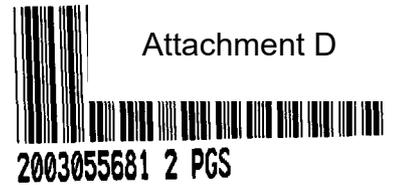


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ORDINANCE 2003-6



AN ORDINANCE DESIGNATING 203 PERRY STREET AS A LOCAL HISTORIC LANDMARK

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WHEREAS, 203 Perry Street is included in the 1985 Historic Building Inventory; and

WHEREAS, the owner of the property, Bette Saunders, has requested local landmark designation; and

WHEREAS, the site meets the criteria for historic landmark designation as found in Section 2.18.160 of the Town of Castle Rock Municipal Code,

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO FOLLOWS:

SECTION 1. Amendment. Section 2.18.210 of the Town of Castle Rock Municipal Code is amended to read as follows:

(w) Saunders' House (203 Perry Street)

SECTION 2. Penalties and Sanctions. The above property, having been designated as a historical landmark, is subject to all the provisions contained within Chapter 2.18 of the Castle Rock Municipal Code. Demolition, removal, or alteration to any designated historic structure or site without required approval from the Town may result in severe penalties and sanctions including fines, imprisonment, and limitation on the issuance of future building permits.

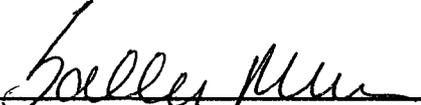
SECTION 3. Severability. If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

SECTION 4. Safety Clause. The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety, and welfare and this ordinance bears a rational relation to the legislative objective sought to be obtained.

SUBMITTED this 13th day of January, 2003 and approved for publication and further reading by a vote of the Town Council of the Town of Castle Rock of 6 for and 1 against.

PASSED, APPROVED, AND ADOPTED this 27th day of January, 2003, by the Town Council of the Town of Castle Rock by a vote of 6 for and 1 against.

ATTEST:



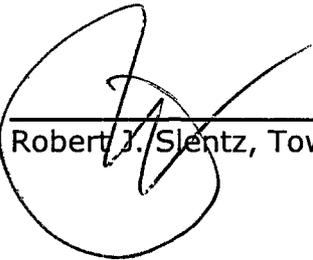
Sally Misare, Town Clerk

TOWN OF CASTLE ROCK:



Millie S. Bennett, Mayor

APPROVED AS TO FORM:



Robert J. Slentz, Town Attorney



Staff Report

Prepared By: Jeff Brasel, Development Planner II
Judy Hostetler, Real Property Specialist

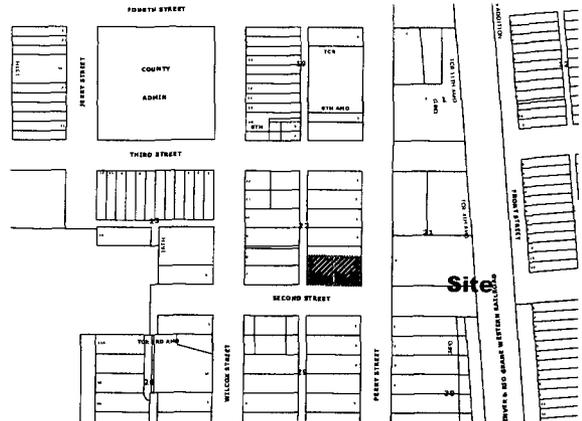
Reviewed By: Shani Porter, Development Manager
Rita Gerou, Deputy Director of Development Services
Kathleen Sellman, Director of Development Services

Subject: Ordinance 2003-___: An Ordinance Designating 203 Perry Street As A Local Historic Landmark

Date: Monday, January 13, 2002

Location: 203 Perry Street

Applicant/Owner: Bette Saunders



EXECUTIVE SUMMARY:

The applicant is applying for Historic Landmark Designation of Lot 6 and the south half of Lot 5, Block 22 in the Town of Castle Rock Subdivision. George Lord built the home in the mid 1870's with several additions being added in the 1880's, 1900's, and 1950's. While the structure is not architecturally significant, it is a good example of many of the homes that were built and enlarged during the early history of Castle Rock. The Town was also residence for several people who have contributed to local history. The landmark status would include the main structure and its additions.

By granting landmark status to this house, the applicant is eligible for state funded grants and tax credits for rehabilitation and restoration. The owner also is eligible to receive a refund of the Town's portion of the property tax. In return, the Town preserves an important part of its history and the Historic Preservation Board has review authority over any proposed alterations or additions to the property.

The Historic Preservation Board reviewed the application at their December 4, 2002 meeting. The Board agreed with the staff recommendation and recommended approval by a vote of 8 - 0.

PUBLIC NOTICE:

No public noticing is required for the Historic Preservations Board Review; however, at least fifteen (15) days prior to action by the Town Council, posting of the property must take place. The public noticing has been accomplished for this application.

