

#### Design Review Board Agenda - Final

Chair Garo Chalian Vice Chair John Manka Mike Borgelt Chris Leevers Robert Lange Josie Adler Dan Ahrens

Wednesday, November 9, 2022

6:00 PM

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

https://crgov.webex.com/crgov Phone In: 720-650-7664 Meeting Number: 2493 222 6666 Password: 2022DRBMeeting

This hybrid meeting is open to the public and will be held in a virtual format in accordance with the Board and Commission Electronic Participation, Connected and Hybrid Meeting Policy. Public may choose to attend in person at Town Hall or electronically or by phone if preferred. This meeting will be hosted online and can be accessed using link and meeting information above.

To access full meeting details, please visit: www.crgov.com/Town Government/Boards and Commissions/Design Review Board and click on the "View current agenda packet" link.

Remote participants please sign up to speak by sending an email to the Development Services Assistant Director, TJ Kucewesky (tkucewesky@crgov.com) no later than 1 pm on the day of the hearing, to be added to the list of speakers. Public comments may also be given in person or submitted in writing via email, to be included in the public record.

\*\* 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

6:05 pm APPROVAL OF MINUTES

DRB June 22, 2022 Design Review Board Meeting Minutes

<u>2022-015</u>

Attachments: DRB06.22.2022minutes-DRAFT

6:15 pm TOWN COUNCIL UPDATE

#### 6:25 pm PUBLIC HEARING ITEMS

DRB Lot 4A Block 11 Town of Castle Rock per LLA 202093484 0.399 AM/L

2022-016 RLTD IMPS Only R0601881, Town of Castle Rock, County of

Douglas, State of Colorado, Site Development Plan [Perry Street

Social]

Attachments: Staff Report

Attachment A: Site Development Plan

Attachment B: Historic Cultural Survey

Attachment C Sidewalk Variance Request

Attachment D: Neighborhood Meeting May 17 2021

Attachment E Neighborhood Meeting June 2 2022

Attachment F: Received Public Input

6:45 pm BOARD MEMBER ITEMS

Check for quorum for upcoming meetings

7:00 pm ITEMS FROM STAFF

7:10 pm ADJOURN



### Town of Castle Rock

#### **Agenda Memorandum**

**Agenda Date:** 11/9/2022

Item #: File #: DRB 2022-015

To: Members of the Design Review Board

From: Design Review Board Administrator

June 22, 2022 Design Review Board Meeting Minutes

#### **Executive Summary**

Attached are the meeting minutes from the June 22, 2022 Design Review Board meeting for your review and approval.



#### Design Review Board Meeting Minutes

Garo Chalian John Manka Mike Borgelt Chris Leevers Robert Lange Josie Adler Dan Ahrens

Wednesday, June 22, 2022

6:00 PM

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

https://crgov.webex.com/crgov Phone In: 720-650-7664 Meeting Number: 2499 338 9180 Password: 2022DRBMeeting

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#### \*\* ALL TIMES ARE APPROXIMATE \*\*

#### DINNER FOR BOARD MEMBERS

#### **CALL TO ORDER / ROLL CALL**

The meeting was called to order at 6:00 p.m. by Vice Chair Garo Chalian.

Present 7 - Chair Garo Chalian, Mike Borgelt, Vice Chair John Manka, Chris Leevers, Robert Lange, Josie Adler, and Dan Ahrens

**Attendance** 6 - Laura Cavey, Desiree LaFleur, Tara Vargish, Julie Parker, Sandra Aguilar, and TJ Kucewesky

#### **CERTIFICATION OF MEETING**

Ms. Vargish confirmed the meeting and agenda had been noticed in accordance with the requirements of the Open Meetings Law.

#### **APPROVAL OF MINUTES**

DRB 2022-008 May 25, 2022 Design Review Board Meeting Minutes

Attachments: DRB05.25.2022minutes-DRAFT

Moved by Ahrens, seconded by Borgelt, that the Design Review Board meeting minutes for May 25, 2022 be approved as presented. The motion passed by the following vote: 5 to 0 with two abstaining

Yes: 5 - Chair Chalian, Borgelt, Vice Chair Manka, Leevers, and Lange

Abstain: 2 - Adler, and Ahrens

#### INTRODUCTION OF NEW BOARD MEMBERS

Vice Chair Chalian introduce the new Board member, Josie Adler.

#### **ELECTION OF OFFICERS, ETC.**

DRB 2022-009 Election of Design Review Board Chair

Moved by Manka, seconded by Leevers, that the Design Review Board nominate Garo Chalian as Chair. The motion passed by the following vote: 7 to 0

Yes: 7 - Chair Chalian, Borgelt, Vice Chair Manka, Leevers, Lange, Adler, and Ahrens

DRB 2022-010 Election of Design Review Board Vice-Chair

Moved by Chalian, seconded by Lange, that the Design Review Board nominate John Manka as Vice Chair. The motion passed by the following vote: 7 to 0

Yes: 7 - Chair Chalian, Borgelt, Vice Chair Manka, Leevers, Lange, Adler, and Ahrens

#### RESOLUTION OF APPRECIATION

<u>DRB RESO</u> Resolution of Appreciation - Stuart Butler2022-001

Attachments: Resolution of Appreciation DRB - Stu Butler

Moved by Manka, seconded by Lange, that the Design Review Board accept the Resolution of Appreciation for Stuart Butler. The motion passed by the following vote: 7 to 0

Yes: 7 - Chair Chalian, Borgelt, Vice Chair Manka, Leevers, Lange, Adler, and Ahrens

#### **TOWN COUNCIL UPDATE**

None.

#### **BOARD MEMBER ITEMS**

DRB 2022-011 Discussion Action Item: Review of Update Bylaws

Attachments: Bylaws Design Review Board 2022-with code updates

Public Record Document: Bylaws Design Review Board 2022-SIGNED

Ms. Vargish presented the updates to the bylaws.

Moved by Leevers, seconded by Manka, that the Design Review Board accept the updated bylaws as presented. The motion passed by the following vote: 7 to 0

Yes: 7 - Chair Chalian, Borgelt, Vice Chair Manka, Leevers, Lange, Adler, and Ahrens

DRB 2022-012 Discussion Action Item: Oath of Office - Design Review Board Members

Attachments: Attachment A: Ordinance 2022-003

Attachment B: 2022 Design Review Board Member Oaths

Public Record: Oaths 2022 DRB

Ms. Vargish reviewed the oath that is now required for all of the Town's volunteer boards. It is the same oath that Town Council and the directors take.

#### Check for quorum for upcoming meetings

All Board members plan to attend both the July 13 and July 27 meetings.

#### **ITEMS FROM STAFF**

Ms. Vargish reported that TJ Kucewesky is the new Development Services Assistant Director and will be the staff liaison for this Board. There are no items on the agenda for the upcoming meetings. Staffing remains an issue with two planner vacancies. A legal training for all boards is tentatively planned for July 21, but an official notice will go out with the details.

#### **ADJOURN**

**Design Review Board** 

			Moved by Chair Chalian, seconded by Vice Chair Manka to adjourn the Design Review Board meeting at 6:24 p.m. The motion passed by the following vote: 7 to 0
	Yes:	7 -	Chair Chalian, Borgelt, Vice Chair Manka, Leevers, Lange, Adler, and Ahrens
*****	******	*****	********************************
-	•	-	the Design Review Board on by a vote of in , with abstention(s).



#### Town of Castle Rock

#### **Agenda Memorandum**

**Agenda Date:** 11/9/2022

Item #: File #: DRB 2022-016

**To:** Members of the Design Review Board

From: Brad Boland, AICP, Long Range Project Manager

Lot 4A Block 11 Town of Castle Rock per LLA 202093484 0.399 AM/L RLTD IMPS Only

R0601881, Town of Castle Rock, County of Douglas, State of Colorado, Site

**Development Plan [Perry Street Social]** 

#### **Executive Summary**

Perry Street Collective, LLC has submitted an application for a site development plan (SDP) (Attachment A) for a mini "entertainment district" called Perry Street Social. Perry Street Social is proposed on the 0.399-acre lot at the northeast corner of Perry Street and Fourth Street. The SDP proposes a total of three buildings, two new and one existing, in addition to the existing pavilion on the property. The SDP requires a public hearing before the Design Review Board (DRB), which shall review and decide on the proposal, including a variance request from the minimum sidewalk width on North Perry Street.

#### **Attachments**

Staff Report

Attachment A: Site Development Plan
Attachment B: Historic Cultural Survey
Attachment C: Sidewalk Variance Request

Attachment D: Neighborhood Meeting May 21, 2021
Attachment E: Neighborhood Meeting June 2, 2022

Attachment F: Received Public input





#### **AGENDA MEMORANDUM**

To: Design Review Board

From: Brad Boland, AICP, Long Range Project Manager

Title: Lot 4A Block 11 Town of Castle Rock per LLA 202093484 0.399 AM/L RLTD

**IMPS Only R0601881** 

Town of Castle Rock, County of Douglas, State of Colorado,

Site Development Plan [Perry Street Social]

#### **Executive Summary**

Perry Street Collective, LLC has submitted an application for a site development plan (SDP) for a mini "entertainment district" called Perry Street Social. Perry Street Social is proposed on the 0.399-acre lot at the northeast corner of Perry Street and Fourth Street. The SDP proposes a total of three buildings, two new and one existing, in addition to the existing pavilion on the property. The SDP requires a public hearing before the Design Review Board (DRB), which shall review and decide on the proposal, including a variance request from the minimum sidewalk width on North Perry Street.



Figure 1: Vicinity Map

Page 1 of 12

#### **Background**

#### Existing Conditions and Surrounding Uses

The property is approximately 0.399 acres in size and is located within Downtown Castle Rock at the northeast corner of Perry Street and Fourth Street. There are currently three buildings and a pavilion on the property. A cultural resources survey (Attachment B) has been provided for an in-depth description of the property and its history.

At the north end of the property is an existing two-story 1,700 square-foot residential house (414 Perry Street). Demolition of the house required approval from Town Council, with recommendation from the Historic Preservation Board, as the house was built before 1945. The Historic Preservation Board recommended approval of the demolition on July 6, 2022, and Town Council approved the demolition on September 6, 2022.

In the middle of the property is a covered pavilion that is approximately 5,500 square feet in size. The pavilion previously referred to as the "White Pavilion" and "Rink at the Rock", has been used as an ice skating rink in the winter for many years. The pavilion will remain and be utilized with this project, including as an ice skating during the winter.

At the corner of Perry and Fourth Street (404 Perry Street), is the Whittier House. The Whittier House was constructed in 1888, is one story, and is currently 988 square feet. The house most recently has been used as a retail shop. While historically significant, the Whittier House is not locally or nationally landmarked. The Whittier House will remain on the property. An existing addition on the north side of the building will be removed and then added on to.

At the southeast corner of the property (411 Fourth Street) is a one-story, 2,508-square-foot cinder block building. The property is currently occupied by Castle Rock Bike & Ski. The building will be demolished to make way for a new building.

To the east of the property are railroad tracks. To the north of the property is a single-story single-family residence. To the east of the property are the historic City Hotel, a two-story unoccupied building, and the five-story Reyn Rock Plaza, a senior housing apartment building. Diagonally to the southwest from the property is a three-story commercial building that includes retail and office. To the south of the property is a two-story commercial building that includes retail, restaurants, and office.

#### Zoning Regulations

The property is zoned Business/Commercial (B), within the Downtown Overlay District (DOD). The B zone district is the underlying zone district for the property while the DOD, adopted in 2010, is an additional layer of standards for the property. The provisions of the DOD govern over those of the B zone district. The purpose of the DOD is to establish architectural, landscaping, design, building, use, and site development regulations that encourage compatible land uses, ensure higher quality development and function to protect property values, and provide safe and efficient pedestrian and automotive access.

#### **Discussion**

#### Proposed Use

Perry Street Social will consist of three buildings and the existing pavilion. To the north of the pavilion, replacing the residential house will be a craft beer Tap House and kitchen. The Tap House will be 2,754 square feet, one story, and 24 feet 4 inches in height. The Tap House will open up to the pavilion through overhead doors on the south elevation. The existing Whittier House at the corner of Perry and Fourth Streets will be converted into a deli/charcuterie and wine bar. An existing 281 square-foot addition to the north side of the building will be removed and a 616 square-foot glassed-in conservatory will be added in its place. The building will remain one story with a height of 14 feet 7 inches. The new building at the southeast corner of the project will be a 2,914-square-foot, two-story building that will include a third-floor patio that has a service structure. The first floor will consist of "food truck-like" businesses with walk-up orders and pick-up windows. The second floor will consist of seating. The total height of the building will be 28 feet 6 inches. The pavilion will function as a central hub for all the buildings where people can meet and sit together during the warmer months. During the winter, the pavilion will be converted into an ice rink. The existing 6-foot sidewalk along Perry Street will remain. On Fourth Street, the sidewalk will be widened to an 8-foot sidewalk with an additional 2-foot brick curb shy. No on-site parking spaces are required, and none are being proposed. Existing street parking will remain the same.

On the north end of the site, the Tap House's entrance onto Perry Street (west elevation) is the focal point of the building. The front of the building incorporates a turret with 7-foot windows wrapping around the lower portion encased by brown cement trim with the front door offset. The upper portion of the turret is corrugated metal panels with a burgundy standing seam metal roof. Black metal beams run vertically between a soffit above the windows and a soffit below the roof of the turret. The front part of the building, after the turret, has a burgundy standing seam metal skillion roof with the top edge being on the south side of the building. The eastern side of the building has a flat roof. The south elevation front portion includes three glass overhead doors that open up to the pavilion. The upper portion of the wall created by the roof pitch, above the overhead doors, consists of three windows surrounded by corrugated metal panels. The eastern portion of the south elevation consists of Hardie plank lap siding. The east elevation is the back of the house, and the predominant material is Hardie plank lap siding. The north elevation has three gabled windows within the skillion roof and the predominant material is the Hardie plank lap siding.

In the southwest corner of the site, the Whittier House is a side-gabled building with wood siding, boxed eaves with fascia board and trim, and a composition roof. There is a 281 square-foot shed roof addition on the north side of the building that will be removed. A 616 square-foot glassed-in conservatory will be added in its place. The conservatory will include 5-foot windows that wrap all the way around. Below the windows, the base of the building will be Hardie panels with trim and Hardie trim board. The roof will be a green seam metal roof with a row of skylights. The building will be painted white, with the trim of the windows of the addition painted green to match the roof.

In the southeast corner of the project, a 2,914 square-foot "Container" building will replace the existing cinder block building. The proposed building will be two stories with a third-floor patio that will have a service shed. The building will be constructed together with shipping containers

and metal panels to form a building. The south elevation, facing Fourth Street, is the main façade of the building. The first floor will feature a breezeway that will go through the middle of the first floor opening up to Fourth Street. The first floor will also include several windows that will be used for patrons to order their food and pick it up. An elevator shaft will be on the south side of the building. The second story will be a dining area. The south elevation of the second story is lined with large windows, looking out on Fourth Street. Staircases on the west side and north side of the building will take patrons to the second-floor dining area and the third-floor patio that includes a service shed. The metal panels will be painted in a pattern of colors that include red, green, grey, and black. Some panels will be accented through the use of brown shiplap siding.

#### Zoning Allowances

The zoning allows various commercial and residential uses including, but not limited to, office, service, retail, restaurant, public facility, and multi-family residential uses. The proposed mixed-use building is in conformance with the permitted uses described for both the B zone district and the DOD.

#### Development Standards

A comparison of the SDP proposal to the Development Standards of the DOD (page 1 of the SDP) illustrates the SDP proposal meets the permitted maximum lot coverage, minimum setbacks, and maximum building setback requirements.

The proposed lot coverage of 85% is under the permitted maximum lot coverage of 100%; and the proposed front setback of 1-foot, a rear setback of 0.9-feet and side yard setbacks of 1.5-feet (west) and 0.5-foot (east) all exceed the permitted minimum setback requirement of 0-feet.

100% of the building facing North Perry Street for both the Tap House and Whittier House are proposed to be within 20 feet of the North Perry Street Right-of-Way (ROW), which meets the required maximum building setback to a public roadway of 0-20 feet for 25% of the building facing a roadway. 58% of the Whittier House and 100% of the container building are proposed to be within 20 feet of the Fourth Street Right-of-Way (ROW), which meets the required maximum building setback to the public roadway of 0-20 feet for 25% of the building facing a roadway.

