CASTLE ROCK STYLE

A guide to preserving our architectural heritage
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Original Blueprint drawing of Historic Douglas County Courthouse
Photo courtesy Local History Collection,
Douglas Public Library District
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Castle Rock today


**Castle Rock Style**

*Castle Rock Style* describes local architecture as an aid to preserving the town’s historic homes and buildings. It was designed and developed by the Castle Rock Historic Preservation Board together with the Town Planning Department to encourage new construction and alterations that are sympathetic and harmonious with the existing architecture in “Old Town” Castle Rock. This book informs residents and property owners about our interesting history and the architecture of “Old Town,” an area bordered by Castle Rock on the north, Plum Creek Parkway on the south, Gilbert Street to the east, and I-25 to the west. It also makes suggestions regarding preservation, alterations, and new construction in Old Town.

This guide is intended to help people better understand the town’s early development and architecture so that they will better appreciate and preserve it. The old buildings of Castle Rock may seem silent and static, yet their history speaks eloquently to those who will listen. The ultimate tool for any community attempting to achieve comprehensive and consistent architectural design is deciding which buildings represent the visual character of the community. Castle Rock’s buildings are artifacts that provide a glimpse into the lives of those who were here before us. They furnish evidence regarding the importance of community, family, and survival in a time now past. As stewards of the past and custodians for the future, the Castle Rock Historic Preservation Board hopes to ensure the preservation of the historic fabric of the town’s early development, so that people can understand and retain its visual character and blend the past with the present in a sympathetic manner.

*At the School District Administration and Town of Castle Rock Administration Offices (formerly the Wilcox School) at 620 - 680 Wilcox Street cottonwood trees, buildings and open space blend to create a harmonious appearance.*

*Photo courtesy Ted Spring Photography, Castle Rock*
In this book

Frequently-Asked Questions
Contains questions often asked by home owners and developers.

Castle Rock's Architectural Identity
Describes the town's unique identity.

How Castle Rock Began and How It Grew
Tells how the town's past influenced its historic homes, commercial buildings and public structures.

Residential Architecture
Identifies the typical residential styles. It discusses the setback and scale of historic homes, and it describes and illustrates their architectural details.

Commercial and Public Architecture
Identifies common local styles used for historic commercial and public buildings. It discusses the setback and scale of these buildings, and it describes and illustrates their architectural details.

Preservation in Castle Rock
Details the local preservation ordinance as well as the historic renovation/ restoration criteria.

Appendix
The appendix contains guidelines for architectural compatibility, preservation resources, and an inventory of historic buildings.

Glossary
The glossary defines architectural and historic preservation terms used in this book.

Window on Hammar House at 203 Cantril St.
Photo by Bob Lowenberg
Frequently Asked Questions

1. How do I know if my house is historic or would be effected by the historic preservation ordinance?
   If your house is categorized as historic it appears in the "Inventory of Designated Historic Properties" in the Appendix of this book. This list identifies the historic homes and buildings of Old Town Castle Rock by address.

2. How do I know if parts of my house are original or not?
   If elements of your house are historic, they will resemble one of the historic styles and some of the architectural details described in "Residential Architecture" of this book. Typical historic elements include a gabled roof, wooden clapboard siding, arched-top windows, stone window sills and lintels, and a shingled gable end. Sometimes you can also get information about the original appearance of your house from historic photographs or a local resident who recalls its earlier architectural details.

3. Are these elements important just because they are original?
   It is a good idea to preserve all original elements of a house or building. However, architectural features are most important if they are significant to the original character of the house. For example, the roof brackets on the Italianate home are an integral feature of this style, or a clipped gable is characteristic of the Bungalow style.

   Photo by Nancy Lyons

4. What does rehabilitation mean?
   Rehabilitation is putting a property back into a usable state which makes possible an efficient contemporary use. The Secretary of the Interior's Standards for Rehabilitation are listed in the appendix of this book. Rehabilitation encompasses preserving or restoring a building as defined below. It may also involve adapting a commercial or public building for a new, compatible purpose such as the adaptive reuse of the Keystone Hotel as the Castle Café.

5. What is the difference between preserving and restoring an historic home?
   Preserving maintains the historic elements of a home. Examples are: painting wooden clapboards instead of covering them with vinyl siding; retaining the wood ceiling of a porch; or scraping and painting the original double-hung windows instead of replacing them with new ones. Preservation also includes maintaining the existing form and vegetation of a site.

   Restoration reveals or reproduces original features or elements. Examples are: reproducing original decorative woodworking, analyzing paint to identify and apply a paint color similar to the original; or removing asphalt shingles to reveal original clapboard siding. The key here is to avoid transforming your historic home into something that it never was — such as a fancy Queen Anne style from the Victorian period. Your house is a product of its time; let your house be itself. Most homes in Castle Rock were simple in style.
6. **How do I handle additions or new construction?**

*Additions* to a historic building or home should reflect the style and scale of the original structure, but not mimic or overpower it. An addition is usually placed toward the back of the property, and it should employ building materials similar to those used in the original. It should also incorporate one or more historic elements from the original - such as shingling, arched windows, decorative wooden trim, or other details from “Residential Architecture” or “Commercial and Public Architecture” of this book. *New construction*, sometimes called in-fill, should likewise be compatible with the surrounding historic architecture, rather than compete with it or copy it.

7. **Why can’t I just build whatever I want in whatever style I consider appealing?**

In a small town like Castle Rock it doesn't take much to overwhelm the existing style of the older part of the community and soon erase or alter the town’s architectural identity.

8. **Whose business is that!? As the property owner, don’t I control those decisions?**

As the property owner you do make the ultimate decision, in most cases. However, Castle Rock’s local preservation ordinance establishes architectural guidelines and creates a review process to discourage sweeping changes incompatible with the historic structures. Our community has a unique opportunity to preserve the architectural heritage that creates Castle Rock’s small-town flavor. Preserving our historic homes and buildings is the business of the entire community, because it maintains the town’s unique sense of place one feels when entering the town.

9. **What are the advantages if I go to the effort to meet the preservation guidelines?**

There are several advantages to following the guidelines. The first is that you contribute to preserving Castle Rock’s architectural identity. You will also gain the appreciation of other community residents, as well as people who visit our town. There are economic advantages as well. You may qualify for the local grant program or a State Historical Fund grant to assist with proper restoration. You may also be able to take advantage of state or federal tax credits.

10. **I want to comply and I’m excited about building something that looks old. Would the Preservation Board recommend a Victorian style like Queen Anne?**

No, for several reasons. The Queen Anne style was not used here in Castle Rock. Also, rather than employing a single, pure style, most Castle Rock architecture was vernacular — simple or ordinary — and blending only two or three features from popular styles, such as Italianate or Gothic Revival. Meanwhile, twentieth century homes were also designed in foursquare and bungalow styles. The architectural details are described and illustrated in “Residential Architecture” and “Commercial and Public Architecture” in this book.

11. **So, what does fit into the architectural scheme of Old Town Castle Rock then?**

You can give your building a personal identity, but please be creative within certain standards. New construction may adopt one or two elements from local historic homes or buildings, such as a gabled roof, wood or brick construction, double-hung windows, or arched windows. Please keep in mind that the patterns of the historic structures of Castle Rock were built to a human scale that blends the built environment with the natural environment. Today’s urban architecture often overpowers or eliminates the natural environment.
Castle Rock’s Architectural Identity

The town of Castle Rock possesses a unique architectural identity that contributes to its unique appearance. Early events and industries influenced the homes and buildings constructed here. Settlement in the area began in 1860s, and was shaped by agriculture and ranching. Castle Rock’s location between Colorado Springs and Denver on two major railroad lines contributed to the town’s growth and identity, as did the several active quarries nearby.

Douglas County originally was comprised of present-day Elbert and Douglas Counties. In 1874, the eastern portion was split off to form Elbert County. Douglas County residents voted to make the Town of Castle Rock the new county seat, favoring its central location and its proximity to the railroad lines. Commercial and residential development flourished during the early decades. Early residents constructed homes and buildings of modest and practical styles, using wood from local forests and stone from local quarries. Modest features were often applied to these simple, vernacular structures. The town’s major growth period from 1880 to 1914 was spurred by agriculture, stone quarrying, and the railroads. A decline in construction beginning with World War I contributed to the singularity of design in Old Town today.

The styles of Castle Rock’s historic homes and commercial buildings encompass a range of patterns and trends typical of early Colorado towns. Builders imitated styles from their Eastern and Midwestern hometowns, adapting them to limited finances and local building materials. For example, the abundant supply of native building stone is evidenced by the historic stone ranch houses along Highway 105 and other Douglas County roads. Castle Rock homes and buildings used diluted versions of popular styles, thus satisfying turn-of-the-century tastes within the modest budgets of the local ranchers and farmers.

