



Historic Preservation Board Agenda - Final

Robert Lange
Christopher Plucinski
Dan Ahrens
Alan Hannasch
Melanie Vezzani
Robin Warnke
Susan Thayer
Liaison David Roh

Wednesday, December 3, 2025

6:00 PM

Town Hall
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](#)

September 3, 2025, Historic Preservation Board Meeting

[2025-019](#)

Minutes

Attachments:

[September 3, 2025 Historic Preservation Board Meeting Minutes](#)

6:05 pm TOWN COUNCIL UPDATE

6:10 pm PUBLIC HEARING ITEMS

[HPB](#)

203 North Perry Street Local Restoration Grant

[2025-017](#)

Application

(Little School on Perry Street/Saunders House)

Lot 6 & South ½ of Lot 5, Block 22, Town of Castle Rock,
County of Douglas, State of Colorado

Attachments:

[Staff Memorandum](#)

[Attachment A: Vicinity Map](#)

[Attachment B: Images](#)

[Attachment C: Cultural Resource Survey](#)

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

January 7, 2026

February 4, 2026

7:15 pm ITEMS FROM STAFF / INFORMATIONAL ITEMS

8:00 pm ADJOURN



Town of Castle Rock

Agenda Memorandum

Agenda Date: 12/3/2025

Item #: **File #:** HPB 2025-019

To: Members of the Historic Preservation Board

From: Historic Preservation Board Administrator

September 3, 2025, Historic Preservation Board Meeting Minutes

Executive Summary

Attached are the meeting minutes from the September 3, 2025, Historic Preservation Board meeting for your review and approval.



Historic Preservation Board Meeting Minutes - Draft

Robert Lange
Christopher Plucinski
Dan Ahrens
Alan Hannasch
Melanie Vezzani
Robin Warnke
Susan Thayer
Liaison David Roh

Wednesday, September 3, 2025

6:00 PM

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

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

DINNER FOR BOARD MEMBERS

CALL TO ORDER / ROLL CALL

Present 11 - Chair Robert Lange, Vice Chair Christopher Plucinski, Boardmember Alan Hannasch, Boardmember Dan Ahrens, Boardmember Melanie Vezzani, Boardmember Robin Warnke, Boardmember Susan Thayer, Liaison David Roh, Carissa Ahlstrom, Brad Boland, and Mark Davis

CERTIFICATION OF MEETING

APPROVAL OF MINUTES

Moved by Boardmember Warnke, seconded by Vice Chair Plucinski, to Approve the June 4, 2025 minutes as presented. The motion passed by a vote of:

Yes: 7 - Chair Lange, Vice Chair Plucinski, Boardmember Hannasch, Boardmember Ahrens, Boardmember Vezzani, Boardmember Warnke, and Boardmember Thayer

[HPB 2025-015](#)

June 4, 2025 Historic Preservation Board Meeting Minutes

TOWN COUNCIL UPDATE

Mark Davis updated the Board on a school board property in Crystal Valley Ranch, where a previous contract with a builder did not include plans for a school. The builder now plans to construct 112 homes, but the project's decision has been postponed for a month pending traffic studies. Chair Lange raised concerns about Rhyolite Park, and Councilmember Davis mentioned requests for road and parking improvements from the builder. Council also gave updates on local buildings, including the City Hotel, Castle Rock Social, and The View, with traffic issues noted by Councilmember Davis. Other topics included the Crystal Valley Parkway, the Youth Commission's community involvement, Pine Canyon's metro district approval, and new software for the Finance Department for budget planning.

PUBLIC HEARING ITEMS

[HPB 2025-016](#)

Design Review: 603 North Cantril Street

**Lots 13, 14, 15 & 16 Block 1 Craig & Gould's Addition to
Castle Rock**

Mr. Boland gave a presentation on a Design Review Application for a property located at 603 N. Cantril Street, featuring a 1940s home with no significant

historical record. The proposal included the construction of a detached garage at the rear of the property, utilizing materials that match the existing home's design and style. The project complies with guidelines for new construction review and meets the necessary approval criteria. During the presentation, Chair Lange inquired about the site plan setbacks, which Mr. Boland confirmed were in compliance. Board member Hannasch asked about alley access for the garage, to which Mr. Boland responded that there was no direct access. The applicants attended the meeting and had no comments or questions. No members of the public attended.

Moved by Boardmember Hannasch, seconded by Boardmember Thayer, to Approve HPB Topic HPB 2025-016 as presented. The motion passed by a vote of:

Yes: 7 - Chair Lange, Vice Chair Plucinski, Boardmember Hannasch, Boardmember Ahrens, Boardmember Vezzani, Boardmember Warnke, and Boardmember Thayer

DESIGN REVIEW BOARD UPDATE

Design Review Board had an update on Scileppi's 2nd Phase amendment to change the 1980s shed additions, which is not a landmarked property, that was approved at last meeting.

CASTLE ROCK HISTORICAL SOCIETY AND MUSEUM LIAISON UPDATE

David Roh updated the Board on the Museum and mentioned an invitation for the 150th anniversary of the museum and the Depot on Sept. 6. The presentation for the month is at the Library on William Dillon.

