

Addendum A

Project Narrative for Historic Resources Funding Application 415 Perry Street, Castle Rock, Colorado “City Hotel”

Project Overview

The project includes the complete restoration of the historically landmarked City Hotel building in Castle Rock’s historic downtown district together with the construction of a new, four-story boutique hotel. The City Hotel is one of Castle Rock’s oldest surviving structures and was a landmark business during Castle Rock’s early years. Applicant is seeking grant funds solely for the purpose of covering a portion of the cost of the historic restoration.

To ensure the historic structure remains as original as possible without extensive retrofitting, the historic structure will serve as the main dining area for the food and beverage venue within the new hotel and will be restored to all applicable historic preservation standards. This will allow for the historic structure to be preserved with a flexible use in perpetuity. The new adjacent structure will contain 36 hotel rooms, an indoor/outdoor rooftop bar, and two retail units on the main level—all situated around an open courtyard designed to be a gathering place with the historic structure as the centerpiece.

The project has received Major Site Plan approval from the Town of Castle Rock, approvals by the Castle Rock Historic Society, and building permits have been issued. The project expands on Castle Rock’s distinct town identity by preserving one of the Town’s historically landmarked structures and will provide new entertainment, retail, and dining opportunities all informed by the historic past of the City Hotel as a gathering space and place of commerce.

Site Information and Project Ownership

The project is located on the north end of Castle Rock’s historic downtown district at 415 N. Perry Street (Parcel ID No: 2505-112-07-005) and the new hotel structure is to be constructed in the parking lot to its south (Parcel ID No. 2505-112-07- 005). The project is currently owned by an affiliated entity of the applicant, White Development, LLC, and would be transferred into a single purpose entity for ownership of the real estate, paired with an operational entity which will oversee the hotel’s business operations and maintain the property.

Historic Significance

The building was constructed in the town of New Memphis in approximately 1872. The town, which was located approximately two miles north of downtown Castle Rock near the present day intersection of Highway 85 and Liggett Road, was inhabited with settlers from Memphis, Tennessee. Thomas S. Harris and his brother John were the founders of the town, and the historic building was one of the first buildings constructed there.

It was presumed that the building was moved to its present location sometime after April 27, 1874 when Harris purchased the lot on which it remains from John Craig. The building is believed to be one of the oldest surviving structures from the town of Castle Rock's founding as Thomas Harris was one of Castle Rock's first settlers and later was twice elected mayor of the town and served on town council until his death. By 1875, the building was being advertised as the Castle Rock Hotel with Thomas Harris as the proprietor, and by 1891 was being operated as the City Hotel.

The property was continually operated as a hotel or boarding house for close to 80 years and served as an integral part of daily life for Castle Rock's early settlers. Historic advertisements and articles for the hotel in the Castle Rock Journal reflect that the hotel served not only as a gathering place for residents and a place to stay for visitors, but also as a central point of commerce and services in the early days of Castle Rock. Doctors and dentists visiting from Denver would utilize the City Hotel for monthly visits, the property served as a depot for the sales of everything from the latest in men's and women's fashion to ranch goods, and it was often the site of community meetings including political rallies. The City Hotel was also the site of more than one curious incident involving the Town's mayors, including the site of its first mayor's injury that led to his death.

Serving the Castle Rock and Broader Community

This project presents an ideal scenario of protecting the past by giving it a future. Uniquely, this project provides for the preservation of one of Castle Rock's oldest surviving historical structures by providing an adjacent use that is the same as the original building's historic use. By doing so, the guest experience in the new boutique hotel can be informed by the history of the historic structure—furnishings, art, and design informed by the City Hotel's early days, food and dining experiences fitting of Castle Rock's first place to get "a square meal at a fair rate", and the ability to experience both in connection with the historic structure.

Through our community outreach, we identified a distinct need for hospitality within the Downtown district. Community members expressed a need for a more centrally located hotel for out-of-town visitors. Members of the Town's business community and the Downtown Development Alliance indicated that business travelers routinely travel to Castle Rock for meetings but often stay in Denver or the Denver Tech Center, meaning visitors are spending less time (and money) in the Town of Castle Rock and Douglas County more broadly. Residents similarly expressed a need for out-of-town guests to have a hospitality option in the Downtown District and a higher level hospitality concept in general. A properly scaled and design driven hotel of this type in the Downtown district allows visitors to stay in the central business district and take more advantage of the local retail and restaurant offerings. The proposed project also expands the range of employment offerings for residents and offers over 2,500 square feet of leasable commercial space for new or expanding businesses, plus hospitality and service employment options.