Minimal ornamentation and subdued styles are traditional in Castle Rock. Alterations and new construction should honor the size and scale, colors, and minor ornamentation of the historic buildings. The elaborate styles of the Victorian era and the revival styles of the early- to mid-1900s were not built in Castle Rock, and would be out of place here today. Castle Rock Style illustrates traditional local styles and suggests ways that contemporary home owners and developers can help preserve the human scale and unique small town atmosphere of Castle Rock.

The vernacular-style Dyer House at 208 Cantril shows the wood construction and simple design favored in early Castle Rock. Photo by Steve Greer
How Castle Rock Began and How It Grew

The architectural heritage of Castle Rock explains the town’s historic origins and its development. The original site of Castle Rock, according to local historian Josephine Marr, was a favored camping ground for bullewhackers, hunters, and travelers who plied their way along the Front Range. According to the journal of early gold seeker David Kellogg, the town’s namesake landmark was christened "Castle Rock" in 1859, when Kellogg and friends climbed to the top and fired off their guns.

Jeremiah Gould of Rhode Island staked claim in 1869 on 160 acres at the foot of the Castle Rock formation. He also bought 40 additional acres, and built a modest cabin and outbuildings on his 200-acre homestead. "Uncle Jerry’s" homestead, as Josephine Marr referred to him in her book, was intersected by East Plum Creek and Sellars Creek, and the Old Territorial Road ran near Uncle Jerry’s Claim Cabin.

The 1870s were an eventful decade for Castle Rock. In 1874, Jeremiah Gould platted the town of Castle Rock on his homestead claim. Castle Rock, population 150, was voted county seat that same year, and a woodframe courthouse was built at Fourth and Wilcox Street. By the mid-1870s, the Denver and Rio Grande Railway ran through town and the Atchison Topeka & Santa Fe Railroad ran on the west. The local stone quarry industry began with Silas W. Madge’s discovery of a tan and pinkish-gray rock on the butte south of town. This rhyolite stone — a fine-grained igneous material — was assayed in Denver and declared an excellent building material. The O’Brien, Madge/Hathaway, Plateau, and Santa Fe quarries soon opened, and Castle Rock grew as a supply town for Douglas County ranches, as a railroad stop, and as home to the numerous quarry workers.

Santa Fe Rock Quarry west of Castle Rock was worked with hand labor and horse-drawn wagon (c. 1910).

Photo courtesy Local History Collection, Douglas Public Library District
In 1874, Gould and John H. Craig filed an addition to the original town site. The Wilcox Addition containing the Rock was platted by Philip P. Wilcox in spring of 1875. These town founders’ names are preserved today as street names: Castle Rock’s main street is named for Philip Wilcox and Jerry Street is named for Jeremiah “Uncle Jerry” Gould.

Castle Rock was “one of the most picturesque points in the whole territory — adding to the charms of natural scenery a proper geographical location, with all the surroundings necessary to make a thriving attractive town,” declared the *Rocky Mountain News* on April 14, 1874. The town’s chief advantages were its location in the center of the county, its railroad access, and its available water. While the railroads and quarries bolstered the local economy, the area was also rich in agriculture, grazing, and dairying.

The OK Cheese Factory begun in 1878 was the town’s first industry. At one time, the factory processed over 60,000 pounds of milk daily from surrounding dairy farms to produce 600 pounds of butter a day, according to historian Josephine Marr. The stone houses, wooden barns and outbuildings on historic Douglas County ranches remind us of the county’s agricultural roots.

The 1880s were prosperous years for Castle Rock and all of Colorado, with the quarries supplying rhyolite stone for construction all over the state. Many prominent Denver structures were built of Castle Rock rhyolite, including the:

- Denver Union Station, old section.
- Trinity United Methodist Church at 18th and Broadway.
- Molly Brown House, 1340 Pennsylvania (with red sandstone).
- Old Main on the Denver University Campus.
- Capitol Hill mansions, many designed by noted architect William Lang.

The original Antler’s Hotel is one of several Colorado Springs buildings employing Castle Rock rhyolite; and the stone was also shipped to Cheyenne, Kansas City, and Pueblo. To meet this great demand, the railroads each built spurs and sidings to the quarries and shipped up to 40 railroad carloads of stone daily. The quarry industry affected the local economy, employing up to 100 local residents, according to historian Josephine Marr.

Castle Rock was "springing up as if by magic," the *Rocky Mountain News* reported in the 1880s. Advertisements like this one printed in the *Castle Rock Journal* in December 1889 urged settlers and visitors to make Castle Rock their home.
Historic Plat Map of Castle Rock

Courtesy Castle Rock Planning Department
Early Ordinances

From the start, the town leaders emphasized creating a pleasant community. Today the town council continues the tradition of preserving Castle Rock's small town character and quality of life as an important priority. Members of the first town board concerned themselves with establishing ordinances, enforcing laws, maintaining the streets, supplying water, managing finances, and making Castle Rock an attractive, appealing place to live.

For example, a liquor ordinance restricted the establishments that catered to the thirsty crews from the railroads and quarries. Both the number of saloons and their operating hours were limited by law. The ordinance also stipulated that local taverns — like C. J. Palm's Globe Saloon, T. J. Little's Star Billiard Hall and Saloon, and the Eclipse Saloon — could be operated only on the west side of the D&RG railroad tracks. This reserved the east side of town, around School House Hill, as a solely residential neighborhood.
Early ordinances affected the appearance of Castle Rock, as well as its moral environment. The 1884 tree planting ordinance shown below, from minutes of a Board of Trustee meeting, encouraged local citizens to plant cottonwood trees. It explained that the Town would plant irrigation ditches and help plant trees considered essential to the Castle Rock's beautification. The ordinance also regulated planting of trees and established tree setbacks and spacing. Trees had to be fenced in to protect them from wandering cattle; disturbing either ditch flow or tree growth was subject to a fine of $10 plus court costs.

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MAYOR'S OFFICE,
CASTLE ROCK, DOUGLAS CO., COLO.

1884

As the resident citizens of Castle Rock intend to plant shade trees this coming Spring in front of their lots we desire to inform you that we are fully prepared to supply sufficient water to irrigate trees on all the streets in the town of Castle Rock, and also furnish, plant, and protect by fence shade trees to lot owners at a cost not to exceed $1.50 per tree. We would also call your attention to the fact that some nice, flourishing shade trees in front of your lot will enhance the value of the same, and if all lot owners, as well as residents, will plant trees, the water tax will be very light on all interested. So, if you desire shade trees in front of your lot and the Town to plant them for you, as before stated, you will please fill up blank No. 1, in the following contract; or if you prefer to furnish, plant, and protect them yourself, you will please fill up blank No. 2: then date, sign and mail to, or call on W.H. HOWERTON, Town Clerk, as soon as possible. The said trees in no case will be planted more than 25 feet apart, and said trees planting must be done as soon as the season will permit, and in no case later than the first of May.

Trees planted by the Town to be not less than three inches in diameter at the butt end.

Those desiring the Town to plant their trees will forward, with this contract, the amount to pay for number of trees they desire planted.

BOARD OF TRUSTEES OF THE TOWN OF CASTLE ROCK.

PER THOS. S. HARRIS, MAYOR.

In consideration of the above stipulations, the undersigned does hereby agree

(No. 1) To employ the Town to plant................. trees in front of Lot No...........

........, Block No........, Town of Castle Rock

(No. 2) To plant trees................. in front of Lot No................., Block No........, Town of Castle Rock.

Date.................................................. 1884

Sign..................................................
This commitment to the town’s appearance grew as local citizens began promoting Castle Rock as a destination for visitors arriving on railroad excursions from Denver and Colorado Springs. The town purchased a grove west of Wilcox Street, and converted six lots into Castle Rock Park for picnics and outings. The “Rock” was emphasized as the town focal point, with steps built for people to climb to the summit and view the surroundings.

These two women posing atop Castle Rock (c. 1889) might have been tourists who arrived by train to visit the “all year round resort.” (Castle Rock Journal - 1889). The fledgling town is in the background.

Photo courtesy Local History Collection, Douglas Public Library District

From the 1880s through the 1920s, construction in Old Town Castle Rock followed railroad, agricultural, and stone quarry success. Construction of several stone buildings boosted civic pride. The 1896 Cantril School, a National Register structure on “School House Hill,” accentuated the town’s eastern horizon and provided high quality education for children and youths from the town and the surrounding county. The stone structures built near historic Court House Square — the First National Bank, Keystone Hotel, and St. Francis of Assisi Catholic Church — are significant historical buildings today, each serving a new purpose.

