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HISTORIC PRESERVATION PLAN



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Town Council Resolution

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RESOLUTION NO. 2007- 72

A RESOLUTION APPROVING THE TOWN OF CASTLE ROCK HISTORIC PRESERVATION PLAN

WHEREAS, Vision 2020 and the 2020 Comprehensive Master Plan express the importance of preserving our historic buildings, and

WHEREAS, Town Council directed staff to prepare a Historic Preservation Plan to establish goals, policies, and strategies related to the preservation of the Town's resources; and

WHEREAS, significant public outreach and input was obtained in formulation of the Historic Preservation Plan; and

WHEREAS, the Historic Preservation Board held a public hearing on April 4, 2007 and recommended approval to Town Council by a vote of 7-0 with the condition that a mechanism be created to allow the addition of future conservation areas; and

WHEREAS, the Downtown Advisory Commission, at its April 5, 2007 meeting, voted 5-3 to recommend approval of the Historic Preservation Plan; and

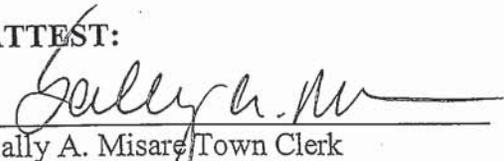
WHEREAS, the Planning Commission, at its April 12, 2007 meeting voted 5 to recommend approval of the Historic Preservation Plan.

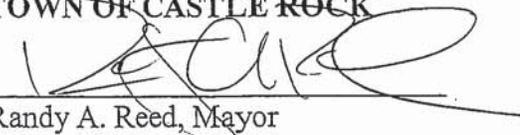
NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK AS FOLLOWS:

Section 1. Adoption. The Town of Castle Rock Historic Preservation Plan, in the form attached hereto as *Exhibit 1* is hereby approved and adopted by the Town Council for the Town of Castle Rock, Colorado.

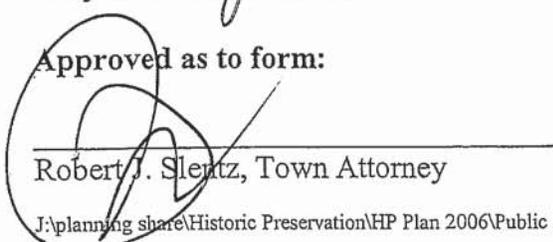
PASSED, APPROVED AND ADOPTED this 12th day of June, 2007, by the Town Council of the Town of Castle Rock, Colorado, on first and final reading by a vote of 6 for and 0 against.

ATTEST:

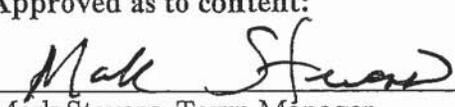

Sally A. Misare, Town Clerk

TOWN OF CASTLE ROCK

Randy A. Reed, Mayor

Approved as to form:


Robert J. Slentz, Town Attorney

Approved as to content:


Mark Stevens, Town Manager

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Executive Summary

The development of the Town's first Historic Preservation Plan is the culmination of years of interest by the community in protecting our historic resources. The goals and policies contained within this Plan expand upon the goals and policies set forth within the Vision 2020 Statement and the Comprehensive Master Plan. The Historic Preservation Plan is intended to serve as a policy guide for all other Town-wide plans and decisions as they relate to identified historic resources.

The Historic Preservation Plan has three primary objectives:

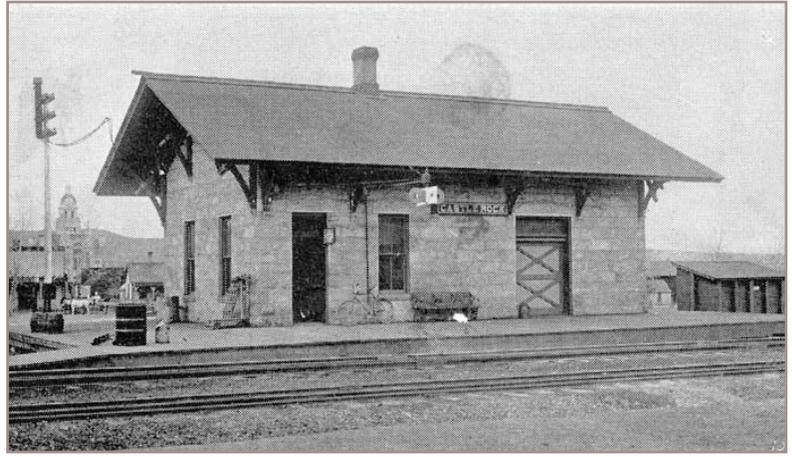
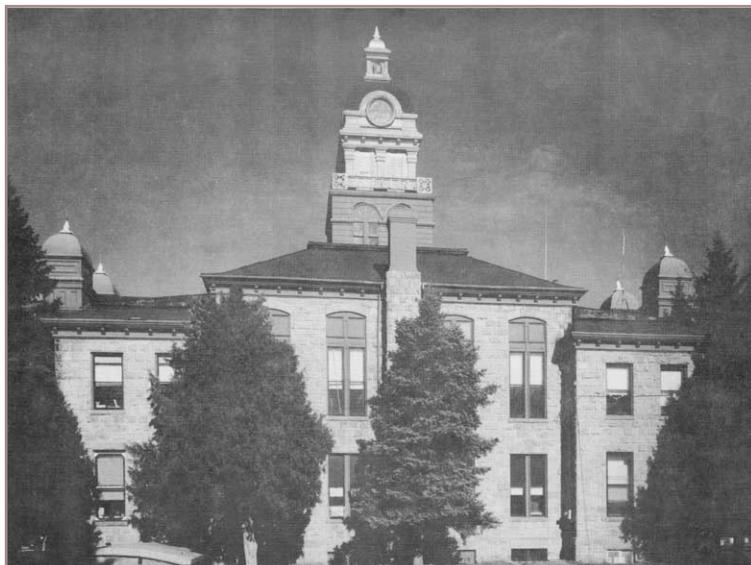
1. To identify important historic trends and character elements of the community that are worthy of preservation.
2. To establish goals and policies to guide the community with future decisions that could impact the Town's historic resources.
3. To establish a work plan to guide future preservation activities.

The Plan identifies four main goals for the community. These goals are based upon the broad concepts of identification, preservation, protection and restoration of the Town's historic resources. The goals seek to ensure compatibility of new structures within the historic context of our existing structures, encourage preservation activities through incentives and develop partnerships and programs to promote the Town's history. The Plan's goals are:

- Goal 1: Safeguard and preserve the heritage of the Town by historical designation of those buildings, districts, objects, sites, and structures that reflect significant elements of the Town's history.
- Goal 2: Ensure that new development preserves or enhances the character of the Downtown and Craig and Gould neighborhoods.
- Goal 3: Develop and provide incentives for the preservation, restoration, and adaptive re-use of historic properties.
- Goal 4: Promote the Town's history and foster public support, appreciation, and understanding of historic and archeological resources through public education and partnerships.

The Plan is also meant to provide clarity in the development process as it relates to historic preservation through refined policies on demolition, historic designation, documentation of historic resources outside the downtown area, and contextual infill design.

The Executive Summary provides brief summaries of the Plan formulation process and the Plan organization including goals and important implementation concepts of conservation areas and design standards.



Plan Formulation and Public Outreach

In order for the Plan to accurately represent the desires of the community, while at the same time acknowledge the realities of individual interests, it was important that a wide variety of affected stakeholders participated in the process. Over 80 individuals with diverse interests participated in the formulation of this Plan. In order to obtain adequate public input, 5 public workshops, 3 sub-committee meetings, and various discussions were held with the Historic Preservation Board, the Downtown Advisory Commission and the Planning Commission over the span of 7-months prior to the drafting of the Plan.

The main focus of public outreach occurred at monthly workshops. For the first two months, all property and business owners in the downtown area, as well as interested organizations were invited to participate at the workshops. The mailing list was reduced over time to people who had attended at least one previous meeting. Additionally, members from the Historic Preservation Board, Planning Commission, and Downtown Advisory Commission have regularly participated.

Each month, a different aspect of historic preservation was discussed, which eventually led to the formulation of the Plan. Subcommittees were formed to address more complex topics such as character, history, goals, policies, and design standards. Overall, there were three sub-committees for this process: a character sub-committee, a history sub-committee, and a policy sub-committee.

The character sub-committee consisted of workshop participants who walked throughout the downtown area and photographed what they believed were character defining elements. This group then shared their photos and ideas with the participants in the following workshop. The larger workgroup further refined the character descriptions for each downtown neighborhood.

The history sub-committee consisted of workshop participants who helped with historical research for the Plan. Individuals were assigned events or people to research. Once the research was done, it was used to compile the history section of the Plan.

The policy sub-committee consisted of property and business owners, members of the Downtown Advisory Commission, Historic Preservation Board, Planning Commission and Councilmen Ryan Reilly and Ed Rusch. The purpose of this committee was to discuss and provide feedback on the draft goals and policies, the concepts of conservation areas and the design standards, prior to proceeding with larger public conversations of these items at the workshops.

Finally, additional outreach occurred once a draft of the Plan was complete. Letters were sent to all property owners within the historic downtown area seeking comments and informing them of the Plan details and public hearing dates. Property owners within the proposed conservation areas received letters with information explaining how the Plan might affect them. The Plan was posted on the website for download and comment. A notice was published in a newspaper of general circulation informing the general public of scheduled hearing dates.

Plan Organization

The Plan is organized into seven distinct sections. The following summary of each section provides a good overview of the Plan, its contents, and important concepts.

1. Introduction

The Introduction section of the Plan includes all the background information on historic preservation in general, why historic preservation is important to the community, and the public involvement process utilized to formulate the Plan. It also details the economic benefits of historic preservation and the role it plays in successful planning efforts.

2. History

This section provides the historical context for decisions related to historic preservation. The history of the Town is separated into seven distinct periods of significance. A period of significance is a span of time where shared events, activities, or patterns in our local history shape the people and architecture within the community. The seven periods of significance for the Town are:

- Prehistory – prior to 1860s
- 1860s to 1875 – Early Settlement
- 1875 to 1900 – Establishment of a Town
- 1900 to 1920s – Early Growth
- 1920s to 1940s – The Depression and War Years
- 1940s to 1980s – Small-Town Life
- 1980s to Present – Growth and Development



3. Character of the Downtown

This section defines important historic character elements of the downtown area that the workgroup considered significant for preservation or enhancement. The Downtown is broken up into four distinct neighborhoods: North Wilcox, Central Downtown, South Wilcox, and Craig and Gould (Figure 1). Each neighborhood has distinctive characteristics that make it unique. For example, building setbacks in North Wilcox are historically much different than the zero setbacks in Central Downtown. North Wilcox also has a more established tree canopy than Central Downtown. The workgroup determined that South Wilcox, for the most part, is not considered historic and should not be treated as such.

4. Goals, Policies, Strategies

Goals are the guiding vision of any plan. As such, this section is probably the most important. The goals explain the overall objectives of the community as it relates to the subject of the Plan. For example, the Comprehensive Plan's goals serve as the foundation for physical development in the community. The goals of the Historic Preservation Plan provide the basis for success for the community, relative to protecting the Town's historic resources. The following goals have been developed for the Plan:

- Goal 1: To safeguard the heritage of the Town as represented by those buildings, districts, objects, sites, and structures that reflect significant elements of the Town's history throughout the entire community.
- Goal 2: Ensure new development preserves or enhances the character of the downtown and Craig and Gould neighborhoods.
- Goal 3: Provide incentives to property owners for the preservation, restoration, and adaptive re-use of historic properties.
- Goal 4: Foster public support and a greater appreciation and understanding of historic and archaeological resources through public education and partnerships.

The goals are very broad statements that set forth and detail the importance of protecting the historic resources of the community, ensuring that new development is compatible with the Town's historic architecture and character, providing incentives to carry out the preservation of the Town's resources, and developing partnerships with like-minded organizations to better educate the community on the Town's heritage.

Each goal is supported by a set of policies and strategies designed to ensure fruition of the goals. The following are brief highlights of the more significant policies and strategies:

- Develop further documentation through surveys of the downtown area and outlying areas.
- Develop a historic district formation process.

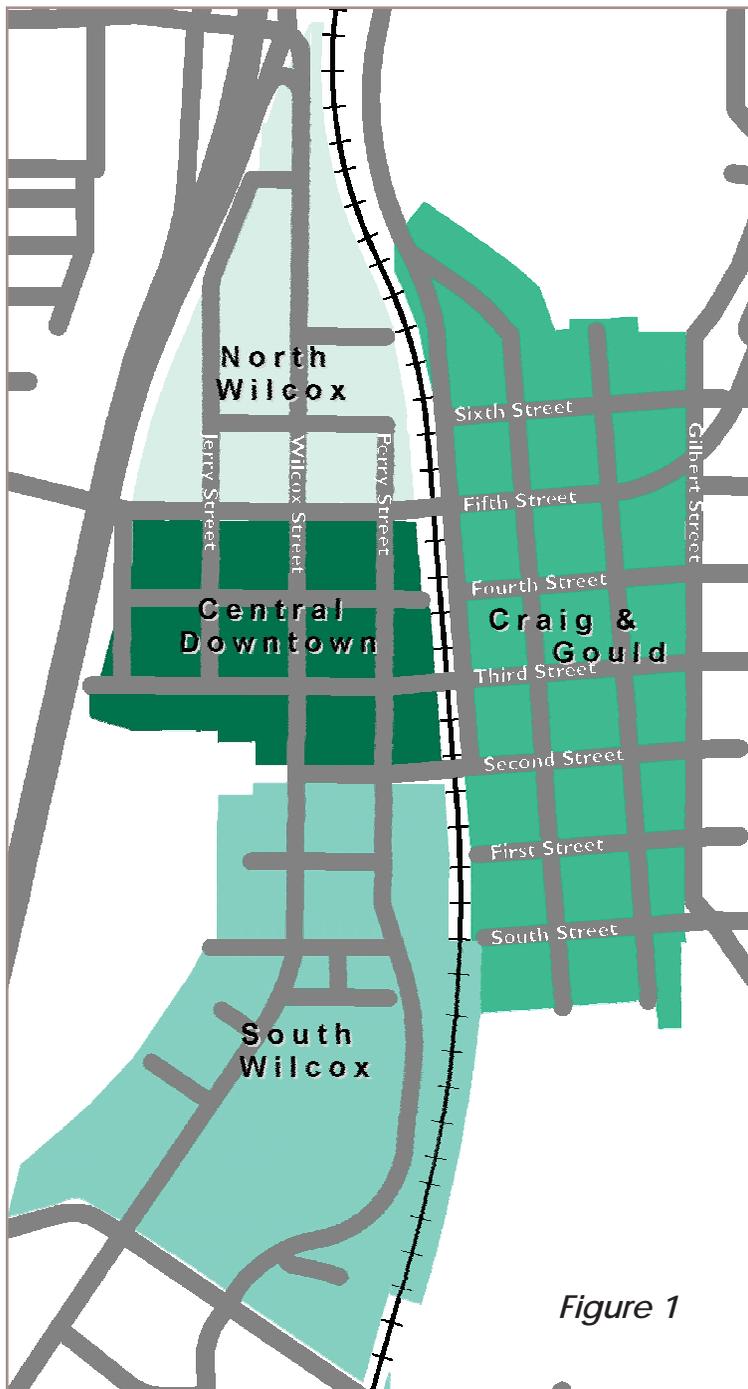
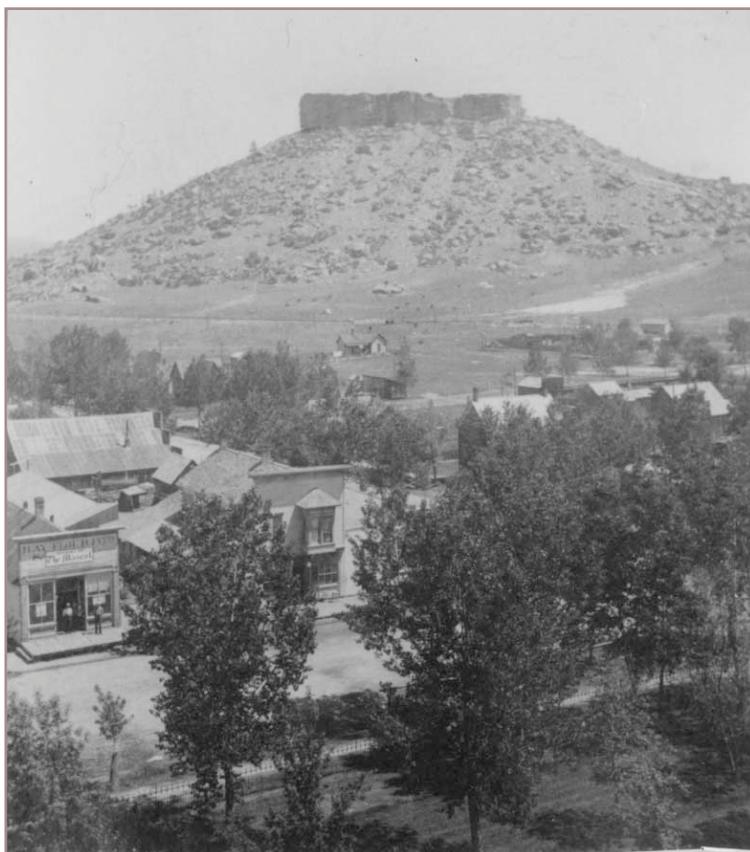


Figure 1

- Focus historic preservation activities on properties built prior to 1945 (technically properties built after 1945 could be considered historic).
- Strengthen landmark designation criteria so that only truly significant buildings are protected.
- Develop conservation areas within the downtown to focus on contiguous areas of historic properties that are significant to the Town and retain a high degree of context and integrity.
- Develop infill design standards for conservation areas. The Downtown Plan will guide development outside of the conservation areas.
- Refine the Historic Preservation Board’s review authority to focus on conservation areas within downtown and the Craig and Gould neighborhoods, rather than the downtown as a whole.
- Define demolition requirements for contributing properties within downtown conservation areas, landmark structures, and other significant structures identified through the survey process. Applicants would be required to demonstrate that no alternatives to demolition exist, before a historic property is demolished.
- Prohibit demolition of designated structures, unless a hardship can be demonstrated.
- Require streetscape tree replacement for trees within the public right-of-way. (This was identified as a significant character element, especially along North Wilcox, that the community felt strongly about preserving and replacing).
- Re-zone the Craig and Gould neighborhood from R-2 (duplex) and R-3 (apartments) to some form of historic residential district, with limited commercial and higher densities along Front Street.
- Initiate landmark designation and identification of important features owned by the Town and located outside the downtown area (quarries, CCC camps, etc.).

5. Conservation Areas

Conservation areas are being proposed as a tool to further preservation within the downtown area. Figure 2 shows the proposed conservation areas in relation to the entire downtown area. At the public meetings, it was pointed out that there were large concentrated areas of relatively “new” development located within the Downtown area of historic significance. The Downtown area of historic significance is the area over which the Historic Preservation Board has design review authority.



The conservation area concept was proposed to identify geographic areas where significant numbers of historic buildings are still intact and maintain a high degree of historic integrity and context. The areas identified are: Courthouse Square, Wilcox School, and Perry Street. The Craig and Gould neighborhood was also a candidate; however, the participants believe that there may be enough support from the residents to form a Historic District. A Historic District is an area where all contributing properties are treated as historic landmarks.

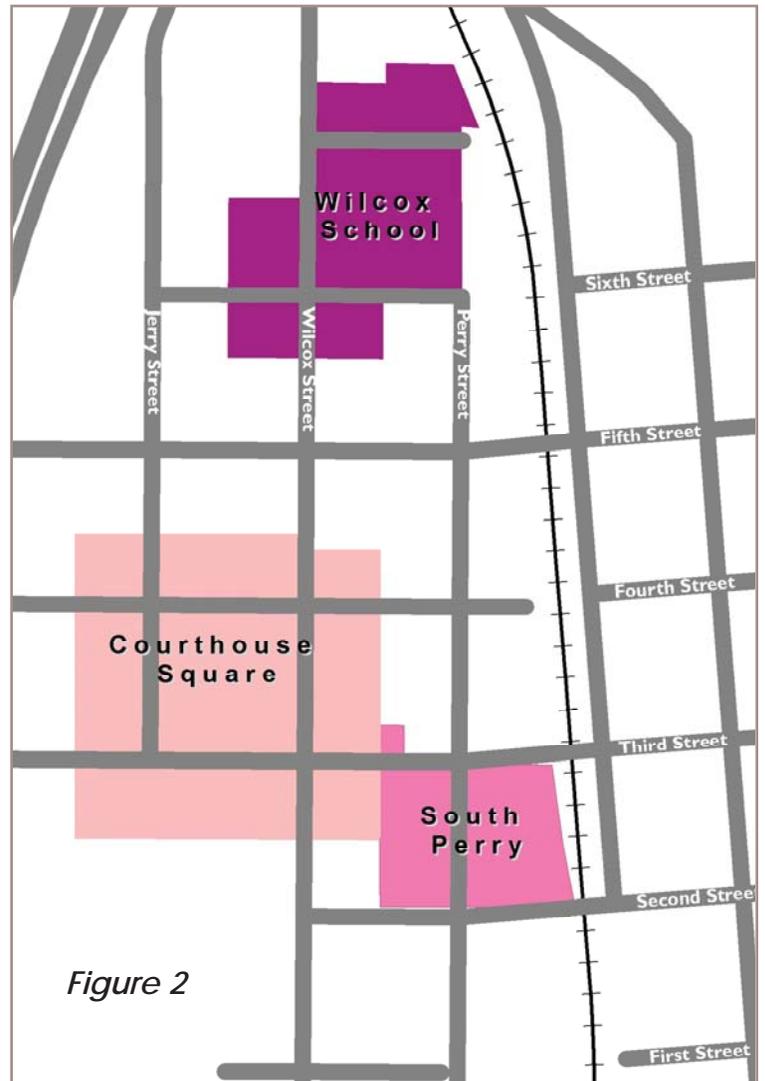


Figure 2

The Conservation Area section of the report shows these areas in much greater detail. It also includes reasoning as to why the areas are historically significant and provides detail on when the structures within the areas were built and whether the structure is contributing or non-contributing. A non-contributing structure is a modern structure that does not share history or characteristics with the historic structures within that particular area.

At the public meetings other potential conservation areas were discussed, such as Perry Street north of Fourth Street. Currently, little is known about the history of the buildings located here. If, after historic surveys are done, it is determined that this area would make a good candidate for a conservation area, then the Plan or Preservation Ordinance could be amended following discussions with the property owners.

The conservation areas are proposed to operate as follows:

- The Historic Preservation Board will have review approval authority for alterations and new construction within the conservation areas and the Craig and Gould neighborhood.
- Non-contributing structures can be demolished without public review. When a contributing building is proposed to be demolished, the applicant must explore alternatives to demolition (alternatives are clearly defined in the policies).
- All contributing structures within conservation areas will be eligible for landmark incentives (such as grants) even if they are not designated landmarks.

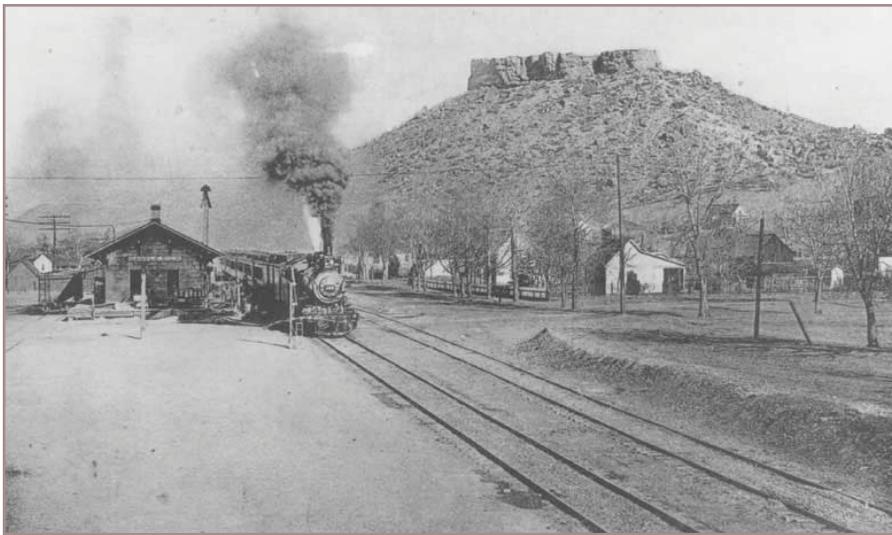
- Each conservation area will have its own design standards based upon the historic character of the area. Infill development must be designed in accordance with these standards and the remaining downtown design guidelines.

The overall goals of the conservation areas is to work with individual property owners to restore their facades using incentives and designate the properties as landmarks, or to form a historic district.

