



## Historic Preservation Board Agenda - Final

Chair Robert Lange  
Vice-Chair Christopher Plucinski  
Boardmember Dan Ahrens  
Boardmember Melanie Vezzani  
Boardmember Robin Warnke  
Boardmember Alan Hannasch  
Boardmember Susan Thayer  
Liaison David Roh

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Wednesday, July 1, 2026

6:00 PM

Town Hall  
100 N. Wilcox Street  
Castle Rock, CO 80104

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

**5:30 pm DINNER FOR BOARD MEMBERS**

**6:00 pm CALL TO ORDER / ROLL CALL**

**6:02 pm CERTIFICATION OF MEETING**

**6:03 pm APPROVAL OF MINUTES**

[HPB](#) June 3, 2026 Historic Preservation Board Meeting Minutes  
[2026-014](#)

**Attachments:** [June 3, 2026 Historic Preservation Board Meeting Minutes](#)

**6:05 pm TOWN COUNCIL UPDATE**

**6:10 pm PUBLIC HEARING ITEMS**

[HPB](#) A Request for Demolition of the Building Located at 607 Sixth  
[2026-015](#) Street Lot 5A Block 2 Craig & Gould's Addition to Castle Rock,  
County of Douglas, State of Colorado

**Attachments:** [Staff Report](#)  
[Attachment A: Cultural Resource Survey](#)  
[Attachment B: Applicant Narrative](#)

[HPB](#) Design Review: 607 Sixth Street Lot 5A Block 2 Craig & Gould's  
[2026-016](#) Addition to Castle Rock

**Attachments:** [Staff Report](#)  
[Attachment A: Plans](#)  
[Attachment B: Materials Board](#)  
[Attachment C: Applicant Narrative](#)  
[Attachment D: Cultural Resource Survey](#)

**6:30 pm DISCUSSION ACTION ITEMS**

[HPB](#)  
[2026-013](#)

**Work Session Landmark Criteria Overview**

**6:45 pm DESIGN REVIEW BOARD UPDATE**

**7:00 pm BOARD MEMBER ITEMS**

**Check for quorum for upcoming meetings**

**7:15 pm ITEMS FROM STAFF / INFORMATIONAL ITEMS**

**8:00 pm ADJOURN**



# Town of Castle Rock

## Agenda Memorandum

**Agenda Date:** 7/1/2026

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**Item #:** **File #:** HPB 2026-014

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**To:** Members of the Historic Preservation Board

**From:** Historic Preservation Board Administrator

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### **Executive Summary**

Attached are the meeting minutes from the June 3, 2026 Historic Preservation Board meeting for your review and approval.



## Historic Preservation Board Meeting Minutes - Final

Chair Robert Lange  
Vice-Chair Christopher Plucinski  
Boardmember Dan Ahrens  
Boardmember Melanie Vezzani  
Boardmember Robin Warnke  
Boardmember Alan Hannasch  
Boardmember Susan Thayer  
Liaison David Roh

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Wednesday, June 3, 2026

6:00 PM

Town Hall  
100 N. Wilcox Street  
Castle Rock, CO 80104

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

### DINNER FOR BOARD MEMBERS

### CALL TO ORDER / ROLL CALL

Staff in Attendance - 2: Brad Boland and Carissa Ahlstrom

**Present** 8 - Chair Robert Lange, Vice-Chair Christopher Plucinski, Boardmember Dan Ahrens, Boardmember Melanie Vezzani, Liaison David Roh, Boardmember Alan Hannasch, Boardmember Robin Warnke, and Boardmember Susan Thayer

### CERTIFICATION OF MEETING

### APPROVAL OF MINUTES

[HPB 2026-009](#)

#### May 6, 2026 Historic Preservation Board Meeting Minutes

Moved by Boardmember Warnke, seconded by Boardmember Ahrens, to Approve HPB Topic HPB 2026-009 as amended. The motion passed by a vote of:

**Yes:** 7 - Chair Lange, Vice-Chair Plucinski, Boardmember Ahrens, Boardmember Vezzani, Liaison Roh, Boardmember Hannasch, Boardmember Warnke, and Boardmember Thayer

### ELECTION OF OFFICERS, ETC.

[HPB 2026-010](#)

#### Election of 2026-2027 Historic Preservation Board Chair

Moved by Boardmember Warnke, seconded by Boardmember Ahrens, to Approve HPB Topic HPB 2026-010 as presented. The motion passed by a vote of:

**Yes:** 7 - Chair Lange, Vice-Chair Plucinski, Boardmember Ahrens, Boardmember Vezzani, Liaison Roh, Boardmember Hannasch, Boardmember Warnke, and Boardmember Thayer

[HPB 2026-011](#)

#### Election of 2026-2027 Historic Preservation Board Vice Chair

Moved by Boardmember Warnke, seconded by Boardmember Ahrens, to Approve HPB Topic HPB 2026-011 as presented. The motion passed by a vote of:

**Yes:** 7 - Chair Lange, Vice-Chair Plucinski, Boardmember Ahrens, Boardmember Vezzani, Liaison Roh, Boardmember Hannasch, Boardmember Warnke, and Boardmember Thayer

[HPB 2026-012](#)

#### Appointment of Two Design Review Board Representatives

Moved by Chair Lange, seconded by Vice-Chair Plucinski, to Approve HPB Topic HPB 2026-012 as presented. The motion passed by a vote of:

Yes: 7 - Chair Lange, Vice-Chair Plucinski, Boardmember Ahrens, Boardmember Vezzani, Liaison Roh, Boardmember Hannasch, Boardmember Warnke, and Boardmember Thayer

**TOWN COUNCIL UPDATE**

**DESIGN REVIEW BOARD UPDATE**

**CASTLE ROCK HISTORICAL SOCIETY AND MUSEUM LIAISON UPDATE**

David Roh gave an update on exhibits and June events with the museum.

**BOARD MEMBER ITEMS**

Robert Lange brought up the Town-owned rhyolite area in Crystal Valley and Brad addressed the application process for landmark designations and grants. He also mentioned bringing a cultural resource survey in process for a study session for the next meeting.

**Check for quorum for upcoming meetings**

July 1st - will have quorum.

**ITEMS FROM STAFF / INFORMATIONAL ITEMS**

Brad Boland informed the Board that he'll provide stats from Historic Preservation Month at the next meeting. He also went over the Castle Rock Style to address Historic Preservation's abilities and informed the board on the RFP for the Comp Plan 2040 being presented at Town Council on July 7th.

