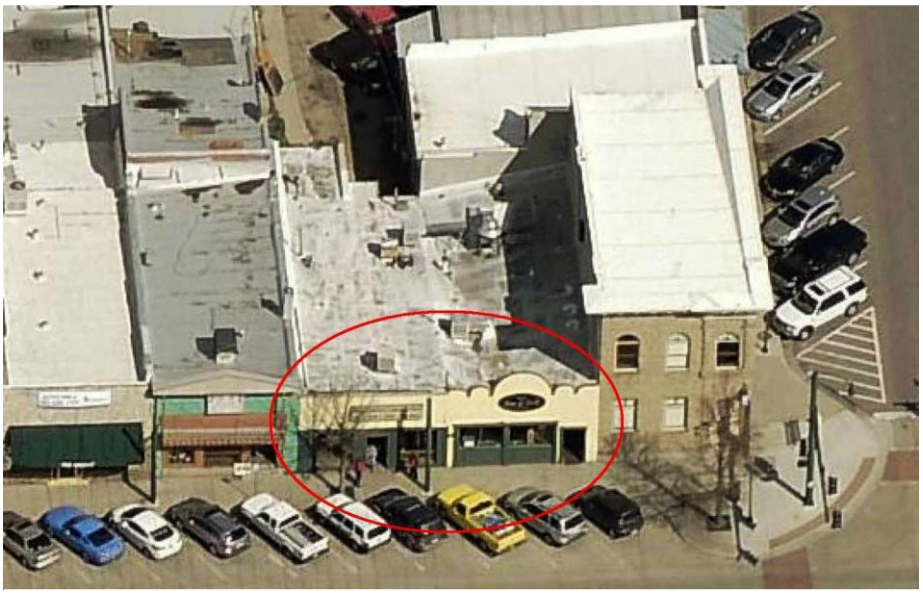
Town Council: May 21, 2019
Town Council voted 6-1 to remove the landmark status on first reading.

Discussion

History of the Property & Existing Conditions

The most-recent Cultural Resource Survey, completed in 2017, outlines the history of the buildings at 302 N. Wilcox Street **(Attachment D)**. The property was originally two buildings, the southerly 302 N. Wilcox Street built in 1939 and the northerly 304 N. Wilcox Street built later, in 1951. Both buildings were built of cinder block with a stucco finish, painted white with black trim. On the main façade facing N. Wilcox Street, the red-capped brick arched parapet on the southern portion of the building is original and dates back to 1939. In 1973, a car hit the southerly 302 N. Wilcox and created heavy damage, requiring the replacement of a portion of the lower façade and windows below the parapet. The buildings were later combined into one business in 1997, but the two entrances from Wilcox Street remain. The property was later platted into one lot with the

Street View of Existing Wilcox Street Façade



Pictometry View of Existing Wilcox Street Façade

singular address of 302 N. Wilcox Street, as it is known today. Castle Rock Municipal Code 15.64.060, Town of Castle Rock Historic Landmarks, still lists historic designations for both 302 N. Wilcox Street and 304 N. Wilcox Street.

Originally the Rockview Creamery, the southerly 302 N. Wilcox has included several businesses over the years such as an appliance store, meat market, laundry and dry cleaner, copy center, and bicycle shop. With 304 N. Wilcox built later, the northern portion of the building housed an appliance store, women's apparel and boutique store, florist, record store, and medical supply store. After becoming one building in 1997, the site included the businesses of Ride the Wind, Jester's, and, more recently, the Castle Rock Bar & Grill, which closed in early 2018.

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

Proposed Removal of the Landmark Designation

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

Proposed Façade Improvements
(not a part of this application)

Review and Approval Criteria

Criteria for Review

Section 15.64.100.B states:
The owner of a property that is Landmarked may request the removal of the Landmarking status. A Cultural Resource Survey must be completed on the

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

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

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

Section 15.64.080 states:

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

1. Significance.

a. People. Associated with a person or persons significantly contributing to local, state or national history.

b. Events. Associated with a significant local, county, state or national event (or events).

c. Architecture.

i. Embodies the distinctive characteristics of an architectural style valuable for the study of a type, period or method of construction;

ii. Represents the work of a master architect or builder whose work has influenced development in the Town, County, State or Nation;

iii. Uses indigenous materials; the use of locally quarried rhyolite being of special importance to the Town; or

iv. Is an example of architectural or structural innovation.

d. Heritage. Possesses character, interest or value as part of the development heritage or cultural characteristics of the Town, with railroads, quarries and early development of the Town being of special importance to the Town.

e. Archaeology. Possesses archaeological Significance or provides information important to prehistory.

f. Age. Constructed at least 50 years prior to designation.

2. Historic Integrity.

a. Location. The place where the Historic Property was constructed or the place where an historic event occurred.

b. Design. The combination of elements that create the historic form, plan space, structure and style of a property.

c. Setting. The physical environment of an Historic Property; the character of the place.

d. Materials. The physical elements of an Historic Property.

e. Workmanship. The physical evidence of the crafts of a culture and evidence of an artisan's labor and skills.

f. Feeling. A property's expression of the aesthetic or historic sense of a particular time and the ability to convey a property's historic character.

g. Association. The direct link between an historic event or person and an Historic Property.

D. Cultural Resource Surveys. In order to determine if a proposed Landmark meets the criteria for designation set forth in Subsection C, the Board will require a Colorado Cultural Resource Survey Architectural Inventory Form to be completed by a Colorado licensed architect and reviewed by the Colorado Historical Society Office of Archaeology and Historic Preservation, at the Town's expense.

Staff Analysis

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

Section 15.64.100.B

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

Section 15.64.080.C

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

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

Section 15.64.100.B

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

The second criterion is based on the effect of removing the Landmarking status on adjacent properties or the downtown district. In this regard, the applicant has provided feedback from 6 business owners who have indicated that the removal of the Landmarking status will have a positive effect on their business and the downtown district **(Attachment E)**. The question of whether or not removing the Landmarking status will be positive or negative on adjacent properties or the downtown district is a determination for the Historic Preservation Board, as a recommending body, and Town Council, as the final decision making body, based on the applicant's presentation with respect to criterion number 2 both in the application and at each hearing.

Historic Preservation Board Recommendation

The Historic Preservation Board voted 5-1 to recommend to Town Council that the Landmarking status be removed. The Board found that the property did not have historical significance to Castle Rock and the removal of Landmarking status would be

positive on adjacent properties and the downtown district, specifically because the existing stucco façade is not compatible with the rhyolite, brick, and wood facades found on the 300 block of N. Wilcox Street, both presently and historically. Additionally, removing the Landmarking status to allow a new façade would help to change the negative stigma associated with past businesses at the property.

Motion Options

Option 1: Approve Removal of Landmark Status
I move to approve the Ordinance, as introduced by title.

Option 2: Approve Removal of Landmark Status with Conditions
I move to approve the Ordinance, as introduced by title, with the following conditions: (list conditions)

Option 3: Recommend Denial of the Landmark Status Removal
I move to deny the Ordinance, as introduced by title, based on the following findings: (list reasons for denial based on criteria)

Option 4: Continue item to next hearing (need more information to make decision)
I move to continue this item to the next regular Town Council meeting on June 18, 2019.

Attachments

Attachment A: Ordinance 2019-
Attachment B: Ordinance 95-31
Attachment C: Approved LAC for Façade Improvements
Attachment D: Cultural Resource Survey
Attachment E: Narrative from Applicant
Attachment F: Letters of Support (DMA & DDA)

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