BOARD MEMBER ITEMS

Check for quorum for upcoming meetings

October 1, 2025

November 5, 2025

ITEMS FROM STAFF / INFORMATIONAL ITEMS

Mr. Boland provided an update to the Board regarding the community feedback website focused on Downtown building heights and the proposal to potentially limit these heights. Mr. Lange inquired about the status of grant funds and the Board's progress with applications. Mr. Boland mentioned that no applications have been received this year, as the fund resets annually, and he encouraged the Board to direct interested applicants to him. A discussion between Mr. Lange and Mr. Boland touched on the need to 'market' the grant to generate more interest. Councilmember Davis expanded on the topic of building heights, noting that Town Council passed the Brickyard project, aiming to align its height with Downtown to balance high-rise buildings and traffic conditions. Chair Lange suggested approaching the Council to consider using grant funds for additional purposes. While Mr. Boland agreed to investigate this possibility, he noted the grant's specific funding restrictions and proposed collaborating with the Public Arts Commission. Boardmember Vezzani recommended using the funds to revitalize historic landmarks and increase community engagement in the grant application process. Boardmember Hannasch highlighted the need for updates to the Castle Rock Park trail.

ADJOURN

Moved by Boardmember Thayer, seconded by Vice Chair Plucinski, to Approve adjourn the meeting. The motion passed by a vote of:

Yes: 7 - Chair Lange, Vice Chair Plucinski, Boardmember Hannasch, Boardmember Ahrens, Boardmember Vezzani, Boardmember Warnke, and Boardmember Thayer

Minutes approved by the Historic Preservation Board on December 3, 2025, by a vote of _____ in favor, _____ opposed, with _____ abstention(s).

Historic Preservation Board Chair



Town of Castle Rock

Agenda Memorandum

Agenda Date: 12/3/2025

Item #: File #: HPB 2025-017

To: Members of the Historic Preservation Board

From: Brad Boland, AICP, Planning Manager, Development Services

**203 North Perry Street Local Restoration Grant Application
(Little School on Perry Street/Saunders House)**

**Lot 6 & South ½ of Lot 5, Block 22, Town of Castle Rock, County of Douglas,
State of Colorado**

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 typically available for up to \$2,000 and cannot exceed 50% of the project cost; however, the Board may award additional funding provided the amount does not exceed 50% of total project cost.

The Little School on Perry Street, located at 203 North Perry Street (the Saunders House), is requesting a local restoration grant for up to \$10,000 to assist with exterior restoration work including siding replacement, window restoration, and roof replacement.

Attachments

Attachment A: Vicinity Map
Attachment B: Images
Attachment C: Cultural Resources Survey

AGENDA MEMORANDUM

To: Historic Preservation Board Members

From: Brad Boland, AICP, Planning Manager, Development Services

Title: **203 North Perry Street Local Restoration Grant Application
(Little School on Perry Street/Saunders House)**

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Douglas, State of Colorado**

Executive Summary

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Vicinity

Background

Town Council National Register of Historic Places – January 2003

Town Council approved an ordinance designating the Saunders House as a local landmark.

Town Council – January 3, 2024

The Historic Preservation Board approved a Landmark Alteration Certificate (LAC) that included improvements of the landmarked structure to bring it back closer to its original design, construct a new building addition to connect the existing two buildings, and site improvements. The improvements for the purpose of operating a licensed infant and toddler childcare facility.

Town Council – November 19, 2024

Town Council, with recommendation from the Historic Preservation Board, voted to provide a \$25,000 Downtown Historic Preservation Grant for the scope of work approved per the LAC for the restoration of the landmarked structure.

Discussion

The Little School on Perry Street is also known as the Saunders House, originally constructed in 1874 as a two-room home by George Lord. The home has undergone multiple additions and modifications throughout its history, and it was locally landmarked in 2003. Since 2021, the property has been under its current ownership and is in the final stages of a major rehabilitation project approved by the Historic Preservation Board on January 3, 2024.

The approved scope includes restoring the landmarked structure by removing deteriorated vinyl siding and installing appropriate lap siding, restoring or replacing historic wood windows, and replacing the aging roof. The property will operate as a licensed infant and toddler childcare facility upon completion. The project is nearing completion and has an anticipated opening date of December 1, 2025.

The applicant is requesting up to a \$10,000 local restoration grant to assist with costs associated with siding replacement, window restoration, and roof repair and replacement. These elements are consistent with eligible activities under the Local Restoration Grant Program. Staff has previously reviewed the bid materials and believes that total restoration costs will exceed the threshold necessary to qualify for the local restoration grant request in addition to the already approved Downtown Historic Preservation Grant. Final eligible costs will be verified by staff once all invoices and final project documentation are submitted.

The local restoration grant program is available for designated historic properties for up to 50% of the project cost, or a maximum of \$2,000. However, additional funding can be reviewed on a case-by-case basis.

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: Per CRMC 15.64.050(C), the Local Restoration Grant Program is intended to support restoration, reconstruction, and rehabilitation projects for local landmarks. The Little School on Perry Street is a locally landmarked property, and the proposed work—siding, windows, and roof restoration—qualifies as eligible restoration activities. The restoration work aligns with the Secretary of the Interior’s Standards for Rehabilitation, as well as the goals of the Town’s Vision, Master Plan, and Historic Preservation Plan. The project was evaluated and approved by the Historic Preservation Board through the approved Landmark Alteration Certificate.