View of Castle Rock (c. 1900), taken from the Atchison, Topeka & Santa Fe Depot. 
Photo courtesy Local History Collection, Douglas Public Library District
Most notable of Castle Rock’s stone structures was the courthouse, built in 1889. When Douglas County outgrew the woodframe courthouse built on Wilcox Street, civic leaders auctioned off lots with the proceeds financing a new civic structure. The $24,000 building was designed by the Topeka, Kansas architecture firm of W. R. Parsons and Sons, and built of rhyolite stone. This proud edifice was lost to an act of arson March 11, 1978. The courthouse was probably Castle Rock’s most significant historic structure and its loss leaves a gap in the architectural heritage of the town.

Town Development Patterns

Historic events contributed to the town’s early development patterns as well as its historic architecture. The physical growth of early Castle Rock was influenced by various factors. Several natural barriers curbed its expansion — East Plum Creek and Sellars Gulch on both the south and west, and a plateau to the west. Meanwhile, Plum Creek narrowed development to the north and School House Hill hemmed in expansion to the east. The railroads running north-south also affected Castle Rock’s growth patterns. The D&RG divided the townsite, with all commercial activity located west of the tracks. Meanwhile, the AT&SF ran on the higher ground to the west.

Ranching, dairying, quarrying, and the railroads all contributed to commercial growth. Stores and hotels were built alongside the D&RG railroad tracks to accommodate travelers. Livestock corrals, the railroad depot, a grain elevator, and other railroad-related structures were built near the tracks. The commercial district grew up along Wilcox Street, which was originally the Territorial Road, and storefronts were built on the east side of Wilcox concentrated between Third and Fourth Streets. Located near Court House Square were general stores, feed and grain stores, black smith shops, and hardware stores. In the early 1900s, one-story beige brick storefronts were built on Wilcox, mainly in the 300 block. Meanwhile, during the past several decades developers have built new commercial buildings on the vacant lots on Wilcox Street.
Commercial and residential land uses were traditionally intermingled, with homes filling the gaps between the commercial properties. This mixed-use pattern is still reflected today in Old Town Castle Rock. Historic hotels and boarding houses have been converted into multiple residences. For example, the Owens House at 215 Perry, once a prominent local inn, now serves as an apartment building. At the same time, several historic homes now contain businesses, such as the Augustine Grill at 519 Wilcox Street.

Despite being the county seat of the fastest growing county in the state, Castle Rock intends to maintain the heritage of the original town. Castle Rock Style, the Castle Rock Downtown Design Guidelines, and the Castle Rock Downtown Plan have been published by the town of Castle Rock to help residents and developers preserve the simple traditional styles of our town. These publications encourage careful planning for continued mixed use of the commercial area in a way that preserves the human scale and small town flavor of the historic downtown core of Castle Rock.
Castle Rock has adopted a visioning and master plan process to keep Old Town Castle Rock as a separate and distinct place that retains a small town character. While the growth at the north end of the county is linked to the Denver metropolitan area, the town of Castle Rock aims to maintain its individual community identity. Its local tax base is bolstered by the factory outlet mall, a large shopping center north of town that borrows some of its Italianate-style architectural details from the Cantril School.

Cantril School at 312 Cantril Street is on the National Register of Historic Places. Pictured are Anna Hilburger with small child who might be Mary Hilburger or Lucille Gooding (c. 1904). Photo courtesy Local History Collection, Douglas Public Library District
Area of Town containing buildings of historic significance, as listed in the Historic Buildings Inventory
Courtesy Castle Rock Planning Department
Residential Architecture

Castle Rock's early homes and buildings tell the story of how the town began and how it grew. They reflect styles popular in Colorado and throughout the country during the late 1800s and early 1900s. Castle Rock residents constructed their homes in simple styles at modest expense. Rather than gaudy or ornate dwellings, they built vernacular — plain and functional — residences and then applied architectural details from styles such as Italianate and Gothic Revival. Vernacular woodframe and masonry residences were the most frequent. From 1900 through the 1930s, residents built foursquares, Classic Cottages, and bungalows.

Historic Residential Styles
(Photographs by Nancy Lyons)

Vernacular Woodframe (1860s present)

Features
- One- to two-story height
- Gabled roof, most often front-gabled
- Constructed of wood, generally clapboard
- Minimal ornamentation, ie. shingled gables, turned porch posts, and decorative windows.

Examples
- 307 Jerry St. (pictured)
- 20 S. Lewis St.
- 22 Lewis St. (side gabled)
- 310 Front St.
- Dyer House at 208 Cantril St.

Vernacular Masonry (1860s - present)

Features
- One- to two-story massing
- Gabled roof, most often front-gabled
- Constructed of local rhyolite stone, often rock-faced
- Minimal ornamentation

Examples
- Upton Treat Smith House, 403 Cantril St. (pictured)
- 20 Cantril St.
- Christensen House/Chamber of Commerce Office, 420 Jerry St.
- Ball House, 705 Fourth St.
Italianate (1870s - 1880s)

Features
- Two-story, vertical massing with flat or low hipped roof
- Tall narrow, often round-topped, windows
- Decorative roof supports such as brackets and modillions

Examples
- Holcombe House, 220 Lewis St. (pictured)
- 7 Lewis St.
- 15 Lewis St.

Gothic Revival (1870s - 1880s)

Features
- Steep roofs
- Barge board along gable end
- Window hood molds
- Roof truss, sometimes associated with Stick Style
- Elaborate wood trim is associated with Carpenter Gothic

Examples
- Dr. G. A. Alexander/Hammar House, 203 Cantril St. (pictured)
Foursquare/Classic Cottage (1900s - 1910s)

Features
- One-story (Classic Cottage) or two-story (Foursquare) height
- Pyramid-shaped, hipped roof
- Dormer window
- Full front porch
- Classical porch columns with a molded cap and pedestal (especially on Classic Cottage)

Examples
Classic Cottages
- 522 Wilcox St. (now a business)
- 704 Wilcox St.
- 103 Lewis St.
Foursquares
- W. W. Cantrl House, 221 Cantrl St. (pictured)
- 15 Cantrl St.
- 15 Lewis St.

Bungalow/Craftsman (1910s - 1930s)

Features
- One-story height (bungalow) or two-story (Craftsman) height
- Low-pitched gabled roof
- Dormer windows
- Deep roof overhangs
- Eave brackets
- Full front porch, with gabled roof and open rafters
- Not found abundantly in Castle Rock

Examples
Craftsman
- 110 Lewis St.
Bungalow
- 514 Wilcox St. (pictured)
- 104 Lewis St.
- 422 Elbert St.
Scale, Setback and Landscaping

Historic Castle Rock homes were small in size, reflecting the simple needs and finances of early residents. Homes were typically one to two stories in height, and set far back on the lot to provide a roomy front yard. This consistent setback provides a rhythm and continuity in the neighborhood setting. Landscaping traditionally consisted of large shade trees, lilac bushes, and rose bushes.

This house, located at 310 Front St., shows the typical scale, setback and landscaping found in Old Town Castle Rock.

Photo by Steve Greer

Suggestions

Preservation
- Maintain front yard and deep setback of the house.

New construction/additions
- Ensure that new construction and additions are compatible to the height of existing buildings.

General
- Plant shade-producing trees, as described in Town of Castle Rock Landscape Regulations and Guidelines available through the planning office.
Architectural Details

The architectural identity of Castle Rock reflects a blend of several complementary elements. The following pages describe and illustrate these details. The Historic Preservation Board encourages builders of new construction to use these traditional elements. We encourage property owners to honor the architectural integrity of their historic homes. And we applaud property owners who restore historically authentic elements of their homes!

The architectural details consists of the following:

- roof forms
- eaves and brackets
- gable ends
- windows
- walls
- doorways
- porches
- decorative trim
- chimneys and foundations

Illustrations by K. A. Collins

This vernacular home at 305 Jerry St. possesses the clapboard siding, turned porch posts, corbelled brick chimney and simple woodframe windows typical of early Castle Rock homes.

Photo by Nancy Lyons
Roof Forms

Roof shapes depended on the style of the home. They ranged from flat to low-sloping to steeply-pitched. Vernacular homes were gabled, often with the gable end facing the street (front-gabled). Vernacular roof configurations also included cross-gabled, side-gabled, center-gabled, and gabled-L as shown below. Italianate and Foursquare homes had low hipped roofs, while Gothic Revival homes had steep-pitched gables. Bungalow and Craftsman style homes, meanwhile, were distinguished by low-sloping gabled roofs often with exposed rafters and/or roof brackets.