BACKGROUND:

History:

The "Town of Castle Rock" was platted in 1874 after the voters of Douglas County decided to move the County seat from Franktown to the foot of what is now a well-known rock formation bearing the same name. The newly created lots were sold at a public auction the same year. A man named George Lord attended the sale and purchased two lots located at the northwest corner of Perry and Second Streets (Lots 5 and 6 of Block 22).

Mr. Lord, who was the Douglas County Superintendent of Schools in the early 1870's, sold the north half of Lot 5 in 1876. Judging from the assessed value of the remaining property over the next few years and the purchase price when it sold in 1882, a house was apparently built on this site some time in the mid 1870's. According to Miss Margaret Waller, who was born in the house in 1884 and visited the current owner in 1969, the original house consisted of two rooms on the southeast side of the current structure (shown in red on the attached drawing). Mr. Lord also owned a large acreage in the north part of what is now the Town of Parker, so he may not have actually lived in this house.

Wilbur Waller, Margaret's father, married Mary Russell in 1881 and purchased the Castle Rock Journal and this house in 1882. Mr. Waller was one of the signatories to the Articles of Incorporation for the Town in 1881 and according to early Town records, served as Town Clerk in the mid 1880's. He ran the newspaper until 1886, and according to Miss Waller, the family stayed in this house only when her father was working on the paper.

Mr. Waller homesteaded 160 acres in what is now part of Founders Village and apparently built a frame house on that property some time before 1889. This is probably where the family lived the rest of the time. Judging from documents recorded with the County, this house appears to have been moved in the late 1880's when Mr. Waller ran into some financial difficulties and lost his acreage. Although it is difficult to determine where the house was moved, it appears to have been attached to the northeast side of the existing house at Second and Perry sometime before 1890. When Ben and Bette Saunders purchased the house in 1950, there were still two distinct rooflines that could be seen in the attic. This "second house" is shown in turquoise on the drawing.

In 1891, Mr. Waller deeded the property to Clara Waller Warner, who was probably his sister. It was subject to an existing loan, however, and Mrs. Warner let the property go back to William Whitney in 1892. Mr. Whitney and his partner, Wallace Holcolm, were hardware dealers who operated a business out of a building behind the courthouse on Jerry Street. This building is now

part of an apartment complex. Mr. Whitney owned the house for almost ten years and most likely lived there, as the only other property he owned at the time was a general store located at the southeast corner of Third and Wilcox Streets. This store is shown on the Sanborn insurance maps for 1895 and 1902.

An addition was added on the northwest side of the house some time in the early 1900's, according to Sanborn maps and tax records for this time period. This addition is shown in green on the drawing. It included a bedroom with a large walk-in closet and an expansion of the existing kitchen. It also included three porches.

The house sold twice in 1902 and again in 1905, so it is difficult to determine which owner made the improvements. It may have been Charles Woodhouse, however, as he owned it from 1905 until his death, leaving the property to his daughter, Ada Ritchey, in 1913. Apparently Mr. Woodhouse lived in the house, as the only other property he owned at this point was unimproved, according to tax records.

Charles Woodhouse raised his family on a ranch near Castle Rock where he built a large home from bricks that he manufactured himself, according to a biography found at the Philip S. Miller Library. Josephine Marr talks about this brick factory in her book as well, stating that the bricks that Mr. Woodhouse made were used in the construction of the courthouse in 1889-90 for chimneys and stoves. Charles Woodhouse also signed the Articles of Incorporation for Castle Rock and was the Town's very first Street Commissioner, serving from 1881-1884, according to early minutes of the Castle Rock Town Board.

Ada Ritchey sold the house to George Leonard in 1920. The Leonard family owned the property for thirty years, and Mr. Leonard was responsible for the modernization of the house. He was a plumber by trade (the only one in Town at that time), so he brought running water to the house and converted the porch on the west side into a bathroom. According to Bette Saunders, Ben Saunders, Sr. did the carpentry work on this project in the 1920's. Mr. Saunders was her father-in-law. Mrs. Saunders knew the Leonards when she was growing up and visited the house frequently when she was a young girl.

Bette Gilbert married Ben Saunders, Jr. in 1945, and they purchased the house in 1950 from Mr. Leonard's estate. Mr. Saunders passed away in 1987, but Mrs. Saunders continues to live in the house. Mr. Saunders followed in his father's footsteps and had a very successful career in the construction business. In his younger days, he owned and managed a fuel and feed store located on Wilcox Street. He was also one of the original stockholders of The Bank of Douglas County. Debbie Boodle talks a great deal about the Saunders in her book about Philip Miller.