#### Crown Design and Building Height

The Tap House has multiple rooflines including a circular roof on top of a turret, a skillion roof, and a flat roof. The height point of the building is 24 feet 4 inches. The Whittier House has a cross-gabled roof with a maximum height of 14 feet 7 inches. The "Container Building" has a flat roof and the height to the top of the service/bar shed is 28 feet 6 inches. The property is located in the Downtown Core district which has a four-story limit, with a maximum height of 60 feet. All buildings meet these requirements.

#### Design Standards

A review of the SDP proposal to the Design Standards of the DOD was performed. The review determined the SDP proposal complies with requirements for window or transparency at the pedestrian level, screening of rooftop equipment, parking, sidewalk, and landscaping, other than the minimum sidewalk width along Perry Street. A variance for the minimum sidewalk

width along Perry Street is being requested with this SDP proposal and is described in more detail further in this report.

The Tap House provides 55.8% and the Whittier House provides 72.5% window or transparency for their main front elevation facing North Perry Street which exceeds the required minimum of 35%. The "Container Building" provides a 45% window or transparency for its main front elevation along Fourth Street, exceeding the minimum of 35%. The Whittier House provides 73.7% transparency along Fourth Street, exceeding the minimum of 30% for a secondary frontage along a street.

Screening of rooftop equipment from all ground perspectives is accomplished using metal and light-colored screening walls, which helps fade the screening walls into the background.

No on-site parking is being proposed with Perry Street Social. The onsite parking requirements for non-residential projects in the Downtown are governed by Section 17.42.080.7 of the CRMC. The property is located in the North Downtown Non-Residential Parking Area. The parking requirement is one (1) parking space per five hundred (500) square feet of new construction. The existing building square footage to be demolished shall be deducted from the new building square footage. The first two thousand (2,000) square feet of new construction are exempt from the parking requirements. The project proposes 7,068 square of new square footage and 5,273 square feet of existing buildings are to be demolished. This is a net increase of 1,795 square feet, which is less than the 2,000-square-foot exemption. Therefore, no on-site parking is required.

A total of 8 existing street trees and 48 shrubs are being provided for the streetscape along North Perry Street. This exceeds the requirements of 7 trees and 35 shrubs. A total of 6 street trees and 39 shrubs are being provided for the streetscape along Fourth Street. This exceeds the requirements of 6 trees and 30 shrubs.

#### Traffic Impact Analysis and Mitigation

A Traffic Impact Analysis (TIA) for Perry Street Social was completed in September of 2022. This analysis addressed the capacity, geometry, and intersection control requirements associated with the development entitled "Perry Street Social". The analysis study area encompasses the North Perry Street intersections with Third Street, Fourth Street, and Fifth Street, as well as the Wilcox Street intersections with Fourth Street and Fifth Street.

Due to its location within the downtown area, an assessment of pedestrian connectivity was evaluated. The proposed development and the adjacent existing facilities will accommodate pedestrians and bicyclists by maintaining existing sidewalks. The sidewalk on the Fourth Street frontage will be replaced with an 8-foot-wide sidewalk with an additional 2-foot-wide brick curb shy. This is consistent with the recommendations of the Downtown Mobility Master Plan. For North Perry Street, due to constraints of the existing skating rink canopy structure and existing steep grades between the Sixth Street curb and the sidewalk, in addition to large mature trees, the applicant has requested a variance from the required 8-foot-wide sidewalk per the Downtown Overlay District to maintain the existing 6-foot-wide sidewalk. Public Works is in support of maintaining this existing 6-foot-wide sidewalk on North Perry Street.

Multiple downtown intersections were evaluated in the analysis with the Level of Service (LOS) through the year 2041. Analysis was conducted for critical AM peak hour and PM peak hour traffic operations for existing traffic conditions, the Year 2023 and Year 2041 background traffic conditions, and Year 2023 and Year 2041 total traffic conditions. Upon build-out, the proposed development has the potential to generate approximately 515 new daily vehicle trips with 12 of those occurring in the morning peak hour and 62 during the afternoon peak hour. The traffic consultant points out that the majority of vehicle trips to/from the proposed development are expected to park off-site and walk to the development area, providing a reduced vehicle trip generation below the 515 new daily trips. The traffic consultant maintains the higher numbers for the calculations to provide conservative analysis conclusions.

Analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to have minimal impact on traffic operations for the existing and surrounding roadway system and intersection control improvements assumed within this analysis. The exception to this is the eastbound left turn on Perry Street and Fourth Street is estimated to have substandard LOS in 2040. The traffic consultant indicates that the intersection control at adjacent intersections will provide gaps in traffic that mitigate the poor LOS for the eastbound left turn at Perry and Fourth Street. In addition, the developer is contributing a pro-rata share of the cost of a mini-roundabout, comparable to the roundabout at 3<sup>rd</sup> Street and Perry Street, for a future roundabout at the intersection of Perry Street and Fourth Street, as mitigation for the substandard LOS at this intersection. The terms of the payment will be included in a Public Improvement Agreement.

#### **Utilities**

Adequate water, wastewater, storm sewer, and road infrastructure exists or will be provided to serve the project.

#### **Notification and Outreach**

#### Public Notice

The applicant mailed public notice of the DRB hearing to all property owners within 500 feet of the property at least 15 days before the DRB hearing date. In addition, Town staff posted public notice signs on the property, published notice of the DRB hearing on the Town's website, and made the application available for review on the Town's Development Activity Map.

#### Neighborhood Meetings

The applicant held a total of three neighborhood meetings. The first neighborhood meeting was conducted in a virtual format on May 17, 2021. The second neighborhood meeting was held virtually on June 2, 2022. The third and final neighborhood meeting is being conducted in a virtual format on November 3, 2022, after the writing of this report. Summaries of the first and second neighborhood meetings are attached. Staff will update the Board on the third neighborhood meeting at the Board public hearing on November 9, 2022.

#### External Referrals

Requests for comments were sent to various local agencies and utility service providers, including Douglas County Government, Douglas County Schools, Colorado Geological Survey, Plum Creek Water Reclamation Authority, CORE (formerly known as IREA), Black Hills

Energy, Xcel Energy, Century Link, and Comcast. Comments received from local agencies and utility service providers were technical in nature and reconciled through the SDP review process.

#### **Analysis**

This staff analysis takes into account the representations made in the application and attachments submitted to date.

#### SDP Review and Approval Criteria and Analysis 17.38.040

#### A. Community Vision/Land Use Entitlements

- Generally, conforms to the Town's guiding documents that include, but are not limited to, Town Vision, Comprehensive Master Plans, Sub Area Plans, Design Guidelines, Corridor Plans, and any other guiding document so long as the application of such document does not restrict the project's entitle use(s) and density.
- 2. Complies with existing Intergovernmental Agreements applicable to the development proposed.
- 3. Complies with any applicable Zoning Overlay Regulations and, if applicable, Skyline/Ridgeline Regulations.
- 4. Complies with the approved Planned Development Plan and Zoning Regulations.
- 5. Conforms to the Town's architectural goals by proposing architectural details that incorporate the use of high-quality materials in a unique and varied design, while eliminating monolithic expanses of walls and rooflines through the use of varying planes and architectural projections to ensure a complete 360-degree architectural design.
- 6. Complies with all other relevant requirements of the CRMC.

Analysis: The SDP proposal meets these criteria except for the DOD requirement for minimum street width on North Perry Street for which the applicant is requesting a variance based upon the constraints provided in Attachment C. The SDP proposal generally conforms to the Town's Vision and Comprehensive Master Plan and complies with the property's governing zoning, Business/Commercial within the Downtown Overlay District. It also conforms to all other relevant requirements and development standards of the Town's Municipal Code.

#### B. Site Layout

- 1. Conforms to Chapter 17.50 Residential/Non-Residential Interface of the CRMC.
- Site design shall be designed to maintain pedestrian and vehicle safety, provide for adequate fire safety, and mitigate impacts upon adjacent properties by ensuring all vehicular, fire, and mitigation regulations contained within the CRMC, including technical criteria, have been met.
- 3. Provides adequate parking, on-site circulation, and loading by Town regulations.
- 4. Provides appropriate screening and/or enclosure of outdoor storage of merchandise/materials, loading areas, trash receptacles, mechanical units, site utility equipment, and building-mounted utility hardware.
- 5. Provides adequate site design to protect major environmental characteristics that would include unique topographic features and significant vegetation where possible.

Analysis: The SDP proposal meets these criteria. Walkway connections from the adjacent sidewalks to the building entrances are provided. No parking is being proposed on site, which is in conformance with Chapter 17.54.070.C of the CRMC. These improvements allow for safe on-site circulation for pedestrians and vehicles and adequate parking. The SDP proposal also appropriately screens an enclosure for the trash receptacle. The site is not subject to the Residential/Non-Residential Interface Regulations and does not contain unique topographic features or significant vegetation.

#### C. Circulation and Connectivity

- 1. Complies with all CRMC and technical criteria associated with circulation and connectivity.
- 2. Complies with all Fire regulations associated with land development.
- 3. Provides for pedestrian and bicycle traffic safely and conveniently.
- 4. Provides for a high level of pedestrian connectivity between neighborhoods, schools, trails/open space, and commercial areas.

Analysis: The proposed SDP meets these criteria. The proposed site plan provides for internal pedestrian circulation between buildings. The fire department reviewed and approved the plans in accordance with Fire regulations. The 6-foot wide sidewalk is proposed to remain along North Perry Street and an 8-foot wide sidewalk with an additional 2-foot curb shy is proposed along Fourth Street. Each building has a proposed sidewalk connection.

#### D. Services Phasing and Off-site Impact

- 1. Complies with any phasing requirements associated with the approved zoning for the property. Provides phased improvements logically and efficiently.
- 2. Adequate water resources have been conveyed or purchased. Existing or proposed water and wastewater systems can support the proposed development pattern, uses, and density.
- 3. Existing or proposed stormwater systems can support the development and comply with applicable regulations.
- 4. Provides adequate consideration for the future extension of streets and utilities to adjacent properties.
- 5. Identifies and appropriately provides on-site and off-site public improvements to mitigate traffic impacts as required by the CRMC and technical criteria.

Analysis: The SDP proposal meets these criteria. The SDP proposal provides adequate and efficient utility plans for water, stormwater, and wastewater, which consider the property's existing conditions and also provide necessary ingress and egress improvements.

#### E. Open Space, Public Lands, and Recreation Amenities.

- 1. Provides adequate trail systems in terms of internal circulation and appropriate external connections deemed necessary by the Town to achieve connectivity goals.
- 2. Ensures functional and accessible open space, consistent with the overall open space plan for development, and preserves significant natural features.
- 3. Ensures appropriate buffering, utilizing open space and/or setbacks to lessen any identified negative impacts.

Analysis: The proposed SDP meets these criteria. The proposed project will pay impact fees that go towards parks and open space.

#### DOD Review and Approval Criteria and Analysis 17.42.060

#### **Development Standards**

The following development standards shall apply within the DOD:

- A. Maximum lot coverage: 100% of lot area.
- B. Minimum side yard: zero feet.
- C. Minimum front yard: zero feet.
- D. Minimum rear yard: zero feet.
- E. Maximum building setback: A minimum of 25% of a building's linear footage facing a public roadway must have a setback of zero to twenty feet with a direct pedestrian connection.
- F. Maximum fence height: ten feet.
- G. Multifamily residential units must each be a minimum of 500-square feet in size and must each have an individual kitchen and individual bathroom.

Analysis: The SDP proposal meets these criteria.

#### DOD Review and Approval Criteria and Analysis 17.42.070

#### Crown design and building height

- A. A building's crown design shall be reviewed by and is subject to the approval of the Board based on aesthetic design, conformity with the Downtown Master Plan, and the need to maintain appropriate view sheds. The crown of a building is defined as the area of the structure that is above the top floor and may include angled roofs, decorative elements, towers, and other similar construction.
- B. Maximum building heights within the DOD are regulated as follows:
  - Building height in the Downtown Core District is limited to four stories, with a maximum height of 60 feet. A building's crown cannot exceed the sixty-foot building height limitation.
  - 2. Building height in the North or South Districts is limited to six (6) stories, with no maximum height limitation.
- C. A landowner may request one (1) additional floor (with the corresponding increase in building height) in the Downtown Core District, or two (2) additional floors in the North and South Districts through the Board. The Board, at its discretion, may grant an additional floor request after considering the following criteria:
  - 1. Whether the project will incorporate design elements found in adjacent Landmark structures; and
  - 2. The impacts of the increased building height on adjacent properties.

Analysis: The SDP proposal meets this criterion. Each building has a different roof design. The Tap House's varied roofline is a strong design element as it adds interest to the building's silhouette. The Whittier House's roofline is in line with the historical context of the building. The Container Building's flat roof is typical in the commercial Downtown. All three buildings are below the maximum height requirement of four stories and sixty feet. Analysis 17.42.080

#### **Design standards**

A. Before the issuance of a structural building permit within the DOD, all projects must be reviewed by the Board for compliance with the standards outlined in this Section.

- B. All project designs should be based on the Castle Rock Design (see Resolution No. 2003-64) and the Downtown Master Plan (see Resolution No. 2008-38).
  - 1. Window or transparency. The main front elevation shall provide at least thirty-five percent (35%) window or transparency at the pedestrian level. Side elevations that face a public roadway shall provide at least a thirty percent (30%) window or transparency at the pedestrian level. The window or transparency is measured linearly. (For example, a one-hundred-foot long building elevation shall have at least thirty-five percent (35%) transparency in length.) The height of the glass or Plexiglas must be a minimum height of five (5) feet.
  - Accessory structures. The design of accessory structures should incorporate design elements of the primary structure and should not become a dominant feature on the property.
  - 3. Rooftop equipment. All rooftop equipment shall be screened from view on all sides visible to the general public, by building parapet walls or other building elements that appear as integral elements of the overall building.
  - 4. Service station. All service stations will be required to develop the site following a backward service station design. This will require the convenience store to be located along the sidewalk/public roadway with pedestrian connectivity. The gas pump facilities shall be located on the side or rear of the project.
  - 5. Outdoor storage, repair, rental and servicing areas shall be:
    - a. Set back fifteen (15) feet from the front lot line;
    - b. Screened by an opaque wall or fence with a height of ten (10) feet. An opaque wall or fence must completely screen the property beyond the fence and can include stockade fences or walls. Chain-link fences with slat, cloth, or other similar measures are not considered to be opaque fences. An opaque berm and/or landscaping that provide the equivalent screening as a required opaque fence may be used.
  - 6. Landscaping. All developments shall adhere to the following landscaping requirements with a focus on the pedestrian space and sidewalk areas. A landscaping plan will be required with all site plans, showing the proposed landscaping for the site. One (1) large canopy tree will be required for every twenty-two (22) linear feet (on center) or one (1) small canopy tree will be required for every fifteen (15) linear feet (on center) of property fronting along a public roadway. The landscaping plan is subject to approval by Castle Rock Water and Public Works Departments. Routine tree maintenance, such as trimming, thinning, watering, and, if necessary, tree replacement may be needed to ensure the quality of the streetscape. The following landscaping provisions include a ratio relationship between the number of plantings required, based upon the number of trees required. All shrubs plants must be a minimum size of five (5) gallons at planting and all flowering perennial plants must be a minimum of one (1) gallon at planting. For every required tree, a corresponding number of plantings or trees, from either Subparagraph a., b., or c., below, will be required for each site plan:
    - a. Shrubs: Five (5) per required tree.
    - b. Perennial plants: Seven (7) per required tree.
    - c. Trees: One (1) per required tree.
  - 7. Parking Requirements:

- a. Parking requirements for the North Non-Residential Downtown Parking Area, as depicted in Figure 4 shall be as follows:
  - i. One (1) parking space per five hundred (500) square feet of new construction. The first two thousand (2,000) square feet of new nonresidential construction shall be exempt from parking requirements. Interior tenant finishes or remodels are exempt from this parking requirement.
  - ii. Existing building square footage shall be excluded from the required parking calculation. Existing building square footage to be demolished shall be deducted from the new building square footage for parking calculations.
  - iii. Hotel use shall comply with off-street parking standards outlined in Chapter 17.54.
- b. Parking requirements for the South Non-Residential Downtown Parking Area shall be in accordance with the requirements set forth in Chapter 17.54.
- c. No on-site parking is allowed on the side of a structure abutting a street, as determined by the Director.
- 8. Sidewalk requirements: All sidewalks must be designed and built to meet the Town's sidewalk construction and design regulations with a minimum width of eight (8) feet.
  - a. All buildings will be required to have a minimum of one (1) sidewalk connection from a sidewalk located along a public roadway to the entrance of the primary structure.