**ADJOURN**

**Moved by Boardmember Thayer, seconded by Vice-Chair Plucinski, to Approve adjourn as presented. The motion passed by a vote of:**

Yes: 7 - Chair Lange, Vice-Chair Plucinski, Boardmember Ahrens, Boardmember Vezzani, Liaison Roh, Boardmember Hannasch, Boardmember Warnke, and Boardmember Thayer

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\*\*\*\*\*

**Minutes approved by the Historic Preservation Board on \_\_\_\_\_ by a vote of \_\_\_\_ in favor, \_\_\_\_ opposed, with \_\_\_\_ abstention(s).**

**Historic Preservation Board**



# Town of Castle Rock

## Agenda Memorandum

**Agenda Date:** 7/1/2026

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**Item #:** **File #:** HPB 2026-015

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**To:** Members of the Historic Preservation Board

**From:** Brad Boland, AICP, Planning Manager, Development Services

**A Request for Demolition of the Building Located at 607 Sixth Street Lot 5A Block 2 Craig & Gould's Addition to Castle Rock, County of Douglas, State of Colorado**

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### **Executive Summary**

The property owners of 607 Sixth Street are seeking approval to partially demolish the single family residence located on the property. The property is located at the northeast corner of Sixth Street and Cantril Street. Chapter 15 defines demolition to include partial or total ruin of a structure. Any structure within the historic downtown district built before 1945 must receive a recommendation from the Historic Preservation Board and approval from Town Council prior to issuance of a demolition permit. The residence was built in 1939 and has experienced several significant alterations over the years. The house is not historically landmarked.

### **Attachments**

Attachment A: Cultural Resource Survey

Attachment B: Applicant Narrative

## AGENDA MEMORANDUM

**To:** Historic Preservation Board

**From:** Brad Boland, AICP, Planning Manager, Development Services

**Title:** A Request for Demolition of the Building Located at 607 Sixth Street

Lot 5A Block 2 Craig & Gould's Addition to Castle Rock, County of Douglas,  
State of Colorado

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### Executive Summary

The property owners of 607 Sixth Street, Luke and Elissa Peach, are seeking approval to partially demolish the single-family residence located on the property. The property is located at the northeast corner of Sixth Street and Cantril Street. Chapter 15 defines demolition to include partial or total ruin of a structure. Any structure within the historic downtown district built before 1945 must receive a recommendation from the Historic Preservation Board and approval from Town Council prior to issuance of a demolition permit. The residence was built in 1939 and has experienced several significant alterations over the years. The house is not historically landmarked.

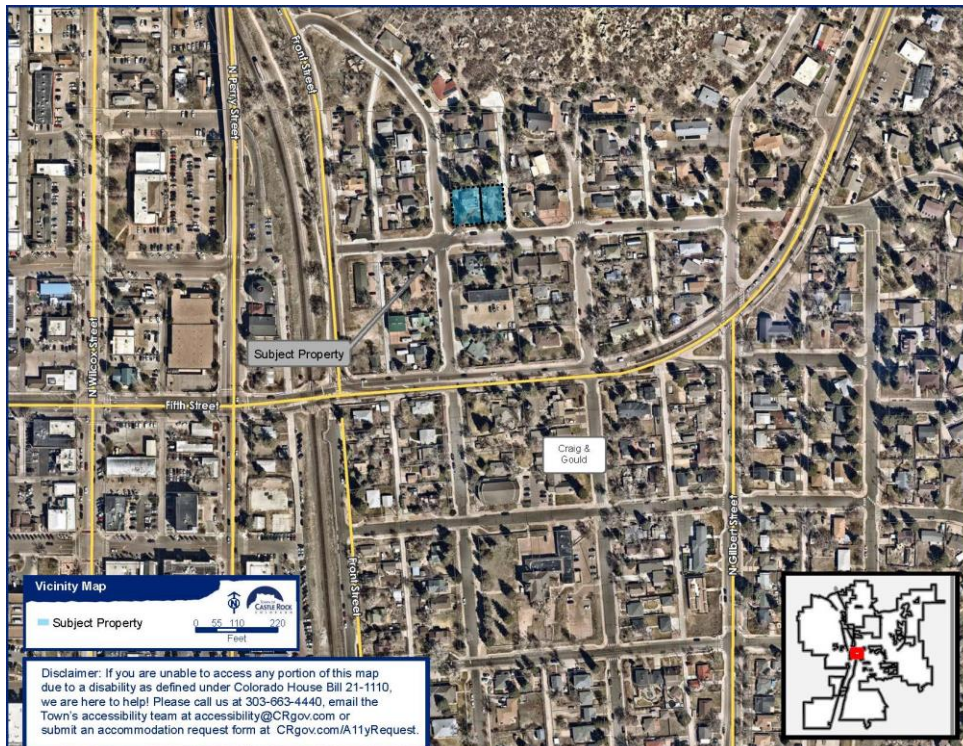


Figure 1: Vicinity Map

## **Background**

### *History of the Property & Existing Conditions*



*Figure 2: South Elevation (Front)*

A Colorado Cultural Resource Survey was recently completed for the property at 607 Sixth Street. The attached survey is currently in draft form and is pending final review and approval by the Colorado State Historic Preservation Office (SHPO). According to the survey and Douglas County Assessor records, the residence was constructed in 1939. The building is a 1.5-story, square-plan, wood-frame residence resting on a concrete foundation. It is clad in replacement faux cedar shingle siding and features an asphalt composition side-gable roof with an interior brick chimney. Due to the sloping topography of the site, the basement level is exposed on the west elevation. The Cultural Resource Survey notes that the residence lacks a distinctive or readily identifiable architectural style and that the windows appear to be replacement vinyl units. The survey further documents a number of alterations over time, including the addition of a wraparound porch, replacement windows, boxed eaves, and re-siding of the structure. The residence is not designated as a local Historic Landmark.



*Figure 3: West Elevation (Side along Cantril Street)*

The Cultural Resource Survey documents several alterations to the residence. The wraparound porch appears to have been added circa 1984. Between approximately 2002 and 2012, the exposed rafter ends were replaced with boxed eaves, and the primary elevation windows were replaced, altering both the material and design of the original windows. Between 2012 and 2015, the residence was re-sided with faux cedar shingles. Due to these alterations, the historic design, materials, and workmanship of the building are no longer clearly evident.



Figure 4: East Elevation

### Proposed Demolition

The owner has requested approval to partially demolish the existing house. The demolition includes removal of the existing gable roof, second floor, first-floor walls, and faux shingle siding. The existing basement and first-floor framing are proposed to remain. The applicant states that the proposed partial demolition would allow construction of a home that the owners can live and grow in. The applicant also states that moving the building was investigated but would be financially restrictive, and that keeping the home in its current location preserves a spacious front yard consistent with Castle Rock Style. The design of any new single-family residence on the property would require approval by the Historic Preservation Board.

