



Historic Preservation Board Agenda - Final

Chair John Beystehner
Vice Chair Robert Lange
Diane Evans
Scott Ashburn
Mike Borgelt
Peter Gould
Christopher Plucinski
Liaison Ron Claussen

Wednesday, April 3, 2024

6:00 PM

Town Hall Council Chambers
100 N. Wilcox Street
Castle Rock, CO 80104

**** ALL TIMES ARE APPROXIMATE ****

5:30 pm DINNER FOR BOARD MEMBERS

6:00 pm CALL TO ORDER / ROLL CALL

6:02 pm CERTIFICATION OF MEETING

6:03 pm APPROVAL OF MINUTES

[HPB](#)
[2024-011](#)

March 6, 2024 Historic Preservation Board Meeting Minutes

Attachments: [March 6, 2024 Historic Preservation Board Meeting Minutes](#)

6:05 pm TOWN COUNCIL UPDATE

6:10 pm PUBLIC HEARING ITEMS

[HPB](#)
[2024-012](#)

Design Review: 218 Front Street Offices

**Lot 4A Block 13 Craig & Gould's Addition to Castle Rock
12TH Amendment**

Project #HIS23-0005

Attachments: [Staff Report](#)
 [Attachment A: Vicinity Map](#)
 [Attachment B: Plans](#)
 [Attachment C: Resident Input](#)

6:30 pm DISCUSSION ACTION ITEMS

[HPB](#)
[2024-013](#)

Historic Preservation Month Discussion

6:45 pm DESIGN REVIEW BOARD UPDATE

6:50 pm CASTLE ROCK HISTORICAL SOCIETY AND MUSEUM LIAISON UPDATE

7:00 pm BOARD MEMBER ITEMS

Check for quorum for upcoming meetings

May 1, 2024

June 5, 2024

7:15 pm ITEMS FROM STAFF / INFORMATIONAL ITEMS

8:00 pm ADJOURN



Town of Castle Rock

Agenda Memorandum

Agenda Date: 4/3/2024

Item #: **File #:** HPB 2024-011

To: Members of the Historic Preservation Board

From: Historic Preservation Board Administrator

March 6, 2024 Historic Preservation Board Meeting Minutes

Executive Summary

Attached are the meeting minutes from the March 6, 2024 Historic Preservation Board meeting for your review and approval.



Historic Preservation Board Meeting Minutes - Draft

Chair John Beystehner
Vice Chair Robert Lange
Diane Evans
Scott Ashburn
Mike Borgelt
Peter Gould
Christopher Plucinski
Liaison Ron Claussen

Wednesday, March 6, 2024

6:00 PM

Town Hall Council Chambers
100 N. Wilcox Street
Castle Rock, CO 80104

This meeting is open to the public. Three or more Council members may also attend this meeting, during which the items listed herein will be discussed.

**** ALL TIMES ARE APPROXIMATE ****

DINNER FOR BOARD MEMBERS

CALL TO ORDER / ROLL CALL

Present 6 - Chair John Beystehner, Vice Chair Robert Lange, Boardmember Mike Borgelt, Boardmember Peter Gould, Boardmember Scott Ashburn, and Boardmember Diane Evans

Not Present 1 - Boardmember Christopher Plucinski

Attendance 3 - Liaison Ron Claussen, Brad Boland, and Abbigail Nichols

CERTIFICATION OF MEETING

Mr. Boland certified that the meeting and agenda had been noticed in accordance with the requirements of the Open Meetings Law.

APPROVAL OF MINUTES

[HPB 2024-009](#)

February 7, 2024 Historic Preservation Board Meeting

Minutes

Moved by Board Member Evans, seconded by Board Member Borgelt, to Approve HPB Topic HPB 2024-009 as presented. The motion passed by a vote of: 7 to 0

Yes: 6 - Chair Beystehner, Vice Chair Lange, Boardmember Borgelt, Boardmember Gould, Boardmember Ashburn, Boardmember Evans, and Liaison Claussen

Not Present: 1 - Boardmember Plucinski

TOWN COUNCIL UPDATE

Mr. Boland updated the board that Town Council Approved the demolition at 104 Lewis St with a vote of 6 to 0. Town Council also voted to amend the Electronic Participation Connected and Hybrid Meeting Policy, which will affect the Historic Preservation Board. This change removed the hybrid option for virtual public participation in meetings. Board Members may participate virtually in an emergency situation, with 24-hour notice to Town staff.

DISCUSSION ACTION ITEMS

[HPB 2024-010](#) Historic Preservation Month Discussion

Mr. Boland opened a discussion on Historic Preservation Month. Mr. Boland suggested having a table at the Spring Kick-Off Concert on May 18th. Chair Beystehner asked if Mr. Boland was planning on having board members available to staff the table and suggested that Mayor Pro Tem LaFleur could give an introduction to the Board in the speech she typically gives at the start of the event. The board discussed other upcoming events and Historic Preservation Month items.

Mr. Boland updated the board that to participate in Spring Events pamphlet the Historic Preservation Board and Historic Preservation Society would need contribute to the mailing costs. Mr. Boland updated the board that he met with communications and presented photograph options to the Board. The board agreed on one of the two pictures. Communications also approved individual QR codes for each sidewalk graphic. The board discussed potential locations for the sidewalk graphics and posters advertising Historic Preservation Month. Board Member Evans asked about the possibility of a banner as an additional form of advertisement. Mr. Boland responded. The board discussed other new advertising possibilities.

DESIGN REVIEW BOARD UPDATE

None.

CASTLE ROCK HISTORICAL SOCIETY AND MUSEUM LIAISON UPDATE

Mr. Claussen updated the board that the Historic Society, as well as others in the area, are looking for volunteers currently. Board Member Evans asked how people can sign up to volunteer. Mr. Claussen responded. Vice Chair Lange asked which historical societies were a part of the meeting that were looking for volunteers. Mr. Claussen responded.

BOARD MEMBER ITEMS**Check for quorum for upcoming meetings**

April 3, 2024

May 1, 2024

Board Member Evans asked about the new virtual meeting rules. Mr. Boland provided clarification.

ITEMS FROM STAFF / INFORMATIONAL ITEMS

Mr. Boland updated the board that Town Council approved a contract to do interior updates on the Cantril School. The Town submitted a grant application to Douglas County for funds to restore the windows on the Cantril School. The plan is to relocate the air conditioning units to less visible windows, with the intent to update the HVAC system at a later time.