- Center gable
- Gabled-L
- Front gable
- Side gable
- Hipped roof
- Bungalow style gabled roof

Suggestions

Additions
- Additions should not alter original roof form.
- With addition of second story, particular attention should be paid to preserving original roof form.

New construction
- Roof pitch should be consistent with the neighborhood.
Eaves and Brackets

The size and appearance of eaves and elements varied widely with the style of the home. Wide eaves, sometimes supported by decorative brackets, were characteristic of the Italianate style. Returning eaves were used on some local homes at the turn of the century. Wide, overhanging eaves were also typical of the foursquare and bungalow homes. Roof brackets helped support the roof and connect it to external walls. They were also decorative, and used singly or in pairs, and in varied patterns and shapes. Bungalows and craftsman style homes also employed prominent but plain roof brackets.

Suggestions

Preservation/restoration

- Retain roof brackets as original features of the house.
- Decorative brackets are advertised in Old House Journal or American Shelter. They can also be made by hand. Use them, however, with moderation. Avoid turning your vernacular home into a frilly house from the Victorian period!
Gable Ends

Gable ends were often shingled at the turn-of-the-century, a treatment that was both attractive and practical. Gable decoration also included square and pointed wooden dentils. Elaborate gable ornamentation was often a Gothic Revival feature. Bargeboard, an inverted "V" beneath the gable eaves, was a local decorative device. Ornamental gable crossbracing too was applied to several local homes. Meanwhile, the clipped gable is a common feature of the Bungalow/Craftsman style.

![Bargeboard](image1.png) ![Gable shingles](image2.png)

![Gable crossbracing](image3.png) ![Clipped gable](image4.png)

Suggestions

Preservation/restoration

- Retain bargeboard, roof crossbracing, and gable shingles as original features of the house.
Windows

Window shapes differed with the historic style, and window placement was dictated by size and massing of the house. Double-hung windows were the rule. Italianate homes featured tall, thin windows, frequently arched. Styles of the early 1900s — Classic Cottages, foursquares, and bungalows — typically had dormer windows. Windows appeared singly or in pairs. Stone sills and lintels created an aesthetic appeal as well as provided structural support. The original dormer windows and bay windows reflected the scale of the house, enriched its design, and often repeated the decorative elements seen elsewhere on the residence.

Arched window  Stone sill and lintel  Window surround

Bay window  Dormer window

Suggestions

Preservation/restoration

- Retain stone sills and lintels. In particular, avoid painting these historic stone features.
- Preserve original glass, if possible.
- If possible, retain the original wooden window sashes - typically double-hung.
Walls

Most Castle Rock homes were woodframe vernacular sided in wooden clapboard. Due to the proximity of local quarries, a number of homes were built of stone. Brick was less common. Although Castle Rock had a local brickyard, only one home was built of brick. In the mid-1900s, a number of historic homes were covered in asphalt or asbestos shingles or sided in wide metal or vinyl siding. The Historic Preservation Board discourages these modern materials, because their use alters the architectural integrity of the house. On some historic homes, however, this modern siding can be removed and the original wooden clapboard restored. House colors were muted — there were no “Painted Ladies” in Castle Rock.

Clapboard wall  Stone wall  Synthetic siding

Suggestions

Preservation/restoration
- Retain original stone or wooden clapboard materials.
- Leave brick or stone in its original unpainted state, if possible.
- If possible, remove asphalt shingles, asbestos shingles, or wide modern siding to restore original wooden siding.
- Several national paint manufacturers offer a line of historically authentic paint colors. Ask for information at your local hardware or building supply store.

New construction
- Employ building materials that resemble the traditional wooden clapboards, brick, and stone, if possible.
Doors and doorways

While doors were typically simple, several possessed etched glass windows, twin panel round-arched windows, or transom lights. Some homes had screen doors with fancy lathe-turned spindles, and others featured a portico with balcony on top. Doors were usually centered in the gable end of vernacular homes, although some were placed in the center of the main facade flanked on either side by windows. Ideally, a door lintel matched the window trim. Most dwellings had entrance roofs or porches that provided shelter from the elements as well as softened the appearance of the facade or highlighted the entrance.

Suggestions

Preservation/restoration

- Retain original porches and doors.
- Retain door transoms.
- Use full glass storm door or plain wood screen door rather than a half aluminum one, so as not to obscure your historic door.
Porches

Porches both sheltered the home's entrance and served as a place of congregation. They also merged the indoors with the outdoors, by encouraging porch-sitting, conversation, and drop-in visitors. Porches were often graced by details repeated at the roofline or other elements. They featured carved or turned porch posts, spindlework, or carved balustrades. Porches appeared on the gable end of front-gabled homes or on the main facade of a side-gabled home; gabled-L's often had the porch in the L.

Porches also varied with the residential style. They were often the full-length or width of the structure but never overpowered it. Italianate homes had either a small porch or no porch at all. Gothic Revival porches were usually small and characterized by decorative woodworking. A full front porch, meanwhile, was a standard feature on the foursquare home. The Classic Cottage possessed either a small, centered or full front porch distinguished by its classical columns. Most bungalows have full front porches with low-sloping roofs that echo the roof-line of the main dwelling; these were often later screened in or glassed in to provide additional living space or sleeping room.

![Decorative porch bracket](image1)

![Turned porch post](image2)

Suggestions

Preservation/restoration

- Retain historic porches, including details such as turned posts, spindlework, and the original wooden ceiling.
- Decorative woodworking can be purchased at hardware stores and through specialty catalogues. This detailing is attractive, but take care not to overdo it. Avoid turning a plain home into fancy Victorian era house.
- Avoid enclosing the porch. If the porch was enclosed, consider opening it back up.

New construction

- Include a porch in designing a new home.
Decorative Trim

Decoration was not abundantly used in Castle Rock. The Queen Anne style, which enthusiastically applied decorative trim, was never employed here. Ornamentation mainly took the form of carved porch brackets, lathe-turned porch posts, spindlework trim, and fishscale and diamond-shaped shingles. Window trim was in the form of stone sills and lintels, that were both structural and ornamental. Bargeboard, decorative roof brackets, gable shingling, and roof cross-bracing also provided appeal on the roof gables of vernacular homes.

Suggestions

Preservation/restoration

- Use decorative trim with discretion.
- Use discretion with colors used in contrast painting.
Chimneys and Foundations

Chimneys and foundations were sometimes of native stone, but brick was most common. Concrete and cinder block were used for foundations from the mid-1900s on. Every early Castle Rock home had at least one chimney, providing ventilation of smoke from wood- and coal-burning stoves. These were built in a variety of shapes and sizes, most often of brick. Chimney tops provide both functional use and decoration, modestly achieved by extending or insetting courses (corbelling and dentils). Chimneys were located in various places, on the gable end, the slope, or the ridge of a house. Some chimneys occurred in pairs on both ends or slopes of a rooftop. Exterior chimneys spanning the entire height of a building were a feature of Bungalow or Arts and Crafts style.

![Brick chimney](note corbelling)

Suggestions

Preservation/restoration

- Repair stone foundations and chimneys rather than covering them over with concrete or stucco.
- Retain stone and brick chimneys, even if they are no longer functional.
Commercial and Public Architecture

Like the local homes, commercial and public buildings of Castle Rock were primarily vernacular with elements of styles popular at the time. These commercial and public buildings represent the prominence of the local government, education, banking, and fraternal lodge that contribute to Castle Rock’s historic identity. The stone buildings — built of or faced with local rhyolite — represent a unique and rich character that helps define “Old Town.” Downtown Castle Rock also has several brick commercial buildings, with brick facades and large display windows on the ground floor. These buildings contribute to the historic character of downtown Castle Rock and blend with the scale and pattern of residential design. While most commercial buildings were of brick, there still remain several wood frame commercial buildings, such as the antique store near Front Street.

Along Wilcox Street there are also several historic homes, typically wood frame with gable roof. These are set back from the street with a prominent front yard. As the downtown grew, it expanded into the adjacent neighborhoods, and some historic dwellings were adapted for business use. These are integral to the small town image of historic downtown. It is important that these yards and trees be preserved to maintain the continuity and rhythm of the original streetscape.