Budget Impact

The Historic Preservation Board has not approved a local restoration grant in 2025. Therefore, the 2025 budget has \$15,000 remaining of available funds.

Recommendation

Staff believes this grant application meets the goals of the Town’s Vision, Master Plan, and Historic Preservation Plan. Therefore, staff recommends approval of a local restoration grant of up to \$10,000. As the full annual budget of \$15,000 remains available, staff finds the requested amount appropriate given the scope of the project, the remaining year-end balance, and prior precedent for awarding larger grants when justified by project scope and available funds.

Proposed Motion

Option 1: Approval of Full Grant Request

“I move to approve a grant for up to \$10,000 to assist with the restoration of the Saunders House, located at 203 North Perry Street, per the grant application submitted by the property owner.”

Option 2: Approval of Different Amount

“I move to approve a grant for \$(a different amount if desired) to assist with the cost of restoration of the Saunders House, located at 203 North Perry Street, per the grant application submitted by the property owner.”

Option 3: Denial

"I move to deny a grant to assist with the cost of restoration of the Saunders House, located at 203 North Perry Street, 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 January 7, 2026, as additional information on (_____) is needed."

Attachments

Attachment A: Vicinity Map

Attachment B: Images

Attachment C: Cultural Resources Survey



N Wilcox Street

Front Street

Subject Property

N Perry Street

South Street

Vicinity Map

Subject Property

0 62.5 125 250 Feet



Before Images



South Elevation



East Elevation



West Elevation



North Elevation

After Images:



East Elevation



South West Corner

Resource Number: 5DA.0000
 Temporary Resource Number: 837

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination

OAHP 1403

(OAHP use only)

Date _____ Initials _____

☐ Determined Eligible - National Register

☐ Determined Not Eligible - National Register

☐ Determined Eligible - State Register

☐ Determined Not Eligible - State Register

☐ Need Data

☐ Contributes to Eligible National Register District

☐ Noncontributing to Eligible National Register District

1. Resource Number: 5DA.0000
2. Temporary Resource Number: 837
3. County: Douglas
4. City: Castle Rock
5. Historic Name: Saunders Residence
6. Current Building Name: None
7. Building Address: 203 Perry Street
8. Owner Name and Address: Mission Capital Properties Bayside, LLC; P. O. Box 371258, Las Vegas, NV 89137



44. National Register Eligibility: Not Eligible

44A. Local Landmark Eligibility: Eligible

Scheuber + Darden Architects P. O. Box 909
 Parker, Colorado 80134 * 720-851-7395

II. GEOGRAPHIC INFORMATION

9. PM: 6TH Township: 8 Range: 67W
1/4 of 1/4 of 1/4 of 1/4 of of Section: 11
10. UTM Reference Zone: 13S Easting: 512164 Northing: 4357999
11. USGS Quad Name: Castle Rock South Map Scale: 7.5' MapYear: 1965/1994
12. Lot: 6 & S1/2 Lot 5 Block: 22 Addition: Town of Castle Rock

13. Boundary Description:

The property is bounded on the east elevation by a pedestrian sidewalk and Perry Street, the south by a concrete retaining wall, pedestrian sidewalk and Second Street. The west property edge is bounded by a paved alley and the north property line is bounded by a chain link fence, paved parking, and the adjacent building.

III. ARCHITECTURAL DESCRIPTION

14. Building Plan: Rectangular Plan
15. Dimensions in Feet: 54' x 24'
16. Stories: One
17. Wall Material: Synthetics/Vinyl
18. Roof Configuration: Gabled Roof/Side Gabled Roof
19. Roof Material: Asphalt Roof
20. Special Features: Fence

21. Architectural Description:

The primary entrance is located at the east side of the building, with a south facing entrance door. The original building is rectangular and is sandwiched between two historic additions on the east and west sides of the building. The east addition is the location of the entrance door. The original building and east addition have a side gable roof and the west elevation has a front gable roof. The original building and additions are clad with vinyl siding, retain the original wood windows and asphalt shingle roof.

East Elevation

The east elevation has two non-original plate glass windows. One window is centered on the ridgeline of the east addition. The other window is offset south of the ridgeline of the original building. There is also a single lite, fixed, wood sash window in the gable end of the original building. The foundation is unknown, but the foundation wall is exposed on the north elevation and is covered with a concrete parge coat with a sloped cap.

South Elevation

The south elevation of the original building has an original door centered on the elevation and flanked by two windows. The east window opening is a pair of double-hung, wood windows. The window to the west is a non-original, plate glass window. As stated above, the primary entrance is located on this elevation at the east addition. It is a multi-lite, non-original, paneled wood door. The west addition has a non-original, plate glass window centered on the south elevation.

North Elevation

The north elevation has four, wood double hung windows spaced across the elevation. The windows are the original wood windows and vary in size.

West Elevation

The west elevation has a secondary entrance accessed by a concrete porch with steel decorative columns and a

front gable roof with vinyl siding and wood trim. The door is adjacent to the south elevation with an original, wood double hung window to the north of the door. Above in the gable end is an original, four-lite, wood window. There is a non-historic dog door with steps to grade centered on the gable end.

22. Architectural Style: No Style

23. Landscape or special setting features:

The building sits at the corner of Second Street and Perry Street. There is on-street, parallel parking on the east and south elevations and a driveway on the west elevation of the main building. There is another residential style building to the north with a large empty lot between the two buildings.