The Saunders have made enormous improvements to this charming house over the years. In the early fifties, they removed the porches and completely changed the front of the house by enlarging both windows, eliminating one of the doors and moving the other one to a new location. Mr. Saunders also installed a gas furnace in the attic, as the house had previously been heated with coal and wood stoves. The wall in the "second house" was also removed to enlarge the living room. In the late fifties the Saunders replaced the walk-in closet on the north side of the

house with a new bathroom (shown in green on the drawing), eliminated the existing bathroom and added two additional rooms on the west side (shown in blue). The detached garage was built in 1979.

In the late eighties after Mr. Saunders passed away, Mrs. Saunders wanted to cut down on the upkeep of the house, so she replaced the wood siding with vinyl. In 1996 she replaced the old wood and coal-burning stove in the living room with a gas fireplace. This is a wonderful house that has endured over time and has a very rich history. It has had only two owners in the last eighty years, and Mrs. Saunders has been involved with the house for most of this time. It is truly her house!

Existing Conditions:

The structure sits on Lot 6 and the south half of Lot 5, Block 22 in the original Town of Castle Rock Subdivision. The main structure consists of an approximately 1268 square foot wood framed structure with a dual gabled roof that identifies what were two separate houses. The original structure was approximately 24' x 12' with a symmetrically pitched gabled roof. The house has had several additions over the years as referenced in Attachment 2. The first addition was the joining of the original house with a house that was relocated from the Founders Village area in the 1880's and attached to the original structure. The second addition occurred to the western portion of the house in the early 1900's and the last addition in the 1950's. The house originally had wood siding but vinyl siding was put on in the late 80's.

CRITERIA FOR REVIEW:

Section 2.18.160 of the Town of Castle Rock Municipal Code states that in determining whether a structure, feature, or area is appropriate for designation as an historic landmark, the Board and Town Council shall consider whether the landmark proposed for designation meets one (1) or more of the criteria listed below. Analysis is provided in *italics* below each criterion.

- A. The character, interest or value of the proposed landmark as part of the development heritage or cultural characteristics of the Town;

The structure is a good example of the modest homes that were built before the turn of the century in Castle Rock. The original structure consisted of a 12' by 24' home with a gable roof. A second house was transported from offsite and attached to the northern side of the house. This was seen as an economical way to expand the original structure at a modest cost. As the Town continued to grow and incomes rose, the house additions and embellishments were added to the house. An example of this is the two porches and addition that were added in the early 1900s.

Additionally, the house is one of few remaining residences on Perry Street. Perry Street was mainly a mix of uses from homes, to hotels, to saloons as it transitioned to the residential district east of the railroad.

- B. The proposed landmarks as a location of a significant local, county, state or national event;

The proposed house does not meet this criterion.

- C. The identification of the proposed landmark with a person or persons significantly contributing to the local, county, state or national history;

The proposed landmark was the residence of several important people who contributed to local history. These include George Lord, Douglas County Superintendent of Schools; Wilbur Waller, owner of the Castle Rock Journal, signatory to the Articles of Incorporation for the Town, and Town Clerk; William Whitney, business owner; Charles Woodhouse, brick manufacturer (who's bricks were used in the Court House and for chimneys throughout the Town); Bette and Ben Saunders, business owner, original stockholder of the Bank of Douglas County.

- D. The proposed landmark as an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type or method of construction, or the use of indigenous materials, the use of the locally quarried rhyolite rock being of special importance to the Town;

The proposed landmark is a good example of the vernacular structures that were built early in Castle Rock's history and reflect the modest income of the Town residents at that time.

- E. The proposed landmark as an identification of the work of an architect, landscape architect or master builder whose work has influenced development in the Town, County, State or nation;

The proposed landmark does not meet this criterion.

- F. The proposed landmark's architectural, cultural or archaeological significance;

The proposed landmark is not architecturally, culturally, or archaeologically significant. This criterion is more applicable to structures such as the Cantril School and the old courthouse.

- G. The proposed landmark as an example of either architectural or structural innovation;

The proposed landmark does not meet this criterion.

- H. The relationship of the proposed landmark to other distinctive structures, districts or site which would also be determined to be of historic significance; and

The proposed landmark is located on the 200 block of Perry Street. The 200 block was primarily residential style homes and businesses. The Owen's house, a locally

designated landmark, is located two lots north with another home directly located to the north that is historically significant.

- I. The age of the structure. A fifty-year minimum is generally required.

The proposed landmark is at least 130 years old.

RECOMMENDATION:

Since the proposed property meets at least one of the landmark designation criteria outlined in Section 2.18.160 of the Town of Castle Rock Municipal Code, both the Historic Preservation Board and staff recommend approval.

POSSIBLE MOTION:

I move to approve Ordinance 2003-___: An Ordinance Designating 203 Perry Street As A Local Historic Landmark.