Most importantly, as set forth in detail below, the overall project is designed so that visitors can experience the historic structure in a form and manner that is consistent with how it existed in approximately 1900—restored exteriors, interiors highlighting unique handcrafted original building materials, and a thoughtful relationship with the new structures that allows the historic structure to be the central focus and connecting point. Moreover, the floor plan of the historic

structure provides a flexible second floor meeting and dining space that provides opportunities for use by the Castle Rock and Douglas County residents as part of the community's meeting space program.

Historic Preservation Considerations

The proposed project is designed to be a new anchor on the north end of Downtown for visitors and is designed with the pedestrian experience at the forefront. To achieve this, the emphasis of the project is the complete restoration of the historic City Hotel. To not detract from the historic structure, the proposed new building is oriented with its main massing along the back of the lot. Those portions of the building that extend to be adjacent to the historic structure are set back slightly further than required by code and a terraced rooftop patio is situated to mitigate the impact of the vertical elements on pedestrians—all of which leave the street-level focus on the historic structure. The architectural and design style of the proposed new building is intended to be referential to the historic structure while offering a modern vision for a new City Hotel in Castle Rock. Exterior elements of the new structure (e.g. the awning along Perry Street, window sizing/locations, and finish materials) are designed to be compatible with and referential to the existing historic structure.

Great effort has been taken to plan for the restoration of the historic structure in a way that ensures it endures in its original form to the greatest extent possible, while being brought to modern safety and use standards. The restoration plan approved by Castle Rock's Historical Society includes:

Structural Restoration: The historic structure will receive a new foundation (as it currently does not have a foundation), a new roof system, and the non-historic additions on the west side of the building have been removed.

Exterior Restoration: The non-historic entrance to the building will be removed and the two original entrances will be restored. Exterior doors will be custom fabricated to match the historic reference photos. 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. The "Hotel" signage visible in reference photos will be restored with a historically appropriate hand-painted sign and will be illuminated. 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 façade of the building has been modified with the removal of several windows and the replacement of others; therefore, the original window layout will be restored. The existing wood siding, which matches the historic material but is not original to building, will be replaced with a custom milled acacia wood siding. This material will match the historic material in color, milling profile, and application and will provide superior weatherproofing and color retention.

Interior Restoration: The goal of the interior restoration is to create a functional space that allows guests to experience the historic structure without modifications

that would limit its uses in the future. Over the past 12 months, applicant has overseen the removal of decades worth of interior renovations and has stripped the interior back to its original structural elements—circular sawn true 2x12” floor joists, original wood plank floorings, and the original brick clad fireplaces. The interior renovation will provide intimate dining facilities while showcasing these elements, not covering them up.

Construction Timeline

As stated above, the project has all necessary approvals to commence construction. The applicant is finalizing its construction and permanent financing for the project and intends to commence construction upon completion of that process in the fall of this year.

This project represents an urgent need to protect and restore one of Castle Rock’s oldest buildings. At the time of White Development’s purchase of the property, the building had been divided into several unoccupied small apartment units and had fallen into considerable disrepair. The building does not have a foundation and therefore has serious structural issues and has unaddressed damage to its roof system resulting from a fire in approximately 1908. The applicant over the last 18 months conducted significant environmental remediation to remove asbestos and other hazardous materials used during previous renovations to the building, has demolished the interior of the building down to the original structure, and has removed non-historic additions off the back of the building. Much of this work was performed in order to assess the structural integrity of the building and determine a plan for further restoration and use.

Funding Request

Applicant is requesting \$350,000 in order to facilitate this project. To date, applicant has invested approximately \$1.6M in the acquisition of the historic building and the development of the project. Included within this are significant expenditures on environmental mitigation at the historic structure, as well as advance work on the buildings restoration including removing all non-historic additions and a detailed demolition of the building’s interiors to preserve historic materials for reuse. The anticipated total project cost for the City Hotel, including the new structures will exceed \$16M, and we anticipate the costs associated with the preservation of the historic structure will be approximately \$1M of this total cost.