The east side of the building has a circular porch with a 12" tall wall surrounding the porch and extending along the east elevation to create a planting bed at the east addition. There is a large concrete retaining wall on the south elevation separating the site from the pedestrian sidewalk on the south. The sidewalk on the east elevation extends along the south face of the building to provide access to the secondary entrance on the south elevation and extends to the west to access the west entrance and the garage beyond.

The property around the building is primarily grass with the only trees remaining, located on the east and south elevations in the pedestrian right-of-way at the corner of Perry Street and Second Street. There is a grouping of bushes at the southwest corner of the building (all dead). There is a wood picket fence at the northwest corner of the building on the open lot to the north. The fence extends from the west entrance to the property line to the north, the non-historic storage shed to the west and to the northwest corner of the original building.

24. Associated buildings, features, or objects:

Detached Garage - The garage is located to the west and is a side gable building with asphalt shingles, overhead garage doors, aluminum windows and horizontal, pressed board siding. The metal, contemporary overhead garage doors are located on the south elevation. To the east of the two vehicle doors is a six-panel, wood man door, near the east end of the south elevation. There are no other openings except for two aluminum sliding windows on the north elevation. There is also a non-historic, small gambrel roofed storage building located next to the garage on the east elevation.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: 1979
Source of Information: 2005 Castle Rock Historic Resource Survey by Preservation Partnership

26. Architect: Unknown Source of Information: Unknown

27. Builder: Unknown Source of Information: Unknown

28. Original Owner: George Lord
Source of Information: 2005 Castle Rock Historic Resource Survey by Preservation Partnership

29. Construction History:

According to Margaret Waller, daughter of Wilbur Waller, the original house was two rooms (she was born in the house). While living there, her father moved the original homestead house from their ranch to this property and attached it to the original two-room house at the northeast side.

In the 1900s, an addition was constructed to the northwest side that included a bedroom an expansion of the kitchen, and three porches. Ben Saunders removed the porches in the early 1950s, enlarged the front windows, removed one front door, and relocated the other. Later, interior walls were moved (date unknown), and two additional rooms and a porch were added on the west side.

Vinyl siding was added in the 1980s.

The garage was constructed in 1979.

30. Original Location: 1

Date of Move:

V. HISTORICAL ASSOCIATIONS

31. Original Use: Domestic/Single Dwelling

Intermediate Use: Commerce/Trade/Specialty Store

33. Current Use: Commerce/Trade/Specialty Store

34. Site type(s): Commercial Business

35. Historic Background:

1874 – 1882 George Lord

1882 – 1891 Wilbur F. Waller

1891 – 1901 William Whitney

1905 – 1913 Charles Woodhouse

1913 – 1920 Ada Woodhouse Ritchey

1920 – 1950 George I. Leonard

1950 - 1987 Ben Saunders, Sr.

1987 - 1998 Bette Saunders, Joyce Y. Biggs

1998 – 2004 Joyce Y. Biggs, Carolyn J. Kruse

2004 – 2009 Carolyn J. Kruse, 203 Perry, LLC

2009 – 2012 J. L. West, 203 Perry, LLC

2012 – 2021 Waggor of Colorado, LLC, 203 Perry, LLC

2021 – Current Mission Capital Properties Bayside LLC

George Lord was born circa 1833 in Maine to Nathan and Mary Lord. His father was a farmer, while his mother helped take care of the farm and his two brothers and one sister. In the 1870 U.S. Census, he was living on the family farm in Somersworth, Strafford County, New Hampshire. It is not clear when he left his family, but by the 1860 U.S. Federal Census, he was living in Coventry, Kent County, Rhode Island, with his wife, Mariah. His profession was a painter. He participated in the Civil War in the 1st Regiment of the Rhode Island State Artillery. Between 1865 and 1868, George moved to Douglas County (1865 Rhode Island State Census and Douglas County Genealogy File – DCL). His wife was not listed in the census, so it is presumed that she had passed away or they had divorced. By 1870, George listed his occupation as a farmer (1870 U.S. Federal Census). On March 7, 1872, he married Mrs. Nancy J. Bonifield Tschudy in Douglas County (Western States Marriage Records Index). He homesteaded eighty acres in what is now known as Cottonwood in Parker in 1878. By 1880, George and Nancy had three children, George M. (4), Gertrude (3), and Major (2) along with two stepchildren Martin Tschudy (15) and Charles Tschudy (13) living with them (1880 U.S. Federal Census).

According to the Douglas County Library Genealogy File, he was superintendent of Douglas County Schools in 1868, the first County Treasurer circa 1875, and the first Douglas County Representative in the Colorado Legislature from 1876 - 1878. He passed away on January 14, 1888 and is buried at the Parker Cemetery.

He purchased the property at 203 Perry Street at public auction in 1874 and built a two-room house, most likely for his growing family. George sold the property to Wilbur Waller in 1882 (2005 Castle Rock Historic Resource Survey).

Little evidence was found about Wilbur Waller, except for the Douglas County Library Genealogy Database. According to the database, Wilbur was born in Ohio circa 1855 and according to the 1860 U.S. Federal Census, he was living in Olive, Noble County, Ohio.