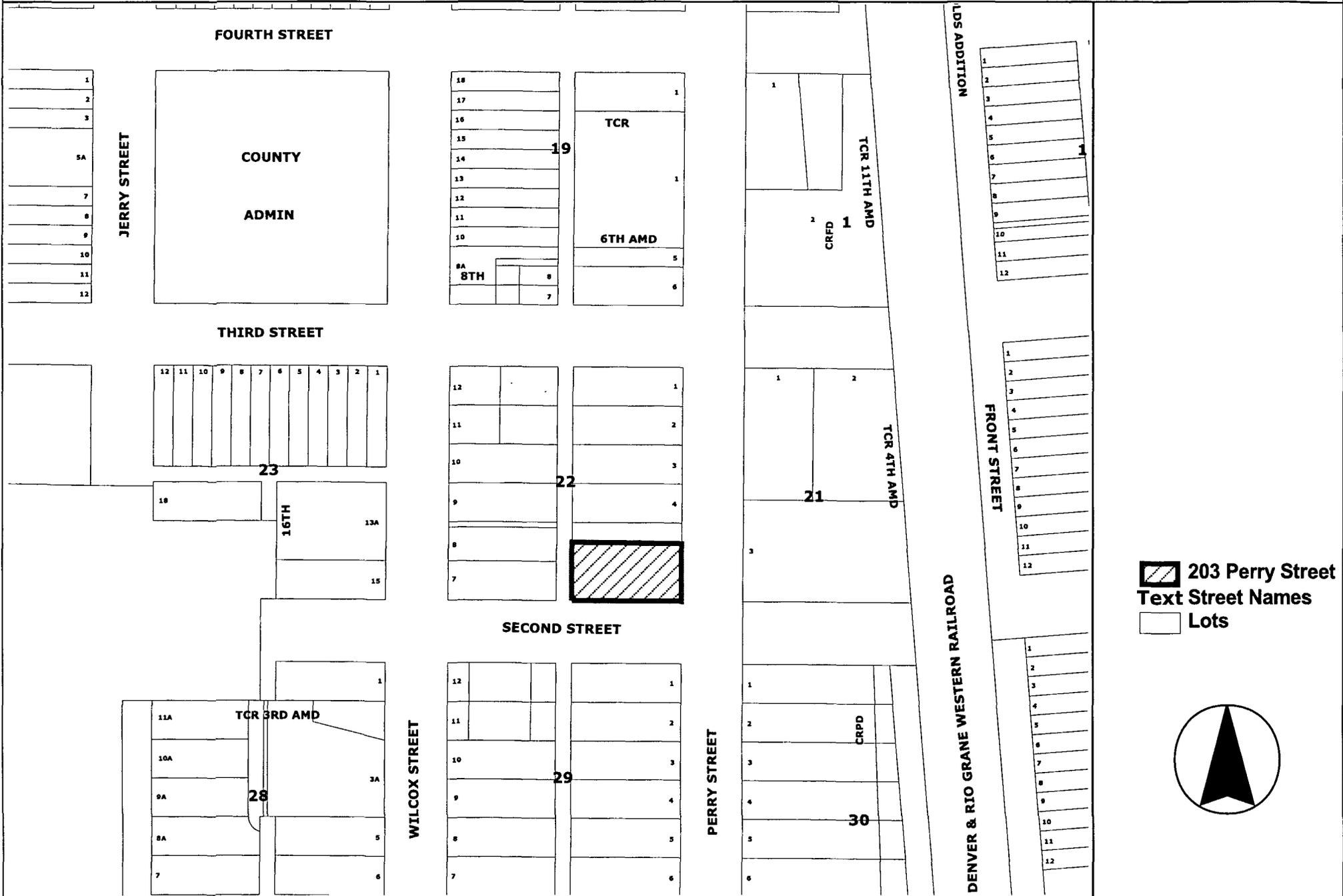
ATTACHMENTS:

- Attachment 1 – Vicinity Map
- Attachment 2 – Ordinance 2003:_____
- Attachment 3 – Site Photos
- Attachment 4 – Modification Diagram

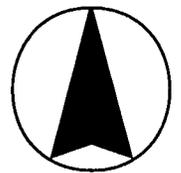
Attachment 1



203 Perry Street Vicinity Map



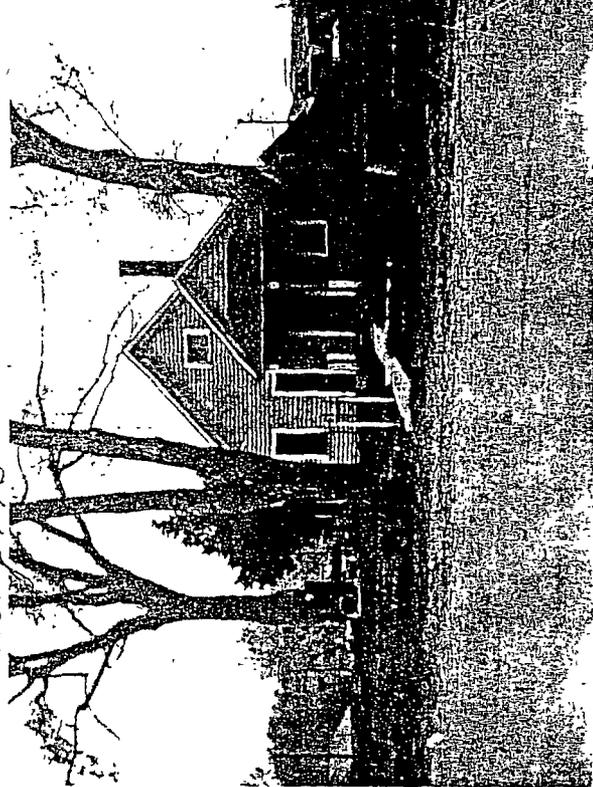
 203 Perry Street
 Text Street Names
 Lots