6. Design Standards

No specific design standards are being proposed with the actual plan document. When design standards are developed they will be developed with the philosophy described in the Plan and summarized below.

Each conservation area has a unique character. For example, Courthouse Square primarily consists of traditional flat-roofed buildings set up to the property line. These buildings are constructed primarily of brick and stone. In contrast, the Wilcox School area has modest front yards and primarily consists of one-story, wooden residential

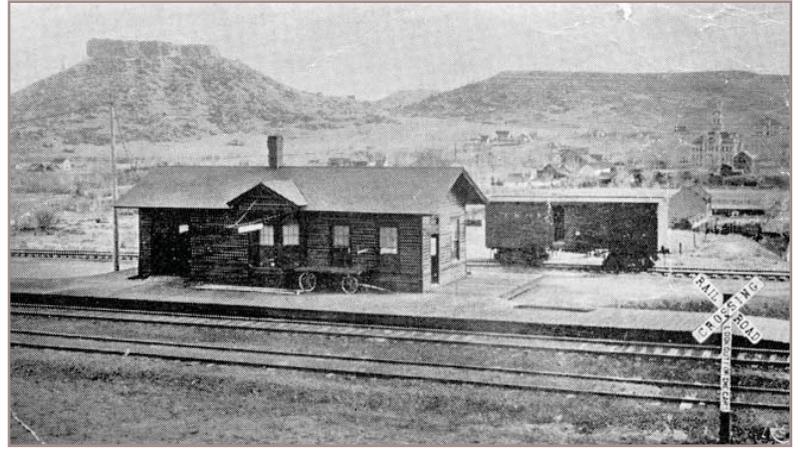


structures. Different design standards will be proposed for the various conservation areas.

The workgroup believed that certain design standards were necessary; however, they did not want the standards to be too restrictive as to limit creativity or make it too difficult to design proper infill development. The workgroup also stated that there should be no absolutes. If a proposed project does not meet the standards, there should be a way to vary from the standards, as long as the project meets the overall objectives of appropriate design.

The group was introduced to a design concept called F.R.E.S.H.; which stands for footprint, roof shape, envelope, skin (facade materials), and holes (windows and door openings). This concept focuses on designing proper infill buildings that reflect the character of their historic neighbors, but also allow enough flexibility to be creative. Proper infill design has footprints, roof shapes, building envelopes, skin, and holes that are similar to other buildings within the historic neighborhood. Design standard topics, based on the F.R.E.S.H. concept, were presented to the group for discussion and consensus. If infill development is designed with the existing design guidelines adopted by the Town, in addition to the proposed design standards, compatible infill design will occur.

This section of the Plan discusses the F.R.E.S.H. design concepts only. No specific design standards are being proposed at this time. This is to ensure that implementation of the design standards occurs using the right mechanism. The current thought is that Castle Rock Design, the



Town's design guideline book, will be updated to include the various standards that are developed. However, it may be more appropriate to incorporate the standards in an overall downtown zoning plan that will be developed in conjunction with the Downtown Plan. This is the thought on the Craig and Gould neighborhood as well.

7. Implementation

Many of the proposed concepts and policies within the Plan require further action. Examples include changes to the Municipal Code, implementation of conservation areas, and development of design standards. The Implementation section details the action that is required by the Plan and the anticipated timeline.

Other key implementation items of the Plan include changes in the Historic Preservation Ordinance to create demolition criteria for historically significant properties, revisions to strengthen the landmark designation criteria, establishment of procedures for historic district formation, and initiation of design approval by the Historic Preservation Board within conservation areas. The Plan also suggests a comprehensive rezoning of the Craig and Gould neighborhood to eliminate zoning as a barrier to historic preservation activities.

Conclusion

The concepts and ideas developed in the Plan, through public input and debate, are described in greater detail in the document. Each concept is meant to be a tool to preserve the Town's historic resources. The policies presented will serve to ensure that the Town is focusing on truly historic properties and resources because of significance and integrity, rather than age alone. Implementation of these concepts will take place over a six to twelve-month time frame and will involve additional input from the community. Some of the implementation strategies, such as public education and partnerships, will become ongoing activities within the community.



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Acknowledgements

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INTRODUCTION

"History cannot give us a program for the future, but it can give us a fuller understanding of ourselves, and of our common humanity, so that we can better face the future."

Robert Penn Warren

Over the past 125 years, the Town of Castle Rock has constantly evolved and been shaped by the broad patterns of our collective experiences; *our history*. It is these experiences and events from our past that provide context for the community's built environment. These experiences, most unique to Castle Rock, some shared with all of society, are important reminders of who we are and help guide us in our future actions. It is therefore important to the residents of our community that we preserve, embrace, and share our history with the rest of society.

The development of the town's first Historic Preservation Plan is the culmination of years of interest by the community in protecting our historic resources. The goals and policies in this Plan expand upon the goals and policies of the Vision 2020 Statement and the Comprehensive Plan. They are intended to serve as a policy guide for other town-wide plans as they relate to identified historic resources.

The Historic Preservation Plan has three primary objectives:

1. To identify important historic trends and character elements of the community that are worthy of preservation.
2. To establish goals and policies to guide the community with future decisions that could impact the town's historic resources.
3. To establish a work plan to guide future preservation activities.

The Plan identifies four main goals for the community. These goals are based upon the broad concepts of identification, preservation, protection and restoration of the town's historic resources. The goals seek to ensure compatibility of new structures within the historic context of our existing structures, encourage preservation activities through incentives and develop partnerships and programs to promote the town's history. The Plan's Goals are:

Goal 1: Safeguard and preserve the heritage of the town by historical designation of those buildings, districts, objects, sites, and structures that reflect significant elements of the town's history.

Goal 2: Ensure that new development preserves or enhances the character of the Downtown and Craig and Gould neighborhoods.

Goal 3: Develop and provide incentives for the preservation, restoration, and adaptive re-use of historic properties.

Goal 4: Promote the town's history and foster public support, appreciation, and understanding of historic and archeological resources through public education and partnerships.

The document is organized into seven distinct sections: Introduction, History, Character, Goals, Conservation Areas, Development

Standards, and Implementation. The Introduction includes a summary of the Plan, past preservation efforts and other background information. The History section provides a broad context of the town's history, significant events and important people. The Character portion defines the general character of the four distinct neighborhoods found in the Downtown area of historic significance (Downtown area). It also identifies important historic character elements that should be protected and expanded. The Goals section details the future policies and strategies for the town. The fifth section explains the concept of Conservation Areas as preservation tools and identifies potential conservation areas in the Downtown area. The Development Standards section details the elements of F.R.E.S.H., an approach to infill design. The final portion, Implementation, establishes an action plan for completion of the various components of the Plan, including adoption of conservation areas and development of design standards.

Other key highlights of the Plan include changes in the Historic Preservation Ordinance to create demolition criteria for significant properties, strengthen landmark designation criteria, establish procedures for historic district formation, and design approval by the Historic Preservation Board within conservation areas. The Plan also suggests a comprehensive rezoning of the Craig and Gould neighborhood to eliminate zoning as a barrier to historic preservation activities.

These concepts and ideas, developed through public input and debate, are described in further detail in this document. Each concept is meant to be a tool to preserve the town's historic resources. The policies presented will serve to ensure that the town is focusing on truly historic properties and resources because of significance and integrity, rather than age alone. Implementation of these concepts will take place over a six to twelve-month time frame and will involve additional input from the community. Some of the implementation strategies, such as public education and partnerships, will become ongoing activities within the community.

What is Historic Preservation?

Historic preservation is the practice of creatively maintaining the historic built environment and controlling the landscape component, of which it is an integral part. The Secretary of the Interior of the United States government defines the historic environment as districts, sites, buildings, structures, objects and landscapes which are significant to local, state or national

The Town of Castle Rock is giving you a voice in shaping the Town's Historic Preservation Plan. You are invited to attend the Historic Preservation Plan kick-off meeting.

Monday, August 21, 2006
Town Hall Council Chambers
100 N. Wilcox Street

5:30 p.m. refreshments
6 to 7:30 p.m. discussion

Questions? Call 720-733-2205.

Photo courtesy of Castle Rock Museum

The Historic Preservation Plan kicked off with a public meeting in August 2006.

history, architecture, archeology, engineering and culture. Properties that retain their historic significance and integrity are usually the best candidates for historic preservation. Historic preservation is a well-established discipline with standard evaluation and designation techniques, as well as standards for restoration, rehabilitation, and reconstruction of historic properties. Most of the techniques and evaluation methods are derived from the National Register Program administered by the National Park Service.

This program, and its principles and procedures, was authorized by the National Historic Preservation Act of 1966. Even though most of the techniques and procedures were developed at a federal level, most local and state preservation ordinances, including Castle Rock's, are based upon these standard practices.

Historic Preservation is Important to Castle Rock

Historic preservation in Castle Rock has been included in the town's Comprehensive Plan since the early 1990s. The community further expressed its desires to preserve and enhance historic structures within the community in the Vision 2020 Statement and the 2020 Comprehensive

Plan. Surveys conducted in 2004 reaffirmed the community's commitment with 86 percent of those surveyed stating that it was either essential, very important or somewhat important for the town to protect its historic resources. In 1994, the town passed its first Historic Preservation Ordinance that established the Historic Preservation Board and set the legal framework for historic preservation within the community. In 1998, the Federal Government and the State of Colorado officially recognized the town as a Certified Local Government. During the 1990s the town established a matching-grant program, which among other things, helped restore the Keystone Hotel, a long-neglected building in the heart of downtown, currently known as the Castle Café. Millions of dollars have been invested in infrastructure and enhancements to the Downtown and Craig and Gould areas over the past 20 years.

More recent preservation activities include updating the town's walking tour brochures, completing intensive historic surveys on 50 properties in the Downtown area, and creating three new historic preservation incentive programs. Clearly, historic preservation has been important to the entire community for some time.

In addition to meeting the expectations of the community, historic preservation has several other benefits including:

- **Cultural** - The tangible presence of history provides for a richer cultural environment and community pride when citizens share a mutual concern for the protection of the historic fabric of a community.
- **Economic** - Historic preservation has proven economic benefits including increased property values, sales tax revenues and the attraction of heritage tourists.
- **Social** - Prominent historic resources that are elevated to community treasures become gathering places and focal points for social interaction of residents and non-residents.

- **Educational** - Historic preservation provides a medium for teaching local history and past culture and values to the community.
- **Community Development** - Preservation programs contribute to a well-defined planning approach for future growth and development, while respecting and protecting the community's historic resources.



The Keystone Hotel, at 403 Wilcox Street, was constructed in 1901. The Town of Castle Rock contributed to the building's restoration through the use of a matching-grant program. Today the building is home to the Castle Café.

Economics of Historic Preservation

The revitalization of downtown is an important objective of the community. While much more detail regarding the revitalization strategy is included in the Downtown Plan, historic preservation is a key component of that strategy.

Many studies have been conducted on the economic impacts of historic preservation. One of the most comprehensive studies includes a recent report on the economic benefits of preservation in Colorado. The report, prepared by the Colorado Historical Foundation, titled *The Economic Benefits of Historic Preservation in Colorado* was released in 2002. This report focused on the statewide impacts associated with heritage tourism, rehabilitation of historic buildings, and impacts to residential neighborhoods. The Foundation updated the original report and included new information in regards to preservation impacts to commercial districts and an update to other data contained in the original report. The following is a summary of the findings included in the Colorado Historical Foundation document and other reports:

- Since 1981, rehabilitation activities in Colorado have created almost 29,000 jobs and over \$2 billion in direct and indirect economic impacts.
- Historic preservation rehabilitation activities create more jobs than highway construction, computer/data processing, semi-conductor manufacturing, and oil/mining industries.
- Recently, heritage tourism in Colorado created \$3.4 billion in direct and indirect impacts and approximately 61,000 jobs in a single year. This does not include the \$1.1 billion in additional household earnings as a result of the increased job creation.
- Heritage tourists stay longer and spend twice as much money as typical visitors.
- Property values, average cost per square foot, and median

sales prices in historic residential districts usually outperform comparable non-designated neighborhoods. At minimum, they are generally equivalent to non-designated neighborhoods.

- Property value appreciation in the historic commercial district (721%) in Fort Collins, Colorado has greatly surpassed property value appreciation of similar non-designated areas (422%) over a 24-year period.
- In the recent recession, the three historic destinations of Lower Downtown Denver, Pearl Street Mall, and Old Town Fort Collins, were the sales tax leaders when compared to other shopping destinations in the community.
- Many new creative and imaginative business start-ups are choosing to locate their businesses in historic areas because they are relatively more affordable than corporate office campuses.

Because of economic benefits, preservation activities serve as an important strategy to economic revitalization. Additionally, as the population ages, many older citizens are looking to relocate to areas that are walkable, have a wide variety of uses, and contain venues for entertainment

and culture, to avoid the dependence on automobiles. Young professionals and couples are also relocating to these areas because of the active street life and lifestyle. These are characteristics that are typically found within vibrant historic areas and not suburban style shopping developments dependent on the automobile. While historic preservation is not the only strategy for economic revitalization, it is an important one.



Members of the public identify key issues and concerns to be addressed in the Historic Preservation Plan.

SIGNIFICANCE, INTEGRITY AND CONTEXT

Throughout this document, several terms are repeated when discussing historic preservation activities. The concepts of significance, integrity, and context are very important because together, they tell the entire story of the importance of a structure to the town's history. The following is a brief explanation of the three concepts as provided by the National Park Service:

Historic Significance

Historic significance is the aspect of history a property represents that makes it eligible for listing on the National, State, or Local Register of Historic Places. It determines the why, where, and when a property is important. Significance includes the importance of a property with regards to the history, architecture, archeology, engineering, or culture of the community, state, or the nation of which it is a part. Significance is achieved in several ways:

- Association with events, activities, or patterns
- Association with important persons
- Distinctive physical characteristics of design, construction, or form

- Potential to yield important information

In addition to the above criteria, significance is defined by the area of history in which the property made important contributions, such as with persons, events, engineering, and by the period of time when these contributions were made; also known as the Period of Significance. Ultimately, a property may meet the criteria under more than one area of significance. Once significance is established you can proceed to the issue of integrity.

Historic Integrity

Integrity is the ability of a property to convey its significance, or the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's prehistoric or historic period. Integrity is based on significance and evaluated on seven aspects:

Location: Location is the place where the historic property was constructed or the place where the historic event occurred. Generally, a property will lose integrity if it is moved.

Design: Design is the combination of elements that create the form, plan, space, structure, and style of a property. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. Design can also apply to districts. In most cases, alterations to the original building design will harm the integrity of the structure.

Setting: Setting is the physical environment of a historic property. Setting refers to the specific place in which the property played its historic role. The physical features that constitute the setting of historic property can be either natural or man-made.

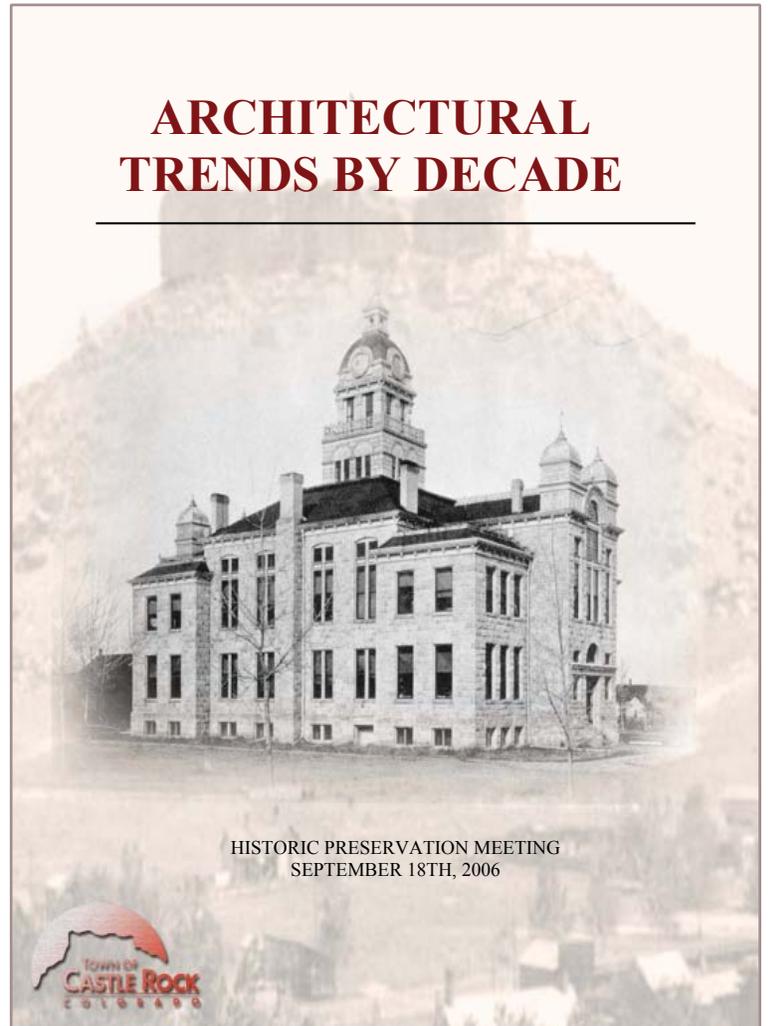
Materials: Materials are the physical elements that were combined or deposited during a particular pattern or configuration to form a historic property. A property whose historic features and materials have been lost is usually not eligible for designation. For these reasons, to retain integrity, a property must retain the key exterior materials dating from the period of its historic significance.

Workmanship: Workmanship is the physical evidence of the crafts of a

The Necessity of Planning

There are many factors that can affect historic preservation efforts within the town. These factors include political, economic and private activities. Successful planning recognizes these influences and provides guidance for resolving conflicts between various interest groups by establishing policies that seek to balance the interests of these diverse groups. Historic preservation planning is necessary for the following reasons:

- To clearly state the goals of historic preservation in the community.
- To create certainty in the development process as it relates to historic preservation.
- To assure consistency among various government policies that affect the community's historic resources.
- To educate and inform residents about the town's heritage and its value to the community.
- To create an agenda for preservation activities and create methods to measure progress in protecting historic resources.
- To comprehensively address issues relating to tourism, zoning, traffic patterns, development patterns and design that affect historic resources.
- To encourage economic development through the preservation of historic resources.
- To strengthen the political understanding of and support for historic preservation policies.
- To strengthen the legal basis for historic preservation.



ARCHITECTURAL TRENDS BY DECADE

HISTORIC PRESERVATION MEETING
SEPTEMBER 18TH, 2006



The Historic Preservation Plan committee reviewed various architectural trends throughout Castle Rock's history.

particular culture or people during any given period in history. In other words, it is evidence of skilled artisans and laborers craftsmanship on a property as a whole or its individual components. In Castle Rock, for example, workmanship can be seen in detailed brick and rhyolite stone buildings, where skilled workers crafted unique and complex features.

Feeling: Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. For example, a historic late 19th century district retaining original design, setting, materials, and workmanship would demonstrate a feeling of the 19th century. Mesa Verde in southwest Colorado is also a good example of feeling, because its natural and man-made features have remained intact.

Association: Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred, and is sufficiently intact to convey that relationship to an observer.

Historic integrity enables a property to illustrate significant aspects of its past. For this reason, it is an important qualification for historic designation. Not only must a property resemble its historic appearance, but it must retain physical materials, design features, and aspects of construction dating from the period of significance. The integrity of archeological resources is generally based on the degree to which remaining evidence can provide important information. All seven qualities do not need to be present for eligibility as long as the overall sense of past time and place is evident.

Historic Context

Properties are significant within the context of prehistory or history. Historic context is information about historic trends and properties grouped by an important theme in the prehistory or history of a community, state, or the nation during a particular period of time. Because historic contexts are organized by theme, place, and time, they link historic properties to important historic trends. In this way, they provide a framework

for determining the significance of a property and its eligibility for a designated landmark. A knowledge of historic contexts allows applicants to understand a historic property as a product of its time and as an illustration of aspects of heritage that may be unique, representative, or pivotal.

Themes often relate to the historic development of a community, such as commercial or industrial activities. They may relate to the occupation of a prehistoric group, the rise of an architectural movement, the work of a master architect, specific events or activities, or a pattern of physical development that influenced the character of a place at a particular time in history. It is within the larger picture of a community's history that local significance becomes apparent. Similarly, state and national significance become clear only when the property is seen in relationship to trends and patterns of prehistory or history statewide or nationally.

Public Involvement

The Plan was developed over the course of six months with input from more than 80 individuals, participating in various public workshops. The first meeting introduced the public to the planning process and identified concerns and issues related to historic preservation. The issues identified were wide ranging and the ensuing discussions can be divided into six distinct categories:

1. Ensure appropriate regulations are in place for the preservation of historic resources and the unique character of the Downtown area.
2. Identify important people and events in the town's history.
3. Expand the focus of preservation to include historic sites outside the Downtown area.
4. Ensure new development complements the historic character of the area.
5. Promote the town's history more effectively.
6. Balance the individual interests with those of the community.

The first public meeting also led to the creation of two subcommittees; one on history and one on character. The history committee focused on providing background research on events and people who shaped the history of the town. Much of the research provided by the history committee is included in the "History of Castle Rock" section of the Plan. The character committee photographed various features of the Downtown area and identified elements, both good and bad, which contribute to the character of the neighborhoods.

The second meeting had two purposes; to discuss and identify historic trends within the community and to discuss the character of the Downtown area. Town staff shared their initial findings on the significant trends in the town's history illustrated through events, census research and architecture. The members of the character committee shared their photographs and observations with the participants. From there, the participants identified the good and bad character elements found in the four neighborhoods that make up the Downtown area. Those conclusions are included in the Plan and serve as the basis for determining what should be preserved and enhanced and what could be changed.

Between the second and third workshops, the preservation policy committee was formed. This committee consisted of members of the Planning Commission, Downtown Advisory

Commission, Historic Preservation Board, Town Council and property owners within the Downtown area. The committee was presented with a draft list of goals and policies, the concept of conservation areas, and the F.R.E.S.H. infill design philosophy. The committee discussed, debated, and modified what staff presented. This discussion served as the basis for preparing a draft of the goals and policies which were presented at the third public workshop.

At the third workshop the group discussed, in detail, the proposed goals, policies and potential design standards. In addition, the group was introduced to the F.R.E.S.H. concept of proper infill design as preparation for the discussion on design standards. The participants were separated into four workgroups. Each group discussed one of the four goals and its related policies and strategies. The individual groups then presented the outcomes of their discussions and additional comments were recorded. Input from these discussions was incorporated into the draft "Goals, Policies, and Strategies" section of the Plan.

The fourth public workshop focused on identification and refinement of the conservation areas and specific design standards for each of the areas. Four specific areas were discussed: Wilcox School Area, Courthouse Square Area, Perry Street Area and Craig and Gould Neighborhood. The participants identified critical design elements for each of these areas.

Finally, a draft of the completed Historic Preservation Plan was presented and discussed at the fifth public workshop. The Plan was then referred to the Downtown Advisory Commission, Planning Commission, Historic Preservation Board and Town Council for additional public input, review and action.

Did you KNOW?



Colorado was still a territory when the Town of Castle Rock was formed in 1874.

HISTORIC PRESERVATION BOARD

The Castle Rock Historic Preservation Board is a nine-member citizen advisory board made up of both professional and lay members, all of whom have demonstrated interest, knowledge or training in fields closely related to historic preservation. Castle Rock is a Certified Local Government and as such must have 4 professional members on the Board. A qualified professional may have extensive expertise and/or education in a preservation-related discipline including, but not limited to, history, architecture, planning or archeology.

A minimum of 5 members must be town residents and up to 4 members may reside outside the town limits. The members are appointed by the Town Council and serve a 3-year term. Board meetings are held on a regular basis, but not less than 4 times per year. The meeting agendas and minutes may be found on the town's website.

The Board is responsible for maintaining the Inventory of Historic Buildings and making recommendations to Town Council regarding the designation of historic landmarks. The Board also reviews a variety of applications related to remodeling, demolition, and relocation of historic structures. Additionally, the Historic Preservation Board advises and assists owners of historic properties on physical and financial aspects of preservation, renovation, rehabilitation and re-use.

Public education and outreach programs are an ongoing priority for the Board. Walking tour brochures of the historic downtown and the Craig and Gould neighborhood, narrated trolley tours, and the identification marker program for historic properties are just a few examples of the Board's commitment to sharing Castle Rock's rich history with the community they serve.

