

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.

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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. Mountain-top 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



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