Old Town Streetscape

*Photo courtesy Denver Public Library, Western History Department*

Castle Rock’s public buildings have a unique style and character. Typically built of stone or brick, they are grander in scale than other buildings in Castle Rock and are setback from the street. Examples are the Cantril School at Third and Cantril, the First National Bank of Douglas County/Masonic Lodge at 300 Wilcox and the dominant but now missing Douglas County Courthouse which played an important role in the town’s architectural appearance. The building that today houses Castle Rock town hall and Douglas County School District Administrative offices in the 600 block of Wilcox Street was also built of stone. It was given a stylish facade of beige brick in the 1900s, but the original stone exterior of this late 1800s building can be viewed from the east side.
Castle Rock Downtown Design Guidelines describes the following common elements of the commercial structures in downtown Castle Rock:

1. The facade has ornament and detail that provides interest to pedestrians.
2. The first floor level has a large area of display windows that allow people to see goods and activities inside.
3. The front of the store is aligned at the sidewalk edge, helping to define the pedestrian zone.
4. Signs are sized and positioned to be read at eye level by people walking by.
5. The second story, if it exists, is more solid that the first, with smaller windows.
6. Brick is the dominant building material, although stone, metal, and wood were also used.
7. The main store entrance is recessed with a notch.
8. The top of the building is usually capped with a cornice (late 1800s) or a decorative parapet (early 1900s).
9. The first floor display windows are usually capped with a belt cornice or molding.

This facade diagram, reprinted from the Castle Rock Downtown Design Guidelines displays the features of historic commercial buildings.
Commercial and Public Architecture

**Historic Commercial and Public Styles**  
*(Photographs by Nancy Lyons)*

**Italianate (1880s - 1890s)**

![First National Bank of Douglas County/Masonic Lodge](image1)

*First National Bank of Douglas County/Masonic Lodge at 300 Wilcox is on the National Register of Historic Places*  
*Photo courtesy Ted Spring Photography*

**Features**
- Two-story height
- Flat or low pyramidal or hipped roof
- Tall thin windows, often arched or round-topped
- Elaborate cornice or wide roof overhangs with decorative roof brackets

**Examples**
- The First National Bank of Douglas County/Masonic Lodge (pictured) had an Italianate-style cupola when it was a bank in 1904.
- Cantril School, 312 Cantril

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**Vernacular Masonry (1860s - present)**

![Keystone Hotel at 219 - 223 Fourth Street](image2)

*Keystone Hotel at 219 - 223 Fourth Street is on the National Register of Historic Places*

**Features**
- Two-story height
- Constructed of rock-faced stone blocks or faced in stone
- Arched windows and entrance ways
- Sometimes, decorative, carved stone

**Examples**
- Keystone Hotel at 219 - 223 Fourth St. (pictured)
Gothic Revival (1870s)

Features
- Two-story height
- Steeply-pitched roof
- Pointed-arch windows and arched windows

Examples
- St. Francis of Assisi Church, 210 Third St. (pictured)
- Christ Episcopal Church at 615 Fourth St.

Photo courtesy Ted Spring Photography

Nineteenth Century Commercial

Features
- One- or two-story height
- Flat roof
- Stone or red brick construction
- Tall, thin windows
- Corbelled brick or cast iron cornice
- Recessed windows and doorway

Examples
- 500 Wilcox block, west side (Gannon and Hier)
- 306 Wilcox St.

Twentieth Century Commercial

Features
- One-story height
- Flat roof
- Typically built of beige brick with red or brown brick trim
- Stepped roof parapet
- Recessed windows and doorway

Examples
- 318 - 322 Wilcox St. (pictured)
- 307 - 311 Third St.
Scale, Setback and Landscaping

Downtown buildings were one or two-stories in height. They were built to the front of the lot for easy pedestrian access. According to the Castle Rock Design Guidelines:

"Traditional commercial storefront buildings contribute to the character of downtown. These are located at the sidewalk edge, and help to define the pedestrian zone. Goods and activities visible in the display windows encourage pedestrians to browse along the street. The commercial storefront building type should be continued downtown."

The Castle Rock Design Guidelines also describes how the wide setback and the mature trees of traditional residences along Wilcox Street converted to commercial use give scale and proportion to Old Town: "The buildings are setback from the street, with yards in front. Entrances are defined with porches and paved walkways."

The Golden Dobbin at 519 Wilcox is a residence converted for use as a business/restaurant - Augustine Grill
Photo by Steve Greer

The 300 Block of Wilcox St. illustrates the typical scale and setback of early 1900s commercial buildings.
Photo by Nancy Lyons
Architectural Details

Like its residential architectural, Castle Rock's commercial buildings incorporate a mix of compatible styles and elements. New construction, alterations, and additions to historic buildings should include these traditional features. The Downtown Design Guidelines provide detailed information on blending in with the existing architecture of "Old Town."

These architectural details include:

- roof forms
- eaves and brackets
- walls
- doors and doorways
- windows.

Each is described and illustrated in this chapter.

Illustrations by K. A. Collins

Roof Forms

Commercial buildings tended to have flat roofs that were usually lower at the alley end to provide drainage. Buildings of the late 1800s had decorative cornices while a parapet was more common in the early 1900s. The residences converted for commercial use typically have a front gable and this original roofline should be retained.
Eaves and brackets

The Railroad Depot, Cantril School, and the Bank Building/Masonic Lodge each have wide roof over-hangs and decorative roof brackets.

Walls

Commercial structures were built of stone, brick, and wood. Red brick was used in the late 1800s, while beige brick was popular in the 1900s. It is important to preserve all stone and brick buildings. Wood was used also, and in some cases walls of commercial buildings were also covered with stucco. If possible, new construction should employ materials similar to the traditional stone, brick, or wood.
Doorways and doors

Recressed doorways were the rule on historic commercial buildings to shelter customers from the elements. The door was usually flanked by wide glass windows that provided natural light and allowed goods to be displayed. This traditional pattern should be retained.

![Recessed Storefront](image)

Windows

Public buildings had elaborate windows. Windows of the Cantril School are topped by transoms, the Masonic Lodge combines recessed fans with round-arched lintels with a keystone, and windows of the Keystone Hotel are round arched with a keystone. While structural support usually dictated their design, windows also softened the overall appearance of the building. New construction should reflect the narrow, arched window shape and could incorporate the arched window top or a transom such as those at the Cantril School or Masonic Lodge.

![Double hung](image)  ![Round arch](image)  ![Segmental arch](image)

*Castle Rock Style* 38
Preservation in Castle Rock

Historic preservation is accomplished in Castle Rock through a local ordinance that establishes the Historic Preservation Board, describes the landmarking process, defines the design review process, and identifies two categories of historic buildings.

Local Preservation Ordinance

Landmark designation, established by a local historic preservation ordinance, encourages property owners to cooperate with local governments in preserving historic structures. Such ordinances may prohibit an owner of a landmarked property from altering the building’s exterior or demolishing it without local government approval. In the United States, preservation ordinances date to 1931, when Charleston, S.C. was the first American city to establish a local historic district. Today over 1,700 communities enforce local preservation ordinances. Big cities and small town alike use these laws as an effective tool for protecting historic places from deterioration through neglect, insensitive alteration, or demolition.

In response to a continuing loss of key historic buildings within Castle Rock, in 1992 the Town adopted a Historic Preservation Ordinance and established a nine-member Historic Preservation Board. The ordinance established and regulates two tiers of historic buildings within the town: 1) Buildings of Historic Significance and 2) Locally-designated Historic Landmarks.

Buildings of Historic Significance

Approximately 100 buildings within Old Town Castle Rock are designated as "Buildings of Local Historic Significance.” This designation was based upon a careful review and update of the Town's 1985 Historic Buildings Inventory that surveyed all buildings older than 50 years. Many Buildings of Local Historic Significance are regarded as potential future local landmarks. Town ordinance requires an owner of a historic property to meet with the Historic Preservation Board before altering its exterior.

The meeting consists of the owner presenting alteration plans and describing the potential impact on the building’s historic integrity. Board members may offer alternative suggestions for rehabilitation and renovation that accomplishes both the Town and property owner’s objectives. Board recommendations are not binding, however, and the applicant may obtain a building permit for the proposed alteration after satisfying this meeting requirement.
Locally-designated Historic Landmarks

These buildings have been formally designated as local landmarks. Although the Historic Preservation Board can initiate landmarking of any given historic property, property owners are encouraged to voluntarily seek local landmark designation. The landmarking process involves:

1. The property owner fills out a landmark application.
2. A public hearing is held by the Castle Rock Historic Preservation Board to review the application.
3. Following a public hearing, the Board makes a recommendation to the Town Council regarding landmark designation.
4. After approval by the Council, the property is placed on the Town of Castle Rock's Register of Historic Landmarks.

Landmark designation has several benefits. A chief benefit is to the community — designation both highlights and protects the building's historic significance. There are several benefits to the property owner as well. Designation protects the home's historic integrity and may actually increase its value and marketability. It also allows the property to be eligible for renovation grants and tax credits. For example, the State Historical Fund (SHF) program provides grants for restoring buildings that are designated as National, State, or local landmarks. Investment tax credits are also available for rehabilitation projects that follow specific preservation guidelines.