ADJOURN TO WORK SESSION**Chapter 15 Updates**

Moved by Chair Beystehner, seconded by Vice Chair Lange, to adjourn to work session. The motion passed by a vote of: 7 to 0

Yes: 6 - Chair Beystehner, Vice Chair Lange, Boardmember Borgelt, Boardmember Gould, Boardmember Ashburn, Boardmember Evans, and Liaison Claussen

Not Present: 1 - Boardmember Plucinski

Minutes approved by the Historic Preservation Board on _____ by a vote of _____ in favor, _____ opposed, with _____ abstention(s).

Historic Preservation Board



Town of Castle Rock

Agenda Memorandum

Agenda Date: 4/3/2024

Item #: File #: HPB 2024-012

To: Members of the Historic Preservation Board

From: Brad Boland, AICP Long Range Project Manager
Development Services

Design Review: 218 Front Street Offices

Lot 4A Block 13 Craig & Gould's Addition to Castle Rock 12TH Amendment

Project #HIS23-0005

Executive Summary

The property owners of 218 Front Street, Right Down Front LLC, have submitted an application for the construction of a two story office building on the vacant property. The property is located between 2nd and 3rd Street along the east side of Front Street. **(Attachment A)**.

Attachments

Attachment A: Vicinity Map

Attachment B: Plans

Attachment C: Resident Input

AGENDA MEMORANDUM

To: Historic Preservation Board

From: Brad Boland, AICP Long Range Project Manager
Development Services

Title: Design Review: 218 Front Street Offices

**Lot 4A Block 13 Craig & Gould's Addition to Castle Rock 12TH
Amendment**

Project #HIS23-0005

Executive Summary

The property owners of 218 Front Street, Right Down Front LLC, have submitted an application for the construction of a two-story office building on the vacant property. The property is located between 2nd and 3rd Street along the east side of Front Street. **(Attachment A).**



Figure 1: Vicinity map

Background

Existing Conditions and Surrounding Uses

Currently vacant, the site measures approximately 0.143 acres in size or 6,229 square feet. The block is a mixture of commercial uses and single-family residences. One story buildings are found on the west side of the block and a mixture of one and two story buildings are located on the east side of the block. Downtown Castle Rock lies to the west of the property across the train tracks.

Zoning Regulations

The property is within the PS Miller House PD. The zoning allows for commercial and residential uses. The proposed office building complies with the zoning's development standards, including setbacks and height.

As this property is a commercial use and is adjacent to residential uses, the property is subject to the Town's residential/non-residential interface regulations. As such, the Site Development Plan will require public hearings before the Planning Commission and Town Council.

Discussion

Proposed Project

The applicants are proposing a two story 2,802 square foot office building (**Attachment B**). Surface parking in the rear would be accessed from the rear alley. Landscaping will meet the Town's landscape regulations. An existing mature cottonwood tree in the front will remain.

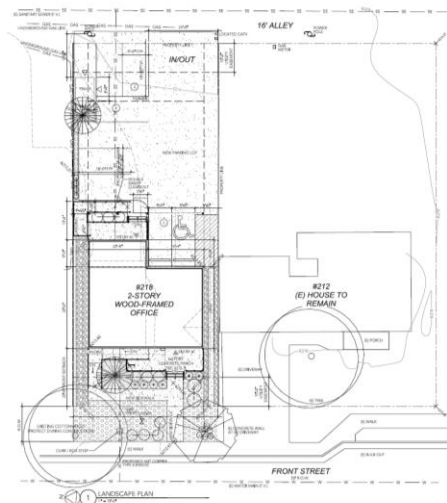


Figure 2: Site Plan

The two-story office building's front (west) elevation consists of a front gabled roof and includes a covered front porch with columns and railing. The building will be clad in 4-inch horizontal lap siding in slate with 10-inch white trim. Horizontal trim running across the front façade and a decorative corbel consisting of 4-inch white trim provide simple ornamentation to the building while breaking up the façade.

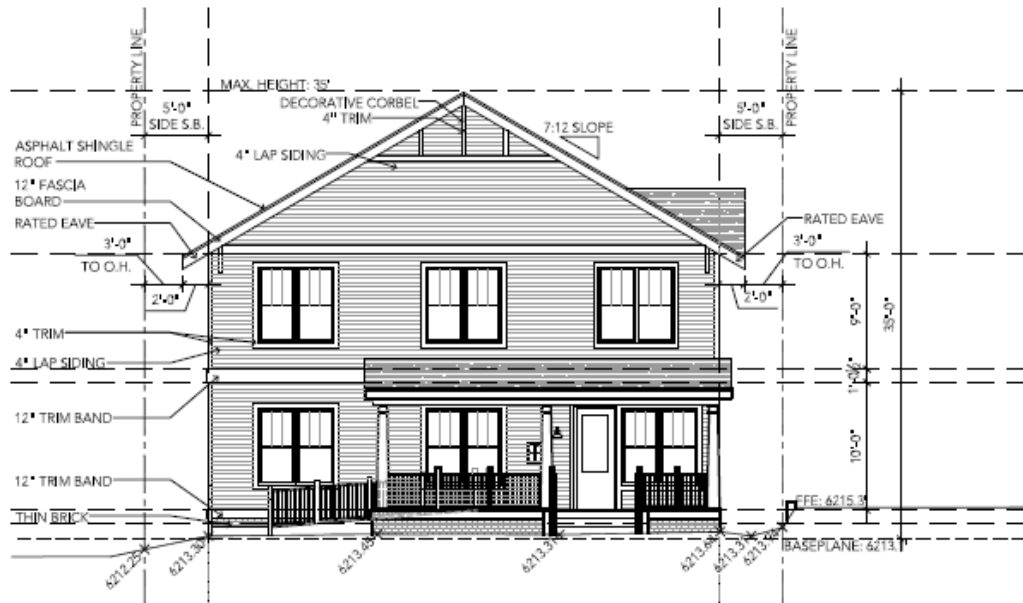


Figure 3: Front/West Elevation

The rear (east) elevation consists of a varied gabled roofline with decorative corbels consistent with the front elevation. A covered back porch and a second story deck are found in the back of the structure. The siding and trim is consistent with the front elevation.