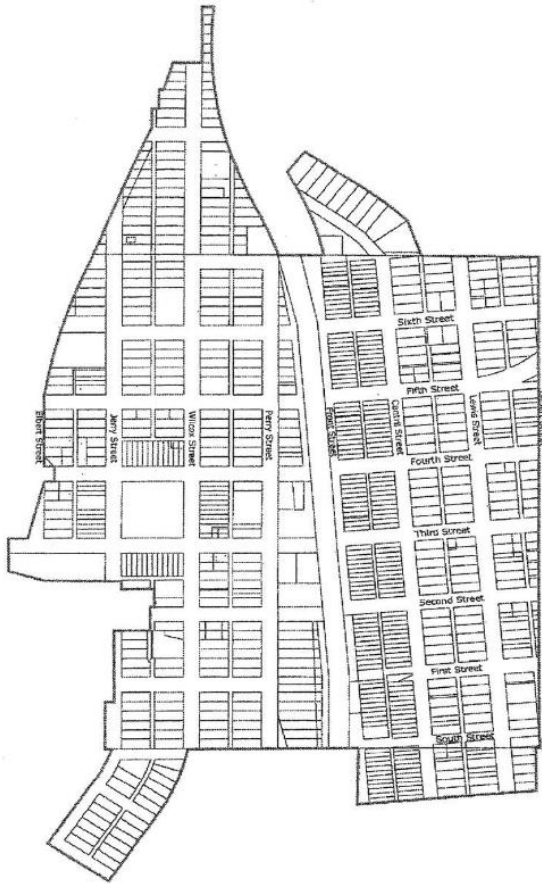


Figure 5: Historic Downtown Area

## **Public Outreach and Notification**

### **Neighborhood Meetings**

An initial neighborhood meeting was held on March 18, 2026. No members of the public attended. A subsequent neighborhood meeting is scheduled for June 29, 2026 and staff will provide an update at the public hearing.

### **Public Notice**

Public notice has been completed in accordance with Town requirements. Public hearing notice signs were posted on the property and written notice letters were sent to property owners within the required notification area, at least 15 days prior to the public hearings.

Town staff published notice of the Historic Preservation Board public hearing on the Town's website and provided information about the proposal on the Town's Development Activity interactive map.

## **Analysis**

Chapter 15.64.020 of the Town's Municipal Code defines Demolition as "razing, destroying, dismantling, defacing or in any other manner causing partial or total ruin of a structure." Section 15.64.090B of the Town's Municipal Code establishes the following

criteria to be used by the Historic Preservation Board and Town Council, along with a cultural resource survey, to review all demolition requests.

1. Is the property currently landmarked and/or would the property be able to achieve landmark status?

*Per the Cultural Resource Survey (Attachment A), the property is not currently locally landmarked and is recommended not eligible for the National Register of Historic Places. The property does meet the age criterion for local landmarking, and the survey identifies a potential historic association between the original homeowners and the Castle Rock Star. The residence also appears to retain integrity of location, which is one of the aspects of integrity considered under the Town's local landmark criteria. However, the survey also documents substantial exterior alterations, including replacement siding, replacement windows, boxed eaves, and the addition of a wraparound porch. The survey further notes that the residence lacks a distinctive or readily identifiable architectural style and does not possess sufficient character-defining features to embody a specific type, period, or method of construction.*

*Given the property's age, potential association with the Castle Rock Star, and retention of integrity of location, the Historic Preservation Board and Town Council may find that the property meets the minimum threshold for local Landmark eligibility. However, the Board and Town Council should also consider the documented exterior alterations and overall loss of historic integrity in evaluating whether local Landmark designation would meaningfully further the Town's historic preservation objectives.*

2. Is the property void of features of architectural and/or historical significance and/or integrity?

*Per the Cultural Resource Survey, the residence has undergone significant modern alterations. The survey states: "It features replacement siding and windows, an unoriginal wraparound porch, and its original exposed rafter ends have been removed." The survey further concludes that the residence "lacks integrity of design, materials, and workmanship" and "no longer conveys its historic significance."*

3. Will the effect of demolition or relocation be positive or negative on adjacent properties or the downtown district?

*The Cultural Resource Survey identifies the residence as noncontributing to a potential National Register district. Because the building does not retain distinguishable historic features or sufficient integrity, staff finds that the partial demolition would not negatively impact adjacent properties or the historic downtown district. Future new construction, if proposed, would be reviewed separately for consistency with applicable Historic Preservation Board criteria and Castle Rock design guidance.*

4. Has deterioration of the property progressed to the point where it is not economically feasible to rehabilitate the property?

*The applicant has not identified deterioration as the basis for the request. The applicant's narrative states that, as with any home of this age, portions of the house need repair or replacement, but deterioration is not the factor driving the request.*

5. For a demolition request, has moving the building been investigated? Is it a feasible option to demolition?

*The applicant's narrative states that moving the building was proposed and investigated, but would be financially restrictive. Because the residence does not retain sufficient historic integrity and is identified as noncontributing, staff does not find relocation to be a desirable or feasible alternative to demolition.*

The demolition review criteria are intended to guide the Historic Preservation Board and Town Council in evaluating the specific circumstances of each request. The criteria do not necessarily provide a single right or wrong answer for each factor, nor is an application required to satisfy all five criteria in order for the Board to find that demolition may be appropriate. Rather, the criteria provide a framework for assessing the historical, architectural, and contextual value of the property. The Board should consider all of the criteria and weigh them as it deems appropriate based on the facts of the individual property and proposed demolition. In this case, staff finds that the residence's lack of historic integrity is a particularly important consideration. Because the building has been substantially altered over time and no longer clearly conveys its original historic character, staff does not oppose the demolition request.

### **Staff Recommendation**

Staff does not oppose the request for demolition of portions of the building located at 607 Sixth Street based on the following:

- The Cultural Resource Survey documents that the residence has been substantially altered over time and no longer retains sufficient historic integrity to clearly convey its original historic character; and
- After considering the demolition review criteria as a framework for assessing the property's historical, architectural, and contextual value, staff finds that the record does not identify sufficient historic integrity or significance to warrant opposition to the demolition request.

### **Motion Options**

#### **Option 1: Recommend Demolition to Town Council**

I move to recommend to Town Council to approve the request for demolition of the building located at 607 Sixth Street.

#### **Option 2: Recommend Demolition to Town Council with Conditions**

I move to recommend to Town Council to approve the request for demolition of the building located at 607 Sixth Street, with the following conditions: (list conditions)

#### **Option 3: Recommend Denial of the Demolition to Town Council**

I move to recommend to Town Council to deny the request for demolition of the building located at 607 Sixth Street based on the following findings: (list reasons for denial based on criteria)

**Option 4: Continue item to next hearing (need more information to make decision)**

I move to continue this item to the next regular Historic Preservation Board meeting on August 5, 2026.

