



Meeting Date: January 6, 2021

AGENDA MEMORANDUM

To: Historic Preservation Board Members

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

Title: **300 N. Wilcox Street Grant Application
(Douglas Masonic Temple Association)
West 60 Feet Lot 7 and South 0.55 Feet of West 59.5 Feet Lot 8,
Block 19, Town of Castle Rock**

Executive Summary

The purpose of the Town's *Historic Preservation Local Restoration Grant Program* is to provide monetary assistance to owners of landmarked properties for rehabilitation and restoration projects. These grants are available up to 50% of the project cost. Staff believes that this proposal will help preserve an important Castle Rock landmark, the Douglas Masonic Temple.

The owners of the Douglas Masonic Temple Association building, located at 300 N. Wilcox Street (Attachment A), are requesting a local rehabilitation grant to assist with the cost of window restoration (Attachment B). The Douglas Masonic Temple, formerly known as the First National Bank of Douglas County, is on the National Register of Historic Places and is locally landmarked. This local grant request is for \$2,000.

Background

Downtown Development Authority Façade Grant – October 1, 2020

The property owner made an introduction to the Downtown Development Authority (DDA) for future consideration of a DDA façade grant.

State Historical Fund Award – August 1, 2019

History Colorado State Historical Fund (SHF) awarded a grant of \$80,962 for window restoration (Attachment C). The Douglas Masonic Temple Association is required to cash match 25% of the project costs, which is \$26,988 of the total project costs of \$107,950.

Historic Preservation Board Grant – November 30, 2012

Local Restoration Grant of \$3,891 for cornice restoration. Work completed in October, 2013.

Historic Preservation Board Grant – August 15, 2012

Local Restoration Grant of \$10,000 for required matching funds towards a \$77,502.00 State Historical Fund grant to restore historic doors and roof. Work completed in June, 2014.

Discussion

The Douglas Masonic Temple Association has been restoring the former First National Bank of Douglas County building for several years. The building is prominent on the Courthouse Square, at the northeast corner of N. Wilcox and Third Streets, and is a two-story rhyolite building built around 1904. The Masons purchased the building in 1937. The window repairs started in 2016 with available funding. This grant would repair the remaining windows.

Analysis

Economic Incentives for Historic Restoration 15.64.050.C

In addition to any incentives that may be offered by the State and/or other potential funding sources, an owner of a Landmark or a Contributing Structure in the Historic Downtown Area may be eligible to apply for the following economic incentives for the Restoration or Rehabilitation of the property, and such additional incentives as may be developed by the Historic Preservation Board and authorized by the Town Council:

C. Local Restoration Grant Program. The purpose of this program is to provide Historic Landmarks monetary assistance with Rehabilitation or Restoration projects. Grants will be issued for Restoration, reconstruction and Rehabilitation projects. Generally, these grants would be available for smaller projects, such as sanding and re-painting a facade, reconstruction of windows, re-roofing or reconstruction of porches. However, larger projects or State Historic Fund cash match projects may be considered.

Analysis: The grant request meets this criterion. As previously mentioned, the property is Nationally and locally landmarked and has been awarded a State Historic Fund (SHF) grant. The SHF grant approval is more stringent than a local review. This local grant would help the property owner meet the required 25% cash match for the state grant. Additionally, the window restoration work will be completed under the oversight of a historic architect and by a contractor who specializes in historic preservation projects.

Budget Impact

Staff has not received any other local restoration grant applications for 2021 consideration. Therefore, the total 2021 budget of \$15,000 is available.

Recommendation

Staff believes this grant application meets the goals of the Town's Vision and Master Plan and Historic Preservation Plan. Therefore, staff recommends approval of this local restoration grant application.

Proposed Motion

I move to approve a grant for \$2,000 to assist with the required State Historical Fund grant awarded for window restoration on the Douglas Masonic Temple, located at 300 N. Wilcox Street, per the grant application submitted by the property owner.

Attachments

Attachment A: Vicinity Map

Attachment B: Local Restoration Grant Application

Attachment C: SHF Award email and financial breakdown

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