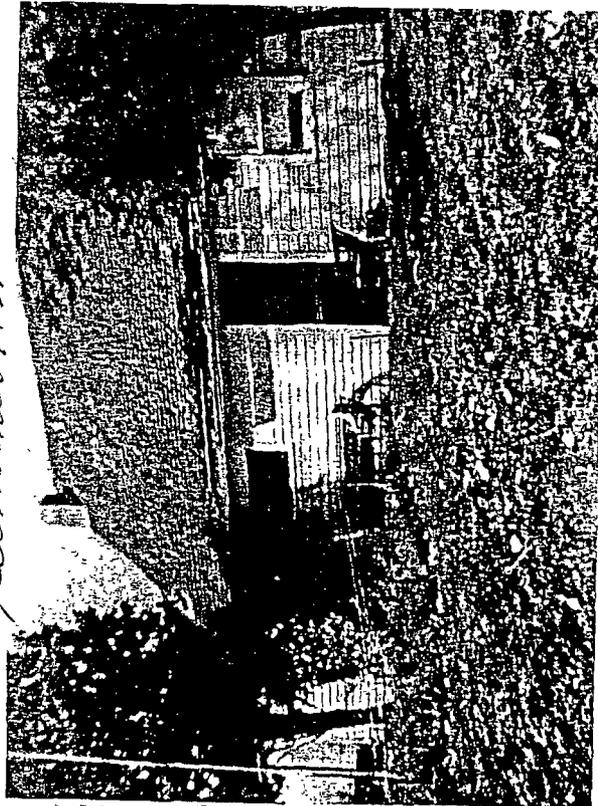
Attachment 2

Attachment 3

May 1957



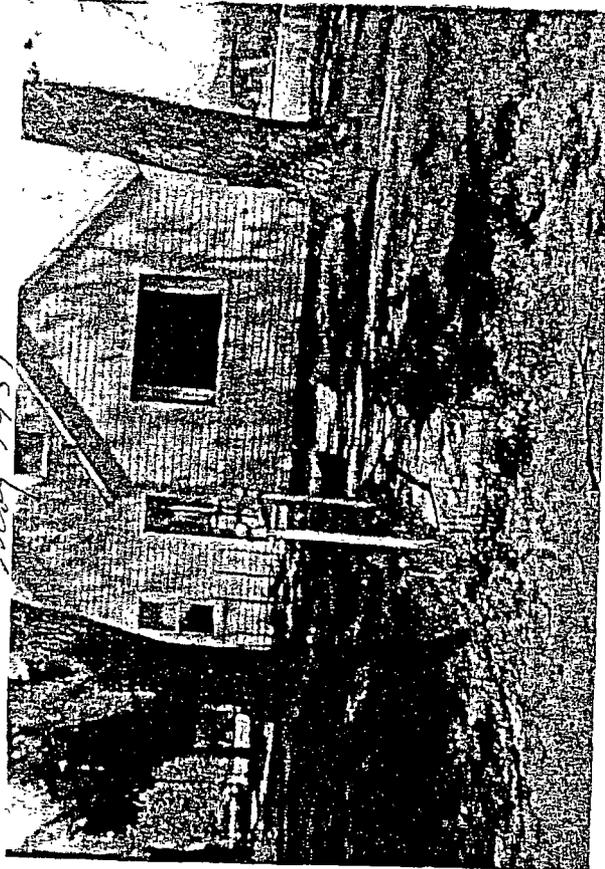
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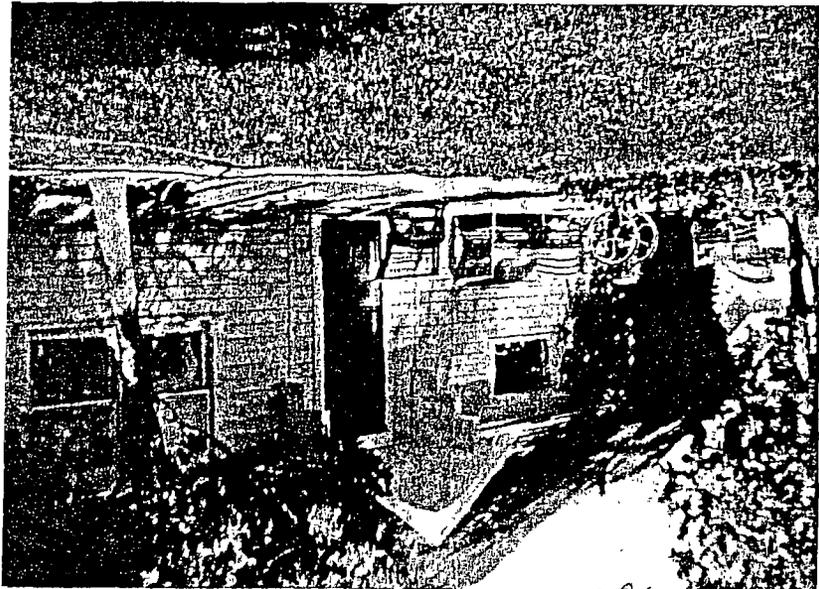