**Attachments**

Attachment A: Cultural Resource Survey

Attachment B: Applicant Narrative

Resource Number:  
Temporary Resource Number: CR-EW-01

OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

### Official eligibility determination (OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_  
 Determined Eligible- NR  
 Determined Not Eligible- NR  
 Determined Eligible- SR  
 Determined Not Eligible- SR  
 Need Data  
 Contributes to eligible NR District  
 Noncontributing to eligible NR District

### I. IDENTIFICATION

1. Resource number:
2. Temporary resource number: CR-EW-01
3. County: Douglas
4. City: Castle Rock
5. Historic building name: N/A
6. Current building name: Peach Residence
7. Building address: 607 6<sup>th</sup> Street, Castle Rock, CO 80104
8. Owner name and address: Luke Steven Peach and Elissa Ann Peach, 607 Sixth Street, Castle Rock, CO 80104

### II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 8S Range 67W  
NE ¼ of NW ¼ of NW ¼ of NE ¼ of section 11  
NW ¼ of NE ¼ of NW ¼ of NE ¼ of section 11
10. UTM reference  
Zone 13; 512368 mE 4358497 mN
11. USGS quad name: Castle Rock North  
Year: 1965 Map scale: 7.5' X 15' \_\_\_\_\_ Attach photo copy of appropriate map section.
12. Lot(s): 5A Block: 2  
Addition: Craig and Gould's Addition  
Year of Addition: 1874
13. Boundary Description and Justification: The site boundary is defined as the boundary of 0.181-acre legal parcel number 2505-111-04-022.

### III. Architectural Description

14. Building plan (footprint, shape): Square
15. Dimensions in feet: Length 32 x Width 32
16. Number of stories: 1.5

Resource Number:

Temporary Resource Number: CR-EW-01

17. Primary external wall material(s): Synthetics-plastic
18. Roof configuration: Side gable
19. Primary external roof material: Asphalt Roof: Composition Roof
20. Special features: N/A
21. General architectural description: The residence is a 1.5 story, square plan residence. It rests on a concrete foundation and features a wood frame structural system that is clad in replacement faux cedar shingle siding. It is topped by a side gable roof clad in asphalt composition shingles and has an interior brick chimney that extends from the south sloping gable. The residence is built on a sloped surface, exposing a basement level on the west elevation. The residence features a wraparound porch that extends across its east, south, and west elevations. The windows appear to be replacement vinyl.

The primary elevation faces south and is accessible via a set of steps that extend off the front porch. The primary elevation is asymmetrical, with the primary entrance located on the east side of the elevation. The entrance is a two-panel, six-light, aluminum door. The entrance is topped by a gable wall dormer with wooden brackets. The primary elevation features a nine-by-nine, horizontal sliding window unit and an eight-by-eight, horizontal sliding window unit.

The west elevation features the exposed basement level, which consists of a vinyl sliding glass door. The basement level appears to be of concrete construction. The sliding glass door is surrounded by vertically oriented wood siding. The main floor of the west elevation is spanned by the wraparound porch. The porch features a long stairway that extends west into the gravel driveway in front of the basement level. The main floor has a centrally located secondary entrance that is topped by a front gable portico with wood brackets. The entrance is a two-panel, nine-lite, aluminum door. There are three windows along the west elevation: a six-over-six, double-hung sash unit; a twelve-by-twelve, horizontal slider unit; and a six-over-six, double-hung sash unit just beneath the gable end.

The north elevation features two six-over-six, double-hung sash window units and a one-by-one, horizontal slider unit in between.

The east elevation features an additional entrance through a two-panel, nine-lite aluminum door; the door features a pet entrance cut out of the bottom. The east elevation features two six-over-six, double-hung sash windows that are two different sizes. A small, one-by-one window is just below the gable end peak.

22. Architectural style/building type: No Style

Resource Number:

Temporary Resource Number: CR-EW-01

23. Landscaping or special setting features: The residence is located within a residential neighborhood. The building is built on a sloped surface. The west and east sides of the front yard are bordered by wet laid retaining walls, while the south end of the property features dry laid stone. A similar, wet-laid retaining wall is located on the northwest corner of the property. The west side of the property features a gravel driveway, with the aforementioned retaining walls on the north and south sides. The yard on the south side of the residence is bordered by a modern wood fence. A modern, concrete and pea gravel path leads through the yard to the porch. The east side of the residence features a large section of pea gravel and features a built-in fire pit.
24. Associated buildings, features, or objects: N/A

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: \_\_\_\_\_ Actual: 1939  
Source of information: Douglas County Assessor's Office Database
26. Architect: Unknown  
Source of information:
27. Builder/Contractor: Unknown  
Source of information:
28. Original owner: George and Edna R. Goyett  
Source of information: Douglas County Clerk and Recorder's Office Database; The Rocky Mountain News (December 9, 1975)
29. Construction history (include description and dates of major additions, alterations, or demolitions):
- 1939: Residence is constructed under ownership of the Goyett family.
  - Ca. 1984: The wraparound porch was added to the residence. Aerial imagery could not definitively confirm when the porch was added to the residence; however, it does not seem to be extant in the aerial imagery until the 1980s or 1990s.
  - Ca. 2002 – 2012: The exposed rafter ends were replaced with boxed eaves. The windows on the primary elevation were replaced with current windows; the updated windows altered both the material and design of the original windows.
  - 2012 – 2015: The residence is re-sided with faux cedar shingles.
30. Original location  X  Moved      Date of move(s):

#### V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic-Single Dwelling
32. Intermediate use(s): N/A
33. Current use(s): Domestic-Single Dwelling
34. Site type(s): Residential home

Resource Number:

Temporary Resource Number: CR-EW-01

35. Historical background:

Douglas County, Colorado, was one of the original seventeen counties when the Colorado Territory was established in 1861.<sup>1</sup> By the 1870s, settlers had started to establish the town of Castle Rock, which eventually would be the first incorporated town in the county. In 1870, the Denver & Rio Grande Railroad arrived in Castle Rock, helping to secure the town's future. In 1874, homesteader Jeremiah Gould donated 120 of his 160 acres to the town of Castle Rock, which is where the original townsite was located.<sup>2</sup> With its establishment, Castle Rock was named the county seat.