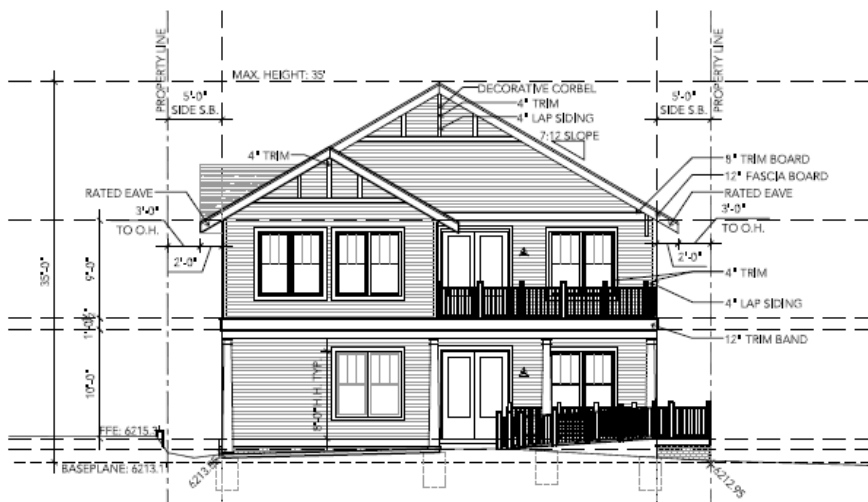


Figure 4: Rear/East Elevation

The north elevation shows a change in roof height as you move towards the back of the building. The second story deck can be seen from this elevation. The siding and trim is consistent with the front and back elevation.



Figure 5: Side/North Elevation

The south elevation includes a small gabled element towards the front of building over a window. A change in roof height occurs towards the rear of the building. Decorative corbels are incorporated similar to the front elevation. The siding and trim is consistent with the other elevations.



Figure 6: Side/South Elevation

Proposed Materials

The applicant proposes 4-inch slate lap siding, white trim in 4 and 10 inch widths, and an asphalt roof in slate as shown below. Portions of the foundation that will be exposed will be clad in a red brick veneer. The double hung windows will have white trim. Exterior lighting will be black gooseneck lights from Hinkley.

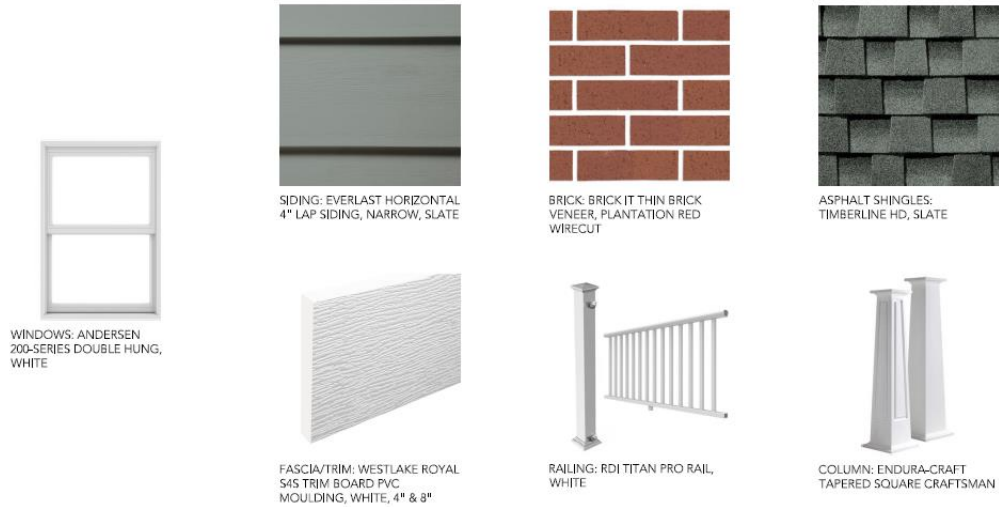


Figure 7: Materials



SURFACE MOUNTED FIXTURE

Figure 8: Exterior Lighting

Public Outreach and Notification

Neighborhood Meetings

Neighborhood meetings were held on April 27, 2023 and November 20, 2023. A total of three people attended the first meeting and one person attended the second. Questions tended to be geared toward technical aspects of the Site Development Plan such as drainage.

Public Notice

Public hearing notice signs were posted on the property on March 19, 2024. Written notice letters were sent to property owners within 500 feet of the property, at least 15 days prior to the public hearings.

Town staff published notice of the Historic Preservation Board public hearing on the Town's website and provided information about the proposal on the Town's *Development Activity* interactive map.

Analysis

The property is located within the Craig & Gould neighborhood, as depicted in the Town of Castle Rock Municipal Code (CRMC), Section 15.64.020, Figure 1. The following staff analysis is based on the representations made in the application and attachments submitted to date and the review criteria found in the CRMC Section 15.64.200 Approval for new construction and alterations to non-Landmarked properties, Craig and Gould neighborhood.

New Construction and Alterations to Non-Landmarked Properties, Craig and Gould Neighborhood Review and Approval Criteria and Analysis 15.64.200.C

A. Castle Rock Style Standards

Analysis: 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. Additionally, The PS Miller House PD calls for buildings that complements the residential character of the neighborhood. Design elements from the Craig & Gould neighborhood that are incorporated into the new building include the front gabled roof, narrow siding, simple decorative trim, double hung windows, and front porch.

B. Castle Rock Design Standards

Analysis: Chapter 5, Section III of these standards include guidelines for building within the Craig & Gould's historic residential district. New development should match the traditionally small scale of the existing buildings within the neighborhood. Materials should be compatible with those found in existing buildings. Roof forms and pitches should also be similar to provide visual continuity. Front porches are encouraged along with earth-toned building colors.

C. F.R.E.S.H. Standards in Castle Rock Historic Preservation Plan

Analysis: The "footprint" of the proposed office building will have a minimal impact to the surrounding neighborhood. The size and scale of the proposed gabled "roof" blends with the homes within the Craig and Gould neighborhood. The proposal creates a similar building "envelope" to those of other existing properties in the vicinity. The proposed "skin" will be lap siding with simple ornamentation designed to be reminiscent of other buildings in the area. Lastly, the windows and doors, or the "holes", are consistent with patterns found in the neighborhood.

D. The Secretary of Interior's Standards for Rehabilitation

Analysis: The property is currently vacant and will include an office use. The new construction will be compatible with the existing massing, size, scale and architectural features in the neighborhood.

Findings

Section 15.64.200E (2) of the Town's Municipal Code authorizes the Historic Preservation Board to review proposed new construction and alterations in the Craig

and Gould neighborhood and to approve, approve with conditions or deny the proposed new construction and/or alterations. Town staff has reviewed this application and finds that the proposal:

- Is supported by the goals and objectives of the 2030 Comprehensive Master Plan and Vision; and
- Is consistent with the goals of the Town's Historic Preservation Plan, Castle Rock Style and Castle Rock Design; and
- Complies with the review approval criteria for new construction in the Craig and Gould neighborhood.