It is not clear when he moved to Colorado and in particular Castle Rock, but on May 29, 1881, he married Mary S. Russell in Douglas County. We do know that he had at least two daughters to this marriage, Stella Leona, Edith

R. and a son, Raymond. (1910 U.S. Federal Census – Mary Waller and Social Security Applications and Claims Index).

He and his brother were editors of the Castle Rock Journal from August 1888 – circa 1896. In 1896, he proofed his homestead of 160 acres of land located east of Castle Rock in the area between Founders Parkway and E. Enderund Blvd, along Highway 86 (BLM/GLO Records). He never really lost his interest in newspapers and by 1899 he was a newspaper publisher in Hartshorne, Beaver County in the Oklahoma Territory.

On May 21, 1904, Wilbur and Mary divorced in Colorado Springs (Colorado Divorce Index). Mary remained living in Colorado Springs into the early 1900s with her children (1910 U.S. Federal Census).

Little else is known about Wilbur, except that he was an inmate at the Denver County Poor Farm in Adams County on April 30, 1930.

According to a 2005 Castle Rock Historic Resource Survey, Wilbur purchased 203 Perry Street in 1882 with a deed of trust with William Whitney in 1888 (Castle Rock Journal, July 1, 1891, Page 1). He moved a house at his homestead to 203 Perry Street and attached it to the existing two room house on the property. Waller defaulted on the deed of trust and in 1891, William Whitney obtained ownership of the property.

Little is known about William H. Whitney and much of the local history written is believed to be mistakenly written about William S. Whitney that lived in Denver. What we do know is based on newspaper articles found in the Castle Rock Journal through the years. He does not show up in any Census records in Castle Rock, even though he was actively involved in the development and commercial aspects of the town.

According to the Castle Rock Journal William was living in Castle Rock as early as 1889. Whitney went into partnership with Wallace Holcomb in March 1889 after the business of Hancock & Holcomb was dissolved (Castle Rock Journal, March 27, 1889). Not only did Holcomb & Whitney buy and sell properties, it also appears that William owned numerous properties in town and issued promissory notes independent of Holcomb & Whitney. He also owned numerous properties in the town (Castle Rock Journal, January 8, 1896, page 4, March 16, 1896, page 4, May 28, 1897, page 3, August 5, 1898, page 2, and March 9, 1900, page 3).

He left Castle Rock in early 1890 heading to the east where he remained until 1892 (Castle Rock Journal, January 8, 1890, page 4 & Castle Rock Journal, August 10, 1892, page 4). During this time, 203 Perry Street defaulted on their promissory note to William Whitney and ownership of the property returned to Whitney (Castle Rock Journal, July 1, 1891, page 1). It is not believed that Whitney ever lived at 203 Perry Street but used it as income property. He sold the property in 1901, according to a 2005 Castle Rock Historic Resource Survey by Preservation Partnership.

In August 1892, soon after returning from the east, Holcomb & Whitney constructed a building for George A. Triplett & Company at the corner of Third Street and Wilcox Street. In 1903, Wallace Holcomb purchased the interest of William Whitney in the firm of Holcomb and Whitney (Castle Rock Journal, April 24, 1903). Holcomb retired and sold the business to Preston Day (Castle Rock Journal, June 5, 1903).

In 1916, William H. Whitney Jr., conservator of the estate of William H. Whitney brought a lawsuit against Preston Day for defaulting on the promissory note for the Holcomb & Whitney Building, which was located at the southwest corner of Fourth Street and Jerry Street. Whitney's son received ownership of the building and it was sold at a Sheriff's sale. What is interesting is that the lawsuit names William H. Whitney as a non-resident, lunatic. Therefore, what we can gather from this information was that William H. Whitney had become incapacitated sometime between 1903 and 1916 and had died prior to 1916.

Charles Woodhouse purchased the house in 1905.

Charles Woodhouse was born January 4, 1833, in Lincolnshire, England to Robert and Elizabeth Woodhouse (1833 Birth and Baptism Records and 1841 England Census). He had three brothers and one sister. At the age of seventeen, he was working as a servant for the Webster family in Lincolnshire, England (1851 England Census), but appears to have been living with his brother Adam in Derbyshire, England (1851 England Census) at least at some point during 1851. According to the 1861 England Census, he married between the age of seventeen & twenty-five and was living with his wife Amelia in Yorkshire County, England. Charles and Amelia had three daughters (Ada, Selma, Sarah) before immigrating to the United States in 1871 (1871 England Census & Record Journal of Douglas County, November 23, 1934). They settled in Connecticut and moved to Kansas, near Topeka, where they lived for a year.

By December 16, 1880, Charles Woodhouse was living in Castle Rock and obtained his citizenship (1880 Immigration and Naturalization Index). According to the 1880 U.S. Federal Census, two more children were born to Charles and Amelia, after they moved to Colorado. They had a son, Charles (4) and a daughter Mary, age 1. The 1900 U.S. Federal Census notes that Charles and Amelia had seven children, but only five survived.

According to the 1880 U.S. Federal Census, Charles Woodhouse raised stock and according to BLM/GLO records, he purchased 160 acres just west of I25 near Prairie Hawk Drive in 1885. In 1892, he enlarged his ranch purchasing an additional 160.26 acres adjacent to his 1885 purchase. Note that his son, Charles Albert, homesteaded 160 acres just on the east side of the current I25 across from his father's ranch in 1904. This property lies just to the north of Douglas County High School and remains partially vacant today (BLM/GLO Records).