Analysis: The SDP proposal meets these criteria except for the minimum sidewalk width on North Perry Street. The applicant is requesting a variance. Guidelines for site design and layout, as well as building design for new commercial and mixed-use projects in the Downtown, are discussed in Chapter 2, page 15, of "Castle Rock Design". The three proposed buildings each have their own distinct architecture. The different architectural styles of the buildings that are all within one property play to the existing eclectic nature of the Downtown.

The DRB is to review and decide upon the requested sidewalk width variance. The applicant is requesting the variance to maintain the existing 6-foot sidewalk along North Perry Street due to constraints of the pavilion canopy structure and existing steep grades between the Sixth street curb and the sidewalk. Maintaining the existing sidewalk would allow for the preservation of the mature trees along the existing sidewalk.

#### **Budget Impact**

Development of the property will generate review and impact fees, along with use taxes.

#### **Findings**

All staff review comments and external referral comments have been addressed to staff's satisfaction. As such, Town staff finds the Perry Street Social Site Development Plan:

 Generally, conforms with the objectives of the Town Vision and the Comprehensive Master Plan; and

- Meets the zoning requirements of the Business/Commercial District and Downtown Overlay District; and
- Meets the review and approval criteria of the Castle Rock Municipal Code, Chapters 17.38 and 17.50.
- Meets the review and approval criteria of the Castle Rock Municipal Code, Chapter 17.42, and
- Justifies the approval of a variance request for minimum sidewalk width.

#### Recommendation

Staff recommends approval of the Site Development Plan and the sidewalk width variance.

#### **Proposed Motions**

#### **Option 1: Approval of SDP and Variance**

"Based on the applicable Code criteria that the Board considered, the evidence presented at the hearing, and the staff report, I move to approve (i) the Site Development Plan for "Perry Street Social." as shown; and (ii) the sidewalk variance to allow North Perry Street to remain at its current width. Further, the Board finds there is no adverse effect on the public's health, safety, and welfare as it pertains to the requested variance."

#### **Option 2: Approval with Conditions**

"Based on the applicable Code criteria that the Board considered, the evidence presented at the hearing, and the staff report, I move to approve with the Site Development Plan for "Perry Street Social." as shown; and (ii) the sidewalk variance to allow North Perry Street to remain at its current width. The conditions for approval are as follows: \_\_\_\_\_\_\_. (List conditions) Further, the Board finds there is no adverse effect on the public's health, safety, and welfare as it pertains to the requested variance."

#### **Option 3: Denial**

"Based on the applicable Code criteria that the Board considered, the evidence presented at the hearing, and the staff report, I move to deny (i) the Site Development Plan for "Perry Street Social" as shown; and (ii) the sidewalk variance to allow North Perry Street to remain at its current width; finding that one or more of the following criteria has not been satisfied pursuant to the 17.42.100.B.: \_\_\_\_\_\_." (List criteria not met)

Option 4: Continue item to next hearing (need more information to make a decision) "I move to continue the Site Development Plan for "Perry Street Social" to the next Design Review Board meeting on \_\_\_\_\_\_\_, 2022."

#### **Attachments**

Attachment A: Site Development Plan Attachment B: Historic Cultural Survey

Attachment C: Landscape Variance Request

Attachment D: Neighborhood Meeting May 17, 2021 Attachment E: Neighborhood Meeting June 2, 2021

Attachment F: Received Public Input

## APPLICANT/OWNER PERRY STREET SOCIAL DISTRICT

411 S. PERRY STREET CASTLE ROCK, CO 80104 CONTACT: BYRON WHEELER P: (254) 405-4878

## **ARCHITECT**

CAHEN ARCHITECTURAL GROUP P.C. 7000 E. BELLEVIEW AVE, SUITE 355 GREENWOOD VILLAGE. CO 80111 CONTACT: CRAIG CAHEN P: (303) 743-0002 X211

#### FIRE PROTECTION

FIRE AND RESCUE DEPARTMENT TOWN OF CASTLE ROCK 300 PERTTY STREET CASTLE ROCK, CO 80104 CONTACT: BRIAN DIMOCK P: (303) 660-1066

## WATER

CASTLE ROCK WATER 175 KELLOGG COURT CASTLE ROCK, CO 80109 CONTACT: TINA CLOSE P: (720) 733-6089

### **ENGINEERING CONSULTANT**

ENTITLEMENT AND ENGINEERING SOLUTIONS, INC. 501 S CHERRY STREET, SUITE 300 GLENDALE, CO 80246 CONTACT: KRYSTA HOUTCHENS

ZONING DISTRICT

MINIMUM WINDOW

TRANSPARENCY AT THE

PEDESTRIAN LEVEL

35% FOR THE MAIN

FRONT ELEVATION

30% FOR THE SIDE

ELEVATION THAT FACES

A PUBLIC ROADWAY

LANDSCAPE ARCHITECT

**EVERGREEN DESIGN GROUP** 

1600 BROADWAY, SUITE 1600

CONTACT: RODNEY MCNABB

SANITARY SEWER

P: (970)-380-7054

DENVER, CO 80202

P: (713) 817-2125

CASTLE ROCK WATER

175 KELLOGG COURT

**CONTACT: TINA CLOSE** 

P: (720) 733-6089

CASTLE ROCK, CO 80109

STORM SEWER

CASTLE ROCK WATER

175 KELLOGG COURT

CASTLE ROCK, CO 80109

CONTACT: TINA CLOSE

P: (720) 733-6089

R&R ENINGEERS-SURVEYORS, INC. 1635 W. 13TH AVENUE, SUITE 310 **DENVER, CO 80204 CONTACT: STACY JACOBS** P: (720) 390-5526

## SURVEYOR



SITE DEVELOPMENT PLAN

PERRY STREET SOCIAL DISTRICT

LOT 4A, BLOCK 11 OF THE TOWN OF CASTLE ROCK

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11.TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SDP21-0046

## **VICINITY MAP**

SCALE: 1" = 500'

## SITE PLAN SHEET INDEX

SHEET NO.	DESCRIPTION
SHEET 1 OF 12	COVER SHEET
SHEET 2 OF 12	NOTES SHEET
SHEET 3 OF 12	SITE PLAN
SHEET 4 OF 12	GRADING PLAN
SHEET 5 OF 12	UTILITY PLAN
SHEET 6 OF 12	LANDSCAPE PLAN
SHEET 7 OF 12	404 PERRY STREET ELEVATIONS
SHEET 8 OF 12	414 PERRY STREET ELEVATIONS 1
SHEET 9 OF 12	414 PERRY STREET ELEVATIONS 2
SHEET 10 OF 12	411 4TH STREET ELEVATIONS 1
SHEET 11 OF 12	411 4TH STREET ELEVATIONS 2
SHEET 12 OF 12	PHOTOMETRIC PLAN AND SCHEDULE

SITE UTILIZATION TABLE					
	PROPOSED				
BUILDING COVERAGE	37.3% (6,467 SF)				
COVERED PAVILION COVERAGE	31.7% (5,521 SF)				
STREET COVERAGE	0% (0 SF)				
LANDSCAPE COVERAGE	12.5% (2,186 SF)				
SIDEWALK COVERAGE	18.5% (3,219 SF)				
GRAVEL COVERAGE	0% (0 SF)				
PARKING COVERAGE	0% (0 SF)				
TOTAL SITE	100% (17,393 SF)				

## **LEGAL DESCRIPTION**

LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK, AND AS AMENDED BY LOT LINE VACATION CERTIFICATED RECORDED DECEMBER 5, 2012 UNDER RECEPTION NO. 2012093484, COUNTY OF DOUGLAS, STATE OF COLORADO.

## PROJECT BENCHMARK

ELEVATIONS ARE BASED ON NGS POINT NO. 336 BEING A BENCHMARK DISK IN A GRANITE BOULDER AT THE FOOT OF A ROCK OUTCROP LOCATED 29 FEET SOUTH OF THE EAST ONE OF THREE LARGE PINE TREES AND 10 FEET ABOVE THE LEVEL OF THE HIGHWAY. ELEVATION = 6571.41 FEET (NAVD88 DATUM)

## PROJECT BASIS OF BEARING

BASED ON THE NORTH LINE OF LOT 4A, BLOCK 11 OF THE TOWN OF CASTLE ROCK. SAID LINE BEARS NORTH 89 58'45" EAST, AND IS MONUMENTED AT THE WEST END BY A CHISELED "X" AND IS MONUMENTATED AT THE EAST END BY A 1/2" REBAR WITH RED PLASTIC CAP STAMPED "LS6935".



CALL UTILITY NOTIFICATION CENTER OF COLORADO

<u>L</u> 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG. GRADE, OR EXCAVATE FOR THE MARKING OF Call before you dig. UNDERGROUND MEMBER UTILITIES.

OVERLAY DISTRICT		DOD - DOWNTOWN O	VERLAY DISTRICT						
DOD AREA		COR	RE						
DOWNTOWN PARKING AREA	NORTH NON-RESIDENTIAL								
	REQUIREMENT	PROVIDED (THIS SDP)							
		414 N. PERRY ST	405 N. PERRY ST.	411 N. 4TH ST.					
MINIMUM LOT SIZE SF/ACRES	500 SF		17,393 SF/0.40 ACRES						
PERMITTED USES	GENERALLY, OFFICE, SERVICE, RETAIL, RESTAURANT AND MULTI-FAMILY RESIDENTIAL USES AS OUTLINED FOR B AND DOD PER MUNI. CODE 17.28.030	TAP ROOM	RESTAURANT	RESTAURANT					
USE BY SQUARE FOOTAGE	N/A	2,754 SF TAP ROOM	1,400 SF RESTAURANT	2,914 SF RESTAURANT					
NON-RESIDENTIAL SQUARE FOOTAGE TOTAL	N/A	7,068 SF (OCCUPIABLE AREA) RESTAURANT & TAP ROOM							
SQUARE FOOTAGE TOTAL	N/A	7,068 SF (OCCUPIABLE AREA) RESTAURANT & TAP ROOM							
MAXIMUM LOT COVERAGE	100%	87.5%							
MINIMUM FRONT YARD SETBACK	0 FEET	1.0 FT	1.6 FT	N/A					
MINIMUM REAR YARD SETBACK	0 FEET	0.9 FT 71.2 FT		2.0 FT					
MINIMUM SIDE YARD SETBACK	0 FEET	1.5 FT N/A		0.5 FT					
MINIMUM SIDE YARD TO STREET SETBACK	0 FEET	N/A 11.9 FT		N/A					
MINIMUM BUILDING SETBACK TO ROADWAY	20 FEET MAXIMUM FOR A MINIMUM OF 25% OF BUILDING LENGTH	100% OF BUILDING FACADE FACING PERRY STREET IS 1.0' SETBACK	100% OF PROPOSED BUILDING FACADE FACING PERRY STREET IS 1.6' SETBACK	100% OF BUILDING FACADE FACING 4TH STREET IS WITHIN 20'					
MAXIMUM STORIES	4 STORIES	1 STORY	1 STORY	STORIES					
MAXIMUM BUILDING HEGHT	60 FEET	24'-4"	14'-7"	28'-6"					
MINIMUM PARKING	1 PARKING SPACE PER 500 SF OF NEW CONSTRUCTION MINUS ANY EXISTING SF REMOVED, AND FIRST 2,000 SF EXEMPT	EXISTING 2-STORY STRUCTURE WITH USABLE BASEMENT SURVEYED BUILDING AREA TO BE DEMO'D: 1ST FLOOR=1,340 SF 2ND FLOOR=360 SF	EXISTING 1-STORY STRUCTURE WITH PARTIAL DEMOLITION SURVEYED BUILDING AREA: EX. STRUCTURE=784 SF TO REMAIN & 281 SF TO BE DEMO'D	EXISTING 1-STORY STRUCTURE SURVEYED BUILDING AREA TO BE DEMO'D: 1ST FLOOR=2,508 SF					
		TOTAL EXISTING SQUAREFOOTAGE = 5,273 SF (OCCUPIABLE AREA)							
		•	E - 5,273 EXISTING SQUARE FO						

MINIMUM WINDOW TRANSPARENCY

55.8% FOR PERRY STREET

(14.8'/26.5')

**TOTAL WINDOW** 

TRANSPARENCY = 14.8'

TRANSPARENCY ZONE = 26.5'

REQUIRED

72.5% FOR PERRY STREET

(14.0'/19.3')

**TOTAL WINDOW** 

TRANSPARENCY = 14.0'

TRANSPARENCY ZONE =

19.3'

73.7% FOR 4TH STREET

(14.0'/19.0')

TOTAL WINDOW

TRANSPARENCY = 14.0'

TRANSPARENCY ZONE =

19.0'

**ZONING COMPARISON TABLE** 

B - BUSINESS/COMMERCIAL WITHIN THE DOWNTOWN OVERLAY DISTRICT, CORE DISTRICT

# JSE BY SQUARE FOOTAGE NOTE ROPOSED AND EXISTING SQUARE FOOTAGE OF PROPOSED TRUCTURES AND USES INCLUDES ONLY OCCUPIABLE AREA IVIL ENGINEER'S STATEMENT F COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS ENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN ONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS. RYSTA HOUTCHENS, P.E. #49550 URVEYOR'S CERTIFICATE 「ATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY $\mid$ HIS SITE DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENT THAT SURVEY. FOOTAGE EXEMPTION = -205 SQUARE FEET TO BE PARKED = 0 PARKING SPACES 45% FOR 4TH STREET (13.0'/28.7') **TOTAL WINDOW** TRANSPARENCY = 13.0' TRANSPARENCY ZONE = 28.7' PROFESSIONAL LAND SURVEYOR N/A

DATE

DATE

## DIRECTOR OF DEVELOPMENT SERVICES DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT ON THE DAY OF 20\_\_\_\_ AT RECEPTION NO. DOUGLAS COUNTY CLERK AND RECORDER BY DEPUTY OWNERSHIP CERTIFICATION THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN. PERRY STREET COLLECTIVE LLC, A COLORADO LIMITED LIABILITY COMPANY SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ , 20\_\_\_\_. NOTARY BLOCK SUBSCRIBED AND SWORN TO BEFORE ME THIS OF PERRY STREET COLLECTIVE LLC. WITNESS MY HAND AND OFFICIAL SEAL (NOTARY PUBLIC) MY COMMISSION EXPIRES LIENHOLDER SUBORDINATION CERTIFICATION THE UNDERSIGNED ARE ALL THE MORTGAGEES ADN LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED MARCH 24, 2021 AT RECEPTION NO. 2021039346 , DOUGLAS COUNTY, COLORADO. SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT. FRONTIER BANK SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_ NOTARY BLOCK SUBSCRIBED AND SWORN TO BEFORE ME THIS WITNESS MY HAND AND OFFICIAL SEAL , BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE (NOTARY PUBLIC) MY COMMISSION EXPIRES TITLE CERTIFICATION , AN AUTHORIZED REPRESENTATIVE OF , A TITLE INSURANCE COMPANY LICENSED TO BE BUSINESS LAND TITLE GUARANTEE COMPANY IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE. **AUTHORIZED REPRESENTATIVE** , BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE TITLE COMPANY SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_ NOTARY BLOCK SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF WITNESS MY HAND AND OFFICIAL SEAL (NOTARY PUBLIC)

SITE DEVELOPMENT PLAN

LOT 4A BLOCK 11 TOWN OF CASTLE ROCK

TOWN OF CASTLE ROCK PROJECT NO. SDP21-0046

DESIGN REVIEW BOARD APPROVAL

ROCK, COLORADO ON THE \_\_\_\_\_ DAY OF \_

MY COMMISSION EXPIRES

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DESIGN REVIEW BOARD OF THE TOWN OF CASTLE

ATTACHMENT A

 $\overline{\mathbf{C}}$ 

PROJECT NO: PER001.0

DESIGNED BY: DRAWN BY: 10/25/2022

SHEET 1 OF 12

LOT 4A, BLOCK 11 OF THE TOWN OF CASTLE ROCK

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SDP21-0046

### **TOWN OF CASTLE ROCK STANDARD NOTES:**

#### SITE DEVELOPMENT PLAN GENERAL NOTES

- 1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- 2. PURSUANT TO SECTION 4.3 AND 8.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- 3. THE PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- 4. THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0301G DATED MARCH 16, 2016.
   5. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE
- ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.

  6. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR
- THIS PROJECT.