Buildings designated as local landmarks, however, are subject to more stringent review and approval requirements for proposed alterations. Any proposed alteration of a landmark property's exterior, including moving and demolition, requires prior review by the Historic Preservation Board. An economic hardship appeal process is available for unique situations which may arise.

Adopting a local preservation ordinance has enabled several key historic renovation projects to receive SHF grants. In 1993, a $2,500 grant was matched by the Town to prepare a facade renovation design for the buildings along the 300 Block of Wilcox. Also in that year, the Chamber of Commerce received a $90,000 SHF grant to renovate and expand their landmarked building, the Victoria Christensen House at the corner of 5th and Jerry Streets.

In 1994, the Town matched a $20,000 SHF grant to create a matching grants program for local business owners to renovate the facades on historic buildings. The Keystone Hotel at 4th and Wilcox received a local grant to renovate the significant stone building.

In 1995, the Castle Rock Historical Society received a $100,000 grant to purchase and renovate the D&RG Depot at 420 Elbert Street as a local history museum. In 1996, the Town received funding for a second round of the downtown facade matching grants program.
This appendix contains information for readers who want to explore preservation further. It contains:

- a description of the Certified Local Government (CLG) program
- a summary of Castle Rock Downtown Design Guidelines
- a table of recommendations for owners of historic properties
- the Secretary of the Interior’s Guidelines for Rehabilitation
- lists of preservation-related organizations and publications
- an inventory of designated historic properties

Certified Local Government (CLG) Program

The Town is currently pursuing CLG status from the Colorado State Historical Society and hopes to join the program within the 1997 fiscal year. The CLG program establishes a nationwide program of financial and technical assistance to preserve historic properties/ buildings, structures, sites, neighborhoods and other places of importance in the historical and cultural life of the nation. A local government can participate directly in this program when the State Historic Preservation Officer certifies that the local government has established its own historic preservation commission and a program meeting Federal and State standards. Certified Local Governments are eligible to apply for specially earmarked grants from their State Historic Preservation Officer and property owners may claim certain tax benefits when renovating historic structures.
Guidelines for Architectural Compatibility

In a small town like Castle Rock it does not take much to overwhelm the existing style, and in a very short time alter or erase the town’s architectural identity. Maintaining the historic flavor of Old Town Castle Rock poses several challenges. It is important that new construction (sometimes called “in-fill”) should be compatible with the existing historic buildings and complement the identity of the community. It is also crucial that historic structures be carefully preserved or rehabilitated to retain their historic integrity.

The design guidelines adopted by the town in 1992 are an important component of the design review process for new construction or alterations to buildings within the downtown area. The Castle Rock Downtown Design Guidelines cover the following topics:

- architectural styles and building types
- guidelines for new construction
- architectural character of new buildings
- site planning and open space
- parking design
- building scale, form, and shape
- building materials and building details
- signs and lighting
- rehabilitation of historic buildings
- additions to existing buildings.

The Downtown Design Guidelines provide an overview of preservation principals and describes the historic styles of downtown Castle Rock. It is important that prospective downtown property owners, developers, and/or builders refer to these design guidelines.

The rehabilitated Pino’s Place at 3 S. Wilcox demonstrates human scale which is compatible with other historic Wilcox Street commercial buildings.

Photo by Steve Greer
The *Downtown Design Guidelines* recommend that property owners:

- Maintain the original size and shape of the storefront opening, in most cases a recessed doorway flanked by large display windows.
- Maintain the storefront wall at the sidewalk edge for commercial storefront buildings.
- Preserve the original ornament and detail of the facade. Architectural details add visual interest and are part of the unique identity of the building. These include the cornice, parapet wall, decorative stone or brick, beltcourse, transom, display window, recessed doorways, pilaster, and kickplate.
- Preserve the size and shape of the upper story windows.
- Consider using fabric awnings to provide weather protection and create interest.
- Preserve original roof forms.
- Avoid concealing original facade materials. Leave brick or stone in its original unpainted state where feasible.
- Whenever feasible, uncover original facade materials. If uncovering is not feasible, develop a new design that will reinforce general characteristics of other buildings on the block.
- Emphasize horizontal features (moldings, cornices, and window sills) that can align with other buildings.
- Develop the rear entrance for shared public and service access where feasible.
- Screen service equipment and trash containers.
- Use lighting to unify the building composition at night. Coordinate lighting of window displays, entrances, signs, and building details. The window lighting should remain the dominant element. Balance the color and intensity of lighting among building features.
- When adapting a residential structure to a commercial use, respect its original character. Avoid altering the characteristics of a residence, including an open porch, sloping roof and siding materials.

For additions to an historic building:

- Design a new building addition to an historic building without destroying any significant features. Locate new additions back from primary facades in order to *allow the original proportions and character of the historic facade to remain prominent, or set them apart from the main building and connect them with the "link."*
- An addition to a building should be compatible in size and scale with the main building and should appear subordinate to the main historic building.
- An addition to a building should be recognized as a product of its own time. An addition may be distinguished from the historic building which also remains visually compatible with it.

For more information, please refer to the *Downtown Design Guidelines* available from the Castle Rock Planning Department. Many good historic renovation designs and projects have taken place within the town. The following photographs illustrate some of them.
Keystone Hotel at 219 - 223 Fourth St. The restoration of this 1890s commercial building retained all of its historic features.

Douglas County School District/Town Hall Offices at 620 - 680 Wilcox St. The deep set-back, mature trees and lawn provide a pedestrian scale. Photo by Ted Spring Photography

Cantril House/Elderly Assisted Living at 221 Cantril St. The large addition to this turn-of-the-century brick house is compatible in scale with the original building. The brick addition is also subordinate to the main historic building. Photo by Steve Greer
Appendix

The Historic Preservation Board has compiled the following list of "appropriate" design approaches and elements to be considered when planning and reviewing requests for rehabilitation’s, additions and new construction within Old Town Castle Rock. The "inappropriate" column describes contrasting designs generally not supported by the Board. The Board feels strongly that the implementation of the recommended criteria will ensure the preservation of Castle Rock's unique historic flavor and appearance.

<table>
<thead>
<tr>
<th>APPROPRIATE/RECOMMENDED</th>
<th>INAPPROPRIATE/DISCOURAGED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>STYLE:</strong></td>
<td><strong>STYLE:</strong></td>
</tr>
<tr>
<td>- A modest, functional blend of Italianate, Carpenter Gothic or Richardsonian Romanesque.</td>
<td>- Imitating or duplicating styles which were never found in the town, including but not limited to: Art Deco, Queen Anne and Victorian.</td>
</tr>
<tr>
<td>- Using distinctive architectural elements common within Castle Rock to enhance the building in practical ways.</td>
<td>- Elements of styles never historically used in Castle Rock.</td>
</tr>
<tr>
<td>- Simple design-repeating elements that are practical and simple yet decorative.</td>
<td>- Out of place elements such as Victorian towers, widow walks, mansard or metal roofs.</td>
</tr>
<tr>
<td>- Features characteristic of the majority of historic buildings in Town blended at an appropriate scale.</td>
<td>- Single architectural features of any style in bold contrast to the existing structure or the general style elements of the community or so outstanding that they overwhelm the building.</td>
</tr>
<tr>
<td>- Horizontal lap or shiplap siding with 4 inch visible surface.</td>
<td>- Vertical siding (board and batten) or wide, 6 inch horizontal siding.</td>
</tr>
<tr>
<td>- For building additions, repetition (perhaps on a smaller scale) of certain design elements of the main historic structure in order to provide visual linkage between the old and new.</td>
<td>- For additions to historic structures, a lack of appropriate design continuity between the old and the new portions of the building.</td>
</tr>
<tr>
<td><strong>MASSING AND SETBACK:</strong></td>
<td><strong>MASSING AND SETBACK:</strong></td>
</tr>
<tr>
<td>- Building set forward to encourage pedestrian access from the sidewalk.</td>
<td>- In-front automobile parking with no pedestrian access to building from the sidewalk.</td>
</tr>
<tr>
<td>- Symmetry of construction and architectural features.</td>
<td>- Asymmetry of construction or architectural features which create visual dissonance.</td>
</tr>
<tr>
<td>- Vertical emphasis at windows and entrances which complement the building’s mass by directing the eye upwards.</td>
<td>- Horizontal emphasis at windows and entrances which flatten the visual image with wide, uninterrupted expanses of glass.</td>
</tr>
<tr>
<td>- Vertical emphasis with contrasting and balancing horizontal features such as belt courses, drip caps, window sills and lintels.</td>
<td>- Wide, heavy or tall structures which overpower surrounding buildings and/or the human two story scale.</td>
</tr>
<tr>
<td>- Open landscaped areas which frame the building or provide a transition between the sidewalk and entrance of the building.</td>
<td>- Except for zero-lot line commercial buildings, the lack of open landscaped areas in the front and side yard setbacks.</td>
</tr>
<tr>
<td><strong>DETAILS:</strong></td>
<td><strong>DETAILS:</strong></td>
</tr>
<tr>
<td>- Muted colors. White paint on large surfaces and rhyolite or period shades of trim.</td>
<td>- Bold, bright colors or &quot;painted lady&quot; colors such as violet, pink or chartreuse.</td>
</tr>
<tr>
<td>- Simple, functional decoration which serves to highlight and complement the building's overall design.</td>
<td>- Over-abundant decoration or decoration which is incompatible with the building's design and/or general historic architectural character of the surrounding area.</td>
</tr>
<tr>
<td><strong>LANDSCAPING:</strong> (refer to Castle Rock Landscape Guideline)</td>
<td><strong>LANDSCAPING:</strong> (refer to Castle Rock Landscape Guideline)</td>
</tr>
<tr>
<td>- Preservation of existing vegetation, particularly any older cottonwood or coniferous trees present on the property.</td>
<td>- Removal of existing significant trees and other vegetation.</td>
</tr>
<tr>
<td>- Large shade-producing trees which provide a friendly, small-town atmosphere, particularly placed along the property's street frontage.</td>
<td>- A landscape design with small ornamental trees only.</td>
</tr>
<tr>
<td>- Shrubs and other types of plant materials such as lilacs, roses, ferns which complement the building's features and allow for visibility into the property.</td>
<td>- Evergreen or other types of shrubs and plant materials placed near building walls or in such a way as to obscure the visibility of the historic building's main features.</td>
</tr>
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</table>
Secretary of the Interior's Standards for Historic Rehabilitation