On June 15, 1904, Charles Albert passed away and was buried in Cedar Hill Cemetery in Castle Rock. Amelia passed away two years later on September 4, 1906, and buried alongside her son.

In 1905, he purchased 203 Perry Street. It is believed that he retired to this house and lived there until his death on February 4, 1913, of pneumonia. The 1910 U.S. Federal Census confirmed he was living at 203 Perry Street alone. He was buried in Cedar Hill Cemetery alongside his wife and son.

According to various records, not only was Charles a farmer and rancher, but he was also brickmaker. He made the bricks for his home at the ranch and for the chimneys and stoves at the courthouse when it was constructed. Woodhouse was also a signor of the Castle Rock Articles of Incorporation and served as the Town's first Street Commissioner from 1881 – 1884 (2005 Castle Rock Historic Resource Survey).

Upon Charles Woodhouse death, the house was transferred to Ada Woodhouse Richey, his daughter, upon his death.

Ada Woodhouse Ritchey was born on February 18, 1864, near Sheffield, England (Record Journal of Douglas County, November 23, 1934, page 1). She left the family farm to marry Mathias S. Ritchey on June 16, 1886. The young couple moved to Gunnison where he worked in the mining industry. A year later, they returned to Castle Rock and built a home on property known as the Ritchey Ranch, and lived there until the spring of 1919, when they moved to Littleton and resided there until her death on November 20, 1934.

She sold the property to George I. Leonard in 1920.

George I. Leonard was born on February 11, 1875, in Sharpsville, Pennsylvania to Mathew W. and Esther J. Leonard. When he was nine years old the family moved to Utica, Nebraska where he went to school and graduated. He moved to Colorado in 1896, to Black Hawk, where he worked the mines, later locating in the West Plum Creek district (Record Journal of Douglas County, 3 March 1950, page 1). By 1900, he was living in Perry Park and was elected road overseer in Precinct 5 (Castle Rock Journal, 12 January 1900, page 2). At the same time, he was also dating his future wife, Eva Wilson, taking her to dances and small trips (Castle Rock Journal, 6 July 1900, page 1 and Castle Rock Journal, 5 September 1902, page 1). He married Eva on September 10, 1902, at her parent's home, James D. Wilson, in Larkspur (Castle Rock Journal, 12 September 1902, page 1). After returning from their honeymoon, the newlyweds moved to Denver (Castle Rock Journal, 10 July 1903, page 8 and Castle Rock Journal, 22 September 1905, page 5).

The couple moved to Utica, Nebraska between 1905 and 1910, where George began working as a plumber (1910 U.S. Federal Census). In June 1910, though, they returned to Castle Rock (Record Journal of Douglas County, 3 June 1910, page 5). His expertise as a plumber made him very successful in Douglas County. He provided acetylene lighting systems and plumbing and water systems in many of the early Castle Rock and Douglas County homes: Harry Jones, Pete Smidt ranch, Benjamin Skelton ranch, McBane and McIntosh ranch in Larkspur, C. T. Carnaham, John Cantril, Jake Wolfensberger, and the Cramer Ranch, and presumably this property (Record Journal of Douglas County, 10 February 1911, page 5; Record Journal of Douglas County, 3 March 1911, page 5; Record Journal of Douglas County, 10 March 1911, page 5; Record Journal of Douglas County, 24 March 1911, page 5; Record Journal of Douglas County, 16 June 1911, page 5; Record Journal of Douglas County, 16 June 1911, page 4; and Record Journal of Douglas County, 9 February 1912, page 5; Record Journal of Douglas County, 23 August 1912, page 5; Record Journal of Douglas County, 20 September 1912, page 5). He also added lights, water and plumbing systems to two of the most important buildings in town, the high school and the courthouse (Record Journal of Douglas County, 18 August 1911, page 5; Record Journal of Douglas County, 9 February 1912, page 5; Record Journal of Douglas County, 26 July 1912, page 5). In addition, he added water pipes, hydrants, and sprinklers to the cemetery, across Sellars Gulch, and the high school (Record Journal of Douglas County, 19 April 1912, page 5; Record Journal of Douglas County, 16 August 1912, page 5; and 22 November 1912, page 5).

It is not clear where the Leonard's lived prior to 1920, but in 1916, they sold two building lots (Record Journal of Douglas County, 29 September 1916, page 5) and sold their ranch, one mile south of town in 1919 (Record Journal of Douglas County, 27 June 1919, page 1). They also owned the property at 504 Perry Street, so it is not clear if they lived at 504 Perry or 203 Perry Street.

Eva Leonard passed away on June 30, 1942 (Record Journal of Douglas County, 3 July 1942, page 1) and is buried in Cedar Hill Cemetery in Castle Rock. George remained living in Castle Rock after her death. He passed away on February 24, 1950, at Glockner Hospital in Colorado Springs, Colorado. He is buried beside his wife (Record Journal of Douglas County, 3 March 1950, page 1).

According to the 2005 Castle Rock Historic Resource Survey, Leonard was a plumber and did extensive remodeling to the house, installing hot and cold water and constructing a bathroom in the house. The carpentry work was completed by Ben Saunders, Sr. after the purchase of the house in the 1920s.

Ben Saunders, Jr. purchased the property in 1950 from the estate of George Leonard.