  7. APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL
- DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- 8. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS. REVISED: 11/5/2019
- 9. THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THIS SITE DEVELOPMENT PLAN.
- 10. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK BY SEPARATE DOCUMENTS.
- 11. THIS SITE IS ZONED B-BUSINESS/COMMERCIAL WITHIN THE DOWNTOWN OVERLAY DISTRICT.
- 12. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- 13. RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK.
- 14. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.
- 15. THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN. REVISED: 11/5/2019

### FIRE NOTES

- 1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- 2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- 3. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
- 4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- 5. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
- 6. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
- 7. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO32 FEET WIDE.
- 8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEM MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.



call utility notification center of colorado 1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

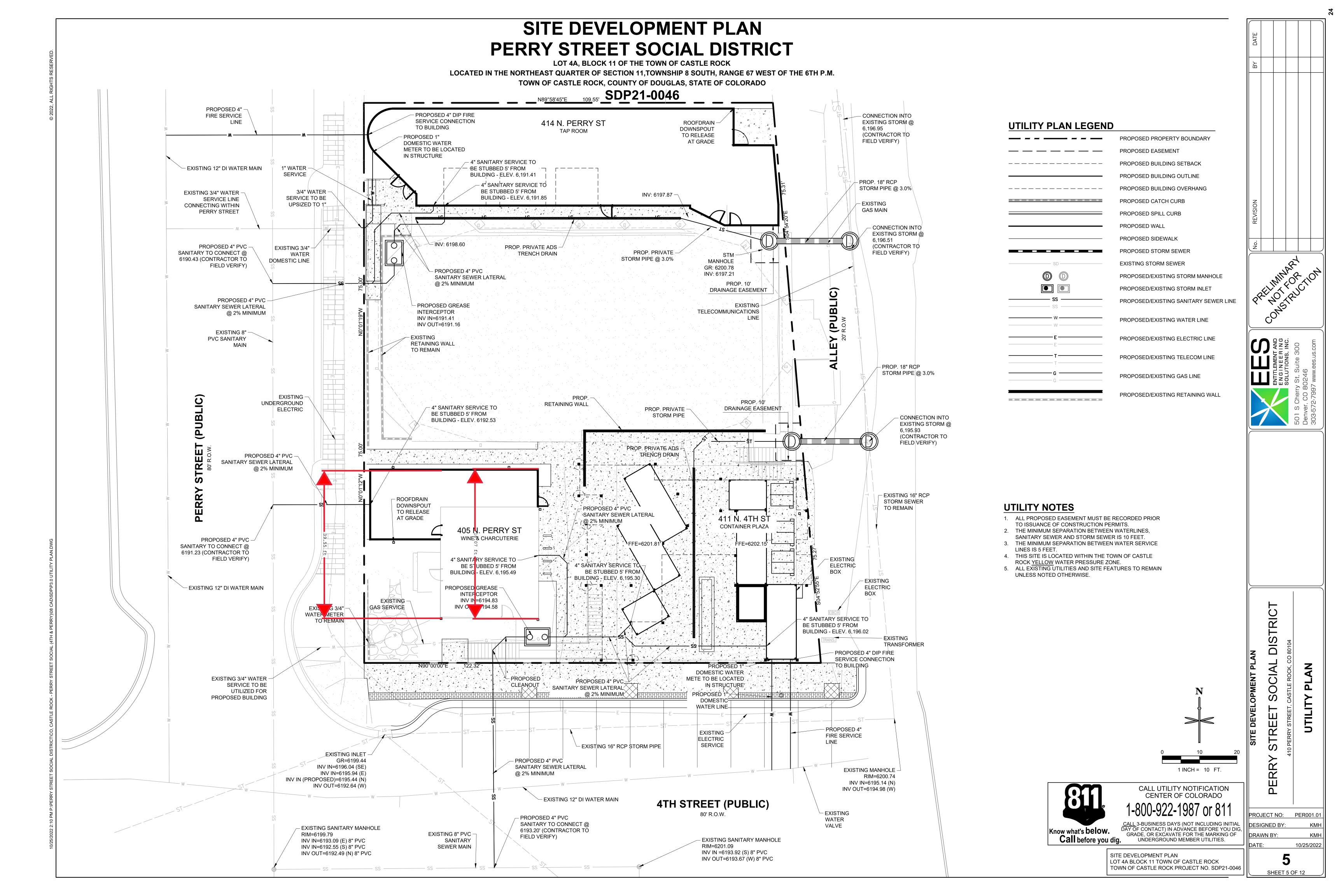
SITE DEVELOPMENT PLAN
LOT 4A BLOCK 11 TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0046

2 SHEET 2 OF 12

10/25/2022

PROJECT NO: PER001.0

DESIGNED BY:



## SITE DEVELOPMENT PLAN PERRY STREET SOCIAL DISTRICT LOT 4A, BLOCK 11 OF THE TOWN OF CASTLE ROCK LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO SDP21-0046 CITY LANDSCAPE NOTES Final landscape area, coverage and plant quantities, shall meet or exceed quantities represented in this drawing and shall conform to subsequent submittal requirements. 2. Location of plant materials are approximated and may change slightly due to unforeseen field constraints. 3. All plants are to be properly hydrozoned per Town of Castle Rock Plant list. 4. Distance of trees to wet utility lines should be a minimum of 10 feet. 5. Permanent irrigation is required for all landscaped areas greater than 500 square feet, per Section 4.2.3 of the Landscape and Irrigation 6. Design must accommodate the watering restrictions as outlined in the Town of Castle Rock Water Use Management Plan (WUMP). 7. Irrigation systems are to be designed to operate within the Town of Castle Rock Water Use Management Plan. 8. Irrigation systems are to be designed per the Town of Castle Rock Landscape and Irrigation regulations Section 4.2.3 and to correlate with the **EXISTING PAVERS IN** 9. If any transformers, ground-mounted HVAC units, utility pedestals, or similar features existing on site, but not shown on the Site Development PARKWAY (TYP.) 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. 10. 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. 11. No trees, large shrubs, or permanent structures are allowed in wet utility and drainage easements. 12. 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. 13. Landscape and irrigation shall be installed by a Town of Castle Rock registered landscape contract professional. 14. 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 of a contagious disease or invasive insect species. Town of Castle Rock is not responsible for plant replacements. EXISTING TREES (TYP.) 15. Slopes steeper than 3:1 are not permitted on landscape plans in the Town of Castle Rock. - PROTECT IN PLACE EXISTING PAVED PATIO -AND SHADE STRUCTURE 1' WITNESS CORNER Ш

4TH STREET (PUBLIC)

80' R.O.W.

EXISTING TREES (TYP.)

SIGHT TRIANGLES -

(TYP.)

- PROTECT IN PLACE

EXISTING PAVERS -

EXISTING SIDEWALK

NEW SIDEWALK AND -

REVISED ON-STREET -PARKING AREA



## Commercial Landscape Site Inventory

Town of Castle Rock Registered Professional LARRY LESSER

State of Colorado License Landscape Architect # LA-188 Town of Castle Rock Registration # \_\_\_

Address 1600 BROADWAY, SUITE 1600, DENVER, CO 80202 Company Name EVERGREEN DESIGN GROUP

Email larry@evergreendesigngroup.com Phone (800) 680-6630 x5

PROJECT NAME _	PERRY STREET SOCIAL
_	

PROJECT NAME	PERRY STREET SOCIAL

ROJECT NAME PERRY	/ STREET SOCIAL

Gross Site Area	Landscape Area in Sq.Ft. 1,736 sf (10.0%)	Turfgrass List Species (Area in Sq.Ft. )	Nonliving Ornamental (Area in Sq.Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (In cu.yds. per 1000 Sq.Ft.)	Separate Irrigation Service Connections  Yes No X
arking Lot (Area in Sq.Ft.)	Parking Lot Landscape Area (Sq. ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
0 (NO ON-SITE ARKING)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Revised April 2013

TOTAL LANDSCAPE AREA

TOTAL LANDSCAPE AREA: 1,736 SF

Scale 1" = 10'

- INSTALL 4' X 4' TREE GRATES AFTER TREES ARE PLANTED (TYP.) STREETSCAPE REQUIREMENT TABLE - DOWNTOWN OVERLAY DISTRICT

Street	Linear Feet		Tre	Shrubs			
		Trees Required 1 Tree / 22 LF	Large Canopy Trees Provided (Min. 75% of Trees Required)	Other Trees Provided	Total Trees	Shrubs Required 5 Shrubs Per Required Tree	Shrubs Provided
Perry Street	150	7	8	0	8	35	
4th Street	122	6	5	1	6	30	39

PLANT TYPE SCHEDULE

LARGE CANOPY TREE (proposed) 1

LOW TO MODERATE LARGE CANOPY TREE (existing)

ORNAMENTAL TREE (proposed) LOW TO MODERATE

**HYDROZONE** 

LOW TO MODERATE

LOW TO MODERATE ORNAMENTAL TREE (existing) VERY LOW TO LOW

VERY LOW TO LOW MEDIUM SHRUBS/GRASSES

SMALL SHRUBS/GRASSES

RIVER ROCK MULCH (2"-3")

EXISTING SHRUBS WITHIN THE R.O.W. TO REMAIN

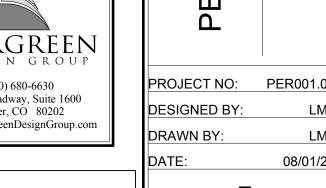
NOTE: ALL PROPOSED PLANT MATERIALS SPECIFIED SHALL BE SELECTED FROM THE APPROVED TOWN OF CASTLE ROCK PLANT LIST AND PD ZONING REGULATIONS PLANT LIST.

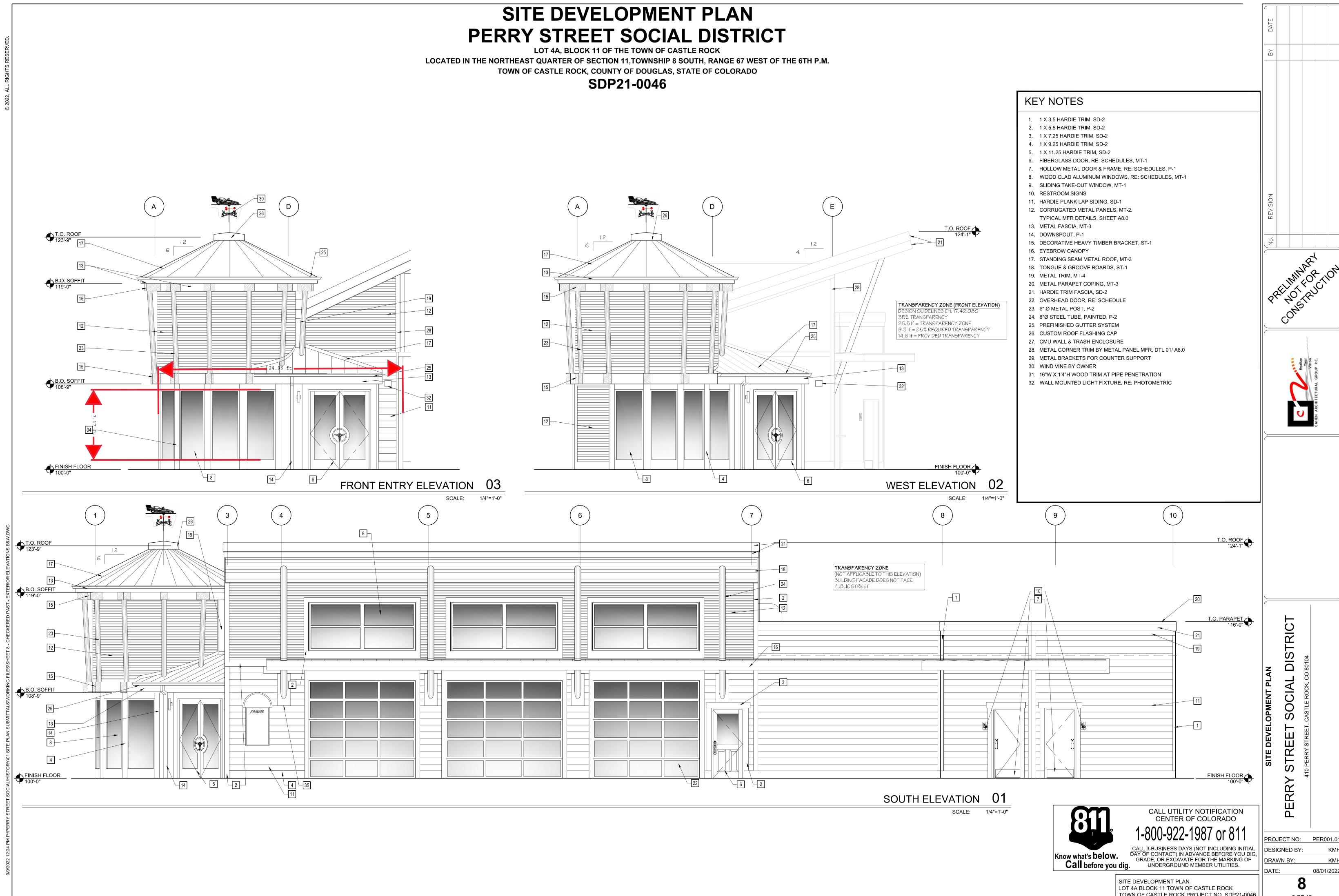


SITE DEVELOPMENT PLAN LOT 4A BLOCK 11 TOWN OF CASTLE ROCK

EVERG REEN DESIGN GROUP www. Evergreen Design Group.com

TOWN OF CASTLE ROCK PROJECT NO. SDP21-0046





TOWN OF CASTLE ROCK PROJECT NO. SDP21-0046

08/01/2022

8 OF 12

**EXTERIOR MATERIALS & FINISH SCHEDULE** 

PAINT

PAINT

PAINT

PAINT

PAINT

SHIPLAP SIDING

MATERIAL ID

P-2

P-3

P-4

P-5

SD-1

LOCATION

CORRUGATED METAL PANELS

CORRUGATED METAL PANELS, WINDOWS

WINDOWS

DOORS, WINDOWS

METAL STAIRS

ACCENT WALLS

OPEN

SITE DEVELOPMENT PLAN LOT 4A BLOCK 11 TOWN OF CASTLE ROCK TOWN OF CASTLE ROCK PROJECT NO. SDP21-0046

10 OF 12

# SITE DEVELOPMENT PLAN PERRY STREET SOCIAL DISTRICT

LOT 4A, BLOCK 11 OF THE TOWN OF CASTLE ROCK

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11.TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

SDP21-0046

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Number Lamps	Lumens Per Lamp	Light Loss Factor	Total Lamp Lumens	Wattage	Plot	full cut off
1	91	1	91	0.97	Max: 24cd	n
1	583	1	583	15.8523	Max; 431cd	у
2	570	1	1139	20.731	Max; 249cd	n

		l .	1							Lumens	1		1 1
0	А	151	Tivoli LLC	LSL-B-12-V-30-C-12	LITESPHERE VHO 3000K Clear Globe		1	91	1	91	0.97	Max; 24cd	n
â	B1	8	WAC Lighting	WS-W35114-BK	Surface-mounted Luminaires		1	583	1	583	15.8523	Max: 431cd	у
^o	С	1	WAC Lighting	WS-W36614-BZ	WALL SCONCE		2	570	1	1139	20.731	Max: 249cd	n
0	D1	8	Lithonia Lighting	LDN6 30/05 LO6AR LSS	GIN LDN, 3000K, 500LM, CLEAR, SEMI- SPECULAR REFLECTOR, CRI80		1	521	1	521	5.83	Max: 541cd	у
	E1	1	Lithonia Lighting	WDGE2 LED P1 30K 80CRI VF	WDGE2 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT FORWARD OPTIC		1	1209	1	1209	9.81	Max; 638cd	У
$\bigcap$	F	1	Lithonia Lighting	WDGE2 LED P0 30K 80CRI T1S	WDGE2 LED WITH P0 - PERFORMANCE PACKAGE, 3000K, 80CRI, TYPE 1 SHORT OPTIC		1	666	1	666	6.8946	Max: 706cd	у
0	H1	0	IVELA SpA	1390 _diff	PN 280 LED 18W 2500 Im diff	LED per PN280 18\Wdif	1	1946	1	1946	18	Max; 983cd	у
	12	14	Lithonia Lighting	WDGE1 LED P1 30K 80CRI VF	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT FORWARD OPTIC		1	1161	1	1161	10.0002	Max: 808cd	у