Staff Recommendation

Based on the analysis and findings outlined in this report, staff recommends approval of this design request.

Motion Options

Option 1: Approval

I move to approve this design review request for Lot 4A Block 13 Craig & Gould's Addition to Castle Rock 12TH Amendment.

Option 2: Approval with Conditions

I move to approve this design review request for Lot 4A Block 13 Craig & Gould's Addition to Castle Rock 12TH Amendment with the following conditions: (list conditions)

Option 3: Disapproval

I move to disapprove or deny this design review request for Lot 4A Block 13 Craig & Gould's Addition to Castle Rock 12TH Amendment, based on the following findings: (list reasons for denial)

Option 4: Continue item to next hearing (need more information to make decision)

I move to continue this item to the next regular Historic Preservation Board meeting on May 1, 2024.

Attachments

Attachment A: Vicinity Map

Attachment B: Plans

Attachment C: Resident Input



N Wilcox Street

N Perry Street

Front Street

N Gilbert Street

Subject Property

Festival Park

Vicinity Map

0 40 80 160
Feet



SITE DEVELOPMENT PLAN
LOT 4A BLOCK 13 CRAIG & GOULD'S ADDITION TO CASTLE ROCK
12TH AMENDMENT, COUNTY OF DOUGLAS, STATE OF COLORADO

BUILDING DATA

OCCUPANCY TYPE:	BUSINESS + ASSEMBLY
CONSTRUCTION TYPE:	IBC TYPE - V-B
SPRINKLERS:	13
STAND PIPES:	NO
FIRE DISTRICT:	DENVER FIRE DEPARTMENT
MEZZANINES:	NO
HIGH RISE:	NO

LIFE SAFETY SYSTEM REQ.:

EMERGENCY LIGHTING:	NO
EXIT SIGNS:	YES
FIRE ALARM:	YES
SMOKE DETECTION SYSTEMS:	YES
PANIC HARDWARE:	NO

ALLOWABLE HEIGHT, STORIES, & AREA:

Code References: Table 504.3, Table 504.4 & Table 506.2

Building Occupancy Classification	Sprinkler System	Construction Type IBC	Height	Allowable Stories	Area	Proposed Height	Proposed Stories	Area
B - BUSINESS, A - ASSEMBLY	13	VB	60'-0"	3	27,000 SF	32'-8.5"	2	4,115 SF

OCCUPANT LOAD ANALYSIS

Code References: Table 1004.1.2

BUILDING OCCUPANCY CLASSIFICATION: SEPARATED USES	SQ. FT.	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
BASEMENT (ACCESSORY STORAGE)	1,313	300 GROSS	5
MAIN (B)	1,313	150 GROSS	9
SECOND (B)	1,199	150 GROSS	8
SECOND (A)	290	15 NET	20
TOTAL OCCUPANTS			42

FIRE PROTECTION REQUIREMENTS:

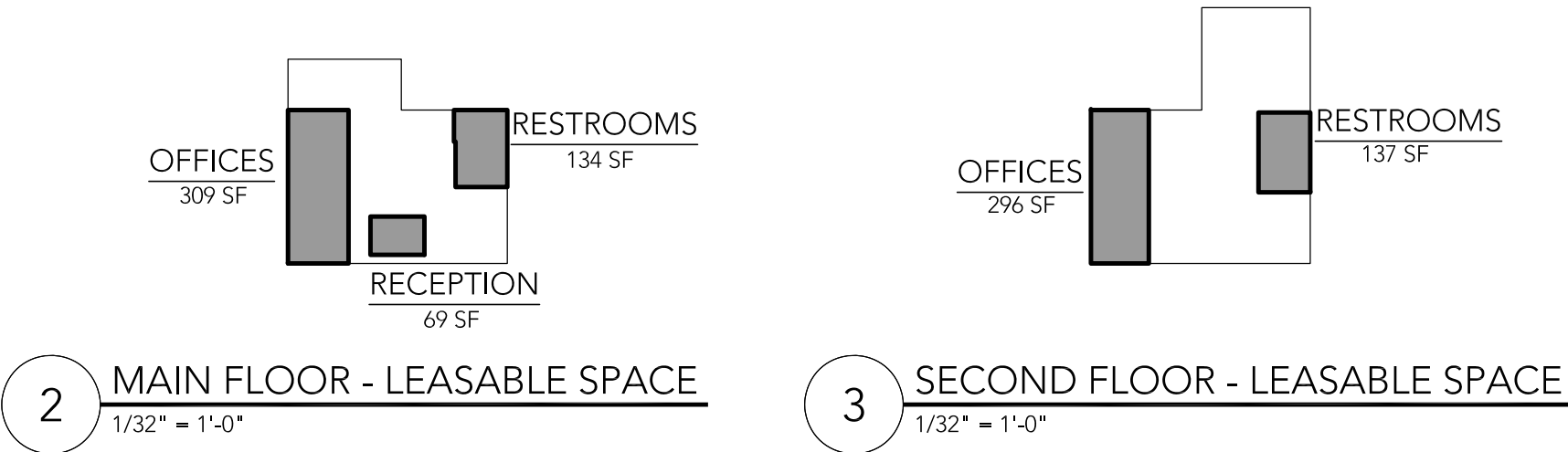
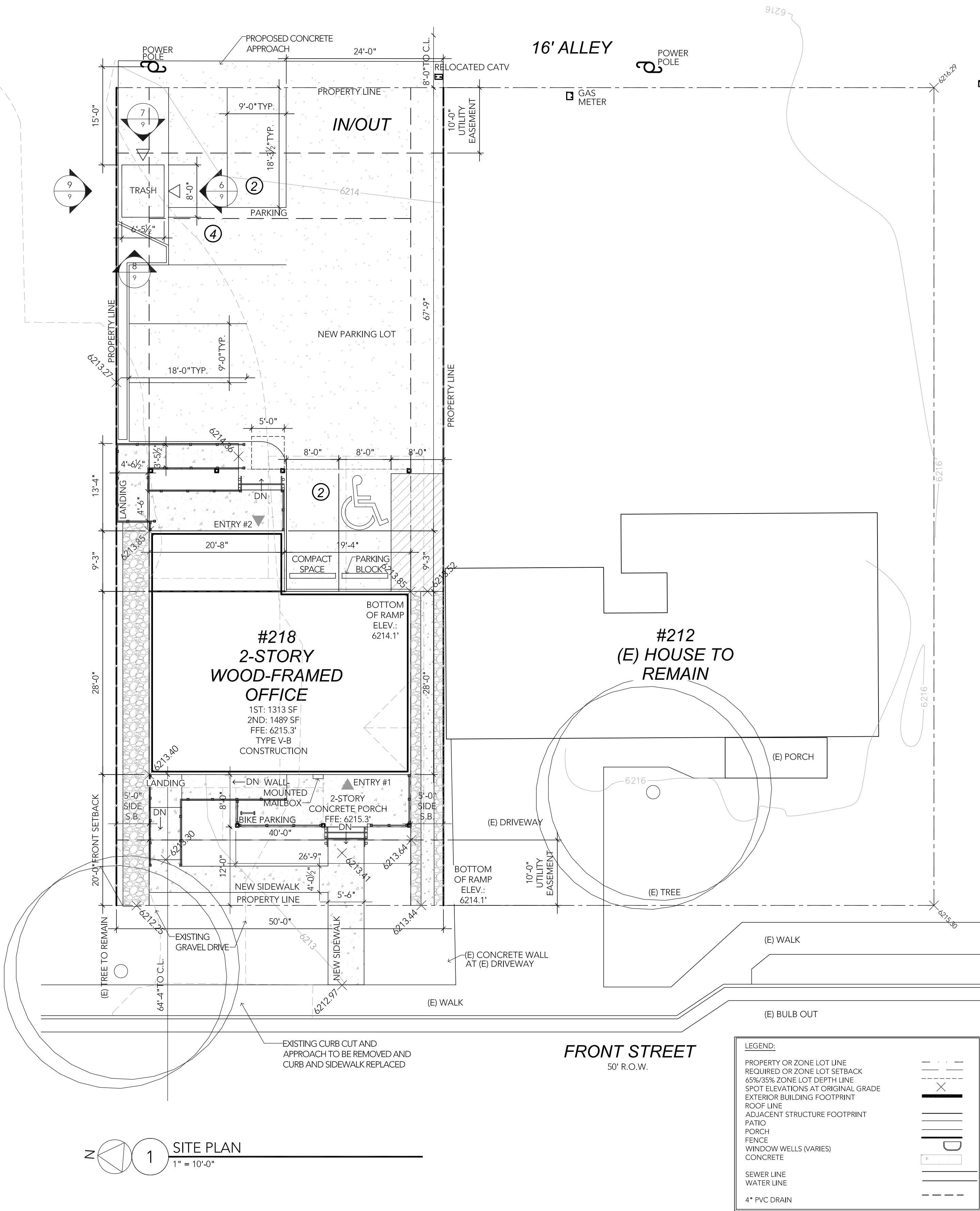
PER IBC Table 601