Ben Saunders was born on September 26, 1914, in Sedalia, Colorado to Benjamin Taylor and Edith Amelia Saunders. Ben was the youngest of three children, all boys (1920 U.S. Federal Census). The 1930 U.S. Federal Census, listed the family's residence on Cantril Street in Castle Rock. In 1940, at the age of twenty-five, Ben was still living with his family, as was his other two brothers. His father had passed away, but all three sons were in

the construction business. Ben was a builder for the Fuel and Feed Store (1940 U.S. Federal Census). He left home in 1942 to serve in the Navy as a boatswain's mate second class on the U.S.S. Pennsylvania. Upon his retirement from the Navy in November 1945, he married divorcee Sylvia Elizabeth Gilbert on December 6, 1945 (Colorado Marriage Index & Douglas County News Press, November 30, 1987).

Ben was an excellent carpenter, following in his father's and brother's footsteps. He was a construction superintendent with F. A Heckendorf Construction Company for many years and supervised construction of Safeway stores in Wyoming, Colorado, South Dakota, Kansas and New Mexico. He also worked with Chuck Prescott and Earl Kercher. He retired from construction in 1978. (Douglas County News Press, November 30, 1987)

Ben purchased 203 Perry Street in 1920 after his friend, George Leonard passed away. He and his wife lived in the house the remainder of their lives. Ben passed away on November 27, 1987, and is buried in the Spring Valley Cemetery in Douglas County (Find A Grave). Bette passed away in 2004 and is buried alongside her husband.

After her death, Joyce Y. Biggs, Ben's niece took ownership of the 203 Perry Street. She sold the house to Carolyn J. Kruse the same year.

Carolyn Kruse sold the property to 203 Perry, LLC in 2009. It was around this time that the house became a commercial establishment.

36. Sources of Information:

2005 Town of Castle Rock Historic Resource Survey, Ancestry.com, Colorado Historic Newspapers, Douglas County Assessor's Office, Douglas County Library

VI. SIGNIFICANCE

37. Local Landmark Designation: 1 Designation Authority: Town of Castle Rock

Date of Designation:

38. Applicable National Register Criteria:

- ☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;
- ☐ B. Associated with the lives of persons significant in our past;
- ☐ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;
- ☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ☐ Qualifies under Criteria Consideration A through G (see Manual).
- ☐ Does not meet any of the above National Register Criteria.

Criteria for Landmark Designation - Castle Rock

38A. 1. Significance.

- ☒ a. People. Associated with a person(s) significantly contributing to local, state, or national history.
 - ☐ b. Events. Associated with a significant local, county, state or national event(s).
 - ☐ c. Architecture.
 - i. Embodies the distinctive characteristics of an architectural style valuable for the study of a type period or method of construction;
 - ii. Represents the work of a master architect or builder whose work has influenced development in the Town, County, State or Nation;
 - iii. Uses indigenous materials; the use of locally quarried rhyolite being of special importance to the Town;
- or

iv. Is an example of architectural or structural innovation.

- ☐ d. Heritage. Possesses character, interest or value as part of the development heritage or cultural characteristics of the Town, with railroads, quarries and early development of the Town being of special importance to the Town.
- ☐ e. Archaeology. Possesses archaeological Significance or provides information important to prehistory.
- ☒ f. Age. Constructed at least fifty (50) years prior to designation.

2. Historic Integrity.

- ☒ a. Location. The place where the Historic Property was constructed or the place where an historic event occurred.
- ☐ b. Design. The combination of elements that create the historic form, plan, space, structure and style of a property.
- ☒ c. Setting. The physical environment of an Historic Property; the character of the place.
- ☐ d. Materials. The physical elements of an Historic Property.
- ☐ e. Workmanship. The physical evidence of the crafts of a culture and evidence of an artisan's labor and skills.
- ☒ f. Feeling. A property's expression of the aesthetic or historic sense of a particular time and the ability to convey a property's historic character.
- ☒ g. Association. The direct link between an historic event or person and an Historic Property.

39. Area(s) of significance: N/A

40. Period of significance: 1950 - 1972

41. Level of significance: N/A

42. Statement of significance:

The building does not meet any of the National Register Criteria primarily because of the covering of the original siding with vinyl siding. Most of the changes to the exterior of the building occurred during the 1920s - 1950s, thus they would still be considered historic, but the vinyl siding was added in the 1980s, modifying the character defining feature, the wood siding.

Because the exterior of the building has changed, the removal of the historic wood siding, the building has lost much of its significance as a historic building. It is important that a building maintain its character defining features and to be able to demonstrate its historic integrity through the building's materials to maintain its significance.

The character defining features on this building are the windows, doors and building form/shape and the original finishes. Although most of the original windows remain, the plate glass windows are vinyl replacement windows, the doors are contemporary and the wood siding has either been removed or covered with vinyl siding, thereby diminishing the building's character defining features and weakening its significance.

Local Criteria

People: This house is called the Saunders House as Ben and Bette Saunders were local prominent citizens in Castle Rock. They lived in the house from 1950 - 1987, the longest residency for this house.

Age: The building was constructed in 1892, so it meets the 50 year criteria.