The newly established town was supported largely by quarrying and agriculture. Several rhyolite mines were worked in the area surrounding Castle Rock, and the rock was used for construction both in town and nearby cities throughout the late twentieth century. Despite its title as the county seat, Castle Rock remained largely rural and agrarian for several decades. In its early days, most farms remained small; yet, the economy hinged on agriculture, with prominent products of dairy, beef, and wheat.<sup>3</sup>

Two early settlers of the town had a meaningful impact on the development of Castle Rock. Jeremiah Gould moved west following the Civil War and settled in Castle Rock in 1869. Five years after homesteading his 160 acres, he donated 120 to the town of Castle Rock. John H. Craig moved west with the Colorado Gold Rush, originally settling in what would become the town of Sedalia. In 1870, Craig moved to Castle Rock and settled on land adjacent to Gould. Eventually, Craig "was part of the group that platted the new town in 1874."<sup>4</sup> The pair became known as founders of the town of Castle Rock. Following Gould's initial land donation, he donated additional acreage east of the railroad tracks "which became the town's first mainly residential area." The two platted this land from Gould's second donation in 1874 as the Craig and Gould's Addition.<sup>5</sup>

Early Sanborn Fire Insurance maps show that the west side of the neighborhood had been developed by 1902, albeit most lots in the mapped area were not depicted to have structures yet. This is likely due to the continued rural and agricultural identity of Castle Rock throughout the early twentieth century. By 1900, Castle Rock's population was still only 304, 1/10<sup>th</sup> of the county's population.<sup>6</sup>

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<sup>1</sup> Encyclopedia Staff, "Douglas County," History Colorado, Colorado Encyclopedia, accessed May 27, 2026, <https://coloradoencyclopedia.org/article/douglas-county>.

<sup>2</sup> "Town History," Town of Castle Rock, Colorado, accessed May 27, 2026, <https://www.crgov.com/2237/Town-History>.

<sup>3</sup> Tim Weber and Larry Schlupp, eds., *Douglas County Colorado: Prehistory to 2020* (Castle Rock, CO: Historic Douglas County, Inc. 2022), 82, 235

<sup>4</sup> Ibid; Joe Gschwendtner, "Castle Rock's Founding Triumvirate," The Connection, June 1, 2024, <https://www.castlepinesconnection.com/castle-rocks-founding-triumvirate/>.

<sup>5</sup> Tim Weber, "Three Founders of Castle Rock," Historic Douglas County, accessed May 27, 2026, chrome-extension://efaidnbnmnnnibpcajpcglcfeindmkaj/<https://historicdouglascounty.org/wp-content/uploads/2013/01/The-Three-Founders-of-Castle-Rock.pdf>.

<sup>6</sup> Tim Weber and Larry Schlupp, eds., *Douglas County Colorado: Prehistory to 2020* (Castle Rock, CO: Historic Douglas County, Inc. 2022), 72.

Resource Number:

Temporary Resource Number: CR-EW-01

Castle Rock eventually saw a slow but steady population increase, and by 1910 the population reached 365. This growth required development of the town's infrastructure. In 1916, the town passed a bond to finance an updated water system.<sup>7</sup> The water system was followed by the proliferation of electricity in individual homes.

Despite the onset of the Great Depression in 1929, the town of Castle Rock found ways to sustain their population and continued to fund infrastructural improvements. The 1930s saw the approval of the town's first sewer system and the first large-scale road paving effort. Notably, the iconic Castle Rock Star was installed in 1936, with help of local contractors, the donation of the land by George P. Stewart, and the donation of electrical wire by the Mountain States Telephone Company.<sup>8</sup> These improvements surely helped to support future growth of the town, with one author referring to this period as a transition "from small town to little city." The residence at 607 Sixth Street was constructed amid these modernizations, in 1939.

Chain-of-title research shows that the lot was owned by John H. Craig. Craig was one of the original platters of the subdivision and is known as one of the founders of Castle Rock. He also worked as a County Judge in Castle Rock. In 1891, the property was transferred to Maine E. Johnson, also known as Mary Elizabeth Craig Johnson, in 1891. Johnson was a noted artist and art collector. Johnson owned the property for almost 15 years before transferring to J.W. Farrell in 1906. Farrell was a Canadian-born son of Irish immigrants. He later became a lawyer in Castle Rock who owned several properties in the area, including the Brackett Ranch, a medical office building, an office and residential building, and a laundry.<sup>9</sup> In 1906, Farrell sold the property to Harry Jones, William B. Quien, and Lucius D. Reynolds. Jones served as County Clerk for a time, owned a creamery, and was in wholesale; He was also a mason and Rotarian.<sup>10</sup> Quien worked as a road overseer, farmer, carpenter, and property owner.<sup>11</sup> Reynolds was an agent with Reynolds & Reynolds, a manufacturing stationer.<sup>12</sup> In 1925, Harry Jones took sole ownership of the property, but it was transferred to Bernice Pauline (nee Stream) Senter about three years later. A former machine laborer, Bernice, was married to Harold A. Senter, an attorney in Castle Rock. Senter owned the undeveloped property for ten years, before selling it to George W. and Edna Reese Goyett in February 1939. Thus, the residence likely was constructed under ownership of the Goyett family. George Goyett worked as the manager for the Mountain State Telephone & Telegraph company for thirty years (1921-1951). Goyett specifically was reported to have helped establish power to the Christmas Star at the top of Castle Rock, greatly improving the services to rural areas of Castle Rock, and rebuilding the toll line in Jarre Canyon.<sup>13</sup> Edna Goyett passed in 1975, which prompted the sale of

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<sup>7</sup> Tim Weber and Larry Schlupp, eds., *Douglas County Colorado: Prehistory to 2020* (Castle Rock, CO: Historic Douglas County, Inc. 2022), 127.

<sup>8</sup> "The Star," Town of Castle Rock, Colorado, accessed May 27, 2026, <https://www.crgov.com/2548/The-Star>.

<sup>9</sup> "J.W. Farrell's Real Estate Items," *West Creek Mining News*, March 4, 1899; "Would Disbar J.W. Farrell," *Rocky Mountain News (Daily)*, May 17, 1901.

<sup>10</sup> "Notice," *Castle Rock Journal*, September 27, 1901.

<sup>11</sup> "County Commissioners," *West Creek Mining News*, April 21, 1900.

<sup>12</sup> Charles O. Brantigan and Nathan Zeschin, eds., *The 1887 Denver Directory Volume III*, (Denver, CO: Canzona Publications).

<sup>13</sup> "Telephone Service Greatly Improved in Local Community," *Record Journal of Douglas County*, March 19, 1937; "Beautiful

Resource Number:  
Temporary Resource Number: CR-EW-01

the residence in July 1976 to John and Carol Labak. Carol Labak was reported to own Carol's Roofing, and employed her husband John. The Labak family owned the property until 1982, when they sold the residence to Glenn and Christine Fuller.<sup>14</sup> Christine co-owned a local hair salon called, "The Wild Hair." In 1999, Christine Dowdell (formerly Fuller) sold the property to Sean and Melody Kearney. The Kearneys owned the property for almost 22 years before selling it to Smuckley Investments LLC. The LLC owned the residence for less than a year, before selling to the current owners, Luke and Elissa Peach.

The lot on which 607 Sixth Street is located was originally Lot 6, Block 2 when the neighborhood was platted. The lot was replatted in 2021, and the lot is now Lot 5A.

