

Historic Preservation Board
Town of Castle Rock

David Braun

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

February 5, 2024

To the HP Board,

I am writing about the pending demolition approval request for 104 N Lewis St here in Craig & Gould. My family and I live at [REDACTED] Cantril Street in Craig & Gould, and we spent 9 years restoring and renovating our property. We live in the Dyer House and have worked very hard to save and beautify the rich history and charm of this property. We are so grateful for the history that is left in this neighborhood and for the other residents who have also expended a great amount of time, effort, and money to do the same for their historic properties. The Craig & Gould neighborhood is charming and desirable because of its great location, but mostly for the character and history of the neighborhood. Diverse, unique, and quirky historic homes are what make this neighborhood special.

As a local homeowner and lover of Castle Rock's wonderful history, I urge you not to allow the home at 104 N Lewis to be torn down. I must remind you, with no intention of being sarcastic, that the name of your Board is "Historic Preservation". In a Town with so few historic structures remaining, it would be a dereliction of duty to approve the demolition of a historic home. To be clear, I am not of the opinion that arbitrarily saving a building because it is old, regardless of condition, is practical or desirable. Yet, there is sufficient value and historicity left in this home to justify saving it.

I personally walked through the home at 104 N Lewis and met with the applicant, Steve Thayer. Though the applicant desires to tear the home down for ease, convenience, and speed, it will be in the best interest of the Town, the neighborhood, and the applicant to preserve the home. There are other viable options for this property like restoring the historic portion of the home and then putting on a tasteful addition. I am aware of the cultural resource survey that is on file for this property and how it indicates that there is nothing left worth saving. To this opinion, I would respectfully disagree for the following reasons:

- The entire main floor of the home retains all its original wood windows in excellent working condition, including many hand-made glass panes that have their signature wavy appearance. This glass is incredibly valuable and expensive to reproduce. These original windows have been well preserved by aluminum storm windows installed later. If desired, period-appropriate wood storm windows can be made to both beautify and protect the original wood windows.
- Much of the original lathe and plaster walls remain in the home and can easily be restored.
- Much of the original narrow plank, fir flooring remains in the home.
- The original exterior siding is underneath the vinyl siding. Once the vinyl is removed, the siding can be beautifully restored.
- The original chimney is still intact.

- The home has a charming roof line with beautiful, exposed eave supports like the rail depot that houses the Castle Rock History Museum.
- The mature trees on the property add charm and aesthetic appeal to the neighborhood.

The reasons given for the demolition request are simply insufficient to justify the request. The applicant cites foundation problems yet was unable to show where any of the foundation damage was evident. All old homes contain lead and asbestos, both of which are completely harmless when not disturbed. Just because a home contains these substances does not mean that the building ought to be torn down. In addition, my wife and I have received over \$10,000 in grants over the years from the Town of Castle Rock to replace/restore historic elements of our house that are still intact at 104 N Lewis; how ironic for us to receive grants for restoration while other homes are allowed to be torn down.

The home at 104 N Lewis requires an owner willing to give the home the time and care necessary to restore it, preserve it, and adapt it for modern living. Historic homes outperform new construction homes in value and price appreciation, and this is proven in many cities and towns around the country. It would be a loss to the applicant, the Town, and the neighborhood to tear this house down. We truly desire the best for everyone involved.

Thank you for listening.

Sincerely,

David Braun



Brad Boland

From: Bruce Decker <[REDACTED]>
Sent: Wednesday, February 7, 2024 7:13 PM
To: Brad Boland
Subject: 104 N. Lewis

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Brad,
I think this letter might miss the HP Board meeting. I had intended to write earlier.

My name is Bruce Decker and my wife Kim, and I restored and reside in [REDACTED] House at [REDACTED] Cantril. I understand that 104 N. Lewis is in the review process in consideration of a demolition request. While there is no doubt in my mind that this property lacks the charm of some of the other old houses in the neighborhood, there are certainly some interesting historical elements.

With each little element that goes, the neighborhood loses a little of its odd, old quirky charm that makes Craig and Gould such a wonderful little window into the past.

I would applaud any efforts by the HP Board to help the new owners of the property to see the potential of our old houses and to explain, with a little extra planning and effort, that they can have a wonderful, comfortable place to live that has unique charm and character by making careful choices to honor and keep what is special.

Best,
Bruce Decker

Brad Boland

From: Jim DeLay <[REDACTED]>
Sent: Wednesday, February 28, 2024 2:24 PM
To: Brad Boland
Subject: Support for Demolition at 104 Lewis Street

To: Town of Castle Rock
C/O Brad Boland, Planning Dept.

From: Jim DeLay
[REDACTED]

Re: Support for the Demolition at 104 Lewis St, Castle Rock

Dear Town Council

I am writing for the support of the demolition of the current building at 104 Lewis St., Castle Rock, Co 80104 by Susan and Steve Thayer. I know the vision of the Thayer's to build a much nicer building than what is presently there. It would be an improvement to the Craig Goulds neighborhood.

My wife and I have lived in Castle Rock for over 25 years and appreciate the history of the area and I know it has been shown this particular home has no significant historic significance.

I recently saw pictures of the buildings that were previously located where the Riverwalk complex and Town Hall/Encore Condos are currently and what an impact for the better the new development has for Castle Rock. I remember when there was a trailer park where the Town Hall/Encore building is now. Again, I know the Thayer's vision would improve this particular property.

Please enter this letter of support into the public record and present it at any and all meetings pertaining to the Steve and Susan Thayer obtaining a demolition permit for 104 Lewis St.