Statistics										
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min				
Calc Zone #1	+	1.3 fc	14.6 fc	0.0 fc	N/A	N/A				



FIXTURE TYPE "D" - CLEAR ALZAK

FIXTURE TYPE "F - BLACK"

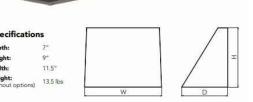
WDGE2 LED

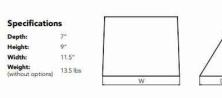






FIXTURE TYPE "C" - BRONZE











Fixture Weight: 6.0 to 7.0 lbs

FIXTURE TYPE "H - BRONZE"

FIXTURE TYPE "I - BRONZE"

			Location						Aim	
No.	Label	Х	Y	Z	MH	Orientation	Tilt	Х	Y	z
48	Α	833.73	516.42	10.00	10.00	345.96	0.00	833.73	516.42	0.00
82 83	A	837.64 839.59	535.74 535.33	10.00 10.00	10.00 10.00	11.67 11.67	0.00	837.64 839.59	535.74 535.33	0.00
84	A	841.55	534.93	10.00	10.00	11.67	0.00	841.55	534.93	0.00
85 86	A	843.51 845.47	534.52 534.12	10.00 10.00	10.00	11.67 11.67	0.00	843.51 845.47	534.52 534.12	0.00
87	A	847.43	533.71	10.00	10.00	11.67	0.00	847.43	533.71	0.00
88 89	A	849.39 851.35	533.31 532.90	10.00 10.00	10.00	11.67 11.67	0.00	849.39 851.35	533.31 532.90	0.00
90	A	853.30	532.50	10.00	10.00	11.67	0.00	853.30	532.50	0.00
116 117	A	834.76 836.23	548.41 549.77	10.00	10.00	317.21 317.21	0.00	834.76 836.23	548.41 549.77	0.00
118	Α	837.70	551.12	10.00	10.00	317.21	0.00	837.70	551.12	0.00
119 120	A	839.16 840.63	552.48 553.84	10.00	10.00	317.21 317.21	0.00	839.16 840.63	552.48 553.84	0.00
121	Α	842.10	555.20	10.00	10.00	317.21	0.00	842.10	555.20	0.00
122 135	A	843.57 856.37	556.56 557.14	10.00	10.00	317.21 46.55	0.00	843.57 856.37	556.56 557.14	0.00
1	B1	830.50	548.25	7.00	7.00	0.00	0.00	830.50	548.25	0.00
3	B1 B1	815.50 803.25	548.25 548.25	7.00 7.00	7.00 7.00	0.00	0.00	815.50 803.25	548.25 548.25	0.00
4	B1	788.25	548.25	7.00	7.00	0.00	0.00	788.25	548.25	0.00
5 6	B1 B1	787.25 796.75	537.50 527.00	7.00	7.00 7.00	270.00 180.00	0.00	787.25 796.75	537.50 527.00	0.00
7 8	B1 B1	806.50 827.25	521.75 507.00	7.00 7.00	7.00 7.00	270.00 180.00	0.00	806.50 827.25	521.75 507.00	0.00
1	С	799.75	618.75	8.00	8.00	270.00	0.00	799.75	618.75	0.00
2	D1	814.36 828.86	616.41 616.41	11.00 11.00	11.00 11.00	0.00	0.00	814.36 828.86	616.41	0.00
3	D1	843.36	616.41	11.00	11.00	0.00	0.00	843.36	616.41	0.00
<u>4</u> 5	D1	857.51 868.11	616.41 616.41	11.00 11.00	11.00 11.00	0.00	0.00	857.51 868.11	616.41 616.41	0.00
6	D1	879.32	612.63	11.00	11.00	0.00	0.00	879.32	612.63	0.00
7	D1 A	889.62 834.13	611.13 507.37	11.00 10.00	11.00 10.00	0.00 354.31	0.00	889.62 834.13	611.13 507.37	0.00
2	Α	836.12	507.57	10.00	10.00	354.31	0.00	836.12	507.57	0.00
<u>3</u> 4	A	838.11 840.10	507.77 507.97	10.00 10.00	10.00 10.00	354.31 354.31	0.00	838.11 840.10	507.77 507.97	0.00
5	A	842.09	508.17	10.00	10.00	354.31	0.00	842.09	508.17	0.00
6 7	A	844.08 846.07	508.36 508.56	10.00 10.00	10.00	354.31 354.31	0.00	844.08 846.07	508.36 508.56	0.00
8	Α	848.06	508.76	10.00	10.00	354.31	0.00	848.06	508.76	0.00
9 10	A	850.05 852.04	508.96 509.16	10.00	10.00	354.31 354.31	0.00	850.05 852.04	508.96 509.16	0.00
11	Α	854.03	509.36	10.00	10.00	354.31	0.00	854.03	509.36	0.00
13 14	A	882.83 883.66	546.45 548.26	10.00	10.00	294.59 294.59	0.00	882.83 883.66	546.45 548.26	0.00
15	Α	884.49	550.08	10.00	10.00	294.59	0.00	884.49	550.08	0.00
16 17	A	885.33 886.16	551.90 553.72	10.00	10.00	294.59 294.59	0.00	885.33 886.16	551.90 553.72	0.00
18	Α	886.99	555.54	10.00	10.00	294.59	0.00	886.99	555.54	0.00
19 38	A	887.82 835.42	557.36 515.67	10.00	10.00	294.59 16.91	0.00	887.82 835.42	557.36 515.67	0.00
39	Α	837.33	515.09	10.00	10.00	16.91	0.00	837.33	515.09	0.00
40 41	A	839.25 841.16	514.51 513.93	10.00	10.00	16.91 16.91	0.00	839.25 841.16	514.51 513.93	0.00
42	A	843.07	513.35	10.00	10.00	16.91	0.00	843.07	513.35	0.00
43 44	A	844.99 846.90	512.76 512.18	10.00	10.00	16.91 16.91	0.00	844.99 846.90	512.76 512.18	0.00
45	A	848.81	511.60	10.00	10.00	16.91	0.00	848.81	511.60	0.00
46 47	A	850.73 852.64	511.02 510.44	10.00	10.00	16.91 16.91	0.00	850.73 852.64	511.02 510.44	0.00
49	A	835.67	516.93	10.00	10.00	345.05	0.00	835.67	516.93	0.00
50 51	A	837.60 839.53	517.45 517.96	10.00 10.00	10.00 10.00	345.05 345.05	0.00	837.60 839.53	517.45 517.96	0.00
52 53	A	841.46	518.48	10.00 10.00	10.00 10.00	345.05	0.00	841.46	518.48	0.00
54	A	843.40 845.33	519.00 519.51	10.00	10.00	345.05 345.05	0.00	843.40 845.33	519.00 519.51	0.00
55 56	A	847.26	520.03	10.00	10.00	345.05	0.00	847.26	520.03	0.00
56 57	A	849.19 851.12	520.54 521.06	10.00	10.00	345.05 345.05	0.00	849.19 851.12	520.54 521.06	0.00
58 59	A	853.06 833.86	521.58 526.66	10.00 10.00	10.00 10.00	345.05 346.68	0.00	853.06 833.86	521.58 526.66	0.00
60	Α	835.80	527.12	10.00	10.00	346.68	0.00	835.80	527.12	0.00
61 62	A	837.75 839.69	527.58 528.04	10.00 10.00	10.00 10.00	346.68 346.68	0.00	837.75 839.69	527.58 528.04	0.00
63	Α	841.64	528.50	10.00	10.00	346.68	0.00	841.64	528.50	0.00
64 65	A	843.59 845.53	528.96 529.42	10.00 10.00	10.00 10.00	346.68 346.68	0.00	843.59 845.53	528.96 529.42	0.00
66	Α	847.48	529.88	10.00	10.00	346.68	0.00	847.48	529.88	0.00
67 68	A	849.43 851.37	530.35 530.81	10.00 10.00	10.00 10.00	346.68 346.68	0.00	849.43 851.37	530.35 530.81	0.00
69	Α	853.32	531.27	10.00	10.00	346.68	0.00	853.32	531.27	0.00
71 72	A	835.83 837.73	537.61 538.23	10.00	10.00	341.91 341.91	0.00	835.83 837.73	537.61 538.23	0.00
73	Α	839.63	538.85	10.00	10.00	341.91	0.00	839.63	538.85	0.00
74 75	A	841.53 843.43	539.47 540.09	10.00	10.00	341.91 341.91	0.00	841.53 843.43	539.47 540.09	0.00
76	Α	845.34	540.71	10.00	10.00	341.91	0.00	845.34	540.71	0.00
77 78	A	847.24 849.14	541.33 541.96	10.00	10.00	341.91 341.91	0.00	847.24 849.14	541.33 541.96	0.00
183	Α	879.26	547.94	10.00	10.00	48.72	0.00	879.26	547.94	0.00
2	D1 E1	890.20 900.00	505.30 544.50	8.00 18.00	8.00 18.00	0.00	0.00	890.20 900.00	505.30 544.50	0.00
1	F	885.75	638.75	9.00	9.00	90.00	0.00	885.75	638.75	0.00
4 5	12 12	885.25 885.25	516.00 524.00	9.00	9.00	270.00 270.00	0.00	885.25 885.25	516.00 524.00	0.00
6	12	885.25	532.50	9.00	9.00	270.00	0.00	885.25	532.50	0.00
7 8	12 12	881.00 866.25	536.00 543.00	9.00	9.00	270.00 60.26	0.00	881.00 866.25	536.00 543.00	0.00
9	12	858.25	539.50	9.00	9.00	240.64	0.00	858.25	539.50	0.00
10 12	12   12	869.75 867.75	528.75 516.00	9.00	9.00	149.74 149.74	0.00	869.75 867.75	528.75 516.00	0.00
13	12	864.00	504.25	9.00	9.00	149.74	0.00	864.00	504.25	0.00
14 15	12 12	866.50 855.75	511.50 527.25	9.00	9.00	60.26 240.64	0.00	866.50 855.75	511.50 527.25	0.00
16	12	860.75	518.75	9.00	9.00	240.64	0.00	860.75	518.75	0.00
17 19	12 12	856.75 870.25	505.75 536.00	9.00	9.00	240.64 60.26	0.00	856.75 870.25	505.75 536.00	0.00
1	H2	897.90	540.50 520.30	9.00	9.00	0.00	0.00	897.90 900.30	540.50 520.30	0.00

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PHOTOMETRIC PLAN 01

## **GENERAL LIGHTING PLAN NOTES**

THE LIGHTING IS DESIGNED TO CREATE AN INVITING, WARM AND SAFE PUBLIC ENVIRONMENT, WHILE MINIMIZING ANY LIGHT POLLUTION OFF OF THE PROPERTY. EXISTING PUBLIC LIGHT POLES WILL PROVIDE THE PUBLIC WAY LIGHTING, WHILE THE BUILDING-MOUNTED FIXTURES WILL PROVIDE LIGHTING FOR THE USERS OF THE PERRY STREET SOCIAL IN AND AROUND EACH OF THE BUILDINGS. THE EXISTING SKI & BIKE SHOP (4 | 1 4TH STREET) WILL REMAIN AS IS.

HOURS OF LIGHTING OPERATIONS: LIGHTING IS TO BE CONTROLLED BY PHOTOCELL ON - TIME CLOCK OFF. AT DUSK, THE LIGHTS WILL ILLUMINATE AND THEN EXTINGUISH BASED ON THE HOURS OF OPERATION. CURRENTLY, THE 404 PERRY STREET BLDG (FIDELI'S) IS SET TO TURN OFF AT 11:00 P.M.. THE 414 PERRY STREET BLDG. (CHECKERED PAST) WILL ALSO TURN OFF AT 11:00 P.M..

FIXTURES THAT ARE NOT ALLOWED WITHIN THIS DEVELOPMENT ARE: FORWARD THROW (TYPE IV) DISTRIBUTION FIXTURES, POLE-MOUNTED LIGHTS AIMED AT ANY BUILDING FACADE AND UNSHIELDED WALL



CALL UTILITY NOTIFICATION **CENTER OF COLORADO** 

<u>CALL</u> 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF Call before you dig. UNDERGROUND MEMBER UTILITIES.

> SITE DEVELOPMENT PLAN LOT 4A BLOCK 11 TOWN OF CASTLE ROCK

Know what's **below.** 

TOWN OF CASTLE ROCK PROJECT NO. SDP21-0046

DRAWN BY: 12 OF 12

DIS

PROJECT NO: PER001.01

Resource Number: 5DA.1267 R 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.1267 R

2. Temporary Resource Number: 837

3. County: Douglas

4. City: Castle Rock

5. Historic Name: Whittier Residence & Mikelson Residence

6. Current Building Name: Castle Rock Bike & Ski; Castle Rock Munchies and More; Rink at the Rock

7. Building Address: 404 Perry Street

8. Owner Name and Address: Perry Street Collective, LLC; 425 N. Wilcox Street, Suite 210A, Castle

Rock, CO 80104



44. National Register Eligibility: Not Eligible

44A. Local Landmark Eligibility: Not Eligible

#### II. GEOGRAPHIC INFORMATION

9. PM: 6th Township: 8 Range: 67W

1/4 of NW 1/4 of SW 1/4 of NW 1/4 of NE of Section: 11
10. UTM Reference Zone: 13 Easting: 512253 Northing: 4358030

11. USGS Quad Name: Castle Rock South Map Scale: 7.5 MapYear: 1965/1994

12. Lot: 4A Block: 11 Addition: Town of Castle Rock

13. Boundary Description:

The property is bounded on the west by Perry Street, on-street parallel parking and a public sidewalk. The south side of the property is bounded by Fourth Street, on-street parking and a public sidewalk. The north side of the property is bounded by a residence. The east side of the property is bounded by a paved road and the railroad right - of -way.

#### III. ARCHITECTURAL DESCRIPTION

14. Building Plan: Rectangular Plan

15. Dimensions in Feet: 30' x 32'16. Stories: One

17. Wall Material: Wood/Weatherboard/Horizontal Siding Wood/Weatherboard/Vertical Siding

18. Roof Configuration: Gabled Roof/Side Gabled Roof19. Roof Material: Asphalt Roof/Composition Roof

20. Special Features: Decorative Shingles Porch

#### 21. Architectural Description:

The property has a total of five buildings on the property. Originally having been 414 Perry Street and 404 Perry Street, it was replatted in 2012 and the two properties became 404 Perry Street. The building description below is for the hisotric Whittier House located at the corner of Perry Street and Fourth Street. The other buildings on the property are described in the Associated Buildings Section of this report.

The building is a side gabled building with beveled siding, boxed eaves with 1x fascia board and trim, composition roof and non-historic aluminum frame windows and one historic wood window. The building is built on a stone and concrete foundation and has several additions: a shed roofed porch addition on the west elevation; an addition on the north side of thmore contemporary addition on the north elevation.

Front Façade (West Elevation): This is the main entrance into the building. It has a historic shed roofed front porch. The vertical posts and balusters have been replaced in recent years (date unknown) and are 6" x 6" posts with 2" x 2" balusters with a 1x top rail. There is a non-historic single lite door centered on the original west elevation of the house. To the left of the door is a wood 2/2 double hung wood window and to the right of the door is a non-historic fixed sash bay window.

South Elevation: There are two large aluminum sliding windows on this elevation. They replaced two side-byside double hung windows similar to the one window to the left of the front door. Evidence of this change is still apparent on the siding under the aluminum windows. The gable end has painted decorative rectangular and diamond shaped wood shingles. An attic vent is centered on the gable end. To the right of the windows is a shed roofed porch that has been infilled with lapped siding and a flush wood door with an operable vinly sash window and shelf in the upper half of the door.

East Elevation: This elevation has a single fixed rectangular window near the south end of the building. This

elevation had, at one time, several windows and doors that have since been removed, evidenced by the joints in the repair of the wood siding. The north end of the building has a shed roofed addition, as mentioned above. The addition is a vertical, wood sided building with no fascia board, trim boards. There is a single 4-lite window at the north corner of the addition.

North Elevation: The north elevation of the historic building is predominately covered with the more contemporary shed roofed addition, but the upper portion is still visible. There are no decorative shingles in the gable end like the south elevation, but there is an attic vent centered on the gable end. The north elevation of the shed roof addition has a six-panel, metal door near the west end and two, 4-lite, fixed windows at the east corner. The addition is clad with vertical board siding.

- 22. Architectural Style: No Style
- 23. Landscape or special setting features:

The Fourth and Perry Street corner is primarily hard scape with crushed rock and wood mulch with a picnic table near the corner. It has one mature deciduous tree at the front sidewalk.