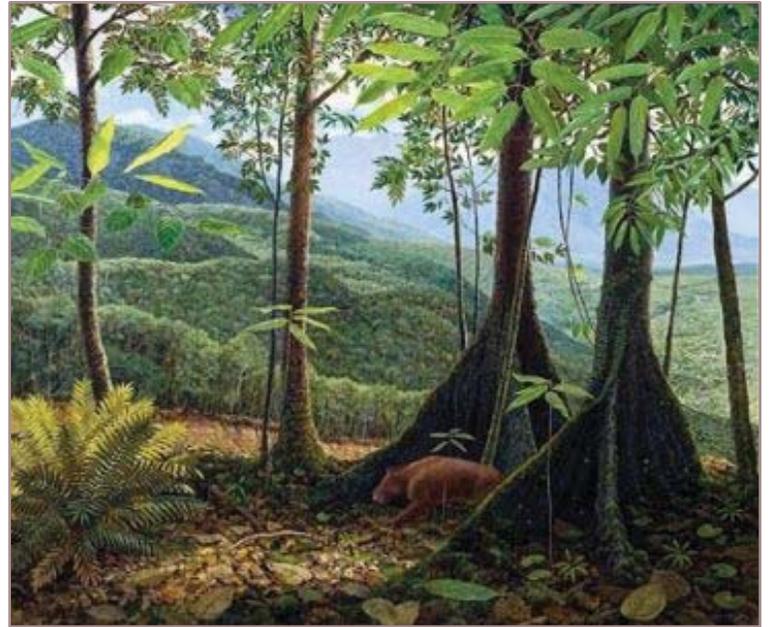
A vertical strip of stone masonry, featuring a mix of light-colored and reddish-brown stones, is shown on the left side of the page. A semi-transparent gradient overlay is applied to the right side of this strip, fading into the background. The background is a light, neutral color with a subtle gradient.

HISTORY OF CASTLE ROCK

The unique and colorful history of Castle Rock can be divided into seven distinct periods of significance. The first period, prior to the 1860s, encompasses the time before the region was permanently settled. This was an era of great upheaval consisting of a variety of geologic events that ultimately resulted in the formation of a unique building stone called rhyolite, which would have a profound impact on what was to become the Town of Castle Rock. Native Americans, explorers in search of treasure, fur trappers and traders passed through the area toward the end of this period. During the second period of significance, 1860s to 1875, settlers began to pour into the region seeking fortune and farmland. A railroad was constructed, new communities cropped up along the way and a rhyolite quarry opened for business. During the third period, 1875 to 1900, a new county seat was formed and later incorporated as the Town of Castle Rock. A rhyolite courthouse was constructed on the town square, and development occurred with a frenzy. Businesses, churches, schools and a cemetery seemed to appear overnight. The fourth period, 1900 to 1920s, was marked by modernization – automobiles, telephones, water and sewer, a high school and a library. This small town continued to grow from the 1920s to the 1940s, during the fifth significant period. A Christmas star was lit on top of The Rock, a tornado ripped through downtown and a marshal was murdered in a local café. This thriving community sported an interstate highway, a drive-in theater and a racetrack during the sixth period, 1940s to 1980s. The last and final significant period, 1980s to present, changed the course of history forever for what had once been a sleepy little ranching community. Developers came to the area and purchased many of the ranches. Housing developments and commercial areas began to appear everywhere, as Castle Rock became one of the fastest growing communities in the nation. The following is an in-depth overview of this fascinating trip through time.

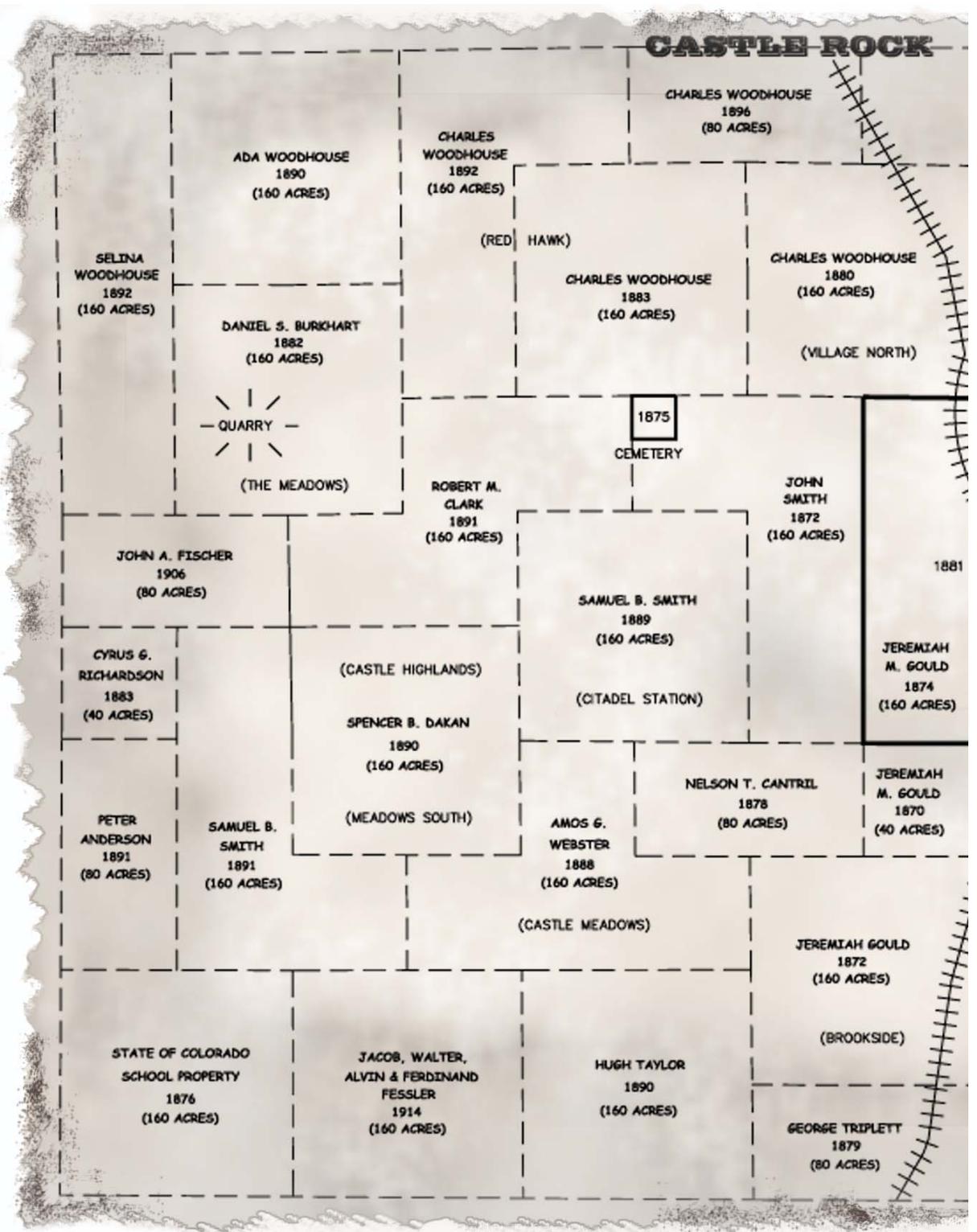
Prehistory - Prior to 1860s

According to scientific estimates, the earliest known history of Castle Rock began about 300 million years ago when the entire area was under water, and no plant or animal life existed. It took another 150 million years for vegetation to appear and dinosaurs to evolve. Again, the seas invaded the area, creating numerous changes over the next 100 million years. Foothills and rock outcroppings were formed, and the Rocky Mountains erupted, creating what is now known as the Colorado Front Range. After that,



Millions of years ago, the Castle Rock area was a rainforest.

dinosaurs became extinct, and the region became a tropical rain forest. Thirty-seven million years ago, a distant volcano erupted, sending a dense cloud of volcanic ash through the area where Castle Rock is now located. As the ash hit the ground, it hardened into volcanic rock known as “rhyolite,” which is Greek for lava. A million years later, floods created rivers and formed canyons that cut into the rhyolite. As a result of this erosion,

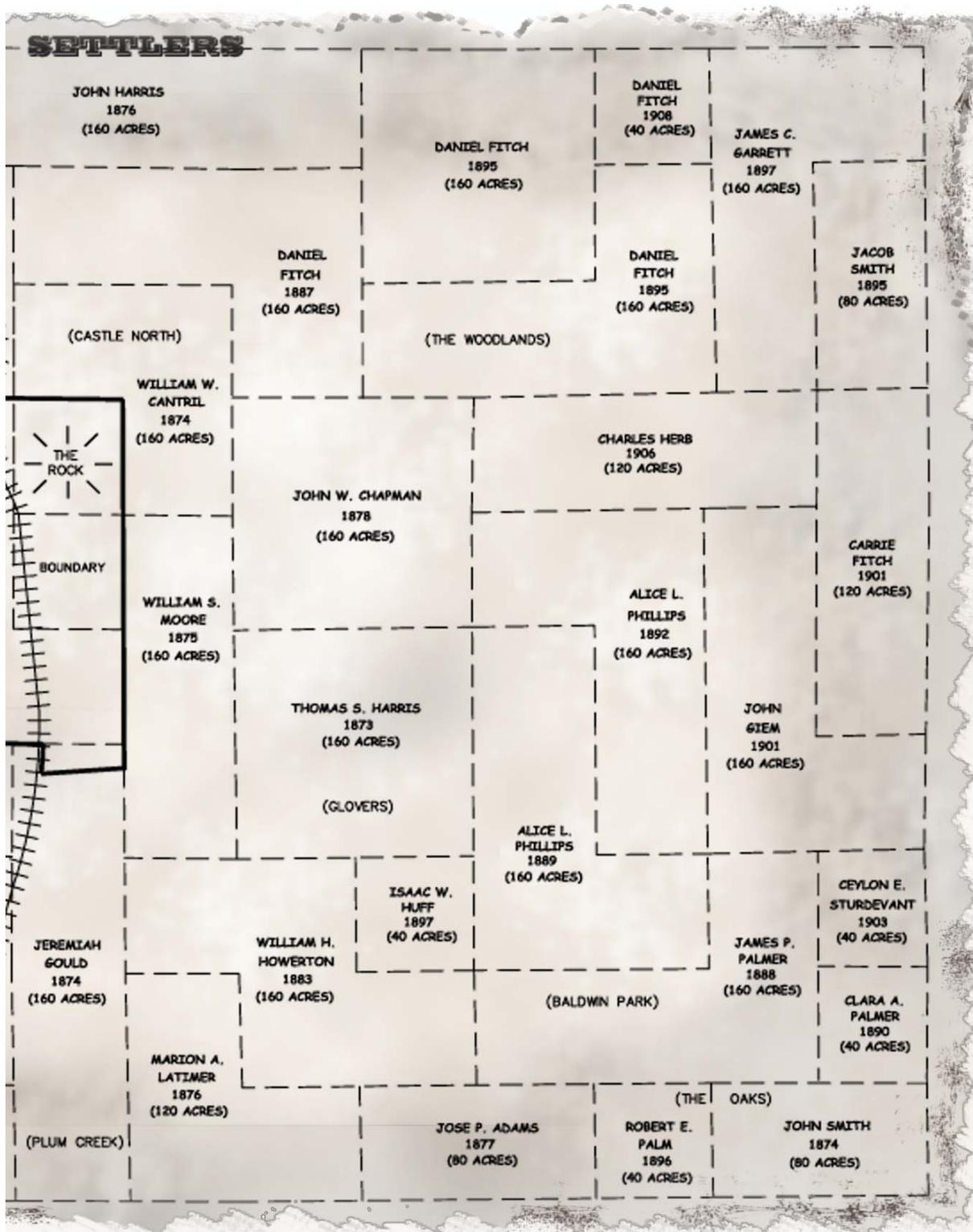


sediment known as Castle Rock Conglomerate was deposited throughout the area. Over the next few million years, continued flooding wiped out all plant and animal life again. Eventually, the area became re-vegetated, and the animals returned. The first human beings appeared in the region over 11,000 years ago.¹

The earliest Native Americans to inhabit the area were nomadic tribes, later named the Utes. By the 1500s, the Ute tribes were traveling about in small family units, wandering through the area gathering seeds, grasses and berries and following the migration of deer, elk and antelope. By the 1700s, the Utes had discovered horses, and this discovery had a major impact on their way of life, making it possible for them to hunt buffalo, which became the mainstay of their survival. The Cheyenne and Arapaho invaded the Ute territory when they migrated to the area several years later, and this became a source of great conflict. These two Plains Indian tribes were both mild-mannered and got along well, but the Utes became very aggressive and warlike toward them when they were forced to share horses and hunting and camping grounds. There were also racial tensions between the dark-skinned Utes and the two lighter-skinned tribes. When white settlers came to the region in the 1800s in search of precious metals and farmland, the newcomers found themselves caught in the middle of this conflict. Competition for food and living area created great animosity between the Native Americans and the new settlers.

By the end of the century, after repeated military battles, the Utes, Cheyenne and Arapaho were removed from the area and relocated on reservations.²

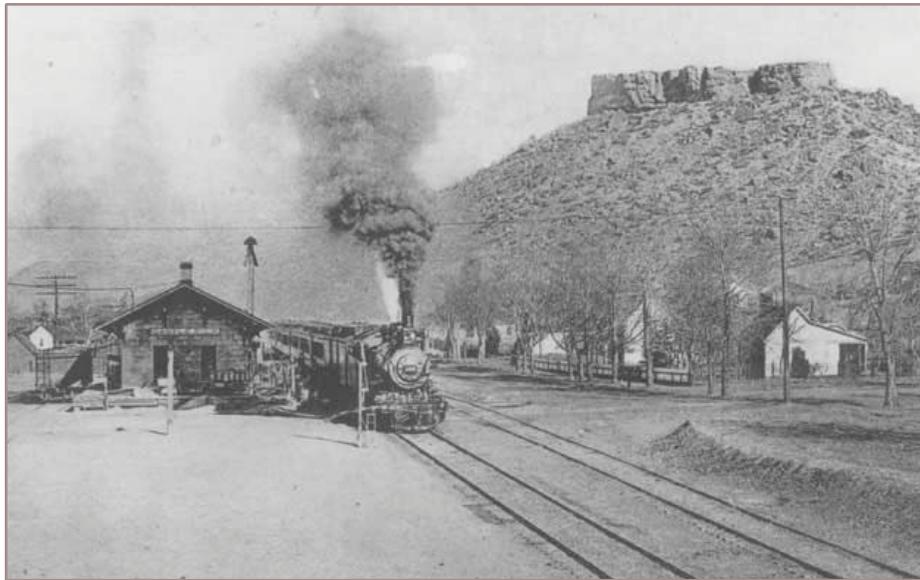
Among the first white men to travel through the area were explorers, and the Stephen H. Long Expedition was one of the earliest groups to come face to face with the Native Americans who had made their homes here for thousands of years. The Long Expedition traveled the Santa Fe and Oregon Trails in 1819 and 1820 in search of gold. Long is often credited with naming the huge rock formation that looms over the Town of Castle Rock, but it was actually first named "Poundcake Rock" in 1843 by an explorer named John Fremont. It was renamed "Castle Rock" in 1859 by another explorer named David Kellogg. The William Green Russell Company was another important group who traveled the Cherokee Trail in 1858 and struck gold five miles south of present-day Franktown at a spot that came to be known as Russellville. Major Daniel C. Oakes, from Iowa, was a member of the Russell Company who wrote a guidebook outlining a route to the gold fields of the Pikes Peak region. His book enticed many gold seekers to the area, most meeting with great disappointment when they arrived in search of fortune and came up dry. Major Oakes returned in 1859 with a party of his own and the equipment needed to establish a sawmill in the area that is now known as Daniel's Park. Oakes' Mill became the county seat briefly after Douglas County, named for politician Stephen A. Douglas, was created in 1861. Douglas was one of the original 17 counties established by the Colorado Territorial Legislature, and it was much larger than it is today, originally extending to the Kansas border. The seat of government was moved to "Frankstown" later that year so that it would be closer to the various transportation routes in the county.³



1860s to 1875 – Early Settlement

The 1860s marked a new era in the history of Castle Rock. The U.S. Homestead Act was passed in 1862, which brought an influx of white settlers to the area, some hoping to strike it rich "out west" and others simply looking for a new life in a place where they could acquire land easily. U.S. Census records indicate that the majority of these newcomers were men between the ages of 26 and 45. The stampede increased after the Civil War ended in 1865, as many veterans opted to take land in lieu of wages for their time served in the military. Under the Homestead Act, it was possible to

stake a claim and acquire up to 160 acres of land simply by living on the property for five years, cultivating the ground and paying a small fee. Property could also be purchased outright from the U.S. Government for \$1.25 an acre. The early settlers discovered that the climate and soils here were not as conducive to growing crops as most had experienced back home. Many of the original settlers to the area would play important roles in the growth and development of the future Town of Castle Rock.



A steam engine sits beside the Denver & Rio Grande Depot.

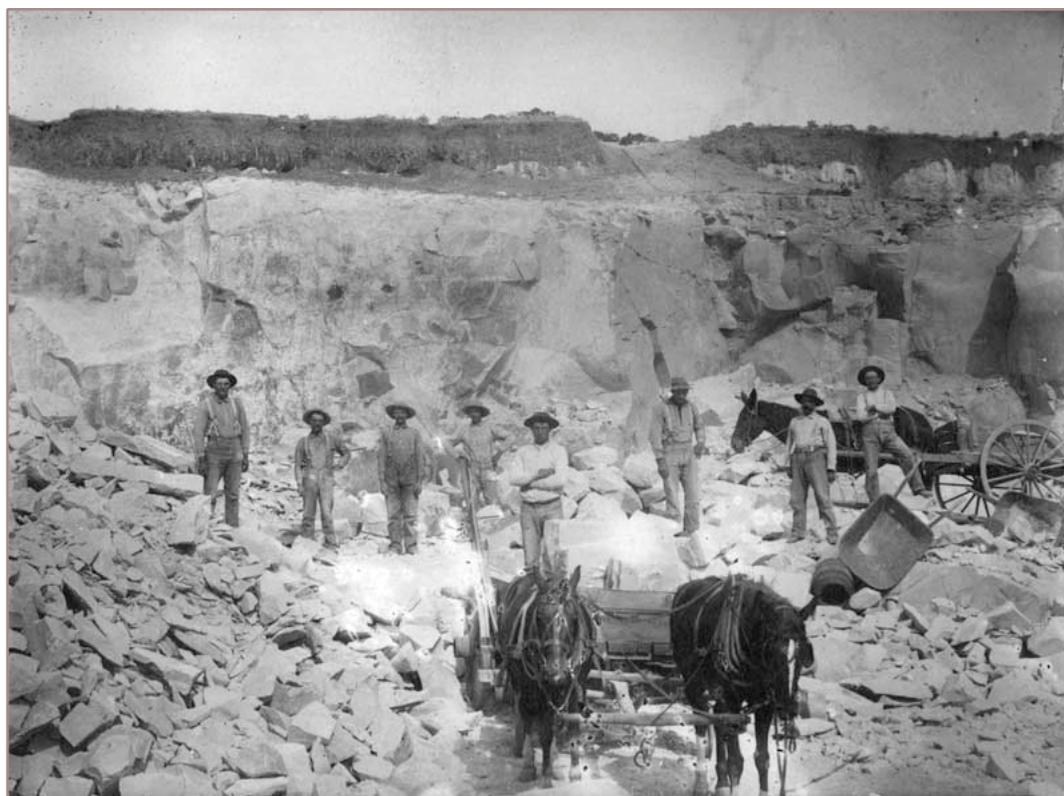
A few worth mentioning are Jeremiah Gould, William Cantril, Thomas Harris, Charles Woodhouse, George Triplett and Hugh Taylor. The map on pages 26 and 27 shows the property owned by many of the early pioneers in the Castle Rock area.⁴

Before Castle Rock was founded, there were several other small communities that were established in the area. They all faded away after Castle Rock became the county seat, but Douglas and New Memphis, were important enough to warrant discussion. Both were organized by the National Land and Improvement Company, which was established in Philadelphia in 1866 to develop land in the Colorado Territory. This Company bought and sold land in order to raise funds for the construction of the Denver & Rio Grande Railroad.

The Town of New Memphis was established in 1871 with a population of 50 and was located on the land where the Douglas County Justice Center sits today. It was settled by six families from Tennessee, including two brothers named Thomas and John Harris. Thomas Harris would become Castle Rock's second mayor and would play an important role in both towns. John Harris was a carpenter, and he built a hotel for his brother in New Memphis shortly after they arrived there. The Harris Hotel was moved to Perry Street in 1877 and renamed the Castle Rock House. It remains at its original Castle Rock location and is now known as the "City Hotel." New Memphis was a rollicking town, sporting horse racing, gambling and saloons. Many residents had hoped that their town would become the county seat when an election was held in 1874 to decide which town would receive that honor. After losing its bid to become the county seat, New Memphis became a ghost town, and several more of its buildings were moved to Castle Rock.⁵

The Town of Douglas (or Douglass) was laid out and platted in 1880 by the National Land and Improvement Company. It had, however, existed for several years prior to platting, dating back to 1872 when the railroad had constructed a siding at that location upon the opening of the Madge Quarry. Douglas was located on both sides of the track near a trading post/post office run by William Garrison, who was thought to be the first known settler in Douglas County. This was in the vicinity of what is now known as Heckendorf Ranch. Mail was delivered by train to Douglas and then carried by horse and buggy to New Memphis for distribution to the new settlers in the Castle Rock area. The residents of Douglas were also hopeful that their town would be chosen to be the new county seat, as was the owner of the new railway. Several hundred people lived there at one time, many of them being Swedes and other foreign-born immigrants who worked in the quarries. The census records tell us that approximately 15 percent of the early inhabitants in this area were born in Canada, Europe, Scandinavia or the British Isles. The railroad eventually built a depot and a water tank in Douglas, as well as spurs to the top of the Madge and O'Brien quarries to carry rhyolite down to the siding. Silas Madge constructed a boarding house to provide his workers with a place to live, and a private school was constructed so that they could learn English. Douglas was a thriving community for several years but was vacated in 1899 when the quarry industry began to decline.⁶

The first railway to come through the area was the Denver and Rio Grande, which was a private line owned by General William Jackson Palmer, a distinguished Civil War veteran from Pennsylvania. General Palmer was also the founder of Colorado Springs, the Colorado Fuel & Iron Company in Pueblo and many other mines, steel mills, etc. He was a very wealthy man and known for his philanthropy. Both Palmer Lake and the Palmer Divide are named for the general. Palmer's company constructed a narrow gauge railway from Denver to Colorado Springs in 1871, thus beginning an era that would forever change the sleepy little settlement that was soon to be known as the Town of Castle Rock. Once Castle Rock became the county seat, its residents began to lobby the railroad for a depot. General Palmer never gave up the idea that Douglas should be the county seat and did not want to build a station in Castle Rock. The residents eventually convinced him to do

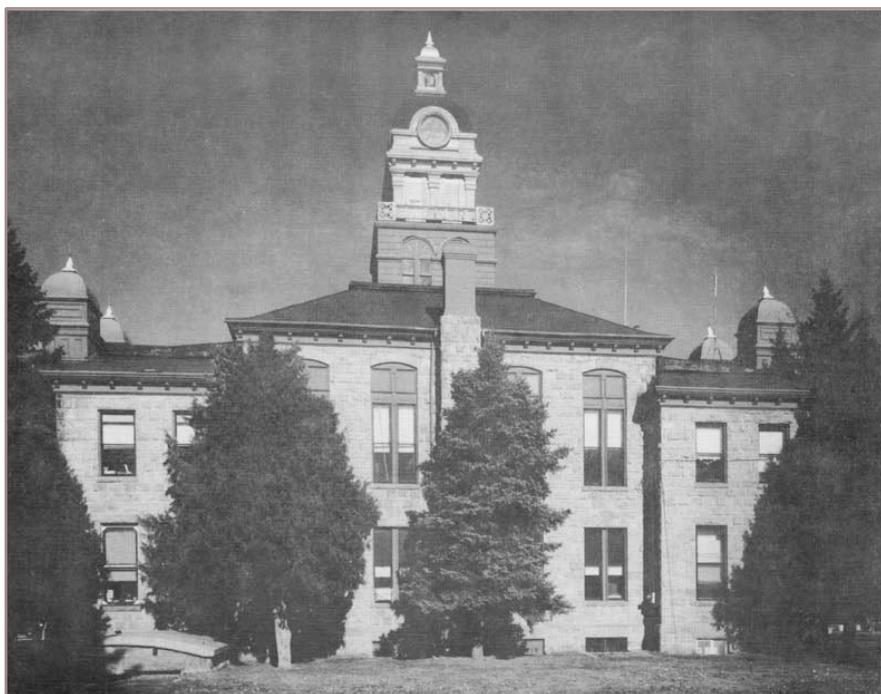


Miners at work at the Santa Fe rhyolite quarry.