Summer 1957

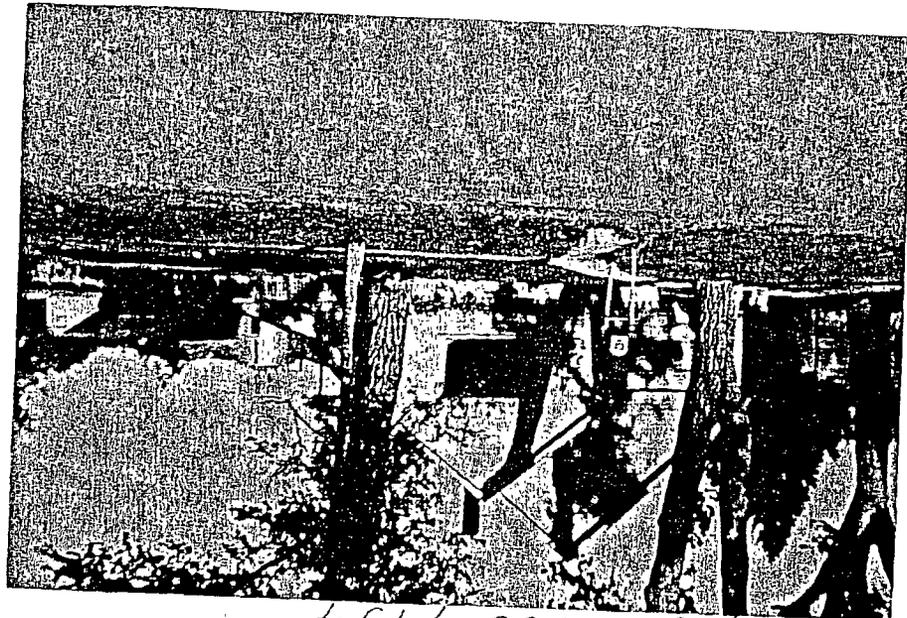


May 1957

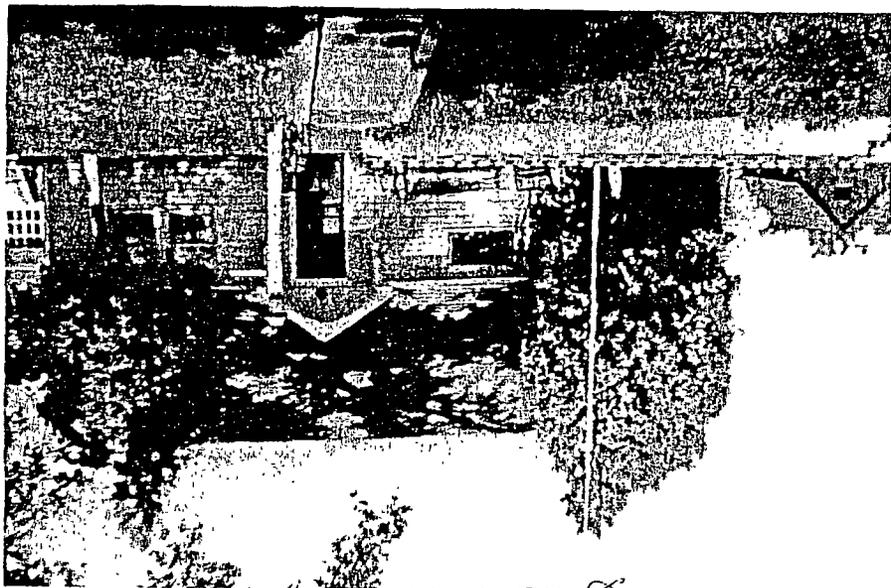




Summer 1954



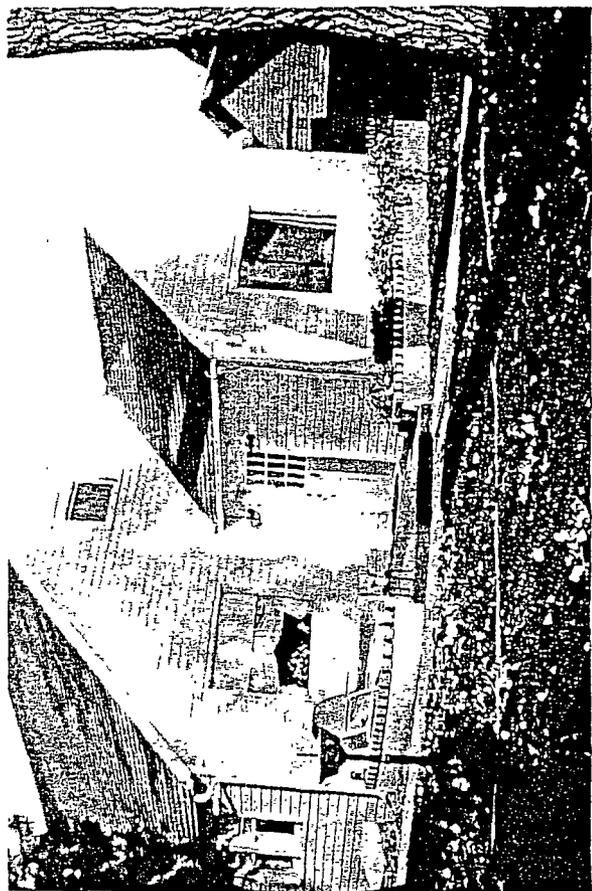