West Side: the north end of the property is where the private residence (formerly 414 Perry Street) is located. Its front yard, which faces west has grass with planting beds along the face of the house and porch. There are deciduous bushes along the north property line. Just to the south of the residence is the "Rink at the Rock". It has a timber wall along the public sidewalk and red pavers and concrete closer to the street. There is a small planting bed with two evergreen bushes and a deciduous tree centered on the elevation, adjacent to the street. To the south of the rink is Castle Rock Munchies and more, which sits on the corner of Perry Street and Fourth Street (formerly 404 Perry Street). There is a sidewalk that leads up to the front door of the building from the west sidewalk that runs along the western border of the property. There are rhyolite stone steps at the base of the front porch and small red concrete paving stones leading from the side of the front porch to the south side of the building where the majority of the parking is located. The front yard is primarily rock and mulch with a large deciduous tree.

The south side of the property has gravel/rock against the building and a public sidewalk that borders Fourth Street. There is a concrete sidewalk that leads to the south entrance of the building. Adjacent to the on-street parking is a large planting bed with numerous deciduous and evergreen plantings and a street lamp. There is a wood platform with railings and tables and bike rack in front of Castle Rock Bike and Ski on the south elevation. That building is located to the east of 404 Perry Street (Whittier House), see site plan.

The west side of the property is primarily parking and a paved road and railroad right of way.

The north side of the property, adjacent to the private residence (formerly 414 Perry Street) are deciduous bushes and a chain link fence.

There is an open area between Castle Rock Munchies and More and the associated building to the east (Castle Rock Bike and Ski). The area is covered in red concrete that is scored in a diagonal pattern and leads to the north side of Castle Rock Bike and Ski and onto the ice rink, which has a concrete pad when not used as an ice rink. There is a small planting bed along the west side of Castle Rock Bike and Ski with small deciduous plants. There is also a small planting bed along the west elevation of Castle Rock Munchies and More.

24. Associated buildings, features, or objects:

Colorado Bike and Ski: This building was constructed in 1964 and is located to the east of 404 Perry Street (the historic Whittier House). There is a shed roof addition on the north elevation of the main building that according to a previous owner was an open corral/loafing shed. An addition was constructed in 1974 on the east elevation of the original building. The original building has a flat roof and is constructed of concrete

masonry units (CMU) on a concrete foundation.

South Elevation - This is the primary entrance. The original building has a fixed storefront type window on the east end of the south elevation with two storefront, aluminum and glass doors centered on the elevation. The doors have a black cloth awning above. To the east of the doors is a multi-light aluminum overhead garage door. The east addition has a storefront type aluminum and glass door with an aluminum and glass sidelight centered on its south elevation. There is a steel mesh and frame screen at the top of the addition that screens the mechanical units. Six goose neck lights are installed at the parapet of the original building with a large metal and plastic lit sign - "Castle Rock Bike and Ski installed at the east corner of the south elevation.

East Elevation: This elevation has two storefront type, aluminum and glass windows near the southern portion of the east elevation. The wall is painted with a colorful mural of snowflakes, flowers, bicycle wheels, skis, a bicycle, a deciduous tree and "The Rock and Star" in the distance. The east elevation of the north addition is clad in painted plywood paneling and has a flush metal door.

North Elevation: The wall is clad in painted plywood with two openings located at the west end of the elevation. The windows are used for skate rentals for the adjacent ice rink. The openings metal overhead doors with a shelf at the sill. West Elevation: The west elevation has two more storefront type, aluminum and glass windows generally centered on the elevation. The west elevation of the north addition has an opening with a metal overhead door and shelf at the sill, like what exists at the north elevation.

Garage: A contemporary garage has been constructed at the north corner of the above building. It is a front gable building with composition roofing, T-111 siding and a metal, multi-panel, overhead garage door at the north elevation.

Ice Skating Rink: The ice-skating rink is located between the above buildings and the private residence discussed below. It is a steel tent type structure with a metal panel roof and concrete slab. The steel structure allows for metal panels to be installed during the winter when it becomes an ice arena and removed during the rest of the year when it is a pavilion.

Private Residence (Formerly 414 Perry Street - 5DA.2043). Constructed in 1931 by George Carmer. The building is a front gable one story building on a raised concrete foundation. The building is clad in non-historic horizontal wood siding and has a front gable porch on the front of the building. The rear of the building also has a front gable addition.

West Façade: This is the primary entrance into the building. It has a contemporary door with screen. There is a multi-lite plate glass window to the south of the door. The plate glass window is flanked by multi-lite operable windows.

The contemporary front gable porch is supported by 4" x 4" wood posts and an arched attic vent in the gable end. The porch has white wood railings and pickets with wood stairs that exit the porch at an angle. There is a 4/4 single hung replacement window with a glass arched window above in the gable end of the house. Wood lattice work covers the foundation of the porch and house.

North Elevation: This elevation has four windows. Two of the windows are the same size as the gable end window (4/4 single hung) found on the front of the house. The other two windows are much smaller divided lite windows - one is square and the other is rectangular. The east addition is also visible from this elevation and has a 4/4 single hung window on the north elevation.

Resource Number: 5DA.1267 R Temporary Resource Number: 837

East Elevation: The house has a 4/4 single hung window in the gable end on the second floor. There is another window on the first floor that is also 4/4 single hung. To the north of this window is a small metal clad front gabled entrance vestibule which appears to provide access to the basement. The door on this entry is historic and is wood paneled with three lites above. The contemporary addition has a 10-lite french door centered on the elevation. There is a concrete landing and stairs constructed at the new addition.

South Elevation: This elevation is within five feet of the ice-skating rink. There are two windows, a 6/6 single hung window and a 4/4 single hung window.

#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: Actual: 1888

Source of Information: Douglas County Assessor Records and Historic Photo - Whittier House - Douglas County

Douglas County Assessor Records and Historic Photo - Whittier House - Douglas County

26. Architect: Unknown Source of Information: N/A
 27. Builder: Unknown Source of Information: N/A

28. Original Owner: H. B. Remington

Source of Information: Douglas County Clerk and Recorder

29. Construction History:

Private Residence (Formerly 414 Perry Street - 5DA.2043)

1907 Charles Herb builds grist mill on the property.

Circa 1930 Grist Mill is torn down and a new dwelling is constructed on the property.

1972 Gertrude Mikelson Kratzer moves an 861 sq. ft. house from Franktown onto the property. There is an addition constructed onto the west elevation of the existing house that extends to the moved house on the property. This addition connects the two buildings. The east addition was also constructed at this time.

1986 The upstairs of the building is finished - previously it was unfinished.

1986 - 1996 The west addition connecting the two buildings is partially removed. The portion attached to this building is modified and made into a porch. The rest of the addition is removed. The two buildings are no longer connected.

2012 The property was replatted and became a part of 404 Perry Street (5DA.1267)

404 Perry Street

Circa 1888 House was constructed.

1890 House is listed as a dressmaking shop and dwelling on the 890 Sanborn Map. There is a stable and two smaller building on the southeast corner of the property - probably outhouses.

1892 James Woods enlarges his residence. The 895 Sanborn Map shows an addition on the east and north elevations.

1902 William Thayer hires Emory White to make repairs to the house. White repapers the interior and paint the house in addition of miscellaneous repairs.

1907 The two buildings on the southeast corner of the property have been removed and a new building has been constructed just to the west of the stable according to the 1907 Sanborn Map.

1915 Otto Lindberg makes repairs and paints the house.

1924 An open shed was constructed behind the house.

1930 Lot 5 and Lot 6 have been combined. A roofed porch addition has been constructed at the west elevation. There are two small single story buildings with composition roofs directly behind the house and on the east property line. One is presumed to be an outhouse, while the other may be a storage building. Another larger building has been constructed just to the north of these buildings. The west half is single story with a wood shingle roof and the west half is two-story with a composition roof according to the 1930 Sanborn Map.

Circa 1964 Barn and two outbuildings were burned by the Castle Rock Volunteer Fire Department for practice - email from Judy Crenshaw (2007).

1964 Kolbe constructed a concrete block, L-shaped, warehouse behind the house, attached to the open shed from 1924 (Assessor's Records).

1974 Kolbe constructed a concrete block addition on to the west side of the warehouse (Assessor's Records).

Unknown A frame garage was constructed north of the house (Whittier House).

Unknown Porch rails and posts were replaced on the historic Whittier House.

2000 The existing bathroom wall in the historic Whiitier House; added a handicap bathroom and andded an additional shower (Building Permit).

2002 The bathroom was remodeled in the historic Whittier House, painted the building and constructed a handicap ramp on the west elevation of the house; installed new carpet (Building Permit).

Replatted 404 Perry Street (includes 414 Perry Street)

2012 Properties were replatted, making 414 Perry Street a part of 404 Perry Street.

2012 Additions to the historic Whittier House included removal of the garage and modifications to the addition at the north elevation. The warehouse was also modified with overhead garage doors, new entry doors and construction of a new north addition and removal of the open shed. This also included the removal of the small house that was adjacent to the house at 414 Perry Street.

2012 The steel ice arena/pavilion was constructed in the center of the property. It is believed the garage at the east side of the property was also constructed at this time.

30. Original Location: 1 Date of Move: N/A

## 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): Private residence; retail stores, ice skating rink/pavilion

35. Historic Background:

#### 404 Perry Street

The earliest owner of this lot was H. B. Remington. According to the Assessor's Records, he purchased the lot in 1888 for \$25.00 from Douglas County. He then sold the lot to Washington Irving Whittier two days later. Remington was a stone mason and plasterer by occupation and according to an article in the Castle Rock Journal (April 25, 1888), he was building houses. In the same article there is mention of W. I. Whittier moving into the house south of where he had been living, but it is unclear whether it was this house he was moving into, prior to purchasing the property. According to the Tax Assessment Records of 1889, he owned Lot 15, Block 9 - Castle Rock; Lot 6, Block 11 - Castle Rock (this property); and Lots 10, 11, 12, Block 17 - Craig and Gould Addition.

Washington Irving Whittier, as stated above, was the next owner. He was very well known in Castle Rock and Douglas County. Whittier was a teacher, an editor, a postmaster, a realtor, a legislator, and a circuit riding minister. Whittier, a cousin of John Greenleaf Whittier, was born on February 4, 1847 in Fairfield, Vermont and moved to Colorado in 1870. According to the 1870 census, he was living with his brother in the Denver area (Arapahoe County) and working as a carpenter. He lived in Colorado several years and returned to Vermont in 1875 to marry. He returned to Colorado around 1879 and homesteaded on Antelope Creek. Little is known of his activities in these early years. The 1880 census states that he was living with his wife Sarah, his mother Lucy, and his two children, Clarence and Clara and that he was farming in Douglas County. The Land Patent Office also lists him as homesteading NE1/4 S35 T9S R66W in 1885. Around this time, it is believed that he began teaching. In the Castle Rock Journal (March 7, 1888), it states that W. I. Whittier is the teacher of District 24. He lived at Rock Ridge, which was also called Case, Irving and Spring Valley through the years. It is believed he was living at this location when the 1880 census was taken. As stated above, he purchased this house in 1888, possibly because he became the Editor and Proprietor of the Castle Rock Journal, the local newspaper, and needed to be in town more frequently.

His wife also owned a millenery store according to the Colorado Business Directories. Likewise, he was selling property at the time.

He only lived in this little cottage for two years and sold it to James Woods in 1890 for \$800. Whittier continued to live in Castle Rock at least part time since he was still Editor of the Castle Rock Journal, but the location is unknown. He was elected to the school board in 1891 and was the Commander of the Grand Army of the Republic, Post No. 65. In 1892, the Castle Rock Journal (December 28) mentions that he is a school teacher in Sedalia. In 1894, he became the Clerk for the Town of Castle Rock and a Town Trustee. He remained in this position for several years. His political aspirations expanded when he ran and was elected to the 10th General Assembly for the State of Colorado (1896) and began spending much of his time in Denver. He turned over the operation of the newspaper to his wife and son, Clarence. Upon completion of his term, he was not re-elected and he returned to Castle Rock to run the newspaper. Whittier also owned the Gold Brick printing outfit near the West Creek Mining District. In 1898, he ran for County Commissioner, but was not elected. In 1899, the Castle Rock Journal (March 31) stated that he would be teaching the summer term at Golddale. His wife, in the meantime, was apparently living on their ranch and running the post office and selling hats on the side. He remained the postmaster at Case until his death in 1910. In 1899 he purchased the Castle Rock Mascot, an early newspaper, and continued to publish it.

Whittier sold the Castle Rock Journal to D. M. Cox in 1901. Cox exchanged his San Luis Valley ranch for Whittier's newspaper, newspaper building and Castle Rock residence. Soon after Whittier and his family, including his son, moved to Hooper, Colorado where he had purchased additional property. He and his son Clarence purchased the Monte Vista Reporter and continued it operation. It is unclear when he returned to Castle Rock and his ranch, but it was just a few years later, leaving his son Clarence to run the newspaper in Monte Vista.

Washington Irving Whittier died July 28, 1910 in Case, Colorado and is buried at Cedar Hill Cemetery in Castle Rock.

As stated before, Whittier sold this house to James Woods in 1890. James Woods was also a school teacher and an excellent debater, as the newspapers are filled with his involvement in debates and literary societies. Woods taught school at Glen Grove, District No. 6 and Sedalia in 1888. He also lived in Sedalia in 1889. He returned to his family home in Canada and returned shortly after, in 1890, with a wife and his two sisters.

The sisters intended on opening a dressmaking business in Castle Rock. It was at this time that he purchased the house from Whittier for his family, sisters and their dressmaking business. The 1890 Sanborn Map indicates that a dressmaking business is located in the house. In 1891, he is listed as teaching at Glade. In 1892, the Castle Rock Journal (August 17) stated that James Woods was enlarging his residence, but by August of 1892, Mr. and Mrs. Woods were living in Greeley. In 1893, the Journal stated that he was living in Greenland with Samuel Johnston and getting ready to leave for Canada to be with his wife. In 1894, the Castle Rock Journal stated that he had been hired to teach at Coal Creek, and would be moving there from Greenland where they had been living with Sam Johnston. By August of 1894, he had moved to Canon City to be with his family. Little more is known until 1913 when he is reported living in Greenland and teaching at Glen Grove.

James Woods sold the house to William Thayer in 1895, possibly when he moved to Canon City. Little is known about William Thayer except that he also was a partial owner and director of the Castle Rock Mining and Milling Company, located near the Montgomery Mining District on Democrat Mountain. While living in Castle Rock, he participated in the literary societies and was a successful debator. He was also elected as a Castle Rock Trustee in 1897. In November of 1897, he was hired to be a train dispatcher for the Denver and Rio Grande Railroad, and was stationed in Pueblo where he soon moved his family. By 1898, they had returned to Castle Rock to make their residence, although he still worked in Pueblo, according to the Castle Rock Journal (January 14, 1898). By June of 1899 though, Thayer had the little cottage and barn for sale, listing his address as 117 West 8th Street, Pueblo. In November 1900, Thayer had leased the cottage to E. C. Beauvais who was the new agent for the Denver and Rio Grande Railroad in Castle Rock. He had been stationed in Pueblo with Thayer prior to his transfer. In March 1902, Beauvais moved from the cottage and it was once again up for lease, with Thayer's address being listed as 122 West Ninth Street, Pueblo. During this time, Emory White made repairs, repapered the interior and painted the cottage to make it more appealing. By September 1902, Thayer had once again put the cottage up for sale. George Burk purchased the property in November 1902.

George Burk was born around 1875 in Iowa. He and his family were residents of Castle Rock in the early 1900s and George appeared to be a handyman/carpenter. He worked on E. A. Strange's Meat Market and Grocery, enlarging a storage shed in the rear of the property for an ice house. Little more is known about Burk until 1910, when the U. S. Federal Census lists him living on Wilcox Street. His occupation was listed as saloon keeper. Also at this time, he co-owned a concrete, plastering and masonry business. The business was called Burk and Vaughn. By 1911, the business was called Burk and Burke and the business had won a contract to re-inforce 350 feet of pipe line with concrete along Wilcox Street. George Burk died in January 1917 in Louisville, Colorado.

Burk lived in the house from 1902 to 1904. He sold the house to Mary and Louis C. Douglass. An investigation of the census records, the historic newspapers, and the Colorado Business Directories revealed nothing except a small line item stating that choir practice was to be held at the L. C. Douglass home (Castle Rock Journal May 12, 1905). Douglass sold the house to Walter Sharp in 1906.