FIRE RESISTANCE RATED CONSTRUCTION

Building Element	Fire Separation Distance (t602)		Required Fire Resistance Rating (by Const. Type)	Detail # and Sheet #	Design # for Rated Assembly
	Plan Distance	Rating Required			
Structural frame, including columns, girders, trusses	N/A	N/A	0 HR	N/A	N/A
Bearing walls	N/A	N/A	0 HR	N/A	N/A
Exterior					
	X<5	1 HR			
	5≤X<10	1 HR			
	10≤X<30	0 HR			
	X≥30	0 HR			
Interior	N/A	0 HR	0 HR	N/A	
Nonbearing walls and partitions	N/A	N/A	0 HR	N/A	
Floor Construction including supporting beams and joists	N/A	N/A	0 HR	N/A	
Roof Construction including supporting beams and joists	N/A	N/A	0 HR	N/A	
Shafts-Exit (Section 1023.2)	N/A		2 HR	N/A	
Shafts-Other (Section 713.4)	N/A	N/A	1 HR	N/A	N/A
Corridor Separation With Sprinklers IBC 1020.1	N/A	N/A	1/2 HR	N/A	N/A
Occupancy Separation (Section 508.4)	N/A	N/A	1 HR	N/A	N/A
Party/Fire Wall Separation	N/A	N/A	N/A	N/A	N/A
Smoke Barrier Separation	N/A	N/A	N/A	N/A	N/A

FIRE PROTECTION NOTES:

PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED PER SECTION 906, 2021 IFC. IFC TABLE 906.3(1): FIRE EXTINGUISHERS SHALL BE LOCATED WITHIN 75'-0" OF ANY PORTION OF THE BUILDING. IF CABINETS ARE RECESSED INTO FIRE RATED WALLS/PARTITIONS, THEN SUCH CABINETS SHALL BE AFFORDED A FIRE RATING TO MAINTAIN THE REQUIRED INTEGRITY. PROVIDE A PROPOSED LAYOUT OF FIRE EXTINGUISHER CABINETS (FEC). FIELD APPROVAL REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.



PARKING REQUIREMENTS	REQUIRED	PROVIDED
TOTAL LEASABLE SPACE		945 SF
MINIMUM OFF-STREET PARKING (4 SPACES/1000 SF LEASABLE SF)	4 SPACES * 75% = 3 SPACES REQ.	8 SPACES
MINIMUM BICYCLE PARKING (1 SPACE/5% OF VEHICLE PARKING)	1 SPACE	2 SPACES
MINIMUM ACCESSIBLE SPACES (1 ACC. SPACE/25 TOTAL SPACES)	1 SPACE	1 SPACE

ACCESSIBLE ENTRIES	REQUIRED	PROVIDED
ENTRY #1		YES
ENTRY #2		YES
TOTAL	60%	100%

218 FRONT STREET

SITE PLAN

LOT 4A BLOCK 13 CRAIG & GOULD'S ADDTION
CASTLE ROCK, COLORADO

DATE	NUMBER	REVISION
09/19/2023	1	INITIAL SUBMITTAL
02/15/2024	2	RESUBMITTAL



ZAGA DESIGN GROUP 3630 W 32ND AVE #2
DENVER, CO 80211 PHONE: 303.437.8622



PROJECT NUMBER
PROJECT SDP23-0035
SHEET 2 OF 08

2

SITE DEVELOPMENT PLAN
LOT 4A BLOCK 13 CRAIG & GOULD'S ADDITION TO CASTLE ROCK
12TH AMENDMENT, COUNTY OF DOUGLAS, STATE OF COLORADO