so, however, and a rhyolite depot was constructed in 1875 by Benjamin Hammar, who was co-owner of the Colorado Stone Company and an owner of the Santa Fe Quarry. The depot was located on the west side of the tracks at the corner of Front and Third Streets on the site of the present-day fire station. The town was required to provide the stone for the building and to pay for the construction of a sidetrack. A man named E. G. Breselow became the stationmaster and held that position for almost 50 years. The building was moved to Elbert Street in 1970 and currently houses the Castle Rock Museum.⁷

By 1887, Castle Rock had two railroads. The Atchison, Topeka and Santa Fe reached Pueblo in 1876 and ran their trains to Denver over the Rio Grande tracks from 1882 to 1887 before building their own rail and telegraph lines through Douglas County. There was fierce competition between the two railroads, but the residents of Castle Rock found the Santa Fe to be a much friendlier and more generous railroad than the Denver and Rio Grande. The railroad constructed a depot shortly after the track was completed and partnered with the town to build a bridge across East Plum Creek at the end of Third Street, so the station could be accessed from downtown. The railroad also constructed a spur to the top of the Santa Fe Quarry in 1889. The original building burned, but was rebuilt in about 1910. The current Santa Fe Depot is still standing, although it has been moved a few hundred feet from the tracks. The building was used as a residence by the Garcilaso family for almost 50 years after the railroad abandoned it as a station house, and it is currently owned by the Town of Castle Rock.⁸

Two things ensured the future of the community of Castle Rock – the coming of the railroad in 1871 and the discovery of rhyolite in 1872. Silas Madge was a rancher and part-time prospector who owned the butte located within what is now known as Crystal Valley Ranch. While looking for precious metals on his property, he discovered a hard, pinkish stone on top of the butte, had it assayed, and was told that it would make an excellent building stone. Madge, who was known as the “Father of the Lava Stone Industry,” immediately began to quarry rhyolite, starting a business that would prove to be Castle Rock’s mainstay for the next 35 years. Madge paid his immigrant employees \$2.50 a day, and they worked 12-hour days. Other quarries that opened soon after were the Santa Fe Quarry and the Plateau Quarry, located north of town, and the O’Brien Quarry, located east of the Madge Quarry. Pleasant O’Brien formed the Colorado Stone Company with Benjamin Hammer and others and started the O’Brien Quarry. O’Brien,



The rhyolite courthouse was destroyed by fire in 1978.

who was of Irish descent, came to this area in 1874 from Iowa and established a homestead south of Castle Rock. He was a rancher and quarrier and also worked in the clay mines. He was a politician and school board member as well. O’Brien died in 1911. The impact of the quarry industry in this area is made apparent by the census data available for the late 1800s. In 1870, 57 percent of the population was engaged in some type of farming. By 1880, 19 percent of the wage earners were employed by the quarries, and only 11 percent were farmers. One of the most interesting quarry workers in the area was a Swede named August (Gus) Nelson. Gus began his career in the O’Brien Quarry in 1893 and later took over management of the Santa Fe Quarry, where he remained from 1896 until 1906, when the last of the quarries closed. He supervised the men, and his wife, Betty, kept them fed at the boarding house. The Nelsons managed to raise five children and save \$4,000 during this time.⁹

Castle Rock rhyolite was in demand throughout Colorado, Kansas, Nebraska and Wyoming until concrete became popular at the beginning of the 20th century. Among Castle Rock’s important rhyolite buildings are the Denver and Rio Grande Depot, the original St. Francis of Assisi Catholic Church (Old Stone Church Restaurant), the original Douglas County Courthouse, First National Bank of Douglas County (Masonic Lodge), the Keystone Hotel and Tivoli Saloon (Castle Café), Christ Episcopal Church, Cantril School and the original high school (school district offices), plus several private residences. Other important buildings constructed with stone quarried in Castle Rock are the Molly Brown House and Union Station in

Denver, the original Colorado College building (Cutler Hall) and the original Antlers Hotel in Colorado Springs, Rosemount Mansion in Pueblo and churches throughout Colorado and elsewhere. The decline of the quarry industry was rapid, and by the early 1900s, the railroads had abandoned their spurs, the quarries were closed and the stone business in Castle Rock had come to an end. The 1920 census records show no quarry-related occupations, although there were three clay mine laborers, and 29 percent of the labor force was by that time involved in ranching again.¹⁰



The First National Bank was constructed of rhyolite on the northeast corner of Third and Wilcox Streets. Today it is home to the Masonic Lodge.

By 1874, a number of white settlers had come to the area in search of a new way of life. Most had realized by this

Did you KNOW?



Buildings constructed of rhyolite quarried in Castle Rock between 1871 and 1906 can be found all over Colorado, Nebraska, Kansas and Wyoming.

time that they were probably not going to strike it rich here, and those who were farmers had discovered that this was a difficult place to grow crops. As mentioned previously, many abandoned farming and found jobs at the new quarry. The settlers also began to construct new buildings, using wood from nearby forests and stone from local quarries. These structures were primarily vernacular – plain and functional buildings that served a practical purpose for people embarking on a simple, modest lifestyle. The construction boom and the railroad created many new jobs in the area. The 1870 census records listed only a handful of occupations, while the 1880 census contained a long list of new ones, indicating that many of the pioneers who came here to farm were beginning to branch out and find new ways to make a living and support their families. Those who remained in the area would become part of a new town that would be not only the county seat, but also a very important Colorado community. Thus began a new and important period in Castle Rock's history.¹¹

1875 to 1900 – Establishment of a Town

It all started with a man named Jeremiah Gould, who had staked a claim at the foot of The Rock in 1869 after a successful career with the Union army during the Civil War (Rhode Island Cavalry, 3rd Regiment). Gould was an experienced farmer who acquired 200 acres from the U.S. Government and then purchased additional parcels from his neighbors. He first tried his hand at farming and then became a land speculator as well. Gould donated approximately 100 acres to Douglas County in 1874 after the voters decided to move the county seat from Frankstown to its current location. Douglas County had been divided in half to create Elbert County, and it was decided that the seat of government should be located closer to the railway in the center of the county. The land was platted as the Town



The Cantril Courthouse building later housed the local newspaper, The Journal.

of Castle Rock, and lots were auctioned to help pay for the construction of a courthouse on the square that was created in the middle of town. The first courthouse was located on the southeast corner of Fourth and Wilcox Streets. It was a wooden structure built in 1874 by William Cantril, one of the original settlers in the area. Cantril was born in Ohio and worked in a sawmill until he came to Colorado in 1862. His courthouse served the county well until 1890 when a large rhyolite building was constructed across the street on Courthouse Square, as originally planned. The Cantril courthouse now sits farther east facing Fourth Street and houses a retail store. Jeremiah Gould continued to purchase land in Castle Rock and soon entered into a partnership with a man named John Craig. In 1874, they platted the Craig and Gould's Addition, Castle Rock's first residential subdivision. Gould left Castle Rock in 1889 and went to Denver to open a hotel. He died in 1903.¹²

Apart from his partnership with Jeremiah Gould, John Craig made his own mark and played an important role in early Douglas County history. He headed west from Pennsylvania in 1856 and settled in the Nebraska Territory. Shortly thereafter, the lure of gold called his name, and he headed for Pikes Peak country in 1859. He first settled in Happy Canyon but moved to Oakes' Sawmill soon after. Craig also claims to have founded Sedalia, originally named "Round Corral." He worked with D.C. Oakes as an Indian agent in the 1860s and moved to the Castle Rock area some time prior to 1874. In addition to land speculation, Mr. Craig enjoyed politics. He served as Mayor, Probate Judge, Justice of the Peace and State Representative. He died in 1891 during his last of four terms as Castle Rock's mayor.¹³

Another important figure in the development of early Castle Rock is Philip Wilcox, as his name adorns the main street in town. His principal contribution to the town was the platting of Wilcox Addition in 1875. This plat includes The Rock and the area surrounding it. His larger contributions were to the county and state in several different capacities. Wilcox was a banker, lawyer and politician, and he owned one of the largest cattle ranches in the county (over 2,000 acres near Frankstown). Over the years, he served as County Attorney for both Douglas and Elbert counties, United States Marshal for the State of Colorado, and Douglas County Judge and Commissioner. He was also an Indian agent and held political positions in Denver and in the Kansas Territory. Wilcox, too, came from Pennsylvania in search of gold after settling in several other places along the way. He died in Denver in 1911.¹⁴



Philip P. Wilcox

Gould, Craig and Wilcox are only three of the many important people who played a part in the creation of a viable community called Castle Rock. The early settlers learned to adapt to existing conditions and began to take advantage of the needs of an upstart town as it began to grow and develop. Sawmills appeared on the outskirts of town, as pine woods were abundant, and firewood and lumber were in demand in Denver. Cattle ranches and dairy farms became prevalent, which led to the opening of a cheese factory and a creamery. A large percentage of the population became involved in one of these related endeavors. S. W. Cantril opened the O. K. Cheese Factory in 1878, and the Castle Rock Creamery opened its doors in about 1887. Several local businessmen, including William Dillon, John Craig and Charles Woodhouse, were



The bell tower of the Cantril School holds a large bell cast in 1881.

involved with the creamery, with Dillon acting as president of the company. William Dillon was of Irish descent and came to the area in 1880 from New York for health reasons. He was an attorney, businessman and politician. He served as County Attorney, co-owned a meat market and was involved in real estate and insurance. His family was also instrumental in the construction of St. Francis of Assisi Church in 1888. Charles Woodhouse was one of Castle Rock's original settlers and owned a 1,000-acre ranch on the northwest side of town. Woodhouse took advantage of the clay pits that surrounded the town and opened a brick factory on the east side. He had learned brick making in England before he migrated to the area in 1871. Woodhouse died in 1913.¹⁵

As soon as the Denver and Rio Grande Depot was constructed in 1875, new businesses began to appear on both sides of the track along Perry and Front Streets, as a commercial district began to develop along the railway. Soon there was a hotel, boarding house, meat market, saloon and grocery store in the vicinity of this depot. Architectural styles were beginning to become slightly more elaborate, as two-story Italianate residences and steep-roofed Gothic Revival structures began to appear around town. The area near the railroad would remain the hub of commercial downtown until about 1900 when most of the businesses moved to Wilcox Street around the new courthouse. Castle Rock's early residents finally had the opportunity to use the skills and professions they brought with them from their former homes. By the time the courthouse was completed in 1890, there was a wealth of services in town – doctors, lawyers, merchants, blacksmiths and just about everything else the early pioneers needed to establish and maintain a good life. One early businessman worth mentioning

is Hugh Taylor, who was also one of the original settlers. Mr. Taylor was a druggist and postmaster. He also served as County Judge and Assessor, Clerk of the District Court and State Representative. The first school in Castle Rock was built on Cantril Street in 1875 and rebuilt from rhyolite in 1897 after the original frame building burned. Named for William Cantril, this was a county-wide school, and it included a locally funded high school curriculum, beginning in 1884. The high school program was very expensive and the parents of the students who did not live in town were required to pay tuition.

The Cedar Hill Cemetery was also established in 1875, and James Hackett opened the town's first funeral parlor in 1882 on Fourth Street after coming here from New Jersey. A number of churches were starting to appear as well. There was a great mix of religions here, and most churches used circuit riders, as they could not afford to hire pastors. The most famous of the circuit riders was John Dyer, a Methodist minister known as the "snowshoe itinerant preacher." The first church constructed in town was the Methodist Episcopal Church, which was built in 1887 on the land where the Masonic Lodge sits today. The St. Francis of Assisi Catholic Church was constructed the next year, followed by Christ Episcopal in 1906. Except for the Methodist Episcopal Church, all are still standing, although St. Francis is



The Cedar Hill Cemetery with The Rock in the background.

now a restaurant. George Triplett, another original settler, was also an important figure in the community. According to early census records, he was the town's first telegraph operator. He also owned a ranch south of town and raised some of the finest pedigree horses in the county. In 1890, he helped organize the first Douglas County Horse Show. This was a precursor to the first Douglas County Fair, held in 1892. The fair became a tradition that has endured over time and now attracts thousands of people each year. The activities and events have varied over the years, but there has always been plenty of good food, music, animals and a great time for all who participate. Castle Rock wasted no time becoming a full-service, fully functioning pioneer community.¹⁶



The first church built in Castle Rock was the Methodist Episcopal Church.

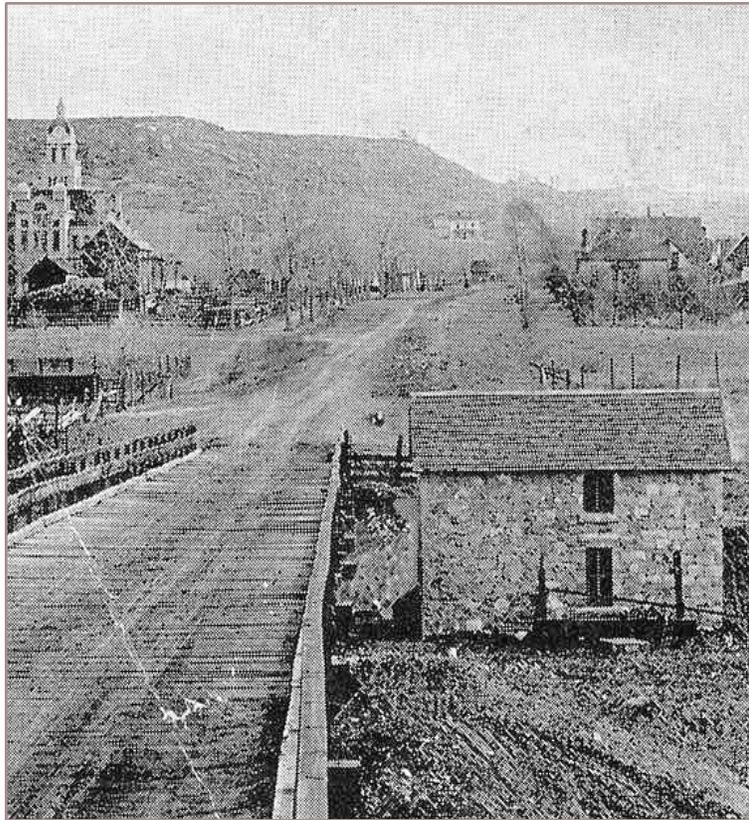
Although the town was formed in 1874, it was not officially incorporated until 1881. The first mayor was Irving Morse, and the first Town Clerk was George Triplett. Morse was a local merchant from New York who owned stock in the Castle Rock Creamery and became a partner in the Littleton Creamery in 1901 after moving his family to Denver in 1884. He died in 1915. When he wasn't ranching and raising horses, George Triplett operated a merchandise store in town. He was also very involved with the Methodist Church and served as Mayor and County Judge. The first order of business for the new town government was to provide water to the town's residents. A reservoir and ditch were constructed for this purpose to bring water from

Sellers Creek to homes and businesses throughout town. The Town Board was very concerned about the town's appearance, so they built a park and passed an ordinance that created a contract with property owners to encourage the planting and protection of cottonwood trees. Street maintenance was also a big issue, and Castle Rock hired its first Street Commissioner, a man named Chris Schneider. Another important concern was the town's finances. Consequently, taxes were levied to provide money to run the town. Various issues arose in the early years, and one of the biggest controversies was between members of the Women's Christian Temperance Union and citizens who liked to frequent saloons. This resulted in the passage of many town ordinances intended to regulate the liquor establishments. The main concerns were hours of operation, license fees, saloon locations, public intoxication, etc.



George Triplett's residence in the foreground, is a 2-story foursquare design.

soon have a bank, a library and a high school. Changes in architecture became evident during this era as well. Brick storefronts appeared on Wilcox Street, particularly in the 300 block across from the courthouse. Popular styles for residences were one-story cottages and two-story foursquares.¹⁸



Water works pumping station in the foreground.

Both the town and the county became important employers as more and more local government positions were created. By the end of the century, another significant period came to a close as the residents of this new and bustling community approached the modern world that was headed their way.¹⁷

1900 to 1920s – Early Growth

The onset of the 20th century brought enormous changes to this small ranching community, making life much easier for most. Telephone service was available by 1900, and by 1910, Castle Rock had seven telephone operators. The town ditch was replaced with an underground pipe system in 1916, and the town soon began to provide sewer service. As a result, residents began to install indoor plumbing in their homes. By 1910, we had an Irrigation Engineer, Douglas Stewart, and two plumbers, Clarence Day and Julian White. Electricity was available by 1921, making it possible to own a truly modern home in Castle Rock. The town's first two electricians were George Oliver and Otto Schmidt. By 1920, the town had five mechanics, and most citizens were driving cars. By 1925, the highway from Denver to Colorado Springs was paved, and by 1930, we had a State Highway Inspector, William Kendall, living here. The decline of the quarry industry had changed the town forever, but by the time the quarries closed, ranches and businesses were well established, and most citizens had found their niche providing goods and services that were needed by all. Castle Rock would

The town's first official banking institution was The Douglas County Bank, which opened in 1902 in the old Cantril Courthouse at the corner of Fourth and Wilcox. This bank was originally chartered by the state of Colorado, but was converted to a national bank later the same year. The name was changed to The First National Bank of Douglas County in 1903, and in 1904, the bank constructed a large rhyolite building at the northeast corner of Third and Wilcox. This bank served the people of Castle Rock until 1933, when it closed permanently due to the Great Depression. Philip S. Miller, Castle Rock's largest benefactor of all time, attempted to reorganize this bank after it failed, but was unsuccessful. Two other banks offered competition to First National during the early part of the century. The People's Bank, later called The State Bank of Castle Rock, was opened in 1906 and closed in 1910. The Castle Rock State Bank, was opened in 1917 in the Enderud Building at the northeast corner of Fourth and Wilcox. In 1923, a new building was constructed on this site, and the bank continued to operate until 1932. The town purchased the Castle Rock State Bank building in 1936 and used it to house the Town Hall and library. In 1939 the Board of Trustees agreed to lease the building to a group of businessmen, led by Miller, who wanted to open another bank there. Castle Rock had been without a bank since First National closed in 1933, so this was a very popular idea. The result was The Bank of Douglas County, which existed for almost 60 years and became one of Colorado's most successful banking institutions. It was here that Mr. Miller made the fortune that would so greatly benefit the town and the county in years to come.

Had it not been for Philip Miller and his wife, Jessie (known by

Did you KNOW?



The average lot in downtown Castle Rock sold at auction in 1874 for \$45.

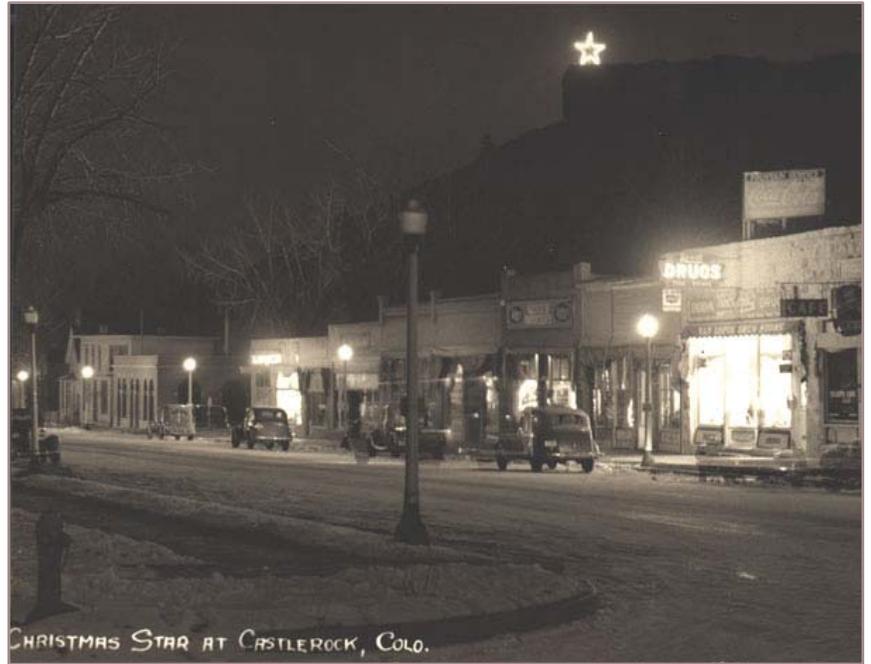


A rhyolite high school was constructed in 1910 on Wilcox Street.

everyone as Jerry), Douglas County certainly would not have the exceptional library system that it possesses today. It all began in 1929 when the Douglas County Women's Club decided to open a library. This library was run by volunteers and was only open one afternoon a week. It operated from many locations around town, including the courthouse, Cantril School and Town Hall. The Women's Club disbanded in 1956, leaving Castle Rock without a library. For the next 11 years, there was a bookmobile that traveled around town and a "basement library" that operated out of the librarian's home. In 1967, the Millers came to the rescue and made the dream of a Douglas County public library a reality. Over the next 20 years, the Millers donated more than \$600,000 to help finance library buildings, expansions, etc. The Douglas County Public Library opened in 1967 on Third Street while a permanent building was being constructed around the corner on Gilbert Street. The library resided at this location from 1968 to 1987 when the new Philip S. Miller Library building was constructed on Plum Creek Boulevard. This building sufficed until 2003 when the library moved to a larger facility in the old Safeway building on Wilcox Street.¹⁹

The people of Castle Rock have always been interested in education and have always wanted the best for their children. Three men from Douglas County were responsible for the passage of a bill that made a free, public high school education attainable throughout Colorado. It was State Representative James Frank Gardner who actually introduced the County High School Bill (HB 114) to the Legislature in 1897, but it was Representative Cole Briscoe who made it a reality. James Frank Gardner was the founder of Frankstown (now known as Franktown) and has been called the "Father of Douglas County." Gardner was the first Douglas County Clerk and Recorder in 1863 and then

went on to pursue a career in politics at many different levels. Cole Briscoe came to Castle Rock from Illinois and was the original owner of the ranch that would eventually become the Miller Ranch (owned by Philip and Jerry Miller). He served as Douglas County Sheriff before being elected State Representative. The State Legislature passed the high school bill in 1900 as a result of the perseverance and hard work of Briscoe and his friend, Frank Ball. Mr. Ball came to the area from Massachusetts to be a teacher and eventually served as the Douglas County Superintendent of Schools from 1894-1904. Ball and Briscoe recognized the need to consolidate the individual school districts so that a high school could be funded at the county level by all of the districts. Once the high school bill passed, state funding became available as well, and a new consolidated high school was constructed on Wilcox Street in 1907. The original structure burned and was replaced by a rhyolite building in about 1910. Today this building houses the school district offices. Ball and Briscoe were responsible for the organization of a high school that was open to all interested students throughout the county at no cost to their parents. As a result of their efforts, Douglas County would soon have one of



Castle Rock's first Starlighting took place in 1936.

the best school districts in the state. Today, it is still considered by many to be one of the best. The contributions of these two men also created another important employer. Census records indicate that 14% of the workers in Castle Rock were employed by the school district in 1910. By 1930, we had our first school bus driver.²⁰

1920s to 1940s – The Depression and War Years

Pre-World War II Castle Rock represents yet another interesting period in the history of this small-town community. Noticeable architectural additions were one-story Bungalows and two-story Craftsman style homes and garages. During the Great Depression and World War II, Castle Rock residents had many of the same experiences as everyone else in the country, but there were a few events that took place during this time that were unique to Castle Rock. In 1936, it was decided that a lighted Christmas star would be erected on top of The Rock in an attempt to raise the residents' spirits, which were extremely low due to the Depression, and to attract tourists. Everyone in town jumped on the bandwagon and helped to make this effort a reality. All the supplies were donated or paid for by various organizations, and numerous people gave their time to make sure this very important event took place. Men from the Works Progress Administration, who lived at the Civilian Conservation Corps camp, in what is now



High School graduating class of 1912.

Did you KNOW?



The Keystone Hotel was constructed in 1901 and once had a dance hall on the second floor.