Walter Sharp was born in England around 1859 and immigrated to the United States, September 1, 1887. In a passport application, he stated that he had lived in Castle Rock since his immigration and became a naturalized

citizen October 27, 1894 in Castle Rock. According to the 1900 Census, he and his wife Florence and two children (Dorothy and Margaret) lived in Greenland. His occupation was listed as a farmer. The Land Patent Office lists purchases by Sharp in 1896 (SW1/4 S33 T8S R67W); 1898 (SE1/4SE1/4 S5 T9S R67W); and in 1906 (Lot 1 or NW1/4NE1/4 S5 T9S R67W). By 1906, he was listed in the Colorado Business Directory as owning a flour, agriculture and feed store in Castle Rock. He owned the business through 1918. Sharp sold the house in 1909, and according to the 1910 Census, he purchased a house on Cantril Street. Walter Sharp died in 1926 and is buried in the Cedar Hill Cemetery in Castle Rock.

Carrie Fitch, a very early homesteader in Castle Rock, purchased the house from Walter Sharp in 1909. According to the newspapers, she never married and remained single her entire life, and was a noted artist who sold her artwork to local citizens. Carrie was born around 1874 in England. It is unclear when the Fitch family immigrated to the United States, but by 1885, the family was living in Castle Rock. The Castle Rock Journal (April 29, 1885) stated that Carrie was elected as an officer of the Castle Rock Lodge of Good Templars. Additionally, Daniel Fitch, her father, owned a general merchandise store which is found in the Colorado Business Directories from 1885 to 1889. According to the Land Patent Office, her father homesteaded and purchased numerous properties in 1890, 1895 and 1908. Carrie homesteaded land in 1901. The 1900 U. S. Federal Census lists the family living in East Castle Rock near John Ehmann, Seidensticker, James Sturdevant and David McMurdo. In 1910, they were living on Franktown Road but they may have moved soon after. The 1912 Record Journal of Douglas County (November 8), stated that Carrie had returned to Castle Rock to vote and was returning to Colorado Springs. The 1920 U. S. Federal Census stated the family was living in Ivywild, El Paso County. Carrie sold the property to Otto Lindberg in 1915.

Otto Lindberg was born January 11, 1887 in Nebraska. It is not clear when the family moved to Colorado, but the Castle Rock Journal stated that Nels and Otto Lindberg located the Juniper Lode in the Trumbull Mining District in 1898. The Colorado Business Directories from 1903 to 1911 list him as a painter. He does not appear on the census until 1910, when he and his father are listed as living in West Castle Rock on Wilcox Street. Their occupations are listed as painters. It is unclear whether Otto ever lived in the house. Newspaper articles discuss his renovation work on the house and then, in 1917, an advertisement appeared stating that he was selling the house. The house sold to Alma S. Towne in November 1917.

Alma S. Towne was the wife of Clinton G. Towne. The 1910 U. S. Federal Census listed them as living in Castle Rock on Perry Street. She listed her occupation as a hotel keeper and her husband's as a telegraph dispatcher for the railroad. The Colorado Business Directories from 1910 to 1920 listed her as the proprietor of the City Hotel. It is uncertain whether she and her husband lived in the house, but she sold it in 1919 to Forrest B. Rose.

Forrest Rose only lived in Castle Rock for a short period of time. The 1900 U. S. Federal Census stated he lived in Broadway Junction, Arapahoe County, Colorado, and his 1917 draft registration card listed him living in Englewood; however, it appears that he did live in Castle Rock and was the postmaster from 1920 to 1925. He owned the house from 1919 to 1925 when he sold it to his brother, Theron Melvin. Theron Melvin, according to the 1910 U. S. Federal Census, was living in West Sheridan, Arapahoe County; in 1917 he was living in Franktown according to his draft registration card; in the 1920 U. S. Census he lived in Arapahoe County; and in the 1930s U.S. Census he was living in Littleton, Colorado. Theron owned the house for numerous years and sold it in 1943 to Jacob Kroll, a long time Douglas County resident, but not before entering into a lease to own agreement with Walter Bragg.

Jacob Kroll's family was living in Douglas County as early as 1892, when his father homesteaded near the present day intersection of Lincoln Avenue and I-25. The Schweiger (John) Family lived to the north of them. Jacob was born February 18, 1894. According to the 1900 U. S. Federal Census, the family address was listed as

Parker and in 1910 it was Pine Grove. By 1918, the family had sold the farm and moved to Castle Rock, but according to Jacob Kroll's 1917 draft registration card, he was living in Sedalia. Jacob married in 1921 and moved into the old Methodist parsonage in Castle Rock. In 1922, he was the manager of the Frink Creamery in Castle Rock, but left that position when he purchased a truck delivery line. Jacob only owned this house for less than a year and immediately sold it to Loretta Hays the same year he purchased it, in 1943.

Loretta Hays owned the house from 1943 to 1945. A review of the historic newspapers, censuses, geneology data and Colorado State Business Directories revealed no information on this Ms. Hayes. She sold the house to Ulric

Sturdevant in 1945.

Ulric Sturdevant was born in July 1873 in Virginia. His family moved to Colorado in 1893 (to the W. I. Whittier Ranch, as they were cousins) because his mother, Lucy, had consumption (tuberculosis). Like many people with the disease, they came to Colorado to live and be cured. Unfortunately, shortly after moving to Colorado, she passed away (August 1893). In 1896, the Castle Rock Journal reported that he was mining in Goldale and had returned to Castle Rock. By 1900, Ulric had left home and was living with the Wheelers in Sedalia. The Wheelers were cousins and Ulric was working as a farm laborer. In 1902, he and his brother had purchased the A. L. Benton livery barn in Castle Rock. The purchase included eight head of horses, six livery rigs, the public dray and the coal business also owned by Benton. They changed the name of the business to Castle Rock Livery and Transfer Company.

Ulric married Minnie Kaempher in March 1904 and became a Castle Rock Town Trustee. Ulric sold his interest in the livery business and moved to a ranch on the outskirts of Castle Rock around 1908. The U. S. Federal Census stated they were living on Larkspur Road. The Castle Rock Journal dated November 1911 records that Ulric, along with J. A. Kroeger, had purchased Saare Brothers merchandise store in Sedalia. The partnership changed the name to Kroeger and Sturdevant and the business became a huge success. The business grew, and in 1912, they enlarged the store, adding a soda fountain.

Ulric left this business in 1913 when he purchased the Castle Rock dry goods store of Emma Smalley. She had purchased the store from Lena Sturdevant a few days before Lena passed away, in August of 1911. Lena was the wife of Ulric's brother, Ceylon. Ulric also purchased the dry goods store of P. K. Fisher at the same time. He remained in the Smalley building to run his new business. His reputation grew, and in 1915, when Castle Rock formed its first Volunteer Fire Department, Ulric was one of the founding members and was elected as Foreman. He was also in charge of the Continental Oil Company's oil wagon. By 1930, they were living in Castle Rock, and according to the 1930 U. S. Federal Census, his occupation was listed as a Ford car salesman.

In 1945, Ulric purchased the house from Loretta Hays but sold it a month later to his cousin, Vincent Wheeler. Vincent Wheeler owned the property until his death in 1953. It was inherited by his wife Flora, and his son and daughter-in-law, Emerald and Petra Wheeler. The Wheelers were well known in Elbert County and owned property near Kiowa, in the town of Horse Shoe, from 1900 to 1930. Little is known if the family lived in the house from its purchase in 1945, to 1967, when it was sold to Robert and Carolyn Kolbe. Robert Kolbe's mother lived in the house in the 1980s.

The house was purchased by Joseph and Judith Crenshaw in October 1997. They retained ownership of the house until 2008 when they sold it to Castle Centerstone 404. Castle Centerstone 404 transferred ownership to 404-414 Acquisition, LLC in 2012, within a few months of 404 & 414 Perry Street was replatted.

Businesses located in the Whittier House are as follows:

1880s Whittier Millenery Shop
1910 Woods Dressmaking Shop
1985 Elegant Edibles
1988 Casual Catering
Prior to 2007 - Bike Shop
Circa 2007 Bead Like That
Circa 2010 - 2020 Mountain Man Nut & Fruit Company
2021 Castle Rock Munchies and More

Businesses in Warehouse behind Whittier House
Unknown - Circa 2010 Crowfoot Valley Coffee Roastery and Warehouse
Unknown - 2021 Castle Rock Bike and Ski

Private Residence (Formerly 414 Perry Street - 5DA.2043)

Walter Sharp, the adjacent land owner (5DA.1267), sold this property to Charles Herb in 1909. Walter Sharp was born in England around 1859 and immigrated to the United States, September 1, 1887. In a passport application, he stated that he had lived in Castle Rock since his immigration and became a naturalized citizen October 27, 1894 in Castle Rock. According to the 1900 Census, he and his wife Florence and two children (Dorothy and Margaret) lived in Greenland. His occupation was listed as a farmer. The Land Patent Office lists purchases by Sharp in 1896 (SW1/4 S33 T8S R67W); 1898 (SE1/4SE1/4 S5 T9S R67W); and in 1906 (Lot 1 or NWNE1/4 S5 T9S R67W). By 1906, he was listed in the Colorado Business Directory as owning a flour, agriculture and feed store in Castle Rock. He owned the business through 1918. Sharp sold the house on the adjacent property (5DA.1267) in 1909 along with this property and, according to the 1910 Census, he purchased a house on Cantril Street. Walter Sharp died in 1926 and is buried in the Cedar Hill Cemetery in Castle Rock.

It is believed that Charles Herb constructed a grist mill on this property prior to purchasing it from Walter Sharp. The Castle Rock Journal (October 25, 1907) had an advertisement for Charles Herb stating that he had just completed the erection of his mill, and that the business was up and running ready to grind wheat, chop feed and clean seed. The 1914 Sanborn Map states that Charles Herb had a flour and feed mill on the property. "Capacity - 10,000 lbs of feed and 5,000 lbs of flour per 24 hours. Runs days only. No watchman." Charles Herb was also a brick and stone mason, and the Colorado State Business Directory lists him as such from 1894 to 1911. He had a residence in Castle Rock during this time, but in the early 1900's he was leasing it to other families and he was living on the farm with his wife and eight children. The 1910 U. S Federal Census notes he is living on Franktown Road and farming. He continued working the mill, at least until 1914, and also worked in the stone profession. He cut the stone for the Fetherrolf Hotel, and built numerous monuments for gravesites at Cedar Hill Cemetery. He had moved from Castle Rock by 1920. The 1920 U. S. Federal Census states he was living in Denver with his occupation being a stone mason.

Charles Herb sold his property to Anthony Kleewein in 1924. It is not clear whether Kleewein utilized the mill, but it is presumed so since Anthony Kleewein owned a bakery with his brother. Anthony Kleewein was born August 4, 1895 in Colorado. His family lived in Pueblo in 1900 where his father was a truck man. By 1917, Anthony was living in Brighton, Colorado where he registered for the draft. The 1920 U. S. Federal Census showed him living in East Castle Rock with his mother, Johanna. His occupation is listed as a rancher. An advertisement in the Record Journal of Douglas County (April 7, 1922) states that the Kleewein Brothers owned the Douglas County Bakery. They apparently temporarily closed this business and reopened in May 1923 with new modern machinery and located in the Miller Building which had been completely renovated to accommodate the new plant. It was at this time, in 1924, that Anthony Kleewein purchased the mill from Charles Herb, possibly to produce wheat for the bread they sold. Anthony Kleewein sold this property in 1931 to

George Carmer. Anthony Kleewein and his mother died on November 19, 1936 in a mountain home in Elmore, Idaho.

Little is known about George Carmer. It is believed that Carmer built the house that now sits on this property. The 1930 Sanborn Map shows a one story dwelling with a slate roof and a small outbuilding on the east property line (probably an outhouse). Carmer owned Carmer's Department store in Castle Rock from circa 1919 through 1921. He was also the Douglas County Coroner from 1931 to 1932. George Carmer was married to Louise Marie Ehmann, whose father was Simon Ehmann. When Carmer sold the property, he sold it to Raymond and Martin Mikelson. Martin Mikelson was married to Louise's sister, Gertrude Anna Ehmann. Carmer sold the house and property to Raymond and Martin Mikelson in 1935.

Martin Mikelson was born September 2, 1896 in Boone County, Nebraska. The 1930 U. S. Federal Census has him living in Franktown, Colorado with the Woodworth family and working as a truck driver. He married Gertrude Anna Ehmann on May 31, 1936 in Castle Rock. Martin bought out his brother in 1953 and was sole owner of the property until 1963. When Martin died in March of 1963, the property was inherited by his wife Gertrude. She remarried after Martin's death, to Karl Kratzer. Gertrude passed away on December 15, 1993. The property remained in her name until 1995, when Patrick S. Ryan and Rebecca A. Greig purchased the property.

Patrick S. Ryan sold this property to Castle Centerstone 414 Perry, LLC in 2008. The residence had been a rental property and remained as such under the new ownership. Castle Centerstone, 414 Perry, LLC sold the property to 404-414 Acquisistion, LLC (in lieu of foreclosure) in August 2008.

The property remains a rental property today.

#### Replatted 404 Perry Street

2012 Property was replatted to include 414 Perry Street under the ownership of 404-414 Note Acquisition, LLC. The "Rink at the Rock" was built at this time and the area became a small gathering spot of Castle Rock locals with several retail shops and the ice arena.

2021 Proposed new use - "Perry Street Social District". The district is meant to preserve Castle Rock's historic district while providing food, beverage and entertainment options that pay homage to that very special history. The district will include a tap house, multiple restaurants and a centeral beer garden.

36. Sources of Information:

1885 Colorado Census, 1900, 1910, 1920, and 1930 U. S. Federal Census; Castle Rock Journal; Record Journal of Douglas County; Colorado State Business Directory; Interview with Judy Crenshaw; Douglas County Assessor's Records.

# 

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

Resource Number: 5DA.1267 R Temporary Resource Number: 837	ATTA CHIMENTO BOOM
Qualifies under Criteria Considerationa	a A through G (see Manual).
✓ Does not meet any of the above Nation	
Criteria for Landmark Designation - Castle I	
1. Significance.	38A.
lacktriangle a. People. Associated with a person(s) s	ignificantly contributing to local, state, or national history.
$\square$ b. Events. Associated with a significant I	ocal, county, state or national event(s).
$\Box$ c. Architecture.	
<ul> <li>i. Embodies the distinctive characteristic method of construction;</li> </ul>	cs of an architectural style valuable for the study of a type period or
<ul><li>ii. Represents the work of a master arch Town, County, State or Nation;</li></ul>	nitect or builder whose work has influenced development in the
iii. Uses indigenous materials; the use o	of locally quarried rhyolite being of special importance to the Town;
iv. Is an example of architectural or stru	ctural innovation.
_	est or value as part of the development heritage or cultural ds, quarries and early development of the Town being of special
	al Significance or provides information important to prehistory.
✓ f. Age. Constructed at least fifty (50) ye	ars prior to designation.
2. Historic Integrity.	
<ul> <li>a. Location. The place where the Histor occurred.</li> </ul>	ic Property was constructed or the place where an historic event
<ul> <li>b. Design. The combination of elements property.</li> </ul>	s that create the historic form, plan, space, structure and style of a
	an Historic Property; the character of the place.
$\Box$ d. Materials. The physical elements of a	. ,
	of the crafts of a culture and evidence of an artisan's labor and
skills.  f. Feeling. A property's expression of th convey a property's historic character.	e aesthetic or historic sense of a particular time and the abiity to
$\Box$ g. Association. The direct link between	an historic event or person and an Historic Property.
39. Area(s) of significance: N/A	N/A
40. Period of significance: N/A	41. Level of signficance: N/A
42. Statement of significance:	
Town of Castle Rock Landmark Criteria	apartance in the development of 404 Perry Street

People: The building is significant for its importance in the development of 404 Perry Street Castle Rock and its association with Washington Irving Whittier, George Burk, Carrie Fitch, Ulric Sturdevant and Vincent Wheeler. The building is one of the earliest buildings constructed in Castle Rock. It was not only a residence, but through the years, the building was periodically used as a commercial operation. Because of its many owners, it is believed that the house may have been used as a rental property and also as a "city house". The house was probably utilized by the owners when they came to town to take care of buisness, and was used during the school year by the family so the children could attend the school in Castle Rock instead of the small rural schools.