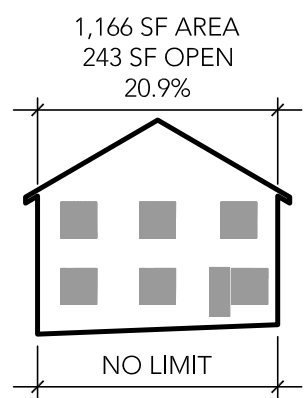


1 WEST ELEVATION
1/8" = 1'-0"

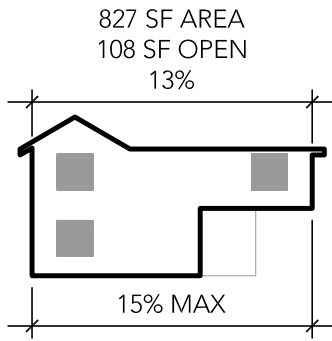


2 SOUTH ELEVATION
1/8" = 1'-0"

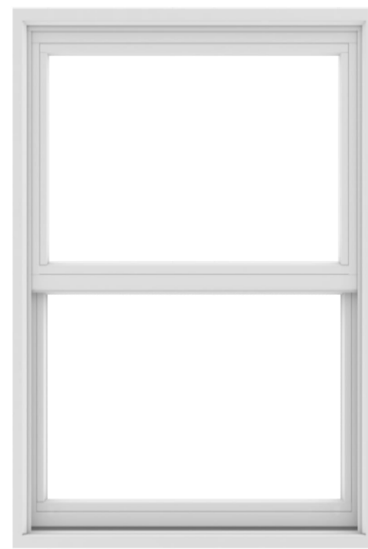
MAX AREA OF EXTERIOR WALL OPENINGS (UP, S) TABLE 705.8				
BUILDING I	BUILDING AREA	OPENING AREA	PERCENTAGE	MAX ALLOWED
WEST ELEVATION	1,166 SF	270 SF	23.2%	NO LIMIT
SOUTH ELEVATION	827 SF	99 SF	12%	15%



OPENING PERCENTAGE (WEST)
1/32" = 1'-0"



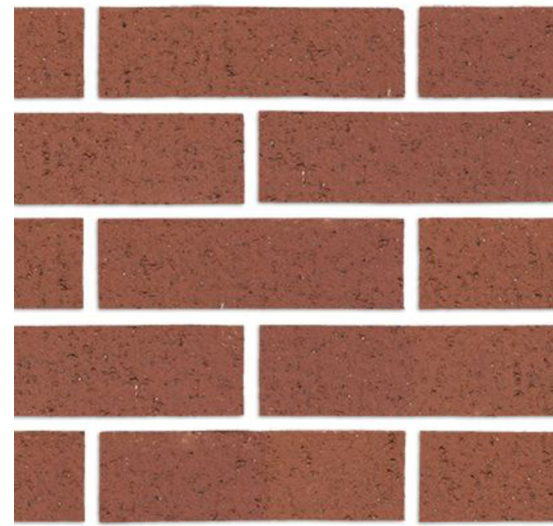
OPENING PERCENTAGE (SOUTH)
1/32" = 1'-0"



WINDOWS: ANDERSEN
200-SERIES DOUBLE HUNG,
WHITE



SIDING: EVERLAST HORIZONTAL
4\"/>



BRICK: BRICK IT THIN BRICK
VENEER, PLANTATION RED
WIRECUT



ASPHALT SHINGLES:
TIMBERLINE HD, SLATE



FASCIA/TRIM: WESTLAKE ROYAL
S4S TRIM BOARD PVC
MOULDING, WHITE, 4\"/>



RAILING: RDI TITAN PRO RAIL,
WHITE



COLUMN: ENDURA-CRAFT
TAPERED SQUARE CRAFTSMAN

218 FRONT STREET

ELEVATIONS

LOT 4A BLOCK 13 CRAIG & GOULD'S ADDTION
CASTLE ROCK, COLORADO

DATE	NUMBER	REVISION
09/19/2023	1	INITIAL SUBMITTAL
02/15/2024	2	RESUBMITTAL

ZAGA

ZAGA DESIGN GROUP 3630 W 32ND AVE #2
DENVER, CO 80211 PHONE: 303.437.8622



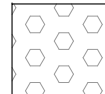


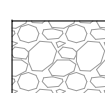

PROJECT NUMBER
PROJECT SDP23-0035
SHEET 6 OF 08
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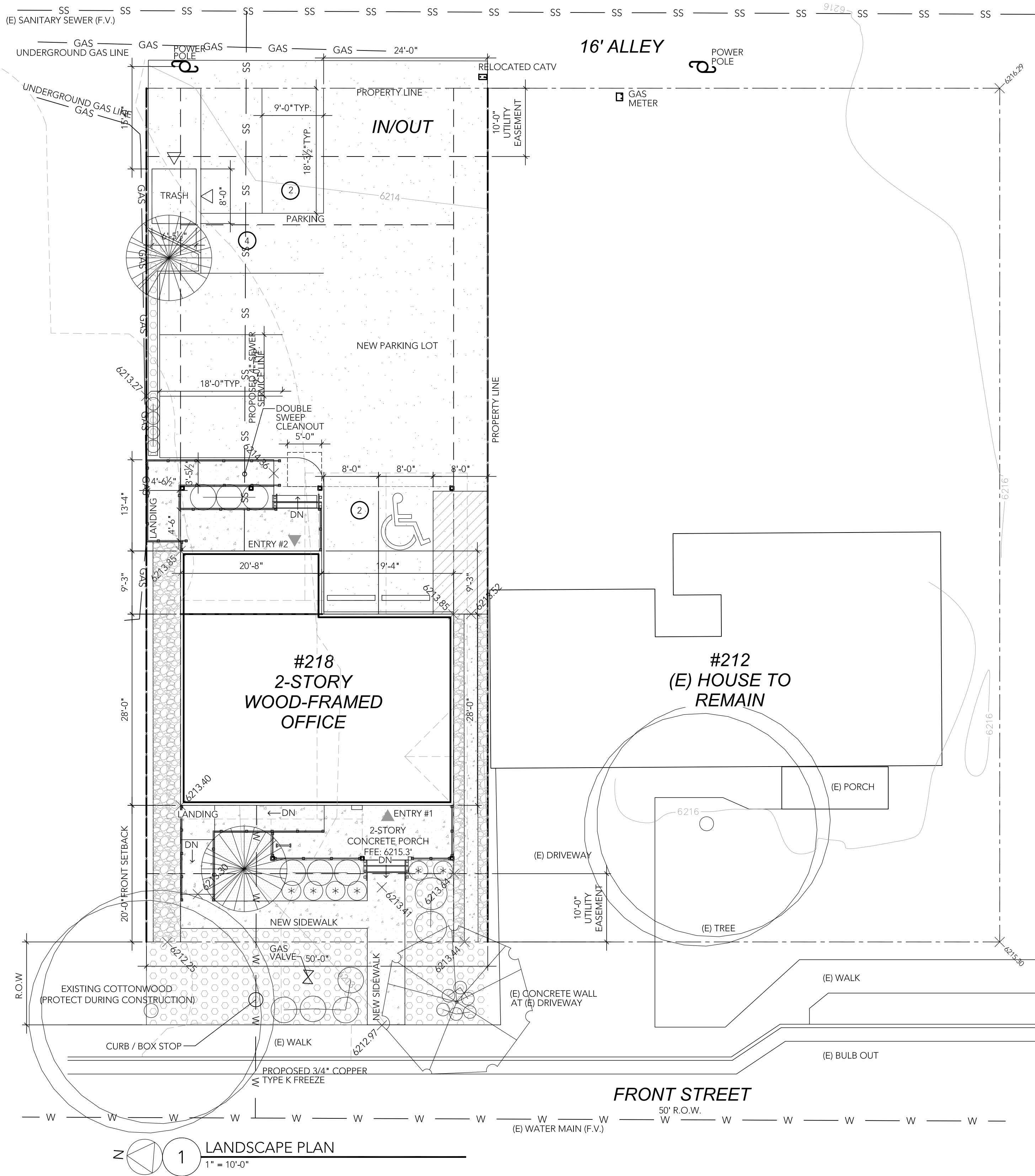
SITE DEVELOPMENT PLAN
LOT 4A BLOCK 13 CRAIG & GOULD'S ADDITION TO CASTLE ROCK
12TH AMENDMENT, COUNTY OF DOUGLAS, STATE OF COLORADO