Castle Oaks, designed the star. Castle Rock volunteer firemen carried everything that was needed to the top of The Rock and assembled the huge star that has been visible for miles around for the past 70 years. The star was not lit for four years during the World War II because of the rationing of electricity. When the war ended in 1945, the star was converted to a “V” as part of the town’s victory celebration. In 1998 and 1999, the bulbs were changed to blue and orange in honor of the Broncos’ Super Bowl victories. The star has been repaired several times over the years to make it stronger and safer, and the Castle Rock Fire Department still maintains it. The Starlighting ceremony is now sponsored by the Chamber of Commerce and is held every year on the Saturday before Thanksgiving. It has become a spectacular event, complete with choirs, speakers, Santa Claus, reindeer, a chili supper hosted by the fire department and many other activities for participants of all ages.²¹

An event that came as quite a surprise to the residents of Castle Rock was the tornado of 1937. The weather in this area is often unusual, but cyclones are not what people expect to see. This one ripped through the Downtown area, wreaking havoc on everything in its path. Trees were completely uprooted, garages and automobiles were totally destroyed, and there was extensive damage to many homes and businesses. The Christ Episcopal Church, Douglas County Mercantile and the high school on Wilcox Street were all hit by the storm. The town

received aid from several government agencies, and the Civilian Conservation Corps lent a hand to many in need.²²

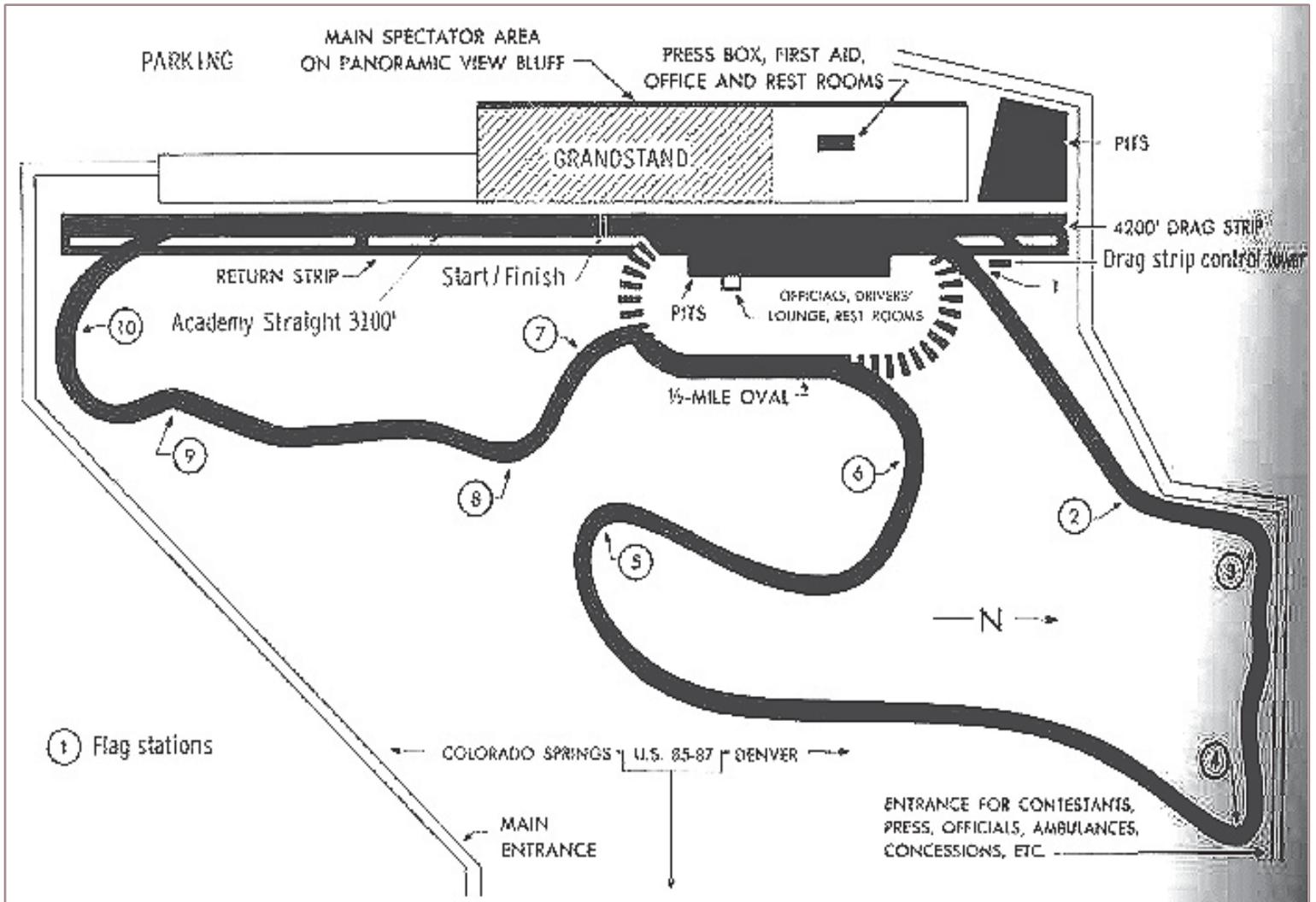
In 1946, another unexpected event occurred in downtown Castle Rock. In those days, this was a small, quiet community, boasting a very low crime rate. The Town Marshal, Ray Lewis, did not have an office or wear a uniform or even carry a gun. Lewis was called to the B&B Café on Wilcox Street after a fugitive who had murdered two Denver police officers was spotted by some of the customers in the restaurant. Lewis attempted to apprehend the criminal, but instead, Manuel Perez shot and killed the marshal. Perez was subsequently arrested, tried for murder and lived out the remainder of his life in prison in Canon City. He injured one of the men who helped restrain him and left a bullet hole in the tin-paneled ceiling of Castle Rock’s historic B&B Café. This hole in the ceiling acts as a perpetual reminder of that fateful day in Castle Rock. Ray Lewis left behind a wife and four young children, but many generous benefactors, including Philip Miller, made donations to ensure the welfare of his family.

1940s to 1980s – Small-Town Life

Between World War II and the 1980s, Castle Rock continued to prosper as a small agricultural community. The town’s first tract housing was constructed along the east side of Gilbert Street after the war. The highway that connected Denver and Colorado Springs traveled through the middle of town along Wilcox Street until the 1950s. The Town Board fought to keep it in this location. Ultimately the town lost this battle and in 1952 the town entered into an agreement with the State Highway Department to participate in the construction of a bypass on the west side of town. The north portion was completed in 1954, and the south part was open by 1958. This was the roadway that would become part of a new interstate highway in the 1960s and forever change the dynamics of this small-town community. Interstate 25 was completed from Castle Rock to Denver in 1963 and from Larkspur to Castle Rock in 1968. An excellent highway system and the town’s location halfway between two large cities placed it in a perfect position to become home to many commuters in the years to come.²⁴



A 1925 aerial view of Castle Rock, prior to the construction of Interstate 25.



The Continental Divide Raceway opened in 1959.

Things were still pretty quiet in Castle Rock in the 1950s, so the opening of a drive-in theater was an exciting event. The “47 Drive-In” was built and operated by Marion Gieskieng and was located on the northeast side of The Rock where Oakwood Park sits today. Before the drive-in was constructed, movies were shown in the auditorium at the high school on Wilcox. The screen at the drive-in sat in a natural bowl on the north end of the property, facing south. In those days, you could drive cars up on The Rock, so many of the customers ventured up to the high ground while movies were being shown. The driveway into Oakwood Park Professional Center is the original road into the drive-in, and there was a concession stand located where the office buildings are today. Children used to play in the area as well. The theater was torn down in the mid 1970s prior to the development of Oakwood Park. This area consists of residences and medical buildings and was developed in the late 1970s. This left Castle Rock without a movie theater, but there was another form of entertainment located just south of town that attracted patrons from all over the front range.²⁵

This was the Continental Divide Raceway (CDR), which opened in 1959 in what is now Dawson Ridge. Originally, a large arena, complete with hotel, airstrip and lake, was planned for this location as a venue for most major Denver sporting events. The deal fell through, but Colorado Motor Raceways stepped in and financed the racetrack portion of the project. A promoter named Sid Langsam owned the property, and the track operated under his auspices until he died. In 1978, the property was sold to another racing company, and the name was changed to CDR Techtrack. The raceway continued to operate until the property was sold to a developer in the early 1980s. After that, the track was torn up to install streets and utilities for a housing development that has never materialized. The racing facility consisted of a 2.8-mile closed circuit track for sports cars, a half-mile banked oval for stock cars and a 4,200-foot drag strip. Motorcycle races were held at this facility as well. The grandstand could accommodate 5,000 fans

and sat on a hill with a view of the entire course. Additional spectator areas could hold many more people, and the parking lot could accommodate 30,000 cars. Many well-known racers appeared here over the years, including Evel Knievel during the summer of 1972. This facility put Castle Rock on the map in the days when people in Colorado were beginning to realize that it was more than a fuel stop along the new highway.²⁶

If people were surprised by the tornado of 1937, they were completely unprepared for the 20-foot wall of water that came crashing down Plum Creek in the summer of 1965 and left Castle Rock completely cut off from the outside world. It all started with a tornado in Palmer Lake, followed by a torrential



The flood of 1965 shut down transportation to and from town.



The Tyson Family were homesteaders on East Plum Creek.

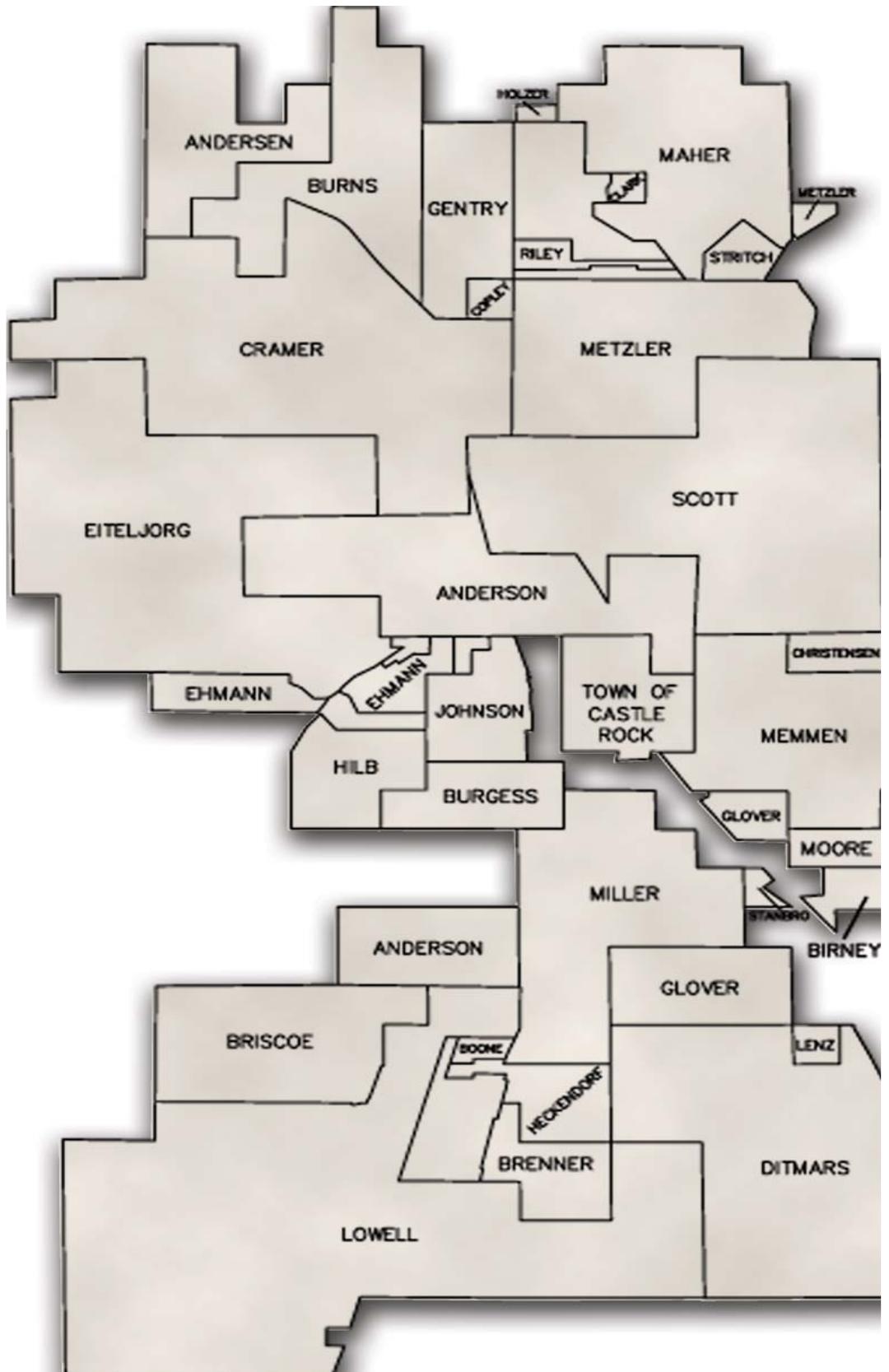
rainstorm that caused the creeks to overflow. The highway and all the bridges between Denver and Castle Rock were washed out. Transportation was shut down for weeks south of Denver. Helicopters were used to bring in supplies and transport people across Plum Creek. Ranchers used their horses for transportation. Homes, businesses and trailer parks suffered huge losses. The area affected by the flood was declared a disaster area, and Congress soon provided funding for the Chatfield Dam, which was constructed in the late 1960s to control flooding of the South Platte River. Douglas County Libraries describes the 1965 flood as “the greatest calamity in Colorado history,” and it was certainly the most devastating since the flood of 1864, which is the first recorded flood in this area. Nineteen people lost their lives during that earlier disaster, including the Tyson family, who were homesteaders on East Plum Creek just south of what is now the Town of Castle Rock.²⁷

Tragedy struck the people of Castle Rock, again in 1978, when their beloved courthouse became the victim of arson and was so badly damaged that it had to be demolished. This stately stone structure, with its large clock tower, stood proudly in the center of the town square for 88 years before meeting its fate at the hands of a teenager trying to create confusion in an attempt to release a friend from jail. The building had been placed on the National Register of Historic Places in 1976, but sadly, the girl who was responsible for its demise, Rose Ann Lucero, probably had very little appreciation of the enormous piece of history that she so hastily destroyed. Many wonderful photographs of this special building remain, and those

who were lucky enough to see it before it burned have fond memories of the landmark that was such an important part of the community for so many years. The town square remains, and the county has another building on the site. Many important events still take place there, but to those who have lived here for more than 30 years, it will never be the same.²⁸

In 1980, something happened that would forever benefit both Castle Rock and Douglas County. Philip and Jerry Miller created a perpetual trust worth more than \$30 million for the benefit of several deserving entities. Philip Miller was a shrewd businessman who knew how to turn money into more money, yet he and his wife always lived very simply. They never had any children of their own, but included in their trust were two children’s hospitals and Douglas County High School. Also included were the library, the Town of Castle Rock, Douglas County, the Castle Rock Fire Department, the Douglas County Fair and the 4-H Council.

Jerry Miller passed away in 1987, and Philip Miller died in 1995 shortly before his 100th birthday. After his death, the Bank of



Did you KNOW?

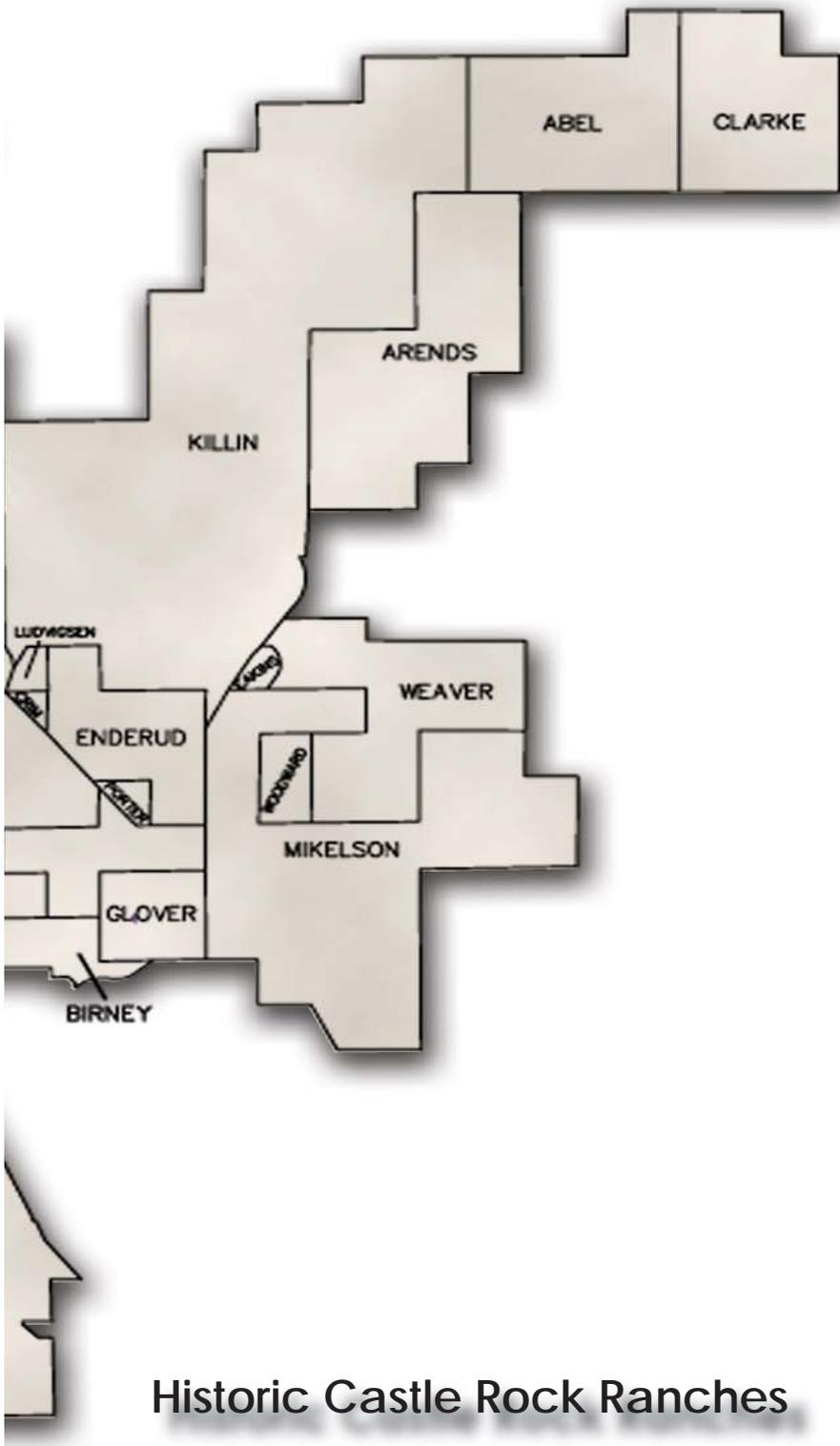


Castle Rock was completely isolated during the flood of 1965 and people were evacuated by helicopter.

Douglas County was sold, and the trust funds became available. Mr. Miller was a kind and generous person in life, the trust he left for the benefit of everyone in Douglas County is a legacy that will live on and continue to make this an even better place to live.²⁹

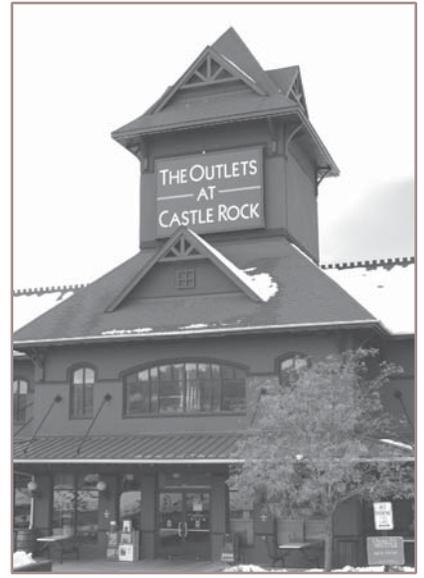
1980s to Present – Growth and Development

The most current chapter in Castle Rock's history began in the



Historic Castle Rock Ranches

early 1980s when most of the land that is now within the town limits was ranch property or undeveloped ground that had been purchased by developers. The map below depicts the large family ranches that existed prior to their annexation to the town. The old-timers who held on to their property, some for several generations, began to reap the rewards for their hard work and dedication, as they sold their property to developers who built housing developments and commercial projects. These developments would serve the influx of people who would move here over the next 25 years.



The Outlets opened in 1992.

Many of these transplants became commuters to Denver and Colorado Springs. Others came here to work and become involved in the community. The population of the town has quadrupled during this time, and Castle Rock has been transformed into a bustling community, with a large selection of homes, businesses, fast food restaurants and a wealth of other amenities, while maintaining a low crime rate and excellent school system.

Today's architecture is varied and represented in numerous types of residential and commercial styles located throughout the town. In 1992, the Castle Rock Factory Shops opened on the north end of town. A large commercial district has grown up around it, providing jobs and tax revenues to this fast-growing community.

While similar to many American bedroom communities, Castle Rock is a truly special place. It possesses an ideal location, magnificent mountain views and a moderate climate, as well as a historic downtown, with many exciting shops and restaurants. Some of the original buildings are gone, but several gems still exist in the Downtown area and the Craig and Gould neighborhood. A preservation ordinance, adopted by the Town Council in 1994, and a Historic Preservation Board, created the same year, help to protect these areas. In 1996, the Castle Rock Museum opened in the old Denver & Rio Grande Depot building on Elbert Street. As the community continues to grow and develop, the Castle Rock Historical Society works closely with the board and the museum in an attempt to help preserve the town's history for future generations.

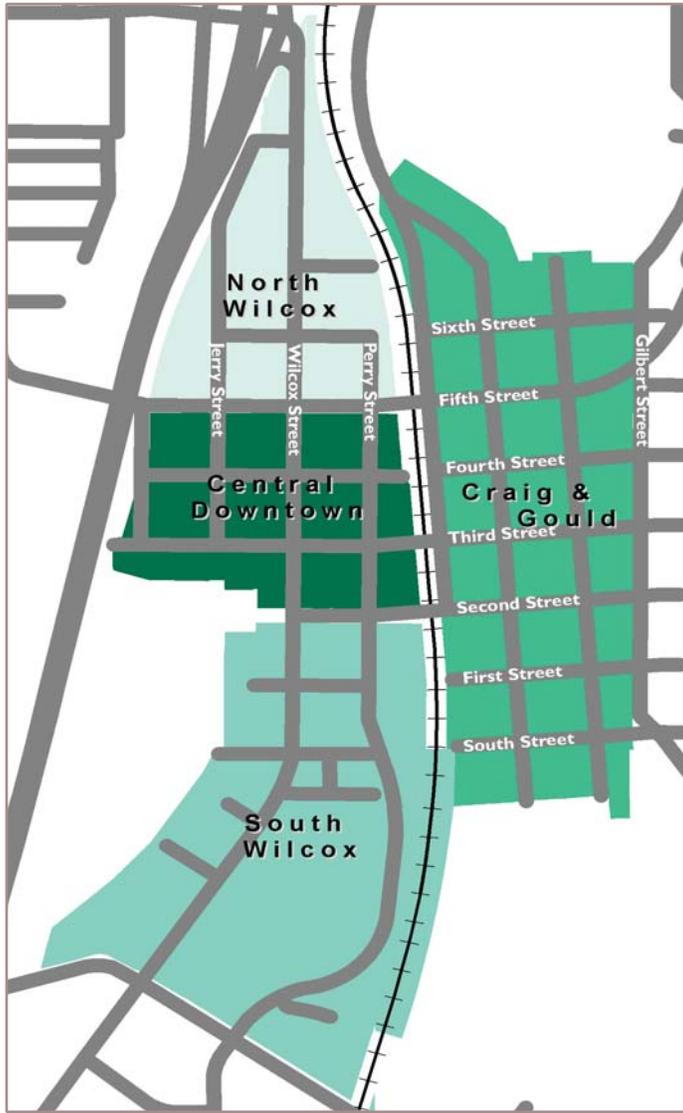
Present-day Castle Rock faces many of the same issues that plagued the town when it was first formed: growth, water supplies, housing choices, etc. A dedicated group of people gives time and energy on a daily basis to the effort of solving these problems and making the Town of Castle Rock an even better place to live and work.³⁰

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CHARACTER OF DOWNTOWN NEIGHBORHOODS

Downtown Castle Rock can be divided into four distinct areas, North Wilcox, Central Downtown, South Wilcox, and the Craig and Gould neighborhood. Each area has distinct characteristics, buildings and streetscapes that



House, the Douglas County School District administrative offices, built as the first high school in town, and the various cottages, bungalows and their outbuildings. Although located just outside of this area, The Rock, Castle Rock's namesake, is a visible topographic and historic presence.



Mature cottonwood trees can still be found along North Wilcox.

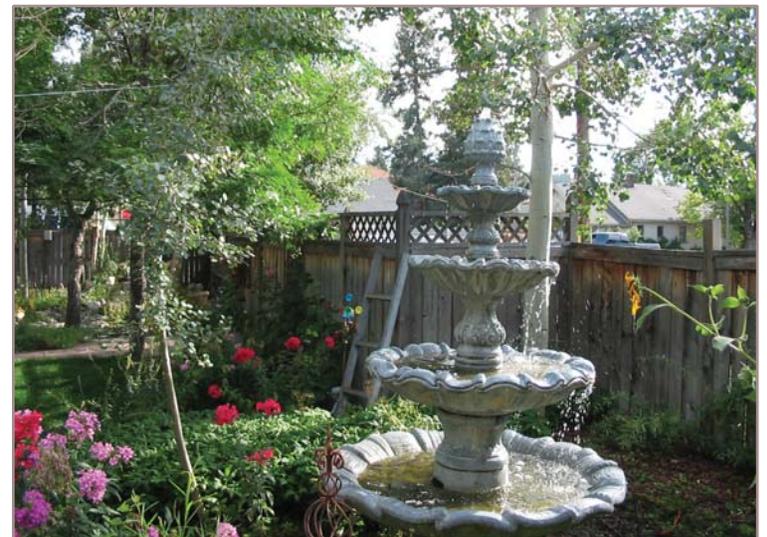
Local and regional transportation are dominant features of this relatively small area.