36. Sources of information:

Brantigan, Charles O., and Nathan Zeschin, eds. *The 1887 Denver Directory Volume III*. Denver, CO: Canzona Publications.

*Castle Rock Journal*. "Notice." September 27, 1901.

Encyclopedia Staff. "Douglas County." History Colorado, Colorado Encyclopedia. Accessed May 27, 2026. <https://coloradoencyclopedia.org/article/douglas-county>.

Gschwendtner, Joe. "Castle Rock's Founding Triumvirate." The Connection. June 1, 2024. <https://www.castlepinesconnection.com/castle-rocks-founding-triumvirate/>.

*Record Journal of Douglas County*. "Beautiful Christmas Star Now Shines Over Castle Rock." December 18, 1936.

-----, "Castle Rock Locals." April 17, 1936.

-----, "Telephone Service Greatly Improved in Local Community." March 19, 1937.

*Rocky Mountain News (Daily)*. "Would Disbar J.W. Farrell." May 17, 1901.

Town of Castle Rock. "Town History." Accessed May 27, 2026. <https://www.crgov.com/2237/Town-History>.

-----, "The Star." Accessed May 27, 2026. <https://www.crgov.com/2548/The-Star>.

Weber, Tim and Larry Schlupp, eds. *Douglas County Colorado: Prehistory to 2020*. Castle Rock, CO: Historic Douglas County, Inc., 2022.

Weber, Tim. "Three Founders of Castle Rock." Historic Douglas County. Accessed May 27, 2026. <chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://historicdouglascounty.org/wp->

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Christmas Star Now Shines Over Castle Rock," *Record Journal of Douglas County*, December 18, 1936; "Castle Rock Locals," *Record Journal of Douglas County*, April 17, 1936.

<sup>14</sup> "Adopted Teenagers are Father's Day Gift to John Labak," *Douglas County News*, June 22, 1972.

Resource Number:  
Temporary Resource Number: CR-EW-01

content/uploads/2013/01/The-Three-Founders-of-Castle-Rock.pdf.

*West Creek Mining News*. "J.W. Farrell's Real Estate Items." March 4, 1899.

----- "County Commissioners." April 21, 1900.

## VI. SIGNIFICANCE

37. Local landmark designation: Yes \_\_\_ No X Date of designation: \_\_\_

Designating authority:

38. Applicable National Register Criteria:

\_\_\_ A. Associated with events that have made a significant contribution to the broad pattern of our history;

\_\_\_ B. Associated with the lives of persons significant in our past;

\_\_\_ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

\_\_\_ D. Has yielded, or may be likely to yield, information important in history or prehistory.

\_\_\_ Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National \_\_\_ State \_\_\_ Local \_\_\_

42. Statement of significance:

The residence at 607 Sixth Street has not been previously recorded. It was constructed in 1939 in the Craig and Gould's Addition in east Castle Rock, likely while owned by George and Edna Goyett. The Goyetts owned the property until 1976. Research into the residence through historic newspapers, aerial imagery, assessor data, census data, and regional contexts failed to reveal a significant association between the property and the four NRHP Criteria.

First, the residence is recommended not eligible for inclusion on the NRHP under Criterion A. The residence was constructed in 1939 in the Craig and Gould's Addition of Castle Rock. The neighborhood was originally platted in 1874 and slowly developed throughout the late nineteenth and early twentieth centuries. As the residence was constructed several decades following the original plat and is not an original residence to the neighborhood, it is not considered eligible under Criterion A for its association with Community Development. Although the residence was constructed during a period of expansion and modernization of the town of Castle Rock, the association is limited and does not meet the level of significance required for

Resource Number:

Temporary Resource Number: CR-EW-01

consideration under Criterion A. Additionally, research did not reveal the residence to be associated with other themes, events, or patterns important to the history of the area. Second, the resource is recommended not eligible under Criterion B. The residence was constructed under ownership of the Goyetts, who owned the property from 1939-1976. While research indicated that George Goyett was associated with the lighting of the Star of Castle Rock, neither he nor Edna Goyett rise to the level of significance required under Criterion B. Third, the residence is recommended not eligible under Criterion C. The residence featured elements of the Queen Anne and Craftsman styles of architecture, such as the wraparound porch and the exposed rafter ends; however, the boxing of the exposed rafter ends resulted in the loss of character-defining-features. Additionally, it does not possess sufficient character-defining-features of either style to embody a specific type, period, or method of construction under Criterion C. Lastly, the resource is recommended not eligible under Criterion D. The residence is surrounded by residential architecture and paved roads. The building techniques associated with the resource are commonly understood and does not contain new information that would advance contemporary knowledge of building construction, nor is it likely that historic materials associated with the resource will be discovered.

43. Assessment of historic physical integrity related to significance:

The residence does not retain sufficient integrity to convey its historical significance, as it has undergone significant modern alterations. While the residence retains integrity of location, setting, feeling, and association, it lacks integrity of design, materials, and workmanship.

The residence retains integrity of location, as it has not been moved since it was constructed in 1939. It retains integrity of setting, as it remains within a residential subdivision in Castle Rock; although the neighborhood does feature some modern infill, most visible residences continue to contribute to the historic setting. Integrity of feeling and association have been retained, as the residence continues to serve as a single dwelling residence and continues to convey its historical association as such.

The residence has undergone significant modern alterations. It features replacement siding and windows, an unoriginal wraparound porch, and its original exposed rafter ends have been removed. Thus, the residence lacks integrity of design, materials, and workmanship.

Because the residence has undergone significant alterations, it no longer conveys its historic significance.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible \_\_\_ Not Eligible X Need Data \_\_\_

45. Is there National Register district potential? Yes X No

Resource Number:  
Temporary Resource Number: CR-EW-01

Discuss: The Craig and Gould's addition was platted by two of the founders of the town of Castle Rock, and was platted as the first primarily residential area in the town. As such, there are several buildings within the neighborhood that date from the late nineteenth century and early twentieth century. As the first primary residential area in the town, the addition has potential to be significant under Criterion A for Community Development. Further research is needed to inventory the amount and dates of historic residences in the area.

