

**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