Wilcox Street bisects the area, north and south. Interstate 25, Perry Street and the railroad act as man-made barriers to other sections of the town. In order to traverse these transportation corridors, three major links have been constructed in this area: the Fifth Street overpass, the Perry Street flyover and the Wolfensberger Road bridge. The streets in this part of town are generally wide and the sidewalks narrow. Overhead power lines are evident throughout the area. The lot setbacks vary, however large paved parking lots set in front of commercial buildings

are worthy of preservation. The South Wilcox area, although partially included in the Downtown historic area, no longer has historic significance to the town's early history. Conversely, the Craig and Gould neighborhood is the largest geographic area that still maintains a high degree of historic significance and integrity.

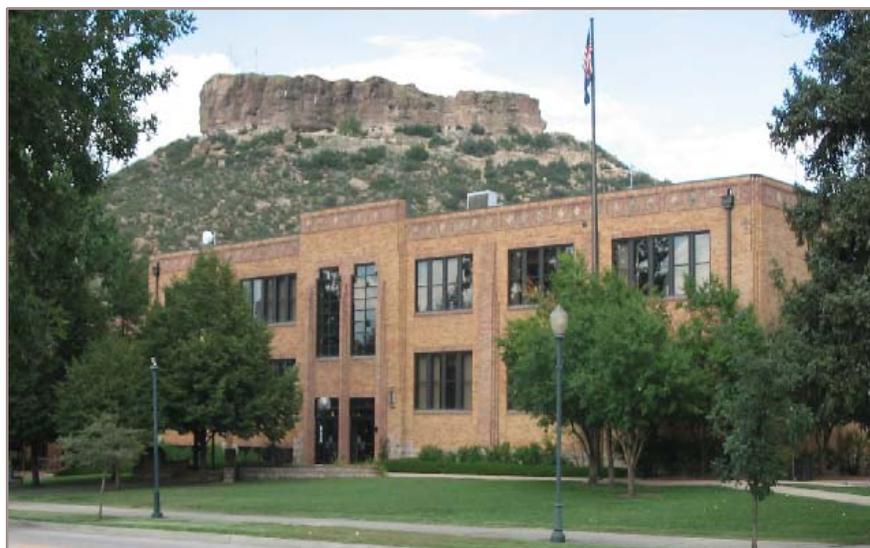
North Wilcox

North Wilcox is the area west of the Denver & Rio Grande Railroad, east of Interstate 25, north of Fifth Street and south of Wolfensberger Road. An aerial view shows a triangular area with a traditional street and alley grid system. North Wilcox is a gateway to the downtown. Historically significant buildings include the Augustine Grill, also known as the Leonard



A water fountain and flowers accent a restaurant patio.

are common. Residential buildings are set back by modest, landscaped front yards. Traditional street lamps with acorn-style globes line the sidewalks and some mature cottonwood trees and evergreens still remain in the street right-of-ways. Stamped concrete crosswalks add character to the area. The only examples of public art in the Downtown area are located here, serving as modest gateway features.



The Douglas County School District office building originally functioned as a high school, until Douglas County High School was constructed.

The scale and placement of the signage is generally oriented to the automobile traffic. The types of signs include wall and window signs, freestanding monument signs, banners, projecting wall signs and electric signs. Small, wooden freestanding signs are typical in front yards of the historic houses that have been converted to businesses.

North Wilcox is an area of mixed use with many hidden treasures. Strip malls and small shops offer services, retail and dining opportunities. Re-use of existing buildings and former residences has been successful. The former high school at 620 N. Wilcox Street now serves as the administrative offices for the Douglas County School District; the Augustine Grill at 519 Wilcox, built as a private residence, has functioned as a restaurant for more than 40 years; and many of the modest cottage-style homes now operate as charming

specialty retail shops. Many businesses cater to motorists providing gasoline and convenience stations, bank drive-up windows and strip malls with significant up-front parking. Residential properties, in the form of single and multifamily dwellings, still exist in the area, some clearly visible on the primary streets, while others are situated more inconspicuously on side streets or alleys. An observant pedestrian will find many quaint cottages, renovated garages and flowered gardens located off alleys and in rear lots.

Historic architecture includes Folk, Classic Cottage and Bungalow styles from the late 1800s and early 1900s and the prominent civic architecture of the school district offices. The simple designs and small scale of the residential houses are indicative of the modest, working-class people who built these homes. The one-story homes often feature dormer windows, front porches or front entry porticos, and hipped or gabled roofs. The exterior walls are predominantly clapboard. Decorative porch and window features, as well as gable shingles and wide eaves are distinctive elements of the architecture still visible in the area. In the 1930s, the Minimal Traditional



Classic Cottages reflect a modest working class.

style became evident with the modest features used over the previous decades. However, with this new style, the automobile was accommodated with the construction of one-stall garages, generally located off of the alleyways. Many of the older structures remain today, with little or no alterations. The outbuilding located at 519 N. Wilcox Street is an example of Castle Rock Folk style. Well-preserved examples of the Classic Cottage are found at 518 and 522 N. Wilcox Street



Successful re-use of a Folk style building.

Commercial architecture typical of late 20th century commercial styles has come to dominate most of Wilcox Street. Small strip malls and office buildings, built in the 1970s and 1980s, are common. Setbacks vary, however, most have asphalt parking lots dominating the front set back.

Two and three-story brick apartment buildings serve the multifamily niche. As with the commercial structures, the building style is representative of the 1970s and 1980s.

The Character Elements of North Wilcox

Elements to Preserve

- Traditional street and alley grid system
- Natural environment: The Rock
- Northern gateway to downtown
- Public art that enhances historic preservation
- On-street parking
- Modest, landscaped front yards
- Pedestrian-oriented lighting
- Mature streetscape and private landscaping
- Decorative crosswalks
- Mixed uses
- Hidden architectural treasures: quaint cottages, renovated garages, flowered gardens located off of alleyways and in rear lots
- Successful re-use of older buildings
- Small specialty shops
- Residential style: simple design, small scale, one-story, dormer windows, front porches, decorative porches and window features, front entry porticos, hipped or gabled roofs, clapboard, gable shingles, wide eaves and single stall garages generally off alleyways

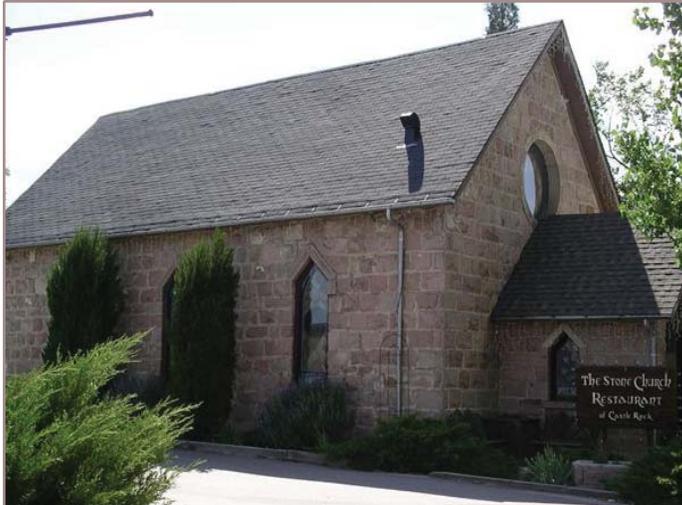
Elements to Phase Out

- Overhead power lines
- Large parking lots in front setbacks
- Freestanding backlit signage
- Strip mall design
- Automobile-oriented businesses: fueling stations, convenience stores, strip malls with paved parking in front setback
- Commercial architectural style of 1970s and 1980s
- Narrow sidewalks

Central Downtown

Central Downtown is the area west of the Denver & Rio Grande Railroad, east of Interstate 25, south of Fifth Street and north of Second Street. An aerial view shows an area of traditional street and alley grid system. Sellars Creek enters from the southeast, follows the southern boundary and merges with Plum Creek just before crossing under Interstate 25. A portion of the Castle Rock Trail system runs parallel to Sellars Creek. The area is bisected north and south by Wilcox Street, which serves as a primary traffic corridor through town.

The Central Downtown contains significant historic areas such as the Courthouse Square, the Denver & Rio Grande Railroad right-of-way and the mixed-use development along Perry, Jerry and Elbert Streets. Much of the early commercial,



The Old Stone Church Restaurant, originally St. Francis of Assisi Catholic Church, is an example of the Gothic Revival style.

economic and social history of the town developed within this area. Many historic buildings and locally designated landmarks are located in this section of the Downtown area such as the Masonic Lodge, Castle Café, Old Stone Church, B & B Café, 1st Bank, Cantril Courthouse, Victoria's House, Owens House, City Hotel, Inspiration House and The Barn with adjacent Grain Elevator.

Additionally, three properties, the Denver & Rio Grande Depot at 420 Elbert Street, the Masonic Lodge at 300 Wilcox Street and the Castle Café at 219 and 223 Fourth Street, are listed on the National Register of Historic Properties. This area contains the highest concentration of significant properties outside of the Craig and Gould neighborhood.



The roof form of the Grain Elevator is reflected in the newer building at 200 Perry Street.

North and south bound traffic on Wilcox and Perry Streets, as well as the I-25 corridor on the western boundary of the Central Downtown, make the automobile a prominent element. Street parking is accommodated via on-street angle in and parallel spaces. Most off-street parking is located behind buildings, however, some large parking lots exist in the southern portion of this area. The public right-of-ways consist of wide streets, narrow sidewalks and paved alleyways. Residential lots have modest front yards and commercial buildings are generally at a zero lot setback. Large, established cottonwood trees once shaded

this area, but disease, development and natural elements have significantly reduced the numbers. Trees have been replanted along the sidewalks. Traditional lampposts, also set along the sidewalks, provide the street lighting. The trees and lampposts located in the public sidewalks act to further reduce the width of the pedestrian way.

Decorative stamped concrete crosswalks highlight the pedestrian crossings. Fabric awnings have been added to some of the older commercial structures. Overhead power lines remain a visible feature throughout this area.



Trees and lamp posts reduce the width of the sidewalks.

There is no overall standard or theme for signage in the Downtown area, therefore, signs exist in all sizes and types. For example, there are wall signs, projecting wall signs, awning signs, electric signs, freestanding signs, and window signs. The scale of the signage is both automobile and pedestrian-oriented, but generally designed to catch the attention of the motoring public.



The Inspiration House at 313 Third Street has an old west "boomtown" false front.

The area supports a variety of public and private mixed uses, including government, commercial, office, retail and residential. The offices of the Douglas County government dominate Wilcox Square in the 300 block of Wilcox Street. The town Fire Department Headquarters is located in the

400 block of Perry Street. Retail shops and moderately priced restaurants are scattered throughout the area, many located in historic buildings. Single-family and multi-family units are also located throughout the area. The single-family homes are representative of early residential development in the Downtown area and have been converted to businesses over time. Re-use of former residences has been a successful means of enhancing the variety of businesses.

The architecture is as varied as the uses, with a mix of older historic buildings, dating to the late 1800s, and newer commercial structures along Perry Street, constructed in the late 1990s and early 2000s. The scale is generally small:



Originally Douglas County Mercantile Lumber Warehouse at 400 Third Street, is re-used today as The Barn, houses 20 plus antique shops.

predominantly one and two-stories, with the exception of Reyn Rock Apartments, the county administration buildings and the commercial development on Perry Street, which are five stories and three stories, respectively.

Residential styles are primarily vernacular wood frame, dating to the late 1800s, clad with clapboard, and typically one to two-stories. The simple residential styles reflect the working class people, with small porches, minimal ornamentation and windows, brick chimneys and one or two shingled gables.



Early 20th century commercial in the 300 block of Wilcox Street.

Commercial styles include vernacular masonry, Gothic Revival, Italianate, and 19th and 20th century commercial reflecting different periods of significance in the town's history. All styles used construction materials available locally, especially rhyolite, brick and wood. Vernacular masonry design (1860s to present) such as Castle Café, originally the Keystone Hotel, was constructed in 1901 of rock-faced stone blocks or decorative carved stone, featuring two-story height and arched windows.

The Old Stone Church, originally Saint Francis of Assisi Catholic Church constructed in 1888, exemplifies Gothic Revival style of the 1870s, with steeply pitched roofs, two-story height and arched windows. The best

example of Italianate design of the late 1800s, is the Masonic Lodge, originally the First National Bank of Douglas County, constructed in 1904. Again, the two-story height is typical, with a flat or low pyramidal or hipped roof, tall, narrow windows with arches or rounded tops and elaborate cornices or wide roof overhangs with decorative brackets. The 19th and 20th century commercial style is recognized in the 300 block of Wilcox. One-story brick structures are predominant, with flat roofs and recessed windows or entryways. The large, storefront display windows allow for natural light and make goods visible. Red stone or brick is typical of the 19th century style, while beige brick with red or brown brick trim is reflected in the 20th century style.

Newer commercial construction, found in the 400 block of Perry Street, has drawn from existing historic architectural features reflected in older construction, such as roof forms, eaves and brackets, door and doorways and windows. Although the scale is slightly larger, the incorporation of historic elements makes the new construction compatible with the older buildings in the Central Downtown area.



The scale and character elements of the Central Downtown are reflected in the new commercial structures along Perry Street.

The Character Elements of Central Downtown

Elements to Preserve

- Traditional street and alley grid system
- Natural environment: Sellars and Plum Creeks, Plum Creek Trail system
- Presence of historic and landmarked buildings
- Off-street parking located behind buildings
- Modest, landscaped residential front yards
- Remnants of cottonwood tree-lined streets
- Tree revegetation
- Traditional pedestrian-oriented lampposts
- Decorative crosswalks
- Successful re-use of older buildings
- Scale is small: One and two-story older buildings, two and three-story newer buildings
- Residential: simple styles, clapboard, single story, small porches, ornamentation, few windows, brick chimneys, one or two shingled gables, dormers, porticos, bay windows, decorative brackets, turned porch posts, wide eaves, wood and stone materials
- Mixed uses: private, public, retail, office, residential, service
- Commercial: zero setback, fabric awnings, brick, wood and rhyolite, decorative carved stone, arched windows, low, pyramidal or steep pitched roofs, tall, narrow windows, elaborate cornices, wide roof overhangs, decorative brackets, recessed windows or entryways, storefront display windows, red stone or brick, beige, red, or brown brick trim

Elements to Phase Out

- Large paved parking lots in front setback
- Narrow sidewalks
- Overhead power lines
- Varied sign types, scales, etc.
- Freestanding backlit signage

South Wilcox

South Wilcox is the area west of the Denver & Rio Grande Railroad, east of Interstate 25, south of Second Street and north of Plum Creek Parkway. An aerial view shows a significant departure from the grid system of streets and alleys of the Downtown area, although remnants of the traditional grid and alley system can be found west of Wilcox Street. Lower-density, larger-lot commercial development is a predominant feature of this area. Plum Creek, its flood plain and associated Prebble's Mouse habitat, make up the western one-third of the area, which remains undeveloped.

South Wilcox is the southern gateway to downtown Castle Rock. There are no locally designated historic properties located within the South Wilcox area. There are, however, some places of some historical interest. An early reservoir, supplying water for the town, was located near the confluence of Plum



The South Wilcox area contains lower-density, larger-lot commercial development with large off-street parking in the front setback.

natural corridor for the town's trail system and creates a clear boundary line with the more historic Downtown area to the north. Plum Creek, west of Wilcox Street, provides an excellent habitat for urban wildlife and the protected Prebble's Mouse.

The automobile is a dominant force in shaping the streetscape in this part of town. Wilcox Street bisects the area and transitions travelers from the northbound off ramp of Interstate 25 into the

Downtown area. The building setbacks vary. There are large paved parking lots located in the front setback of many commercial sites. Numerous driveways provide access to parking and businesses. The irrigated right-of-ways adjacent to the sidewalks support grass, low shrubs and young trees. The traditional style of lampposts found in the Downtown area also exist as part of the streetscape.

The bridges over Sellars Creek on Wilcox and Perry Streets are nicely detailed with



Bridges accented with rhyolite stone link the South Wilcox area to the Central Downtown. Landscaping accentuates the natural features of the area.

local rhyolite stone and provide a functional and compatible architectural link to the more historic downtown. Sellars Creek provides a lush greenbelt. A portion of the Castle Rock Nature Trail winds along the creek and is used by pedestrians and cyclists alike.

Creek and Sellars Creek. A local newspaper advertisement of the period touted the reservoir as a lake resort offering boating, bathing and refreshments.

Natural features and the resulting topography are distinct elements. The two creeks, Plum and Sellars, traverse this section of town. The greenbelt provided by Sellars Creek is a

Small areas for outdoor public gathering and seating are located at the library, the gazebo and the trail access path near the bridge on Wilcox Street.

Public and private businesses make up the types of land uses in this part of town. Town Hall, the Police Station, the Philip S. Miller Library and the U.S. Post Office are found here. There are any automobile-oriented businesses



A shaded picnic table adjacent to the pedestrian trail.



The Sellars Creek floodplain creates a wildlife habitat.



New construction incorporates traditional materials.

Newer construction, such as the Police Station, Town Hall, Walgreens and 18 S. Wilcox Street, has incorporated the scale, materials and features found in the architectural styles of the Central Downtown area. The use of brick, awnings, window arches and surrounds and porticos are examples of historically compatible features that have been used in the new construction.



Traditional style street lighting is consistent with that found in the other downtown neighborhoods.

operating, including sales, service, parts, refueling and car wash bays. Office buildings are randomly located throughout. There are very few small retail shops and residential uses are virtually nonexistent. There are also few restaurants, with the exception of The Union and some fast food varieties. Re-use has occurred as exemplified by the Philip S. Miller Library, previously Safeway, and The Union, previously Pino's Place.

The South Wilcox area has changed dramatically over time, so much so that this part of the town is no longer considered historic. Continued change is anticipated as elements of the Downtown Plan are incorporated.

The predominant style of architecture is typical of 20th century commercial as reflected in office buildings and strip retail centers. The retail buildings are set on large footprints and set back a significant distance from the street. Metal warehouses and concrete prefab tilt up service bays are located along South and Briscoe Streets.



Retail buildings are set on large footprints with easy automobile access.

The Character Elements of South Wilcox

Elements to Preserve

- Southern gateway to downtown
- Natural environment: Plum Creek and Sellars Creek, flood plains and urban wildlife habitat
- Lush Plum and Sellars Creeks greenbelts
- Castle Rock Trail system
- Landscaped right-of-ways
- Decorative rhyolite bridges connecting to Central Downtown
- Newer commercial construction incorporating scale, materials and features of the Downtown area: brick, awnings, window arches, porticos
- Connection to the creeks

NOTE: This area is separate and distinct from the historic Downtown area. Preservation of historic elements is less of a priority, therefore, no elements are identified as "Phase Out."

Craig and Gould

The Craig and Gould neighborhood is the residential area east of the Denver & Rio Grande Railroad, west of Gilbert Street, south of The Rock and north of the Douglas County Fairgrounds. This neighborhood contains more historically



The Hammar House, above, and the Cantril School, below, are on the National Register of Historic Places.

significant structures, with a relatively high degree of integrity, than any other area in town, and likely in the entire county. Additionally, there are two properties that are listed on the National Register of Historic Properties: Hammar House at 203 Cantril Street and the Cantril School at 320 Cantril Street, although more structures are likely eligible. The original entrance to the Douglas County Fairgrounds is located at the southern end of Lewis Street. The old Franktown Road, Highway 86/Fifth Street, traverses the northern section of the neighborhood creating a barrier and dividing the neighborhood in two.

The Craig and Gould neighborhood has the characteristics of an older established residential area. The streets are wide and the structures are set back from the roadway. The landscape is mature and the old cottonwoods provide abundant shade and ample habitat for urban wildlife: squirrels, birds, etc. The detached sidewalks, traditional acorn-style lampposts and modest front yards maintain a human scale and are inviting to pedestrians. Picket fences parallel the sidewalks in many places. Garages are generally removed from the streetscape and



The roads are wider in the Craig and Gould neighborhood, with most structures set back farther from the road.

set off the alleyways. Nicely maintained landscaping and home improvement projects reflect a pride of ownership and enhance the charm of the area.

The town recently completed major infrastructure improvements to the water and sewer lines, the streets and

sidewalks. Bulb-outs were added to the corners as traffic-calming features and to improve pedestrian safety. Landscaping was added to the street right-of-ways and traditional street lamps were installed throughout the neighborhood. The public investment in the neighborhood has encouraged improvements to private property.

The land use in this section of town is predominantly single-family residential; however, modern multi-family units can be found dispersed throughout the neighborhood. There have been several residential remodels, as well as new construction projects, that have taken place over the last few years. Institutional uses such as schools and churches can be found here as well. Philip S. Miller built Castle Rock's first library in this neighborhood. An example of a successful re-use project, the former library building has since been converted and now serves as a preschool. A small amount of commercial and industrial uses exist in the area adjacent to the railroad tracks along Front Street.

The early residents built simple homes, constructed using local materials and completed at a modest expense. The homes were generally one or two-stories and set back on the lot.



Vernacular wood frame and masonry styles featured a gabled roof, minimal ornamentation and front porches.

During the 1870s and 1880s the architectural designs expanded to include Italianate, Gothic Revival and the Classic Cottage. The Italianate design is exemplified in the Holcomb House at 220 Lewis Street. This two-story home has tall, narrow windows and decorative roof supports. The Hammar House at 203 Cantril Street

is Gothic Revival and has the characteristic steep pitched roof, elaborate wood trim, window surrounds and portico.

The Classic Cottage and the Foursquare designs date to the late 1800s and early 1900s. The Classic Cottage, also found in the Central Downtown area, continued to reflect the simple needs and modest finances of the residents. A single-story structure, constructed primarily with clapboard walls, it typically displayed a small front porch, flared eaves, shingled gables, a dormer, brick chimneys and decorative windows. The Foursquare also became a popular design with its two-story design and full front porch. The Cantril House at 221 Cantril Street is an example of the Foursquare design, although additions have somewhat lessened the appearance of the Foursquare architecture.



The Holcomb House at 220 Lewis Street is a good example of Italianate style architecture.



A Classic Cottage with dormers, hipped roof and small porch.

During the period from 1910 through the 1930s, the Bungalow and Craftsman styles were introduced. The modest one-story Bungalow and the two-story Craftsman featured low-pitched gabled roofs, dormer windows, eave brackets, decorative porch brackets, brick chimneys and full front porches. New building materials were introduced in the 1920s, including stucco and brick, but clapboard remained prevalent.



The Foursquare design, as seen in the Cantril House, was popular at the turn of the century.

Did you KNOW?



In 1890, newcomers to Castle Rock resorted to living in tents due to the housing shortage.

In the post-Depression and post-war 1940s and 1950s modernism began to appear. Styles remained simple, but designs began to accommodate the automobile. Synthetic siding was introduced. Architectural features continued to include small front porches, porticos, dormers, wide eaves, gable shingles, brick chimneys and turned porch posts.



The one-story Bungalow style homes were often built with stucco and brick, but clapboard remained popular.

The Character Elements of Craig and Gould

Elements to Preserve

- Traditional street and alley grid system
- Many historically significant structures
- Original entrance to Douglas County Fairgrounds
- Wide streets
- Modest to generous setbacks
- Mature landscaping, shade trees providing habitat for urban wildlife
- Detached sidewalks/boulevards
- Traditional acorn-style lampposts
- Human scale, pedestrian friendly
- Picket fences
- Garages off alleyways
- Resurgence of pride of ownership
- Predominantly single-family residential with some multi-family
- Residential: simple designs, local materials (wood and stone), one to two-stories, gabled roofs, minimal ornamentation, front porches, tall, narrow windows, decorative roof brackets, steep pitched roofs, window surrounds, porticos, clapboard, shingled gables, dormers, and brick chimneys
- Public uses interspersed (schools/churches)

Elements to Phase Out

- Large scale commercial and industrial uses inconsistent with the neighborhood character

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GOALS, POLICIES, AND STRATEGIES

This section will serve as the blueprint for decision making, action items and projects the town needs to accomplish. The foundation of the Plan is a set of four goals based upon the broad concepts of identification, preservation and protection of the town's historic resources. The goals seek to ensure compatibility of new structures within the historic context of our existing structures, encourage preservation activities through incentives and develop partnerships and programs to promote the town's history.