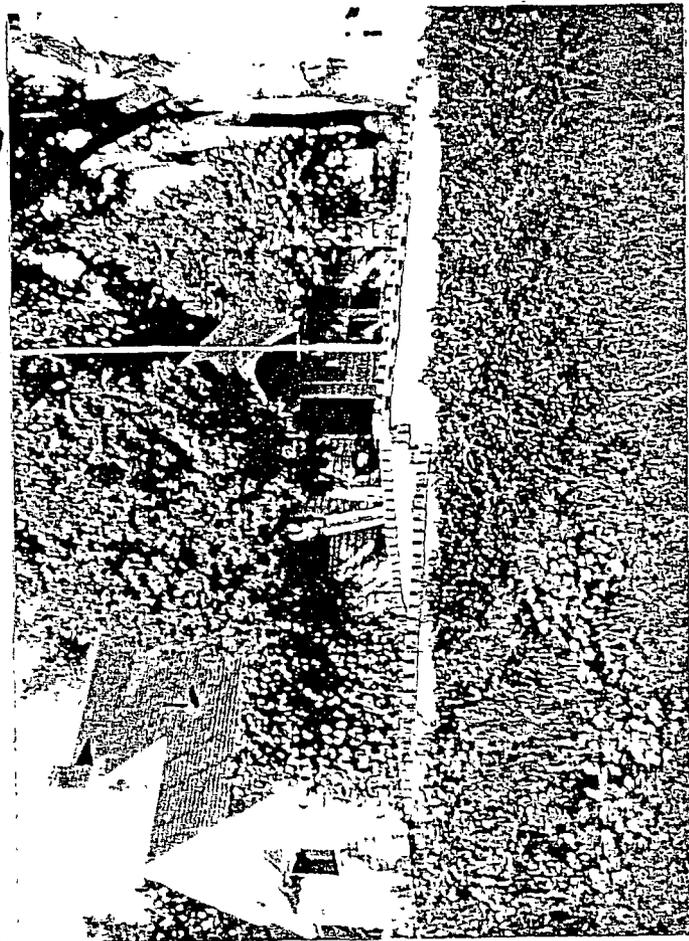
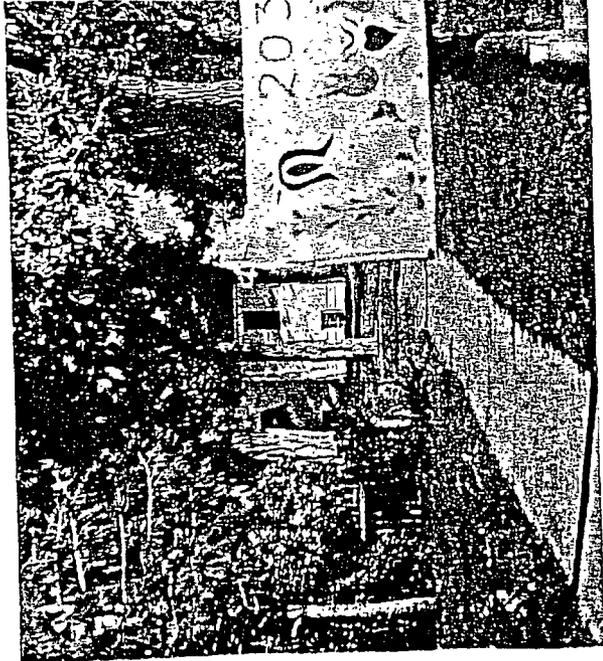
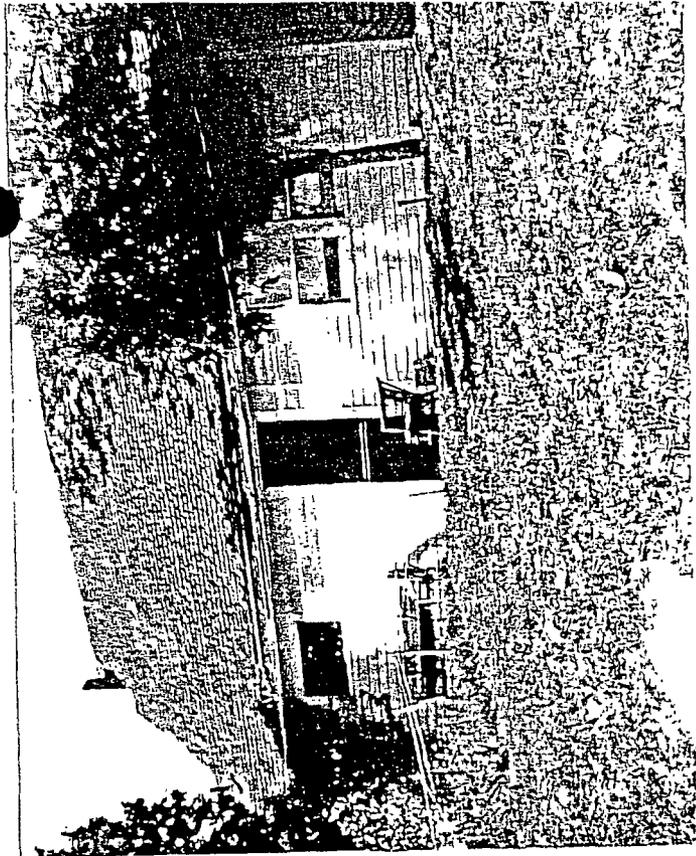
Summer 1954