43. Assessment of historic integrity related to significance:

The building's level of integrity, relative to the seven aspects of integrity as defined by the National Park Service and History Colorado (setting, location, design, materials, workmanship, feeling and association) has been somewhat retained. There have been several additions all constructed in the 1900s, thus making them historic and significant. The design of the building has changed obscuring or eliminating character-defining features such as some of the windows and the original siding material.

The building does not have sufficient integrity to convey its significance for National and State Register eligibility. It has some significance on a local level, but as stated above has lost much of its significance because of the diminished integrity.

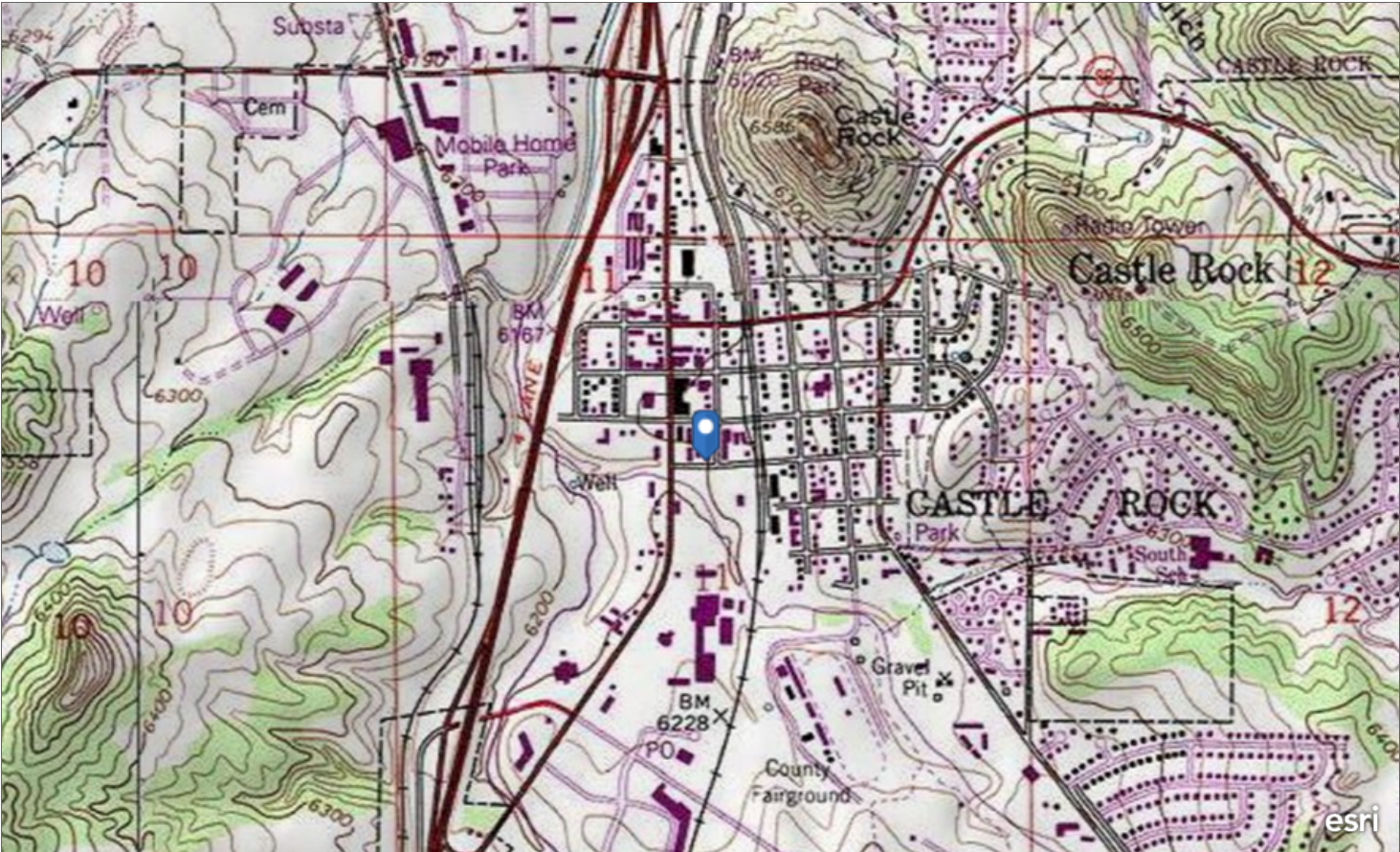
44.	National Register eligibility field assessment:	Not Eligible
	Local landmark eligibility field assessment:	Eligible
45.	Is there National Register district potential:	N/A
	Discuss:	
	Is there Local District Potential:	N/A
	If there is National Register district potential, is this building contributing:	N/A
46.	If the building is in existing National Register district, is it contributing:	N/A

47. Photographic References:

48. Report Title: "Town of Castle Rock - Survey of Historic Resources" (August 29, 2005); Preservation Partnership
49. Date(s): February 2022 50. Recorders: Barbara Darden
51. Organization: Scheuber + Darden Architects
52. Address: P. O. Box 909, Parker, CO 80134
53. Phone Number(s): 720-851-7395

History Colorado- Office of Archeology and Historic Preservation
1200 Broadway, Denver, Colorado 80203 (303) 866-3395

USA Topo Maps



This map features detailed USGS topographic maps for the United States at multiple scales.

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203 Perry Street



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, 2020 DRAPP, Douglas County GIS Services, Eagle View

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