The Secretary of Interior's Standards for Rehabilitation, available from the Castle Rock Planning Department or the Colorado Historical Society, provides criteria for properly renovating historically significant buildings. These standards recommend that:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

A detailed copy of these standards describing treatments of masonry, wood, windows, storefronts, building interiors, etc. can be obtained from the Town Planning Department or the Colorado Historical Society listed in “Preservation Resources” in this book.
Appendix

Preservation Resources

There are many resources available to property owners who wish to preserve and restore their homes and buildings. These include organizations, as well as publications.

**Castle Rock Historic Preservation Board**
c/o Castle Rock Planning Department
680 North Wilcox
Castle Rock, CO 80104
(303) 660-1015

A nine-member board appointed by the Town Council. Reviews and approves all applications for local landmark designation, and alterations to historically significant and historic landmark properties. Allocates preservation grant funds for historic renovation projects. Maintains the historic building inventory. Meets monthly at the Castle Rock Town Hall.

**Castle Rock Planning Department**
Town of Castle Rock
680 North Wilcox
Castle Rock, CO 80104
(303) 660-1015

Provides professional staff support to the Historic Preservation Board. Takes and processes applications. Schedules hearings and reviews before the Board and Town Council. Provides general historic preservation information.

**Castle Rock Historical Society**
P. O. Box 1572
Castle Rock, CO 80104
Contact: (303) 688-6271

The Castle Rock Historical Society, a non-profit agency, acts as a local advocacy and interest group for local historic preservation. Sponsors walking tours and other educational events. Maintains the Castle Rock Local History Museum. Meets periodically throughout the year.

**Douglas Public Library District**
Local History Collection
Phillip S. Miller Library
961 South Plum Creek Blvd.
Castle Rock, CO 80104 (303) 814-0795

Maintains historic records, photos, maps, and other materials and memorabilia for Douglas County, High Plains and Divide Area of the Front Range of Colorado. Provides personal research assistance. Sponsors local history educational forums and exhibits. Collection is open during selected library hours or by appointment. Donations documenting the collective memory and historic record are welcome.

**Douglas County Historic Preservation Board**
c/o Douglas County Planning Department
118 3rd Street
Castle Rock, CO 80104
(303) 660-7460

Nine-member board appointed by the Douglas County Board of County Commissioners. Acts as a referral agency for all proposed activities with an historic preservation interest or concern. Coordinates the activities of the seven local historical societies functioning within Douglas County. Solicits grants from the State for archeological digs and other important historic preservation activities within the county. Meets monthly.

**Colorado State Historical Society**
Office of Archeology and Historic Preservation
1300 Broadway
Denver, Colorado 80203-2137
(303) 866-3395

Administers Certified Local Government Program. Referral agency for all proposed activities involving state historic preservation concerns. Reviews and processes applications for State and National Register Listing. Administers Investment Tax Credit (ITC) for rehabilitation projects. Provides technical assistance and advice. Maintains a database of historic and archaeological sites surveyed throughout the state.

**Colorado Preservation, Inc.**
900 Sixteenth St., Suite 1100
Denver, CO 80202
(303) 893-6210

Statewide non-profit preservation organization. Serves as preservation network for local governments, non-profit organizations, and preservation professionals. Provides advice and assistance on preservation matters. Conducts Certified Local Government training. Publishes quarterly newsletter.

**National Trust for Historic Preservation**
Mountains and Plains Regional Office
900 Sixteenth St., Suite 1100
Denver, CO 80202

Provides technical assistance and publications on historic preservation. Provides membership to a national preservation group. Publishes the *Historic Preservation* magazine. Administers a loan and grant program.
Appendix

Architecture and Historic Preservation Publications


*Old-House Journal*. Dovetale Publishers, South Burlington, VT

*National Trust for Historic Preservation*. Monthly magazine published as a membership benefit by the National Trust.


Local History and Architecture Publications


*Local History Local Authors and Not so Local Authors*. Douglas Public Library District, 1994.

Inventory of Designated Historic Properties

National Register of Historic Places

- Hammar House, 203 Cantril
- First National Bank of Douglas County/Masonic Lodge, 300 Wilcox
- D&RG Depot/Castle Rock Museum, 420 Elbert Street
- Keystone Hotel, 219 - 223 Fourth Street
- Cantril School, 312 Cantril Street
- Historic Douglas County Courthouse, 1889-1978

Castle Rock Historic Landmarks

- Christensen's House/Chamber of Commerce Office, 420 Jerry Street
- The Rock (Namesake Castle Rock Geologic Feature and including Rock Park)
- Dyer House, Barn, and Stone Milk House, 208 Cantril Street
- First National Bank of Douglas County (Masonic Lodge) 300 Wilcox Street
- Commercial Building, 302 and 304 Wilcox Street
- Robb/Remley Home, 111 Cantril Street
- Hammar House, 203 Cantril Street
- D&RG Depot/Castle Rock Museum, 420 Elbert Street
- Richardson House, 310 Front Street
- Doepke House, 20 Cantril Street
- Upton Treat Smith House, 403 Cantril Street
- Keystone Hotel, 219 and 223 Fourth Street
- Christ's Episcopal Church, 615 Fourth Street
- Residential Home, 15 Lewis Street

Buildings of Historic Significance (potential Castle Rock landmarks)
(Listed in Castle Rock's Historic Buildings Inventory by street address.)

- Cantril Street: 1, 3, 10 (lots 3, 4), 10 (Lots 4, 5), 101, 110, 118, 120, 121, 213, 221, 309, 313, 320, 321, 410, 420, 503, 509, 517, 520, 603.
- Elbert Street: 310, 314, 422.
- Fifth Street: 107, 509, 520.
- Fourth Street: 103, 104, site between 104 and 114 (lot 13), 113, 211, 213 & 215, 308, 310, 312, 705.
- Gilbert Street: 421.
- Lewis Street: 4, 6, 7, 9, 17, 19, 20, 22, 103, 110, 206, 219, 220, 312, 418, 510, 518.
- Perry Street: 203, 207, 213 & 215, 221, 311, 404, 415, 417 & 419.
- Second Street: 620.
This wooden structure was used as an early stable or barn.

Photo by Nancy Lyons

Farmstead on Castle Oaks Drive

Drawing by Phyllis Greenfield from the book Our Heritage: People of Douglas County

William Dillon residence, built 1917.
517 Cantril St.

Photo courtesy Robert and Carol Terwillsger
**Glossary**

This glossary defines architectural and historic preservation terms used in this book.