If there is National Register district potential, is this building: Contributing \_\_\_ Noncontributing X  
46. If the building is in existing National Register district, is it: Contributing \_\_\_ Noncontributing \_\_\_

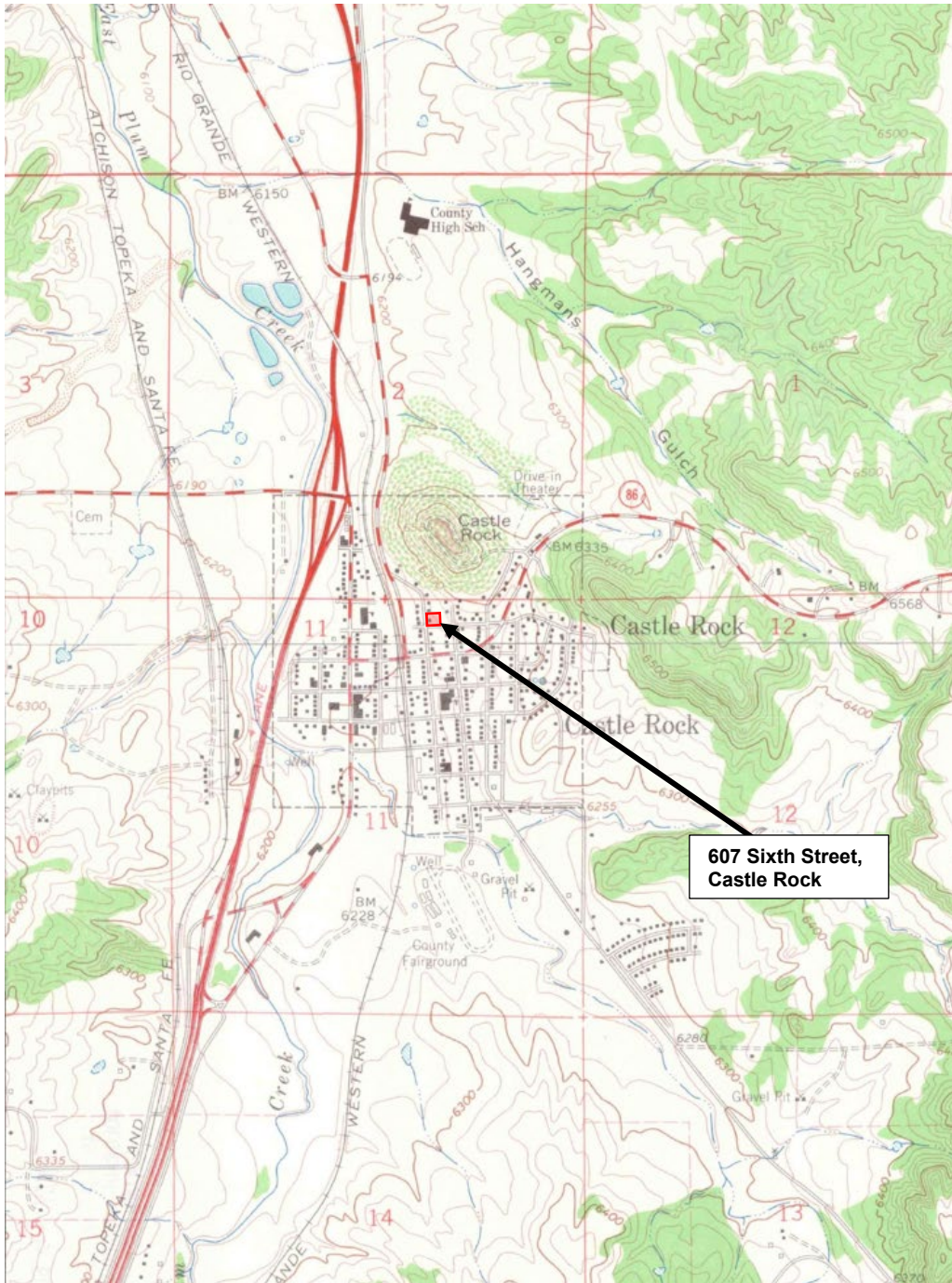
**VIII. RECORDING INFORMATION**

- 47. Photograph numbers: Roll 26-450, 102945-110824  
Negatives filed at:
- 48. Report title: N/A: OAHP form prepared at request of Town of Castle Rock.
- 49. Date(s): May 20, 2026
- 50. Recorder(s): Emily Wren
- 51. Organization: Metcalf Archaeological Consultants, Inc., a Terracon Company
- 52. Address: 17301 W Colfax Ave #305, Golden, CO 80401
- 53. Phone number(s): (303) 425-4507

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395

SITE MAPS



Map 1. United States Geological Survey, 1965 (1966 ed.). Castle Rock North, CO 1:24,000 scale topographic map.

Resource Number:

Architectural Inventory Form

Temporary Resource Number: CR-EW-01



Map 2. Douglas County Assessor Parcel Map.



**Map 3.** Sketch Map of 607 Sixth Street, Castle Rock, Colorado, including rough parcel boundary; see Map 2 for official parcel boundary. September 2023 aerial imagery.

SITE PHOTOS



Photo of residence in ca. 2002. Courtesy of the Douglas County Assessor's Office database.



Primary (south) elevation of the residence, view north  
(Roll 26-450, image 103208; Emily Wren; 5/22/2026)

Resource Number:

Architectural Inventory Form  
Temporary Resource Number: CR-EW-01



**Primary (south) and east elevations of the residence, view northwest**  
(Roll 26-450, image 103222; Emily Wren; 5/22/2026)



**East and north elevations of the residence, view west**  
(Roll 26-450, image 103249; Emily Wren; 5/22/2026)

Resource Number:

Architectural Inventory Form  
Temporary Resource Number: CR-EW-01



**North and west elevations of the residence, view southeast**  
(Roll 26-450, image 103316; Emily Wren; 5/22/2026)



**West elevation of the residence, view east**  
(Roll 26-450, image 103504; Emily Wren; 5/22/2026)

Architectural Inventory Form

Resource Number:

Temporary Resource Number: CR-EW-01



**Primary (south) and west elevations of the residence, view northeast**  
(Roll 26-450, image 103604; Emily Wren; 5/22/2026)



**View of the property from the intersection of Sixth Street and Cantril Street, view northeast**  
(Roll 26-450, image 103028; Emily Wren; 5/22/2026)

**Architectural Inventory Form**

**Resource Number:**

**Temporary Resource Number: CR-EW-01**



**View of the property from the east adjacent parcel, view northwest**  
(Roll 26-450, image 102945; Emily Wren; 5/22/2026)



**View of the property from Cantril Street at the northwest corner, view southeast**  
(Roll 26-450, image 103100; Emily Wren; 5/22/2026)

Architectural Inventory Form

Resource Number:

Temporary Resource Number: CR-EW-01



**View of front yard and concrete pathway to south elevation of residence, view north**  
(Roll 26-450, image 103150; Emily Wren; 5/22/2026)



**View of the front yard and terracing retaining walls on adjacent parcel, view northeast**  
(Roll 26-450, image 103153; Emily Wren; 5/22/2026)

Resource Number:

Architectural Inventory Form

Temporary Resource Number: CR-EW-01



**View of outdoor seating area, fire pit, and retaining wall on northeast corner of residence, view north**

(Roll 26-450, image 103817; Emily Wren; 5/22/2026)



**Close-up of the replacement shingle siding**

(Roll 26-450, image 103652; Emily Wren; 5/22/2026)

# AKINS CADD WORKS

106 Birch Avenue : Castle Rock : CO : 80104  
[www.acw.red](http://www.acw.red) : 909.921.3537

## 607 Sixth Street – Historic Preservation Narrative

Proposed that the private residence at 607 Sixth Street is to be partially demolished. Please see below for the historical and architectural reasoning for this proposed demolition.