Summer 1954

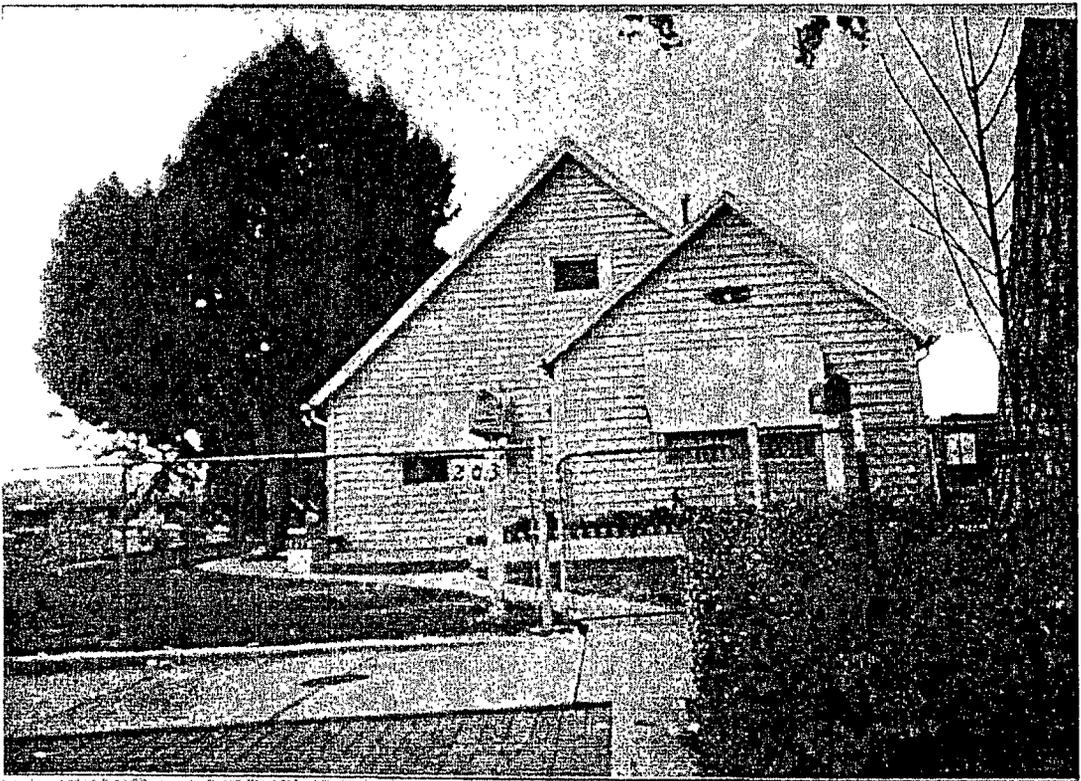


Summer 1954





2nd Street Elevation



Perry Street Elevation

Attachment 4

203 PERRY STREET