<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>ashlar</td>
<td>Hewn stone blocks with even faces and square edges and laid in horizontal courses with vertical joints, as opposed to unhewn stone straight from the quarry.</td>
</tr>
<tr>
<td>bargeboard</td>
<td>Projecting boards placed against the incline of the gable of a building and hiding the ends of the horizontal roof timbers; sometimes decorated.</td>
</tr>
<tr>
<td>battered</td>
<td>Referring to a porch post whose base is broader, tapering to a more narrow top. Often associated with the Arts and Crafts style.</td>
</tr>
<tr>
<td>board and batten siding</td>
<td>Consisting of vertical application of boards, trimmed by thin wood strips.</td>
</tr>
<tr>
<td>baluster/balustrade</td>
<td>Small, bulging, vase-shaped column. A series of these is called a balustrade and may form a porch railing.</td>
</tr>
<tr>
<td>bracket</td>
<td>A supporting piece, often L-shaped, projecting from a wall to support a roof, cornice, or other item.</td>
</tr>
<tr>
<td>bungalow style</td>
<td>Residential style featuring a front-gabled low-slanting roof and similarly-roofed porch. May also employ projecting eaves, battered porch columns, and open-gabled porch. Brick or wood. Prominent style between 1910 and 1925. Two-story version is called Craftsman style.</td>
</tr>
<tr>
<td>clapboard</td>
<td>A long thin board, thicker on one edge than the other, used in covering the outer walls of buildings.</td>
</tr>
<tr>
<td>classic column</td>
<td>A column with pronounced capital (top) and a base (bottom).</td>
</tr>
<tr>
<td>corbel, corbelling</td>
<td>Stepped arrangements of stones or bricks, with each course projecting beyond the one below. Seen at rooflines of flat-roofed buildings, especially commercial buildings.</td>
</tr>
<tr>
<td>compatible</td>
<td>Similar to scale, setback, and architectural style of the surrounding buildings or homes.</td>
</tr>
<tr>
<td>course</td>
<td>Row of laid brick or stone.</td>
</tr>
<tr>
<td>cornice</td>
<td>Any prominent, projecting molded feature above a wall, doorway, or other construction. Most often seen on commercial buildings.</td>
</tr>
<tr>
<td>cross gable</td>
<td>Multiple gables facing both front and sides.</td>
</tr>
<tr>
<td>Craftsman style</td>
<td>Residential style featuring front-gabled, low-slanting roof and similarly-roofed porch. May employ projecting eaves, battered porch columns, and open-gabled porch. Brick or wood. Prominent style between 1910 and 1925. The one-story version is called a bungalow</td>
</tr>
<tr>
<td>term</td>
<td>definition</td>
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<tr>
<td>dentils</td>
<td>A series of closely spaced small rectangular blocks used at the cornice, especially in classical architecture. Often seen in Italianate architecture.</td>
</tr>
<tr>
<td>dormer window</td>
<td>A small gabled or shed-roofed window projecting from a roof.</td>
</tr>
<tr>
<td>double-hung window</td>
<td>A window having two vertical sashes, each closing a different part of the opening.</td>
</tr>
<tr>
<td>facade</td>
<td>The front, or street-facing, side of a building.</td>
</tr>
<tr>
<td>fishescale shingling</td>
<td>Often seen in gable end, round-ended shingles.</td>
</tr>
<tr>
<td>foursquare</td>
<td>Boxy, two-story house with a hipped roof and full front porch; often features dormer window(s). Popular in early 1900s.</td>
</tr>
<tr>
<td>front gabled</td>
<td>Gable(s) facing front of the property, toward the street.</td>
</tr>
<tr>
<td>gable</td>
<td>Roof with two sloping sides that meet at the top, forming a triangular shape.</td>
</tr>
<tr>
<td>gabled L</td>
<td>L -shaped floor plan with a gable at each outside end.</td>
</tr>
<tr>
<td>Gothic Revival</td>
<td>Architectural style characterized by steeply-pitched gabled roof, pointed-arch windows, and decorative trim.</td>
</tr>
<tr>
<td>hipped roof</td>
<td>A roof of four sloping surfaces that meet in a point.</td>
</tr>
<tr>
<td>in-fill</td>
<td>New buildings or home constructed in an historic district or adjacent to historic structures.</td>
</tr>
<tr>
<td>Italianate</td>
<td>Residential style characterized by two-story height and overhanging, hipped roof supported by decorative roof brackets. Marked by tall, thin windows, symmetrically placed and often arched. Usually no porch.</td>
</tr>
<tr>
<td>keystone</td>
<td>Stone inserted in apex (top) of arch.</td>
</tr>
<tr>
<td>lap-siding</td>
<td>Siding composed of overlapping, horizontal strips, which may be wood, vinyl, or aluminum.</td>
</tr>
<tr>
<td>lintel</td>
<td>The upper horizontal terminate of doors and windows.</td>
</tr>
<tr>
<td>modillion</td>
<td>An ornate block or bracket beneath an over-hanging roof cornice. Seen on the Cantril School.</td>
</tr>
<tr>
<td>parapet</td>
<td>Low wall used at edge of roof. In the early to mid-1900s used on brick commercial buildings.</td>
</tr>
<tr>
<td>plat</td>
<td>Historic town map of a town.</td>
</tr>
<tr>
<td>Queen Anne</td>
<td>A residential style marked by asymmetrical massing, multiple gables, and two-story height. Features include shingles in gable end, sunburst in gable, bay windows, decorative wood working, turrets, and/or multi-paned windows. This elaborate residential style is seen around Colorado but was not employed in Castle Rock.</td>
</tr>
<tr>
<td>rehabilitation</td>
<td>Putting an historic property back into a usable state which makes possible efficient contemporary use.</td>
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<tr>
<td>Term</td>
<td>Description</td>
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<tr>
<td>----------------------</td>
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</tr>
<tr>
<td>restoration</td>
<td>Revealing or reproducing original details or elements of a historic home or buildings.</td>
</tr>
<tr>
<td>rhyolite</td>
<td>A fine-grained igneous rock in silica quarried near Castle Rock. Rhyolite is similar to granite and serves as an excellent building stone.</td>
</tr>
<tr>
<td>rough-faced masonry</td>
<td>Stone masonry with a rough, three-dimensional face, as opposed to ashlar which is smooth. Also called rock-faced masonry.</td>
</tr>
<tr>
<td>shingle</td>
<td>A thin piece of wood, slat, metal, or asbestos laid in overlapping rows to cover the roofs and walls of buildings. Notable when wood shingling appears in the gable end of a house or on the exterior walls. Shapes of shingles include fishscale (rounded) and variegated.</td>
</tr>
<tr>
<td>single-hung window</td>
<td>A window having a lower vertically sliding sash, and an upper, fixed portion.</td>
</tr>
<tr>
<td>side gabled</td>
<td>Gable(s) perpendicular to street front. House is parallel to street.</td>
</tr>
<tr>
<td>siding</td>
<td>Placed over exterior walls. Aluminum and vinyl siding, which are not considered as contributing to the houses' integrity. Modern siding is wider and shinier than historic wooden siding. Siding materials from the 1940s included asphalt and asbestos.</td>
</tr>
<tr>
<td>spindlework</td>
<td>Woodworking such as railings or balustrades, composed of short, turned or circular ornaments that resemble spindles.</td>
</tr>
<tr>
<td>transom window</td>
<td>Window panel above a door or window.</td>
</tr>
<tr>
<td>turned porch posts</td>
<td>Rounded, shaped posts made by turning on a lathe.</td>
</tr>
<tr>
<td>vernacular</td>
<td>Common style constructed by local craftsman or home owner often using native materials. Often with a gabled roof in one of several configurations: front-gabled, side-gabled, gabled-L, center-gabled, or cross-gabled. May also have a hipped roof.</td>
</tr>
<tr>
<td>window, hay</td>
<td>Projecting, often three-sided window, feature of Italianate and Queen Anne style styles.</td>
</tr>
<tr>
<td>window, dormer</td>
<td>A small gabled or shed-roofed window projecting from a roof.</td>
</tr>
</tbody>
</table>
Castle Rock Style is intended to help people better understand the town’s early development and architecture so that they will better appreciate and preserve it. This book describes local architecture as an aid to preserving the town’s historic homes and buildings. It was designed and developed by the Castle Rock Historic Preservation Board together with the Town Planning Department to encourage new construction and alterations compatible with the existing architecture in “Old Town” Castle Rock. Castle Rock Style informs residents and property owners about our interesting history and architecture. It also makes suggestions regarding preservation, alterations, and new construction in Old Town.

The old buildings of Castle Rock may seem silent and static, yet their history speaks eloquently to those who will listen. The ultimate tool for any community attempting to achieve comprehensive and consistent architectural design is deciding which buildings represent the visual character of the community. Castle Rock’s buildings are artifacts that provide a glimpse into the lives of those who were here before us. They furnish evidence regarding the importance of community, family and survival in a time now past. As stewards of the past and custodians for the future, we must preserve the historic fabric of the town’s early development, so that people can understand and retain its visual character and blend the past with the present in a sympathetic manner.