Sincerely
Jim DeLay
Town of Castle Rock Resident



Jim De Lay

"Catering to your Real Estate Needs"





Brad Boland

From: Justin Grimm <[REDACTED]>
Sent: Tuesday, February 27, 2024 4:00 PM
To: Brad Boland
Subject: Support for Demolition at 104 Lewis Street

Follow Up Flag: Follow up
Flag Status: Completed

Hello Town Council,

I am writing in support of the demolition of 104 Lewis Street in Castle Rock. I am the owner and property manager of [REDACTED] N Cantril Street, and I also manage the properties at [REDACTED] S. Cantril Street [REDACTED] on behalf of clients as well. I am regularly in the area and understand the appeal of the historic district very well. I went and saw 104 Lewis Street when it was for sale. I was looking at this home with the intention of possibly purchasing and remodeling the existing building. However I found that this property needed way too much work and had too many architectural challenges to support remodeling the existing building. In addition to issues with the existing foundation, I found that the floorplan and original design of this house also did not allow for remodeling in a way that would be useful.

I believe the best use for this property is demolition and new construction, and I believe this will have the most beneficial impact for the neighborhood.

Additionally as a 16 year real estate agent and property manager here in town, I have personally worked with Steve Thayer. I trust that he has the full intention of creating a spectacular property that will improve the appeal and property values for all of us, while preserving the characteristics that make this neighborhood special.

Please enter this letter of support into the public record and present it at the meetings when discussing the approval of demolition and new construction.

Thank you, Justin Grimm



Brad Boland

From: Anita Tart <[REDACTED]>
Sent: Wednesday, February 28, 2024 2:54 PM
To: Brad Boland
Subject: 104 Lewis Street, Castle Rock, CO

Hello town council,

I have lived in Castle Rock since 2007, primarily in [REDACTED] Lewis Street across from the 104 Lewis property.

In my opinion, I feel that demolition and rebuild of this property will be a welcome site. It is my understanding that the new homeowners want to build a single family home on that location.

We have no objection to this build which I understand includes demolition. There is an eclectic nature of the homes in Craig and Gould and I believe that a rebuild on that site will improve the neighborhood significantly.

Just because the home is old does not mean that it is historic. Multiple homes all around that area have been rehabilitated or rebuilt, or in the case of some vacant lots, built from scratch.

*Anita and John Tart
Owners of [REDACTED] Lewis Street
Castle Rock, CO 80104*

Downsized and Currently living at [REDACTED], Castle Rock, CO 80104

Anita Tart

[REDACTED]

From: [Jason](#)
To: [Brad Boland](#); [REDACTED]
Subject: 104 Lewis Street Demolition
Date: Friday, March 1, 2024 3:24:09 PM

Dear Mr Boland:

My name is Jason Kmezich. Our family owns and resides at [REDACTED] Lewis Street, directly across the street from the subject property.

We understand that Mr. & Mrs. Thayer are petitioning the Town for approval to demo the home at 104 Lewis Street.

I am writing this email to express our unequivocal support for Mr. & Mrs. Thayer as they seek a demolition permit. They have gone through all required steps & process' and received approval from the Historical Board. Mr. & Mrs. Thayer have thoughtfully considered construction of a new home, for themselves, that will surely compliment and align with the era of surrounding homes.

It's been a pleasure to watch the rejuvenation of our neighborhood; some homes restored (like ours) and some new. This is a rare (and exciting) opportunity for our community to continue the careful renewal of the Craig and Gould Neighborhood. It would be a tragedy and a mistake to deny Mr. & Mrs. Thayer's request for demolition.

Thank you for your time and consideration. Please feel free to reach out with any questions.

Sincerely,

Jason Kmezich
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Brad Boland](#)
Subject: Email in Support of Proposed Demolition of 104 Lewis Street
Date: Sunday, March 3, 2024 9:44:40 AM

Dear Town Council,

My wife Suzy and I are writing this letter in support of the proposed demolition of the 104 Lewis Street property. We are the owners of [REDACTED] Lewis Street and have been residents of the Craig-Gould neighborhood for the past 16 years. Our home is caddy corner to the 104 Lewis Street property, and we have a direct view of the property from our residence. I have also operated my law office, Michael T. Kossen, P.C., in downtown Castle Rock for over 20 years.

During our time in Castle Rock, we have seen significant development and improvements to downtown Castle Rock and Lewis Street. These improvements have included new construction and additions to existing structures that have helped to further enhance and beautify Lewis Street and make it a more attractive place to live, visit and raise a family. Our home, in fact, was part of the initial efforts to improve Lewis Street, having been built in 2003. We believe that the Thayer's plan to remove the existing structure and build a new residence at the 104 Lewis location will be part of these positive changes.

While we are certainly sensitive to maintaining and preserving important historical properties in the neighborhood, we also believe that this should be balanced with making changes that improve and enhance the area. We recently had a chance to go through the 104 Lewis Street property after the former owner passed away. Based on our observations, the property does not appear to be a viable candidate for remodeling or for making architectural modifications that would allow the Thayer's to make meaningful and necessary changes to the property.

We are excited to hear the Thayer's plan to remove the existing structure and build a structure that is architecturally consistent with the existing properties on Lewis Street. We firmly believe that this will be another meaningful and positive change to the neighborhood's beauty and appeal.

Thank you in advance for your consideration of our position on this issue. We look forward to the Thayer's being able to implement their plan and warmly welcome them to the neighborhood and support their plans moving forward.

Very truly yours,

Michael and Suzy Kossen

Michael Kossen

[REDACTED]



www.Michaelkossenpc.com

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