Each goal is supported by a set of policies and strategies. The policies will help guide future decisions made by the town as related to the town's historic and cultural resources. The strategies function as implementation steps that identify projects and tasks that must occur in order to achieve the overall goals of the Plan. If there are no strategies associated with a policy, that policy is meant to stand alone and guide the town when making decisions regarding future projects, activities or capital improvements with the potential to impact historic resources.

Goal 1 - To safeguard and preserve the heritage of the town by historical designation of those buildings, districts, objects, sites and structures that reflect significant elements of the town's history.

Policy 1.1 – Identify and inventory all historic resources within the Town of Castle Rock through historic surveys.

Strategy 1.1.1 – Leverage town funds with available grants to survey all properties within the Downtown area.

Strategy 1.1.2 – Identify, map and survey key historic resources outside the Downtown area including quarries, former town sites, homesteads, Civilian Conservation Corps camps (CCC), trails, territorial roads, etc.

Policy 1.2 – Prior to development of properties outside of the downtown historic core, historic and archeological sites, areas and resources within such properties shall be identified and surveyed.

Strategy 1.2.1 – Revise the zoning and subdivision regulations to require the submittal of a Historic Inventory and Impact report as part of the development review process. If historic resources are identified, they should be documented and integrated into the project, if feasible.

Policy 1.3 – Significant historic resources (buildings, sites, etc.) shall be protected through landmark designation. Resources should only be designated as a landmark if they are historically significant and retain a high degree of integrity, either existing or after restoration. Areas within the town that maintain a high degree of context should be preserved as a whole through historic districts and be eligible for the benefits and protections of historic designation.

Strategy 1.3.1 – Revise the Historic Preservation Ordinance to strengthen the designation criteria so that only truly significant resources receive protection. Structures or sites should meet multiple designation criteria.

Strategy 1.3.2 – Revise the Historic Preservation Ordinance to provide a procedure for the formation of historic districts. Work with owners of properties to establish historic districts where appropriate.

Strategy 1.3.3 – Establish conservation areas within the downtown for areas not designated a Historic District, but display a high degree of context and integrity. Contributing structures in these areas should receive additional protection from demolition. Design review shall be required for new development within these areas and local incentive programs for restoration and rehabilitation shall be available for contributing structures, making future designation possible.

Strategy 1.3.4 – Work with the school district to designate important educational buildings within the community.

Strategy 1.3.5 – Pursue historic designation for all appropriate publicly owned historic properties, such as quarries and CCC camps.

Strategy 1.3.6 – Explore the desirability and feasibility of land acquisition for an historic park within Castle Rock. As an alternative to demolition, historic structures may be relocated to the park, where they could remain in a contextually sensitive setting.

Policy 1.4 – The town shall focus its preservation efforts and resources on properties built or established in or prior to 1945.

Policy 1.5 – Public dollars shall not be used to cause the demolition of a property deemed to be historically significant and/or eligible for local, state or national registers if a physically and financially feasible alternative exists.

Policy 1.6 – Alternatives to demolition of buildings and objects to accommodate private or public-sector proposals must be considered for structures either located in a conservation area, found to be historically significant through a historic survey inventory, or otherwise deemed to be eligible for the local, state or national registers. Examples of alternatives, in order of descending preference, include:

- Redesigning the project to minimize the impact, if physically and financially feasible;
- Incorporating the structure or site into the overall design of a project;
- Encouraging adaptive re-use of the structure or site;
- Relocating the structure(s) on the property;
- Relocating the structure(s) on another property with similar context;
- Relocating the structure(s) to an historic park;
- Encouraging and permitting salvage of the structure and/or significant architectural features;
- Documentation (pictures and text) of the site prior to demolition.

Strategy 1.6.1 – Revise the Historic Preservation Ordinance to permit adequate time to evaluate alternatives to demolition.

Strategy 1.6.2 – Revise the Historic Preservation Ordinance to prohibit demolition and relocation of historically designated buildings or objects prior to the issuance of a building permit for new development.

Strategy 1.6.3 - Revise the Historic Preservation Ordinance to require owners or developers to submit an affidavit demonstrating proof of construction financing prior to demolition or relocation of historically designated buildings or objects to ensure that structures are not prematurely compromised if funding or other approvals are not obtained.

Policy 1.7 – Properties listed on the local, state or national register shall not be demolished or relocated, unless economic or physical hardship is demonstrated.

Strategy 1.7.1 – Revise the Historic Preservation Ordinance to incorporate demolition hardship criteria for designated structures.

Policy 1.8 – Structures or sites that have been identified as noncontributing to the town’s history shall be allowed to be demolished without public review.

Strategy 1.8.1 – The town shall develop and maintain a list of contributing and noncontributing structures within the Downtown area. Such list will be on file with Development Services.

Policy 1.9 – The downtown’s historic landscape should be protected in conjunction with new development and public projects. If trees are lost, the property owner or the town should immediately replace them with an appropriate street tree.

Strategy 1.9.1 – Incorporate a street tree replacement requirement or program within the town’s Landscape Regulations.

Strategy 1.9.2 - Develop a list of recommended trees to be used for revegetation. New street trees should require less water than the historic cottonwoods, but should possess similar characteristics to provide shade and comfort.

HISTORIC DESIGNATION

Historic designation is a governmental process to identify and create listings of certified historic resources on a local, state or national level. Depending on the level of designation, there are varying benefits and protections available to the property owners.

National Register

Established in 1966, the National Register of Historic Places is the official list of the nation’s historic and cultural resources. Properties listed are significant and worthy of preservation because of an event or person, an architect or style of architecture represented, or the site has made a significant contribution to the broad patterns of our history.

The list is maintained by the Secretary of the Interior, and it contains individual properties or larger districts. National Register listing provides several benefits including: 1) recognition that the resource is nationally significant, 2) protection under the “Section 106 Review” process for all federally funded projects, which is designed to minimize the likelihood that federal funds would damage a nationally recognized property, 3) eligibility to receive 20 percent tax credits on rehabilitation projects for income-producing properties

or charitable deduction for an easement on the facade of the building, and 4) qualification for available grant and loan funding. Listing on the National Register does not protect the property from alterations or demolition.

National Landmarks

National Historic Landmarks (NHL) are a rarefied subset of the buildings and sites listed on the National Register of Historic Places. The NHL program was begun in 1935 to identify buildings that possess exceptional value in illustrating the nation’s heritage. Only 3 percent of all buildings on the National Register are worthy of this designation. These NHL properties are extremely significant to the history of the United States and a very formal review process, controlled by the National Park Service, is required for properties to receive this designation. Federally funded projects that will impact National Historic Landmarks must go through an additional level of scrutiny.

State Register

The Colorado State Register of Historic Properties is a listing of the state’s significant cultural resources worthy of preservation for the future education and enjoyment of Colorado’s residents and visitors. Properties listed

in the State Register include individual buildings, structures, objects, districts, and historic and archaeological sites. The State Register program is administered by the Office of Archaeology and Historic Preservation (OAHP) within the Colorado Historical Society. The Society maintains an official list of all properties included in the State Register. Properties that are listed in the National Register of Historic Places are automatically placed in the State Register. Properties may also be nominated separately to the State Register without inclusion in the National Register. Listing on the State Register does not provide any protection from alterations and demolitions.

– Colorado Historical Society

Local Register

This level of designation is eligible for both state and local incentive programs and offers the most protection to a historic site. Buildings that are designated as individual historic sites or contributing to local historic districts, may not be demolished, unless permission has been granted from the Historic Preservation Board. The Historic Preservation Board also reviews alterations to historic properties in accordance with the town’s Historic Preservation Ordinance.

Goal 2 – Ensure new development preserves or enhances the character of the Downtown and the Craig and Gould areas.

Policy 2.1 – Infill development within identified conservation areas, the Craig and Gould neighborhood, established historic districts, or adjacent to individually designated structures shall be designed to respect the context and design of their neighboring structures.

Strategy 2.1.1 – Develop design standards, to be used in conjunction with existing guidelines, for the conservation areas based upon the F.R.E.S.H. design concepts for proper infill design. Design standards should include build-to lines, minimum transparency requirements, etc.

Strategy 2.1.2 – Revise the Historic Preservation Ordinance to require design approvals by the Historic Preservation Board within designated conservation areas, historic districts and the Craig and Gould neighborhood.

Policy 2.2 – Signage in the Downtown area should be pedestrian-oriented and reflect the architectural styles of the buildings; freestanding monument signs are not appropriate for traditional commercial building design, but may be approved for residential front yards at an appropriate scale. Historic, nonconforming signage should be allowed, if it can be demonstrated that the signage existed on the building during the building’s period of significance.

Strategy 2.2.1 – Revise the town’s Sign Regulations to allow for the proper types of signs within the Downtown area.

Policy 2.3 – Infill development on predominantly historic blocks with residential building character shall maintain a residential appearance.

Policy 2.4 – Revise zoning in the Downtown area and Craig and Gould neighborhood so it is not a deterrent to preservation.

Strategy 2.4.1 – Evaluate the current zoning in the Craig and Gould neighborhood. Conduct public outreach to examine the existing zoning and determine the appropriateness of industrial, multi-family and duplex zoning in the neighborhood. Amend the Zoning Regulations to update uses by right and uses by special review.

Strategy 2.4.2 – Evaluate a transition zoning for office use along portions of Front Street that would maintain residential character.

Policy 2.5 – The historic streetscape in the entire Downtown area shall be restored through public and private investment, as new development occurs.

Strategy 2.5.1 – Revise the Landscape Regulations to require the replacement or planting of appropriate street trees.

Policy 2.6 – Civic projects must not destroy or detract from the historic fabric of the Downtown area.

Strategy 2.6.1 – Coordinate with Capital Improvement Project Managers to ensure projects do not adversely impact identified historic resources. Develop alternatives, where feasible.

Did you KNOW?



Cows ran at-large in downtown until outlawed in 1898.

HISTORIC PRESERVATION INCENTIVE PROGRAMS

Many programs on the local, state and national levels are available to owners of designated properties to help with the cost of rehabilitation and restoration of the property.

Preservation Tax Credits

Federal and state tax laws provide tax incentives for historic preservation projects that follow the Secretary of the Interior’s Standards for Rehabilitation. The federal government offers a 20 percent investment tax credit for the approved rehabilitation of certified historic buildings that are used for income-producing purposes as well as a 10 percent

credit for certain other older buildings. The state offers a similar 20 percent state income tax credit based on \$5,000 or more of approved preservation work on designated properties. There is a \$50,000 maximum credit per qualified property. – *Colorado Historical Society Web Site*

State Historic Fund Grants

The State Historical Fund (SHF) was created by the constitutional amendment allowing limited gaming in the towns of Cripple Creek, Central City and Black Hawk. The amendment directs that a portion of the gaming tax revenues be used for historic preservation throughout the state. Approximately \$15 million is available for

distribution annually, and funds are distributed through a competitive process. All projects must demonstrate strong public benefit and community support. Grants vary in size, from a few hundred dollars to amounts in excess of \$100,000. The Fund assists in a wide variety of preservation projects including restoration and rehabilitation of historic buildings, architectural assessments, archaeological excavations, designation and interpretation of historic places, preservation-planning studies, and education and training programs. A 25 percent cash match is required, although 50 percent is typical. – *Colorado Historical Society Web Site*

Goal 3 – Develop and provide incentives for the preservation, restoration and adaptive re-use of historic properties.

Strategy 3.1.1 – Explore and implement other innovative incentives such as use-tax waivers for rehabilitations, transferable development rights, property tax freezes, or other appropriate incentive programs.

Strategy 3.1.2 – Work with Douglas County or private institutions to implement joint programs, such as property tax freezes and no-interest loans for historic districts.

Strategy 3.1.3 – Designate town staff as a point of contact that will assist property owners with grant applications, building permits and other improvement options.

Strategy 3.1.4 – Develop comprehensive incentive packages, utilizing existing programs, for property owners to restore building facades.

Goal 4 – Promote the town’s history to foster public support, appreciation and understanding of historic and archeological resources through public education and partnerships.

Policy 4.1 – Partner with local businesses, public entities, service organizations and schools to provide information and educational resources related to the town’s history and historic resources.

Strategy 4.1.1 – Continue to update the existing Downtown area walking brochures and create new tours for the remainder of town.

Strategy 4.1.2 - Establish a historic preservation speaker series for educational workshops.

Strategy 4.1.3 - Work with the Douglas County

Preservation Board, Castle Rock Historic Society, and the Douglas County History Research Center to continue to document local history.

Strategy 4.1.4 - Work with local newspapers, DC8 and other media outlets to feature stories about historic preservation, successful renovation projects and increase overall awareness of the history of Castle Rock.

Strategy 4.1.5 – Sponsor workshops and speakers to inform the public about restoration techniques and the town’s history.

Strategy 4.1.6 – Create a partnership between the school district and the town to create more educational opportunities regarding the history of Castle Rock.

Strategy 4.1.7 – Inform property owners of the significance of their property once researched.

Strategy 4.1.8 – Educate the public on the economic benefits and incentives of historic preservation.

Strategy 4.1.9 - Work with the Chamber of Commerce to promote Castle Rock as a heritage tourism destination.

Policy 4.2 - Develop, support and promote methods to educate and communicate local history to residents and visitors.

Strategy 4.2.1 – Create a comprehensive signage program throughout the community for buildings, sites and geological features.

Strategy 4.2.2 – Create a Web site that promotes the history of the community.

Strategy 4.2.3 – Continue to fund the Castle Rock Museum.

Strategy 4.2.4– Support the formation of an advocacy group to promote and implement historic preservation.

Colorado Historic Foundation Revolving Loan Fund

The State Historic Fund created the Colorado Historic Foundation (CHF) Revolving Loan Fund to help provide an additional source of income in the form of low-interest loans to recipients of SHF Grant recipients. Generally, loans less than \$100,000 and greater than \$750,000 will be considered in unusual circumstances.

Historic Preservation Easements

A Historic Preservation Easement is a limited right in the property granted by the owner to another party. It is a way of ensuring that

historic properties are forever preserved. Easements can be for just the façade of the building, the building’s interior, or the entire property. In exchange for easements, the property owner receives financial compensation in the form of a charitable tax deduction. Only properties located in a National Register District or individually on the National Register are eligible for the deduction.

State Historic Fund Grant Cash Match

Properties applying for SHF grants through the town may be eligible for cash-match assistance from the town. The town will match 50 percent of the required individual cash match for SHF grant projects.

These are generally available for larger restoration projects.

Local Grant Program

Locally designated properties can receive local grants for rehabilitation and restoration projects. The amount available is 50 percent of the project cost, up to \$2,000. Larger amounts will be considered on a case-by-case basis.

Local Real Property Tax Rebates

Owners of locally designated properties are eligible for refunds of the town’s portion of their property tax. Contractual requirements are necessary to qualify for the rebates.

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CONSERVATION AREAS

The Downtown area has significantly changed over the last 30 to 40 years. Before the large annexations of the 1980s, most of the community's growth was directed in and around the Downtown area. This resulted in the demolition of some of the town's significant buildings and sites and disruption in the historic fabric of the Downtown area. Excluding the Craig and Gould neighborhood, the Downtown area has little historic context left. However, there are distinct pockets within this area that still maintain a degree of context. These areas have been identified as locations where the town needs to concentrate its energy to ensure that historic structures and neighborhood character are maintained. Conservation areas are the smaller geographic areas within the larger downtown that have a substantial amount of congruous historic structures that maintain a high degree of historic significance and integrity.

Conservation areas have several purposes:

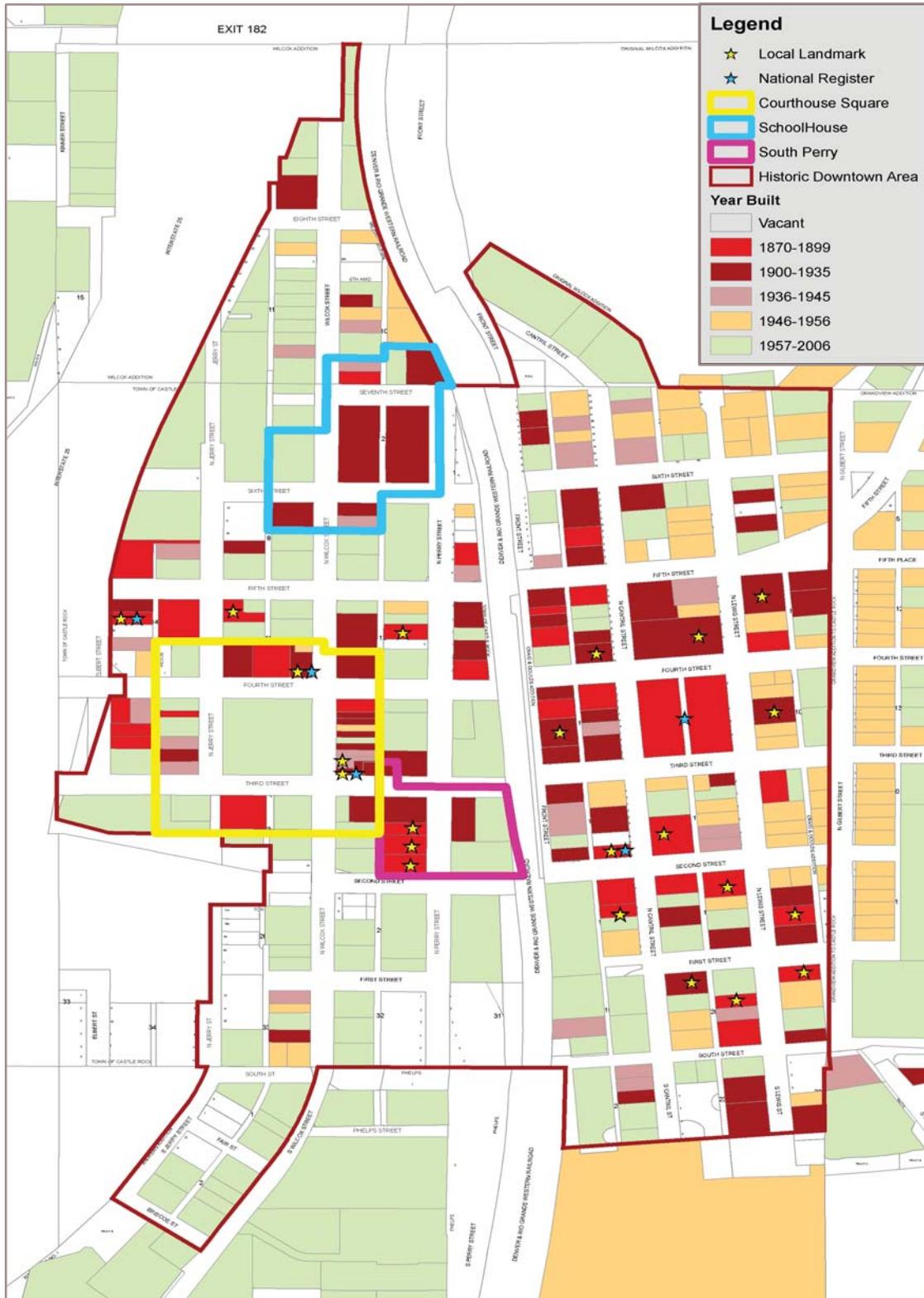
- To focus the efforts and authority of the Historic Preservation Board on design and demolition review.
- To work with property owners to rehabilitate and restore historic facades utilizing a variety of historic incentive programs.



A landmark plaque identifies the Jacob Kroll House.

- To insure compatible building design for new construction within these areas through existing guidelines and new standards.
- To work towards cooperative landmark designation or historic district status of all significant structures within these areas.

Downtown Castle Rock Age of Existing Structures



Within a conservation area there are contributing and noncontributing structures. A contributing structure retains a high degree of historic significance and/or integrity, as well as meeting age requirements. A noncontributing structure is generally newer, has no historic relevance to the area, or has been altered to an extent that all historic elements have disappeared and cannot be reconstructed.

Conservation areas will be used as a tool to protect and enhance the historic character of these areas over time, with the cooperation of property owners through public and private partnerships. Contributing structures within these areas will be allowed to take advantage of local historic preservation incentive programs, regardless of designation status in exchange for rehabilitating, restoring and protecting historic facades.

Three conservation areas have been identified in the Downtown area. They are the Wilcox School Area, located on North Wilcox Street, the Courthouse Square Area, located around the present day Douglas County administration building, and the Perry Street Area, located between Second and Third Streets along Perry Street. Each of these areas is significant for unique reasons and represents different periods within the town's history.

Wilcox School Conservation Area

This area includes and surrounds the Wilcox School building, now occupied by Douglas County School District and used as administrative offices. In the 1900s, the building was enlarged with the construction of a brick expansion that wraps around

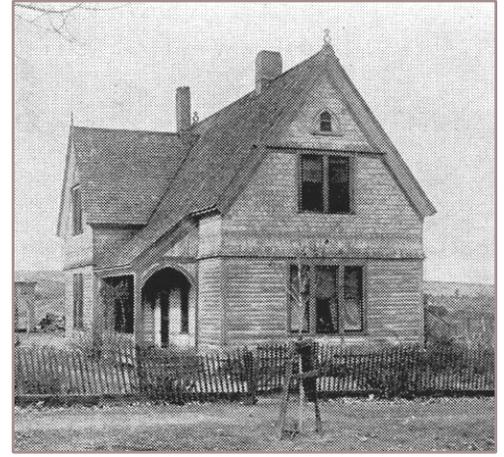


The Classic Cottage, at 522 Wilcox Street, was built in 1912.

3 sides of the structure. The original building was a two-story rhyolite building with a hipped roof. The old school building can still be seen from Perry Street.

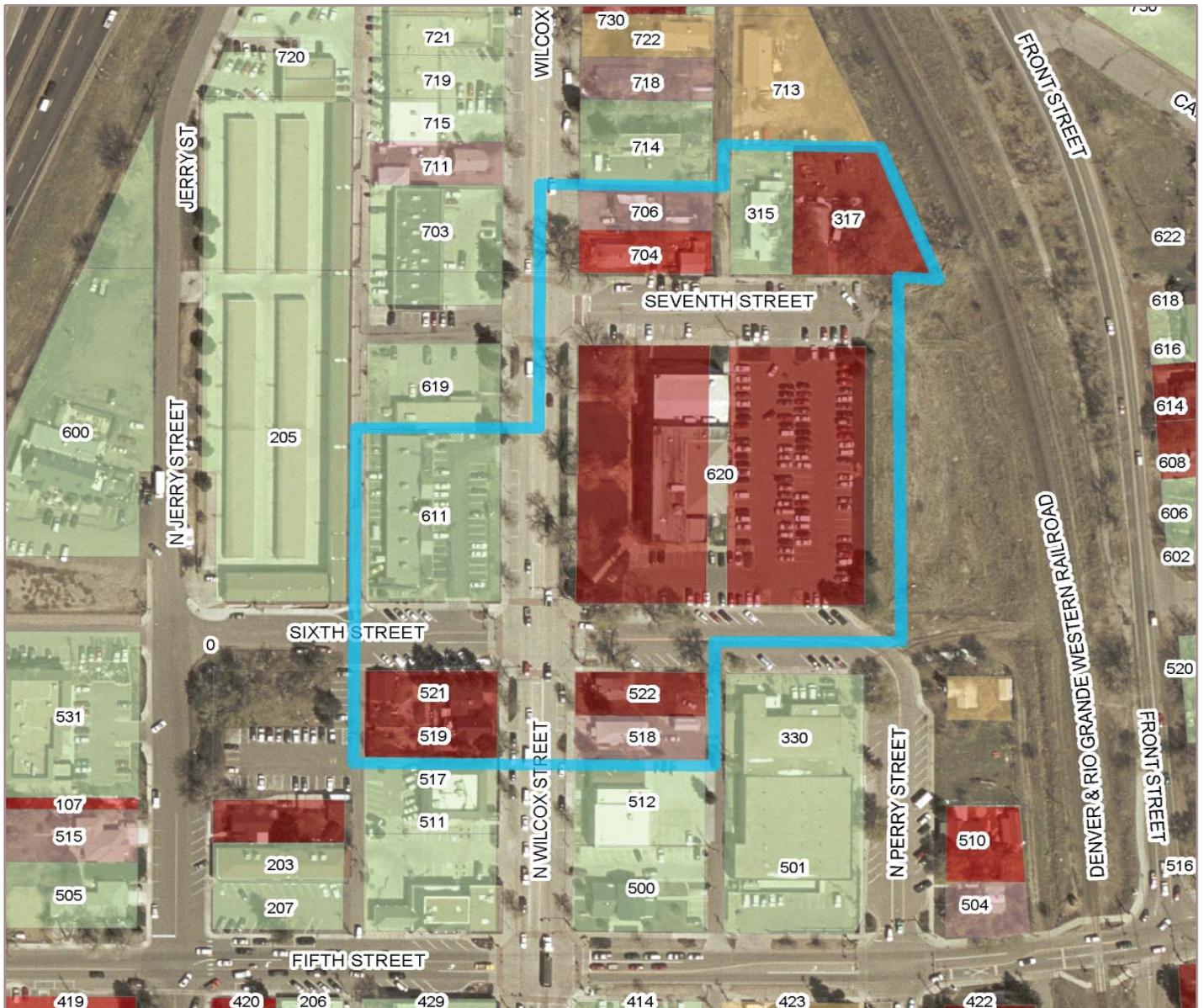
Surrounding the Wilcox School is the remains of the

old north downtown residential neighborhood. The remaining residential structures include examples of one-story Classic Cottages, modest Bungalows and several other vernacular styles. Today many of these buildings are occupied by businesses as successful re-use projects. The structures maintain a high degree of integrity, especially pertaining to context, landscape and unaltered structures.