LANDSCAPE PLAN STANDARD NOTES (TOWN OF CASTLE ROCK)

- Square footages are estimated. Final landscape area coverage shall meet or exceed coverage represented in this drawing and shall conform to subsequent submittal requirements.
- Quantities and locations of plant materials are approximated. Final quantities and locations will be reflected on Construction Documents.
- All plants are to be properly hydrozoned per Town of Castle Rock Plant List.
- Distance of trees to utility lines should be a minimum of 10 feet.
- Design must accommodate the watering restrictions as outlined in the Town of Castle Rock Water Use Management Plan (WUMP).
- Irrigation systems are to be designed to operate within the Town of Castle Rock WUMP.
- Irrigation systems are to be designed per the Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria Manual Section 4.2.3 and to correlate with the use type on the property.
- Permanent irrigation is required for all landscaped areas greater than 500 square feet, per Section 4.2.3 of the Landscape and Irrigation Performance Standards and Criteria Manual. Revised: 10/4/2023
- If any transformers, ground-mounted HVAC units, utility pedestals, or similar features existing on site, but not shown on the Site Development Plan, additional landscaping and screening may be required based upon field conditions determined during the site inspection. Installation will be required prior to the final inspection and the issuance of the certificate of occupancy, as applicable.
- No solid object exceeding 30" in height above the flowline elevation of the adjacent street, including, but not limited to building, utility cabinets, walls, fences, trees, landscape plantings, cut slopes and berms shall be placed in sight distance triangles or easements as shown on the plan.
- No trees, large shrubs, or permanent structures are allowed in utility and drainage easements.
- An irrigation plan is required with the first submittal of the Construction Documents. Please see Sections 3.1.2B and 4.2.3 of the Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria Manual for irrigation submittal and design requirements. Changes to the landscape plan may be necessary due to Construction Documents Irrigation Plan review comments.
- Landscape and irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
- Dead plant materials shall be removed and replaced with healthy planting materials of comparable size and species that meet the original intent of the approved landscape design within forty-five(45) days or sooner in the event or a contagious disease or invasive insect species. Town of Castle Rock is not responsible for plant replacements.
- Slopes steeper than 3:1 are not permitted on landscape plans in the Town of Castle Rock.

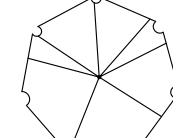
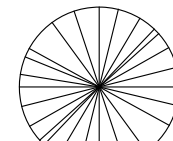
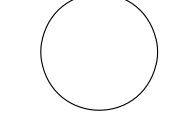
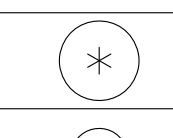
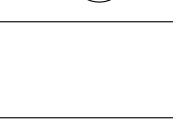
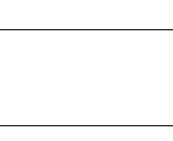
HATCH LEGEND

	DARK GRAY GRANITE MULCH
	MIXED-COLOR COBBLE
	CONCRETE
	GRAVEL
	ASPHALT



TOWN OF CASTLE ROCK REGISTERED PROFESSIONAL:		SUSAN MCCABE	
TOWN OF CASTLE ROCK REGISTRATION #:		STATE OF COLORADO LICENSE LANDSCAPE ARCHITECT #:	
COMPANY NAME:		ADDRESS:	
PHONE:		EMAIL:	
PROJECT NAME:		DATE:	

NON-RESIDENTIAL LANDSCAPE SITE INVENTORY								
Gross Site Area	Required Landscape (10% of the gross site area)	Existing Landscape (If Applicable)	Provided Landscape Area	Required Trees (2 trees / 1,000 sqft)	Provided Trees	Required Shrubs (4 shrubs / 1,000 sqft)	Provided Shrubs	Soil Prep Amounts (cu.yds. per 1000 SF)
6250	625	N/A	942	1	4	3	13	4
Turf Grass Square Footage (SF)*	Required Landscape Coverage Percentage (75% minimum)	Existing Landscape (If Applicable)	Provided Landscape Coverage at Maturity (SF)	Required Nonliving Ornamental Percentage (25% maximum)	Provided Nonliving Ornamental Area in Landscape (SF)	Required Large Canopy Deciduous Tree (50% minimum)	Provided Large Canopy Deciduous Shade Tree	Separate Irrigation Service Connections
N/A	469 SF	N/A		156 SF	86	1	2	No
Parking Lot Area	Landscaping Area Required (10% of square footage)	Existing Landscape (If Applicable)	Landscaped Area Provided	Required Trees (2 large canopy deciduous shade trees / 1,000 sqft)	Provided Trees	Required Shrubs (4 shrubs / 1,000 sqft)	Provided Shrubs	
1527.6	153		110	0	1	1	4	
STREETSCAPE								
Street Name/Tract	Linear Feet (LF)	Required Street Trees (1 tree per 40 LF)	Existing Street Trees (if applicable)	Provided Street Trees	Required Street Shrubs (4 shrubs per required tree)	Provided Street Shrubs		
Front Street	50	1	1	2	4	4		