Washington Irving Whittier was well known in Castle Rock and the State of Colorado. He was the editor and proprietor of the Castle Rock Journal, he was a Town Trustee, he owned a ranch at Rock Ridge for most of the

time he lived in the area, he was a member of the General Assembly of the State of Colorado, he was a member of the school board and he was a school teacher in the areas surrounding Castle Rock. George Burk was also a well known businessman, in Castle Rock and owned a concrete, plastering and masonry building. Carrie Fitch, along with her father, were early homesteaders in the area and homesteaded parts of early Castle Rock.

Ulric Sturdevant was a very well known resident of Castle Rock, owning a mercantile store. He was also involved in the town government.

Age: According to the Castle Rock Landmarking Criteria, a building must be 50 years old to be eligible for landmarking. This building is approximately 133 years old.

### Former 414 Perry Street

People: The building is significant for its importance in the development of Castle Rock and its association with George Carmer and the Mikelson family (Ehman family). Carmer owned a department store in Castle Rock in the 1930s and was the Douglas County Coroner from 1931 - 1932. He married Louise Marie Ehmann, daughter of Simon Ehmann, a long time Douglas County resident. When he sold the property, he sold it to another Ehman family member - Martin Mikelson.

The house was one of many dwellings that were built along Perry Street at the edge of the commercial district for local business people and residents.

Age: According to the Castle Rock Landmarking Criteria, a building must be 50 years old to be eligible for landmarking. This building is approximately 90 years old.

43. Assessment of historic integrity related to significance:

#### 404 Perry Street

The building's level of integrity, relative to the seven aspects of integrity defined by the National Park Service and the Colorado Historical Society (setting, location, design, materials, workmanship, feeling and association), has been significantly diminished due to the many changes made to the building. The setting, design, feeling and materials changed extensively after 1964. The outbuildings were removed and a concrete block

warehouse building was constructed on the property, thus changing the setting and feeling of the house. After 1964, significant modifications were made to the house (the back porch infilled, window configurations were changed, and additions were constructed). These changes significantly modified the character defining characteristics of the original architectural style. In 2012, some of the additions were removed and/or modified and a large steel arena/pavilion was constructed within 6 feet of the house.

Although the building is associated with significant people that contributed to the development and growth of Castle Rock, their association with this building is very limited. The building changed owners frequently. The longest owner was Carrie Fitch (six years), but the U. S. Census never placed her as living on the property (she may have used the house as a rental property or as a "city house"). The rest of the owners listed above owned the property for two years or less, limiting their association and significant association with the building.

Finally, it is difficult today for the casual visitor to discern the age of this building due to the amount of modifications that have occurred through the years.

414 Perry Street

The setting, design, feeling and materials changed extensively after 1972. The Mikelsons moved another dwelling onto the property within two feet of the existing building, and constructed an addition to connect the two buildings.

The addition has since been removed, except a small portion attached to the house (the porch), but other changes to the house, such as the replacement windows and the east addition have signficantly impacted the historic design and materials of the original building. Because of the design and materials changes, the feeling and setting has also been altered. The ice arena/pavillion is in such close proximity, that it significantly impacts the feel of the existing original building.

Finally, it is difficult today for the casual visitor to discern the age of this building due to the amount of modifications that have occurred through the years.

Although the building is associated with significant people that contributed to the development and growth of Castle Rock, their association with this building is very limited. It is very difficult to establish significance for a building based on its association with a particular person, especially when the owner made such significant changes to the building.

The buildings on the property as it has been replatted no longer have sufficient integrity to convey their significance for National or State Register eligibility, but is still significant on a local level as Castle Rock landmarks, because they are over fifty years old. The buildings have lost most of their integrity on the local level also for the reasons described above, but may still be eligible for local landmarking because a building in Castle Rock may be considered for landmarking after meeting only one criteria.

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Not Eligible Local landmark eligibility field assessment: Not Eligible

45. Is there National Register district potential: No.

Discuss:

This resource was surveyed and documented in 2007 as a part of a project in which buildings within the downtown area of Castle Rock were surveyed. The survey area was from Front Street on the east to Fifth Street on the north to Elbert Street on the west and Third Street on the south. The survey was updated in 2021 as the owner anticipated making changes to the property.

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

#### **VIII. RECORDING INFORMATION**

47. Photographic References: 5DA1267\_House\_East Elev; 5DA1267\_House\_West Elev; 5DA1267\_Site\_West Elev;

5DA1267\_Retail 1\_North Elev; 5DA1267\_Retail 1\_South Elev; 5DA1267\_Retail 1\_West Elev; 5DA1267\_Retail 2\_East Elev; 5DA1267\_Retail 2\_North Elev;

5DA1267\_Retail 2\_South Elev;

Photographer: Barbara Darden

Negatives Filed At: There are no negatives - photos are digitally reproduced.

48. Report Title: "Town of Castle Rock - Survey of Historic Resources"

49. Date(s):May 2021 50. Recorders: Barbara Darden

Resource Number: 5DA.1267 R ATTACHMENTOR

Temporary Resource Number: 837

51. Organization: Scheuber + Darden Architects52. Address: P. O. Box 909, Parker, CO 80134

53. Phone Number(s): 303-915-8415

NOTE: Please attach a sketch map, a photocopy of the USGS quad map indicating the resource's location, and photographs

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



Private Road

School

Township

Parcel

404 Wilcox Street

Section





















**Additional Information:** 

Development Services 100 N. Wilcox Street Castle Rock, CO 80104 720-733-2200 FAX 720-733-2231 NO. TCV22-0055

DATE
TECHNICAL CRITERIA VARIANCE APPLICATION
DEVELOPMENT Perry St Social
LEGAL DESCRIPTION OF SUBJECT PROPERTY  Lot 4A, Block 11, Town of Castle Rock, and as amended by lot line vacation certified recorded Dec. 6, 2012 under reception no. 2012093484, County of Douglas, State of Colorado
VARIANCE REQUESTED:
Code Section(s) CRMC 17.41.080.8
Describe the Variance Requested - A variance to not expand the existing sidewalk along Perry Street to 8 feet and maintain the current 6 foot width.
1. Describe the exceptional situation or condition that exists An existing pavilion canopy on the property that is to remain will not allow for expansion of the sidewalk into the property. Expansion of the sidewalk into the ROW is constrained by steep grades to the street. In addition, mature street trees exist that create an effective sidewalk canopy. At least some of them would negatively be impacted by an expansion of the sidewalk.
2. Describe the difficulty or hardship that would be created by a strict enforcement of the code
Existing structures and retaining walls that are to remain would need to be moved to accommodate expanding the sidewalk as expansion into the ROW is not feasible.
3. Describe why there would not be any adverse impact on public health, safety and welfare The sidewalk would continue to function as it does today. There are no public health, safety, and welfare concerns with the current sidewalk.

- Attach an improvement survey.
   Attach a drawing showing the intended uses.
   Provide any other information helpful to discussion.

PROPERTY OWNER	APPLICANT'S REPRESENTATIVE (If
Name: Perry Street Collective, LLC	applicable) Krysta Houtchens - Entitlement Name: Logineering Solutions
Address: 404 Perry Street	
Castle Rock, CO 80104	Glendale, CO 80246
Phone #: (303) 883-5555	Phone: 970-380-7054
Fax #:	Fax:
Signature of Applicant	_
For Staff Use Only	
TOWN OF CASTLE ROCK, COLORAI, 20  COMMENTS AND/OR CONDITIONS (	
Conditions of Acceptance	Director of Development Services

Neighborhood Meeting Summary - 404 N. Perry St. (Perry Street Social District) First Neighborhood Meeting, 6-7 pm 5/17/2021 Remotely via Microsoft Teams

Perry Street Social District/Perry Street Collective LLC would like to convert part of a downtown block on the northeast corner of N. Perry and Fourth Streets into a mini "entertainment district," which would include a craft beer taproom, additional food and beverage concepts, and a common covered area pavilion. The pavilion would be used as a beer garden for the majority of the year and an ice rink during the winter months. This meeting represented the first neighborhood meeting prior to formal submittal of the Site Development Plan application. The applicant mailed notices to property owners within 500 feet for the proposed project, signs were posted on the property advertising the meeting, and a notice was posted on the Town's website. The remote meeting took place from 6-7 pm on May 17, 2021. A recording of the meeting is available. Attached is a vicinity map and applicant's presentation.

The following represents a summary of the neighborhood meeting:

#### **Applicant Representatives:**

- Byron Wheeler, owner
- Paul Myhill, owner
- Krysta Houtchens, PE, Entitlements & Engineering Solutions
- Michael Drago, Entitlements & Engineering Solutions
- Craig Cahen, architect

#### Town Representatives:

- Cara Reed, Neighborhood Liaison
- Julie Kirkpatrick, PLA, Long Range Project Manager
- Tom Reiff, Transportation Planner
- Councilmember Dietz

#### **Public Participants:**

- 1. KC Neel
- 2. Gary Godfrey
- 3. Andy Herscher
- 4. Kristen Wheeler
- 5. Lana Wagner
- 6. Patricia Riber
- 7. John Levee
- 8. 2 callers with no identification

#### The applicant presentation discussed the following:

- Krysta Houtchens gave introductions, Byron Wheeler and Paul Myhill gave project overview
- Recently purchased property, ice skating rink also been purchased
- Mini entertainment district, family-friendly

- Applicant wants to celebrate Castle Rock since they are long-term residents, want to preserve downtown history, developing concepts that pay homage to Castle Rock
- Craig Cahen presented renderings:
  - Four structures proposed
  - o Remove/demolish existing residence to north to build a new taproom
  - Rink structure would remain, will be beer garden in summer and privately-owned skating rink in winter
  - "Mountain Man" building to remain
  - Adding rooftop deck for new restaurant where CR Bike and Ski is
  - 3-concept restaurants
- Want to keep buildings lower, less stories than the other buildings in downtown

#### Attendees asked questions regarding the following:

- Adjacent property owner excited for project, but wonders about parking that will be required and what they will provide – response: will be meeting code requirements and in walking area of other parking spaces
- Timing of project response: want to get Site Development Plan submitted soon and start process
- Since they are not adding parking, they will use on-street and public parking spaces for the patrons
  - May explore shuttling people from other locations without further impacting parking
- Concerned with increased capacity, people using the new space since they are not adding parking
  - Biggest increase in occupancy will be the new building/taproom on north
  - Architect doesn't feel that the overall development will have an impact on parking
- Concerned with noise impacts to adjacent neighbors response: will comply with Town's noise ordinance but may request a variance for special events
- Street access concerns during construction response: don't foresee needing to close streets
  for construction since all of the utilities exist on site, construction traffic likely off the alley
  versus on N. Perry Street
- One email received in support, no opposition when they submitted for a liquor license, only one showed concerns with approximately 100 respondents
- Excited to see project move forward

The project is located in Councilmember LaFleur's district. The meeting adjourned at 6:26 pm.

Neighborhood Meeting Summary – Perry Street Social Neighborhood Meeting #2 – June 2, 2022

The Perry St Social development team held a neighborhood meeting to discuss a potential Site Development Plan to convert part of a downtown block on the northeast corner of N. Perry and Fourth Streets into a mini "entertainment district," which would include a craft beer taproom, three additional food and beverage concepts, and a common covered area pavilion. The pavilion would be used as a beer garden for the majority of the year and an ice rink during the winter months.

This meeting represented the second required neighborhood meeting. The meeting was held in a virtual format via Teams. The neighborhood meeting notice was mailed to all neighbors within 500-feet of the project site and included a vicinity map, project narrative and conceptual site plan. The meeting was scheduled for June 2, 2022 at 6:00 p.m. The following represents a summary of the neighborhood meeting.

## **Applicant Representatives:**

- Krysta Houtchens, Entitlement and Engineering Solutions, Inc.
- Craig Cahen, Cahen Architectural Group
- Mike Rocha, SM Rocha LLC
- Paul Myhill, Perry Street Social
- Byron Wheeler, Perry Street Social
- Andy Herscher, Perry Street Social
- Wes, Perry Street Social

#### Town Representatives:

- Tara Vargish, P.E., Director of Development Services
- Brad Boland, AICP, Long Range Project Manager
- Cara Reed, Neighborhood Liaison

#### **Virtual Participants**

1. None

The applicant presentation discussed the following:

• No presentation was given as no members of the public attended.

## Attendees had the following comments:

• No comments were provided as no members of the public attended.

The project is located in Councilmember LaFleur's district.

The meeting adjourned at approximately 6:15 p.m.

## **Brad Boland**

From: englshsttr (null) <englshsttr@aol.com>
Sent: Wednesday, June 1, 2022 7:55 AM

To: Brad Boland
Subject: Perry st social dstr

Follow Up Flag: Follow up Flag Status: Flagged

Hello, This is regarding the June 2, 2022 beer garden social district meeting. I like to see the Beer Garden called "The Beer And Wine Garden." Having this added to the name attracts more outside visitors and local Castle Rock residents that aren't beer drinkers. Adding Wine to the name also sets it apart from being just a brewery or beer garden. Hope this idea is considered. Thank you, Fran Kuchinsky 5460 Water Oak Circle Sent from my iPhone

### **Brad Boland**

From: John Levy <johnlevy907@gmail.com>
Sent: Wednesday, October 26, 2022 10:54 PM

To: Brad Boland

**Subject:** Lot 4A, Block 11, Town of Castle Rock

Follow Up Flag: Follow up Flag Status: Flagged

Mr. Boland,

I will not be able to attend your public meeting on November 3 regarding the proposed Downtown Site Development for 404 North Perry Street. As a neighboring land owner (340-390 Perry Street) I am generally supportive and excited about the proposed "entertainment district." The concept is exciting and I am sure will be well-received by the community. My concern is the lack of additional parking proposed in the plan. Already, existing North Perry Street businesses are hearing from their clients that there isn't enough parking. With the additional development - even though I understand much of the activity will be in the evening - it only adds to the lack of parking.

Is it possible for the town to re-stripe their lot on the east side of 340-390 Perry Street, create additional parking on the east side of the proposed project, or designate additional parking in the area to accommodate the anticipated inflow of business? Is there any plan for creating additional parking in the north end? I believe any added intensive use should be accompanied by a plan for additional parking.

Respectfully yours,

John Levy 340-390 Perry Street, LLC Managing Partner

## **Brad Boland**

From: kiersten <indigobuffalo@yahoo.com>
Sent: Tuesday, May 31, 2022 6:55 PM

To: Brad Boland

**Subject:** Perry Street Social District

Follow Up Flag: Follow up Flag Status: Flagged

Dear Mr. Boland,

Since I'm not sure I can attend the Microsoft Teams Meeting On June 2nd, I would like to voice concern regarding noise from this proposed development.

I live on Front Street, directly east from the covered pavilion and music carries directly into my living room during the months it is used for ice skating.

With the proposed beer garden, noise pollution will increase significantly the remainder of the year. I would urge town officials and the developers to provide sound mitigation for the residents living on the east side of the pavilion and the "entertainment" district.

I understand this is the second neighborhood meeting and while I probably received notice of the initial meeting, I do not recall it. I hope my feedback is taken with due consideration. I am fairly certain that those who live on Front Street between Fifth and Third Streets feel much the same. Noise from the trains is something we cannot avoid, but certainly the developer and town officials can combine efforts to reduce additional noise pollution to the residents of Craig & Gould.

I request all information about the addition of sound mitigation to this project.

Kind Regards, Kiersten J. Mayer

Sent from Mail for Windows

From: Zachary Deegan

To: <u>Krysta.houtchens@ees.us.com</u>; <u>Julie Kirkpatrick</u>
Subject: 404 N. Perry Street, Perry Street Social District

**Date:** Saturday, May 1, 2021 4:18:22 PM

## Good afternoon,

I wanted to share my full support for the proposed project on 4th and Perry St. This project will help to extend the downtown corridor and give people another more reasons to go from Festival Park, through downtown, to this new entertainment area. I absolutely love the rooftop decks and areas for pedestrians to just stroll around.

If the developers decided to pop the tops of the existing buildings and add a floor or two of apartments/condos I would not be opposed. Same goes for the proposed taproom building.

I would like to point out the increased importance of a safe transportation network for kids on bikes traveling to and from downtown. As the town creates more and more amenities for kids, teens, families, etc, the need for a safe way for those kids to get to town is essential! The town should be doing everything it can to ensure any 10/11-year-old kid can ride their bike from their home into downtown (or their school for that matter) without their parents having to worry about sharing space with speeding cars. Free and independent kids are the most important indicator species for a healthy happy town.

Thanks for your time and your ear!
Zach Deegan
Resident and Local Teacher