The Augustine Grill, formerly the Leonard House at 519 Wilcox Street.

Boundaries of the Wilcox School Conservation Area



See color legend on page 56.

WILCOX SCHOOL CONSERVATION AREA PROPERTIES

Address	Year Built	Contributing	Designated Landmark	Potential Landmark
315 Seventh St.	1970	No	No	No
317 Seventh St.	1922	Yes	No	Research Needed
518 N. Wilcox St.	1936	Yes	No	Yes
519 N. Wilcox St.	1870, 1902	Yes, Yes	No	Yes
522 N. Wilcox St.	1912	Yes	No	Yes
620 N. Wilcox St.	1911	Yes	No	Yes
704 N. Wilcox St.	1897	Yes	No	Yes
706 N. Wilcox St.	1939	Yes	No	Yes



*Hackett Funeral Home
213 Fourth Street*

The character of this area includes one and two-story brick and stone commercial structures with decorative cornices and brickwork constructed at zero setbacks. The residential buildings have small front yards and simple one to two-story gabled roof lines. The Douglas County administration building has a large front yard that faces Wilcox Street, with some of the oldest cottonwoods in the area.

The Square also remains the center of Douglas County government. The first Douglas County courthouse, known as the Cantril Courthouse, is located at 324 Wilcox Street, and the modern Douglas County Administration building is located in the middle of the Square.



*Holcomb & Whitney Hardware Store
312 Jerry Street*

COURTHOUSE SQUARE CONSERVATION AREA PROPERTIES

Address	Year Built	Contributing	Designated Landmark	Potential Landmark
210 Third St.	1880	Yes	No	Yes
211 Fourth St.	1885	Yes	No	Yes
216 N. Wilcox St.	1969	No	No	No
221 N. Wilcox St.	1976	No	No	No
223 Fourth St.	1908	Yes	Yes	N/A
240 N. Wilcox St.	1970	No	No	No
300 N. Wilcox St.	1904	Yes	Yes	N/A
301 Jerry St.	1940	Yes	No	Yes
301 N. Wilcox St.	1981	Yes	No	No
302 N. Wilcox St.	1938	Yes	Yes	N/A
305 Jerry St.	1902	Yes	No	Yes
306 N. Wilcox St.	1941	Yes	No	Yes
307 Third St.	1920	Yes	No	Yes
308 N. Wilcox St.	1909	Yes	No	Yes
309 Jerry St.	1940	No	No	No
309 Third St.	1920	Yes	No	Yes
310 N. Wilcox St.	1993	No	No	No
312 N. Wilcox St.	1923	Research Needed	No	Research Needed
313 Jerry St.	1958	No	No	No
314 N. Wilcox St.	1948	No	No	No
316 N. Wilcox St.	1908, 1921	Yes, Yes	No	Yes
319 Jerry St.	1887	Yes	No	Yes
321 Jerry St.	1975	Research Needed	No	Research Needed
324 N. Wilcox St.	1875	Yes	No	Yes
330 Third St.	1900	Research Needed	No	Research Needed
402 N. Wilcox St.	1922	Yes	No	Yes
406 Jerry St.	1924	Research Needed	No	Research Needed
407 Jerry St.	1960	No	No	No
407 N. Wilcox St.	1952	No	No	No

Perry Street Conservation Area

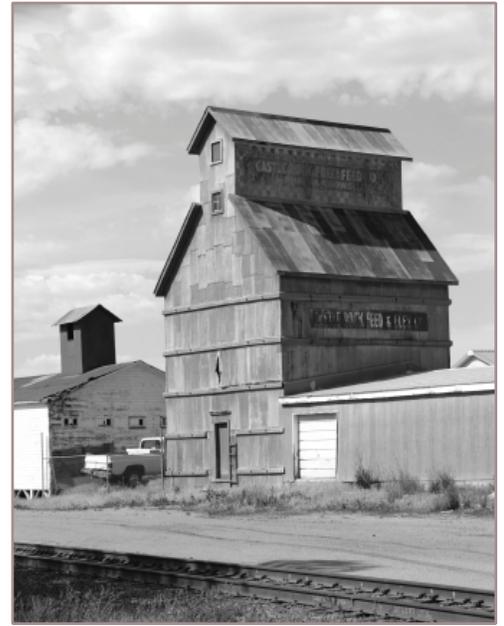
Perry Street was the original main street of the community. South Perry Street was mixed-use from its origins, with both residential and business uses. Today this area retains structures dating from the 1800s to the turn of the century. Vernacular residential structures are found on the west side of the street



207 Perry Street

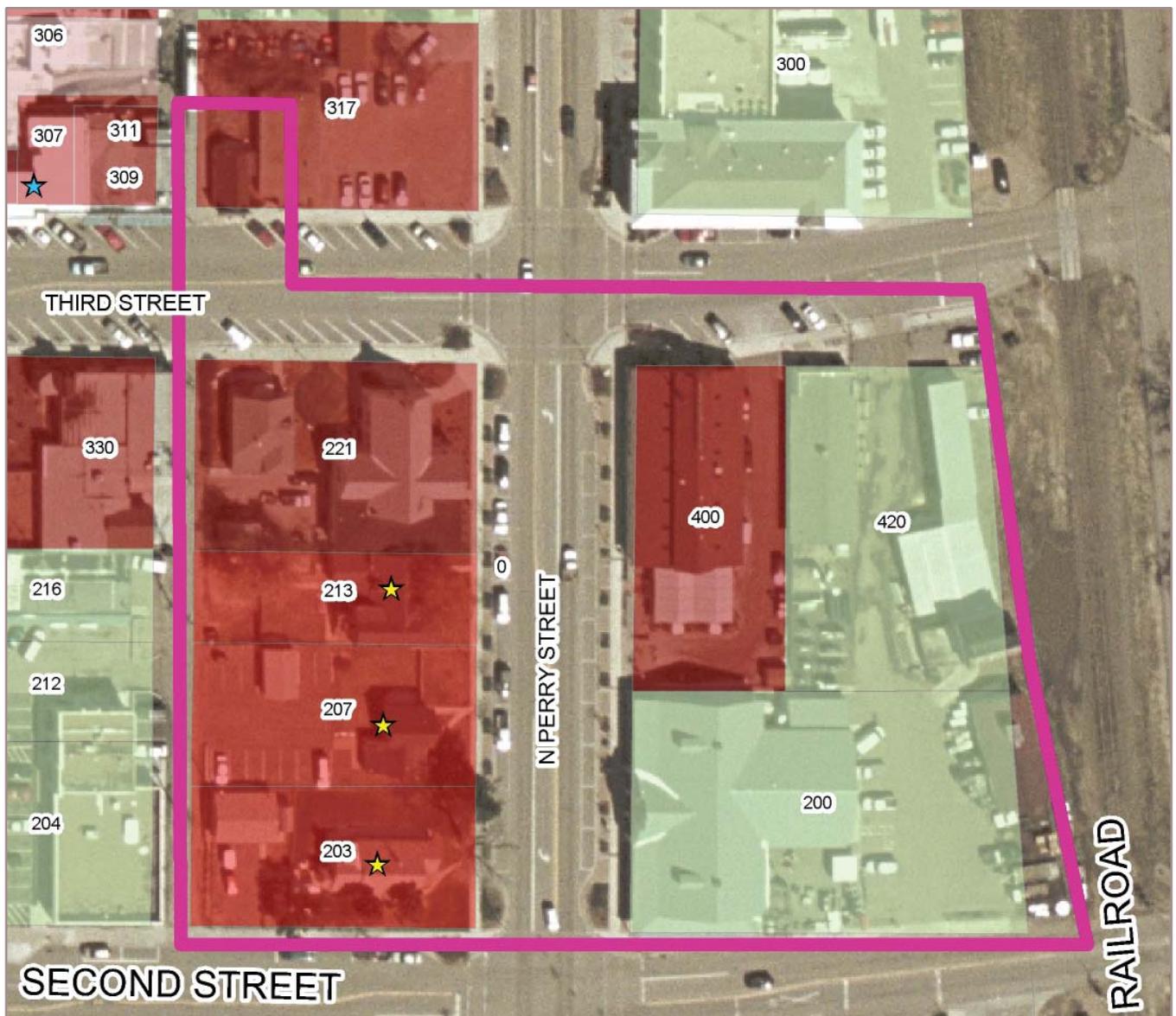
and a variety of historic and modern industrial style buildings are located on the east side. Douglas County Mercantile, later Richardson Lumber was located at 400 Third Street.

The building now houses The Barn and has many adjacent accessory buildings, including the original grain elevator. The newer Castle Rock Feed and Western Wear building, at 200 Perry Street, complements the lumber building by the using the monitor roof form. The west side of the 200 block of Perry features two landmarked historic houses, the Owens House and a church.



Grain Elevator
420 Third Street

Boundaries of the Perry Street Conservation Area



See color legend on page 56.

PERRY STREET CONSERVATION AREA PROPERTIES

Address	Year Built	Contributing	Designated Landmark	Potential Landmark
200 N. Perry St.	2000	No	No	Research Needed on Outbuildings
203 N. Perry St.	1887	Yes	Yes	N/A
207 N. Perry St.	1871	Yes	Yes	Yes
213 N. Perry St.	1880	Yes	Yes	N/A
221 N. Perry St.	1925	Yes	No	Yes
221 N. Perry St.	1925	Yes	No	Yes
317 Third St.	1908	Yes	No	Yes
400 Third St.	1905	Yes	No	Yes
420 Third St.	1905, 1967	Yes, No	No	Yes, No

Craig and Gould Neighborhood

The Craig and Gould neighborhood meets the criteria of a conservation area, however the area may also meet the criteria for designation as a historic district. During the public outreach process associated with the development of this Plan, there was considerable interest expressed in pursuing district designation for this historic neighborhood.

A historic district is a formally recognized area where all contributing structures are treated as designated landmarks and protected as such. A significant period of time may elapse between the adoption of this Historic Preservation Plan, the approval of legislation that allows for the formation of historic districts, and the submittal of an application for district designation by the residents. For that reason, the Craig and Gould neighborhood will be subject to regulations pertaining to design review by the Historic Preservation Board.

Craig and Gould Neighborhood Landmarked Properties



Kroll House
110 Lewis Street
Circa 1887



Hammar House
203 Cantril Street
1881



Sellars House
22 Lewis Street
Circa 1876



Upton Treat Smith House
403 Cantril Street
1902



Cantril School
300 East Cantril Block
1897



Christ's Episcopal Church
615 Fourth Street
1906



Kirk House
620 Second Street
1882



Hunter House
418 Lewis Street
1917



Maxwell House
15 Lewis Street
1898



Dyer House
208 Cantril Street
1875



Doepke House
20 Cantril Street
1904



Hammond/Remley House
111 Cantril Street
1888



Bruess House
312 Lewis Street
1924



Richardson House
310 Front Street
1883

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DEVELOPMENT STANDARDS

Protecting the historic character within conservation areas is paramount. An improperly designed infill building could significantly compromise the character of an area and detract from their historic neighbors. The town adopted comprehensive design guidelines in 2002 with *Castle Rock Design*. A similar design guideline book, *Castle Rock Style*, focuses on historic buildings. New construction that is designed in accordance with the guidelines will complement the historic character of the Downtown area, however guidelines are voluntary in nature. Throughout the public participation process, the concept of design standards was discussed. A design standard is a mandatory requirement that must be followed when designing a building. The public voiced concern that design standards not be overly burdensome to property owners and must not stifle creativity. As such, the concept of F.R.E.S.H. infill design philosophy was introduced to the work group. The concept includes and illustrates all of the necessary elements needed to ensure contextually sensitive infill buildings.

WHAT IS F.R.E.S.H.?

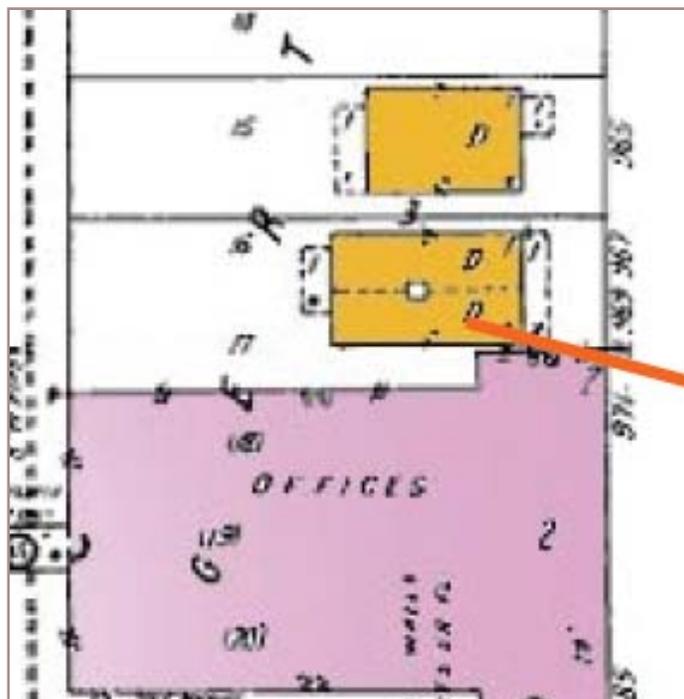
The F.R.E.S.H. philosophy was developed by the staff of Colorado Historical Society as a way to remember and explain the most basic components of proper contextual infill design. F.R.E.S.H. is an acronym meaning:

- F = Footprint
- R = Roof
- E = Envelope
- S = Skin
- H = Holes

Collectively, these components can create compatible buildings for historic downtowns and neighborhoods. F.R.E.S.H. concepts encourage new and creative design, while safeguarding the context and integrity their historic neighbors.

Footprint

The footprint is the outside dimension of a building which describes the amount of space it occupies on the ground. This figure is usually expressed in square footage. A one-story



Differing footprints between buildings cause awkward relationships and completely overwhelm their neighbors.



The new building on the right is a F.R.E.S.H design because it incorporates all of the elements for proper infill design.

building measuring 50 feet by 20 feet has a 1,000 square foot footprint. In historic neighborhoods, footprints are generally compatible. New construction in older areas sometimes creates incompatible footprints. This awkward relationship between the buildings can create unpleasant aesthetic conditions and adversely affect the integrity of the smaller structure, as the larger footprint may consume multiple lots or overshadow neighbors. To combat these issues, F.R.E.S.H. infill projects have footprints, which are compatible to surrounding buildings.

Roof

Roofs come in many shapes and sizes. In downtown Castle Rock gabled, hipped, and flat roofs are the most common roof forms. The introduction of a roof form with a different



Significantly differing building envelopes cause awkward relationships with their neighbors.

size and shape may be incongruent with the context of the neighborhood. F.R.E.S.H. emphasizes the construction of new buildings with compatible scale and roof forms within existing neighborhoods. New and old roofs should be similar in pitch, complexity and orientation. F.R.E.S.H. concepts discourage vertical additions to existing structures, known as pop-tops, since they require the removal of the original roof to accommodate the addition of multiple floors. Pop-tops often result in changes to the original roof style and scale of the building, which can adversely impact adjacent historic properties. Pop-tops that employ the original roof form, however maintain the character of the neighborhood.



While these two buildings have similar envelopes, their skin, roof shape and solid to void ratio result in incompatible designs.

Holes

Holes are defined as the pattern of doors or windows on a building. F.R.E.S.H. design concepts recommend that the doors, windows and other openings should imitate the style and pattern used on surrounding structures. As with the other components of F.R.E.S.H., the holes of a new structure should be compatible to those of its neighbor as measured by the solid to void ratio, the ratio between a building’s walls (the solid) and the openings in the walls (the void).

Since each conservation area has its own unique character elements, each area will have specific standards tailored to enhance its overall character. Through the implementation strategies of this Plan, F.R.E.S.H. based design standards will be developed and integrated into Castle Rock Design to create a comprehensive design document.

Envelope

The envelope is the outside of the building. If you could shrink-wrap a building and then remove everything but the shrink-wrap, you would be left with the shell or envelope. The envelope is the first thing many people see when they look at a building. Consequently, if infill buildings look out of place, the envelope is often to blame. When the envelope is too large, the infill structure overwhelms the smaller buildings in the area. F.R.E.S.H. design concepts suggest that the envelope should be similar in projections, height, bulk, height-width ratio as the existing buildings.

Skin

A building’s skin is its outer membrane, such as brick or wooden walls, glass, steel cladding, stone and concrete. In Castle Rock the typical skin materials are brick, rhyolite stone, glass and wood. A building’s skin has a profound visual impact, therefore, inappropriate skin can be significant detriment to a buildings compatibility, even when other F.R.E.S.H. elements are reasonably incorporated into the design. F.R.E.S.H. stresses that new structures should be clad in a material that is visually and physically similar to the surrounding buildings.



The solid to void ratio, as represented by the doors and windows, are compatible between the three buildings above.



The new commercial development in the 400 block of Perry Street (left) is a good example of the application of F.R.E.S.H. in-fill design concepts. When compared to the 300 block of Wilcox Street (above), the new construction reflects similar and compatible footprints, roof shape, building envelopes, skin and holes.



“Castle Rock is the prettiest little town in the state. Let us make it the best in every way.”

*Frank Ball, Castle Rock Mayor
April 2, 1897*

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IMPLEMENTATION ITEMS

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Action	Anticipated Start Date	Completion Date
Revisions to the Historic Preservation Ordinance <ul style="list-style-type: none"> a. Conservation Area Implementation b. Historic District Process c. Stronger Landmark Designation Criteria d. Design Review Process Revisions e. Demolition Criteria 	May 2007	September 2007
Implementation of Design Standards (This will occur either as a revision to Castle Rock Design or integrated with overall downtown zoning scheme)	Dependent upon implementation method	No later than March 2008
Revisions to Zoning Ordinance and Subdivision Regulations <ul style="list-style-type: none"> a. Historic Surveys for new development. 	May 2007	September 2007
Downtown Historic Inventory Survey	May 2007	December 2008
Streetscape Replacement Regulations	In conjunction with Landscape Regulation Revisions	
Revisions to Craig and Gould Zoning (This should be done in conjunction with the Downtown Plan)	July 2007	March 2008
Incentive Program <ul style="list-style-type: none"> a. Building Use Tax/Permit Waiver b. Property Tax discussion with county c. Other programs 	September 2007	September 2008
Sign Code Revisions <ul style="list-style-type: none"> a. Provision for non-conforming historic signage b. Sign Regulations for conservation areas 	In conjunction with the Downtown Plan	
Historic Signage Program <ul style="list-style-type: none"> a. Design Templates b. Sign Content and Installations 	In Process	May 2007 July 2008
Educational Programs	Ongoing	

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- ²Josephine Lowell Marr, *Douglas County, A Historical Journey*, Encarta; Southern Ute Indian Tribe website; Colorado Department of Personnel & Administration
- ³Robert L. Lowenberg, *Castle Rock, A Grass Roots History*
- ⁴Bureau of Land Management – General Land Office Records; *Castle Rock Journal*; *U.S. Census, 1870*
- ⁵Lowenberg; Susan Consola Appleby, *Fading Past, The Story of Douglas County, Colorado*
- ⁶Marr; Lowenberg; Appleby; Alice M. Thompson; *Walk With Our Pioneers – A Collection, U.S. Census, 1870 and 1880*
- ⁷Lowenberg; Thompson; Appleby; The Castle Rock Writers, *Douglas County, Colorado, A Photographic Journey*, Denver and Rio Grande Web site
- ⁸Marr; Lowenberg; Thompson; *Castle Rock Journal*, April 20, 1892
- ⁹Marr; Lowenberg; Thompson; *U.S. Census, 1870 and 1880*
- ¹⁰Marr; Lowenberg; Schmidt Construction Web site; Friends of Union Station Web site; *U.S. Census, 1920*
- ¹¹Town of Castle Rock, *Castle Rock Style, A Guide to Preserving Our Architectural Heritage, U.S. Census, 1870 and 1880*
- ¹²Marr; Lowenberg; Appleby; *Denver Daily News*, June 9, 1903
- ¹³Lowenberg; Marr; Thompson; *Castle Rock Journal*
- ¹⁴Lowenberg; *Castle Rock News Press*, June 1981
- ¹⁵Marr; Lowenberg; Thompson; *Castle Rock Journal*; *Castle Rock News Press*, November 1980; Douglas County Historical Society Our Heritage: People of Douglas County, Bureau of Land Management; *Castle Rock Style*
- ¹⁶Marr; Lowenberg; Appleby; *Castle Rock Journal*; *U.S. Census, 1880 and 1900*; *2006 Walking Tour of Historic Downtown Castle Rock, Colorado*, Town of Castle Rock Historic Preservation Board
- ¹⁷Marr; Lowenberg; Town of Castle Rock Minutes and Ordinances; *Castle Rock Journal*, May 21, 1884; *Littleton Independent*, July 2, 1915; *U.S. Census, 1900*
- ¹⁸A Douglas County History Timeline, Douglas County History Research Center, Douglas County Libraries, *Castle Rock Style*; *Castle Rock Journal*, September 28, 1900; *U.S. Census, 1900, 1910, 1920 and 1930*
- ¹⁹Debbie Buboltz-Bodle, *Philip Simon Miller: Butcher, Banker and Benefactor*
- ²⁰Marr; Lowenberg; Kathleen McCoy and Marjorie Meyerle, *A Photographic Journey, Castle Rock Journal*; *U.S. Census, 1910 and 1920*
- ²¹Douglas County History Research Center, Douglas County Libraries, Castle Rock Chamber of Commerce Web site
- ²²*Daily News Press*, May 28, 1937
- ²³*Daily News Press*, February 15, 1946; Biography file, Douglas County Libraries; *Castle Rock Style*; SteveMandich.com
- ²⁴Town of Castle Rock, Town Board Minutes; Highways of Colorado Web site
- ²⁵Judy Crenshaw; Fabby Hillyard; Fred Edison
- ²⁶Colorado Motorsport Web site; Douglas County History Research Center, Douglas County Libraries; Fred Edison; *Arapahoe Herald*, December 19, 1956; *Sports Cars Inc.*, September 1958
- ²⁷Douglas County History Research Center, Douglas County Libraries, *Douglas County News*
- ²⁸Lowenberg; Appleby
- ²⁹Bubolz-Bodle
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Castle Rock Museum

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Cover Bottom	Bank of Douglas County	Unknown
20	300 Block of Wilcox Street	Unknown

Denver Museum of Nature and Science*

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Douglas County History Research Center

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Cover Top	The City Hotel	Frank Reistle	678.002
Cover Middle	Holcomb & Whitney Hardware	Frank Reistle	678.011
10	D&RG Depot	Frank Reistle	678.004
10, 29	Douglas County Courthouse	Unknown	678.115
11	Christ's Church Episcopal	Unknown	678.025
12, 23	Summer View of the Rock	Unknown	678.033
13	AT&SF Depot	Frank Reistle	678.005
13	Owens House	Unknown	97032
13, 28	Train leaving D&RG Depot	Louis C. McClure	678.031
23, 58	1889 Douglas County Courthouse	Frank Reistle	678.001
28	Santa Fe Quarry Workers	Unknown	678.100
29	Main Street Castle Rock	Frank J. Duca	678.118
30	1874 Douglas County Courthouse	Frank Reistle	678.003
31	Castle Rock Public School	Frank Reistle	678.006
31	M.E. Church	Unknown	678.024
32	Water Works Pumping Station	Frank Reistle	678.007
32	Residence of G.A. Triplett	Frank Reistle	678.008
33	D.C. High School on Wilcox	Esme Harcourt Couch	678.104
33	DCHS Class of 1912	Unknown	678.105
33	Christmas Star at Castle Rock	Unknown	Local History Collection
34	Castle Rock View from the Rock	Frank J. Duca	678.034
35	Flood Damage	Fred LaPerriere	2001.51.01
36	Tyson Family	Unknown	95066
57	Residence of H.C. Wood	Frank Reistle	678.022
59	J.B. Hackett Undertaking Parlors	Frank Reistle	678.017
59	Holcomb & Whitney Store	Unknown	678.108

Robert L. Lowenberg

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