PLANT SCHEDULE				
SYMBOL LEGEND	DECIDUOUS SHADE TREES	HYDROZONE	VERY LOW	QUANTITY
	2			
	LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2 INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GROUND.			
	LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 3 INCHES IN CALIPER WHEN IN A GRATE OR PLANTED IN AREAS LESS THAN EIGHT (8) FEET IN WIDTH.			
	DECIDUOUS SHADE TREES	HYDROZONE	VERY LOW	QUANTITY
	2			
	ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5 INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND.			
	EVERGREEN TREES	HYDROZONE		QUANTITY
	0			
	EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, MEASURED TO THE MID-POINT OF THE MOST RECENT YEAR'S GROWTH.			
	DECIDUOUS SHRUBS	HYDROZONE	VERY LOW - LOW	QUANTITY
	12			
	SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE.			
	EVERGREEN SHRUBS	HYDROZONE		QUANTITY
	0			
	SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE.			
	ORNAMENTAL GRASSES	HYDROZONE	LOW	QUANTITY
	6			
	ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE.			
	PERENNIAL PLANTING BEDS	HYDROZONE	VERY LOW - LOW	AREA
	49 SF			
	PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE.			
	ANNUAL PLANTING BEDS	HYDROZONE		AREA
	0 SF			
	ANNUALS SHALL BE SIZED SHALL BE APPROPRIATE TO APPLICATION, WHETHER FLATS, FOUR (4) INCH POTS OR LARGER AND SPACED TO PROVIDE SEVENTY-FIVE (75) PERCENT GROUND COVER.			
	NATIVE SEED	HYDROZONE		AREA
	0 SF			
	GRASS SEE PLANTING QUALITY AND QUANTITY IN IRRIGATED AREAS SHALL BE IN COMPLIANCE WITH NURSERY STANDARDS AND SHALL PROVIDE A MINIMUM GROUND COVER OF EIGHTY (80) PERCENT WITHIN THE FIRST GROWING SEASON.			

CLWUR (COMPOSITE LANDSCAPE WATER USE RATING) CHART								
Irrigation (Spray or Drip?)	Plant Name (Common)	Appl. Rate (inches/month)	Zone (VL, L, Mod, HW)	% of Total Area	IA Irrigated Area (in Sq. Ft. for each zone)	LWUR Landscape Water Use Rating	TA Total Area of all Irrigated Landscape Zones	CLWUR (LWUR x IA) /TA
DRIP	Cockspur Hawthorn	1.5	VL	19	222	1	1172	.19
DRIP	Bluemist spirea	2	L	1.5	18	2	1172	.03
DRIP	Gro-Low Sumac	1.5	VL	24.5	287	1	1172	.25
DRIP	Stella D'Oro	1.5	VL	0.4	5	1	1172	.01
DRIP	Canada Red Cherry	1.5	VL	17	200	1	1172	.17
DRIP	Red Switch Grass	2	L	2	24	2	1172	.04
	R.O.W.						TOTAL SITE	.69
DRIP	Swamp White Oak	1.5	VL	30	105	1	350	.3
DRIP	Gro-Low Sumac	1.5	VL	40	140	1	350	.4
DRIP	Purple Cone Flower	2	L	5.7	20	2	350	.12
							TOTAL R.O.W.	.82
							TOTAL CLWUR	1.51

PREPARED BY:
SUSAN MCCABE, ASLA, RLA
REGISTRATION #: CO 426

6419 S. NEWPORT COURT
CENTENNIAL, CO 80111
303-386-6299

218 FRONT STREET

LANDSCAPE PLAN

LOT 4A BLOCK 13 CRAIG & GOULD'S ADDTION
CASTLE ROCK, COLORADO

DATE
09/19/2023
02/15/2024

NUMBER
1
2

REVISION
INITIAL SUBMITTAL
RESUBMITTAL



ZAGA DESIGN GROUP 3630 W 32ND AVE #2
DENVER, CO 80211 PHONE: 303.437.8622



PROJECT NUMBER

PROJECT SDP23-0035

SHEET 5 OF 08

5

From: [REDACTED]
To: [Brad Boland](#)
Cc: [REDACTED]
Subject: 218 Front - Neighborhood Meeting Comments
Date: Wednesday, November 15, 2023 8:45:12 AM
Attachments: [218 Front Neighborhood Meeting Comments.pdf](#)

Hi Brad,

I won't be able to attend the meeting tonight so the following are my comments on the 218 Front Plans.

- The elevations look good. I like the building
- Parking 8 cars is tight and appears to block access to the trash enclosure. Could be an issue for the trash guys. The TOCR HP Board should let them eliminate those 2 parking places and angle the trash enclosure towards the alley.
- Maybe simplify the diagonal sidewalk in the front yard so it still accesses the front door and HC ramp but the yard is more rectangular, historic, and easier to manage.
- The HC sidewalk from the HC parking space to the ramp up could be reduced from 5' wide to 4' wide so that it would fit next to the existing house to the south and save some money. Maybe take all of the sidewalks down from 5' wide to 4' wide to save some money and reflect historic.
- The biggest issue I perceive is that the entire parking lot looks like it drains to one simple concrete swale along the North side of the building (where it may ice up) and then just ends in the front yard and runs over onto Tracy's parking lot. The plans don't appear to be coordinated here. One plan calls for walls (TW and BW indicated) each side of the swale and another plan calls for just sloped gravel which would all eventually slough off and end up visiting Tracy. The current configuration in my mind doesn't work and could cause a water issue in Tracy's building through her side door. I think the parking lot drainage needs some more thought - maybe an inlet in the NW corner of the lot with a drainage pipe to the storm line in Front Street.

In closing – Nice project. When will construction start?

Dave Hieronymus AIA
Principal Architect

DLH Architecture, LLC



www.dlharchitecture.com



Town of Castle Rock

Agenda Memorandum

Agenda Date: 4/3/2024

Item #: **File #:** HPB 2024-013

To: Members of the Historic Preservation Board

From: **Brad Boland, AICP**

Historic Preservation Month Discussion

Executive Summary

A discussion to go over the events taking place during Historic Preservation Month 2024.