- Is the property currently Landmarked and/or would the property be able to achieve Landmark status?

Per the Cultural Survey (CR-EW-01), the home does not have a Landmark designation, nor does it meet any of the National Register criteria.

- Does the property have features of architectural and/or historical significance and/or integrity?

Per the Cultural Survey (CR-EW-01), the home does not have any special features or character-defining-features of historical or architectural significance.

- Will the effect of demolition be positive or negative on adjacent properties?

The proposed partial demolition will allow the building of a home that the Peach Family will be able to live and grow in as the Town of Castle Rock grows. Thus, this demolition will be positive for the neighborhood.

- Has deterioration of the property progressed to a point where it is not economically feasible to rehabilitate the property?

As with any home of this age, there are parts that need to be replaced or repaired, but the deterioration of the existing home is not a factor in the need for a home that meets the needs of the Peach Family.

- For a demolition permit required, has moving the building been investigated? Is it a feasible option to demolition?

Yes, the idea of moving the building was proposed and investigated, but doing so would be financially restrictive. Also, by keeping the house in its current location, the property features a spacious front yard, keeping with the Castle Rock Style. The Board of Adjustment has also approved the home staying in its current location.



# Town of Castle Rock

## Agenda Memorandum

**Agenda Date:** 7/1/2026

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**Item #:** **File #:** HPB 2026-016

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**To:** Members of the Historic Preservation Board

**From:** Brad Boland, AICP Planning Manager, Development Services

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### **Executive Summary**

The property owners of 607 Sixth Street, Luke and Elissa Peach, have submitted an application for the substantial reconstruction and expansion of the existing single-family residence and the construction of a detached garage. The property is located at the northeast corner of Sixth Street and Cantril Street. (Attachment A).

### **Attachments**

Attachment A: Plans

Attachment B: Materials Board

Attachment C: Applicant Narrative

Attachment D: Cultural Resource Survey



## AGENDA MEMORANDUM

**To:** Historic Preservation Board

**From:** Brad Boland, AICP Planning Manager, Development Services

**Title:** Design Review: 607 Sixth Street

**Lot 5A Block 2 Craig & Gould's Addition to Castle Rock**

---

### Executive Summary

The property owners of 607 Sixth Street, Luke and Elissa Peach, have submitted an application for the substantial reconstruction and expansion of the existing single-family residence and the construction of a detached garage. The property is located at the northeast corner of Sixth Street and Cantril Street. (Attachment A).

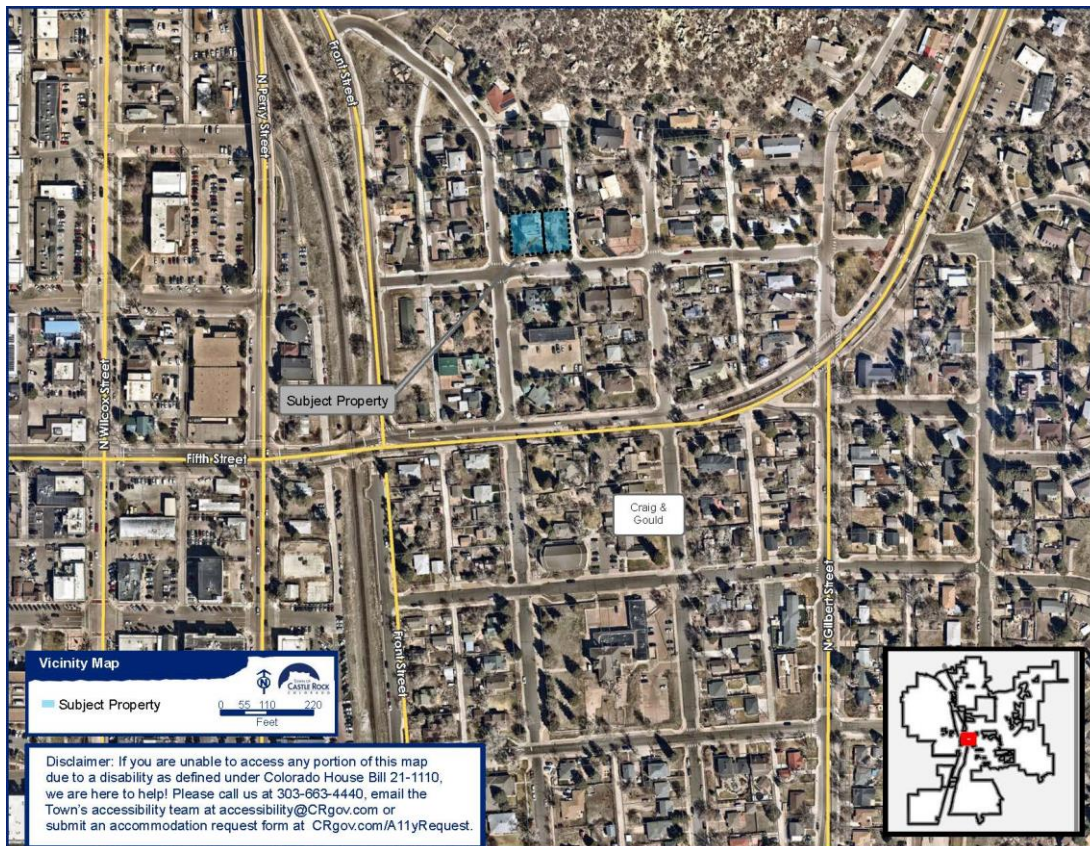


Figure 1: Vicinity map

## **Background**

### **Existing Conditions and Surrounding Uses**

A single-family home currently sits on the property. The applicant is proposing a partial demolition with a substantial reconstruction and expansion of the residence. The demolition includes removal of the existing gable roof, second floor, first-floor walls, and faux shingle siding. The existing basement and first-floor framing are proposed to remain, and the location of the residence in relation to the overall property will not substantially or materially changed. The Historic Preservation Board is scheduled to consider the demolition request for the existing residence prior to consideration of this Design Review request. Approval of the Design Review request does not authorize demolition. The proposed substantial reconstruction and expansion of the residence and detached garage may proceed only if the required demolition approval is granted by Town Council, which is scheduled to hear the item on July 7, 2026.

The Cultural Resource Survey identifies the property as Lot 5A, Block 2 of Craig and Gould's Addition and as an approximately 0.181-acre parcel. Excluding the house being considered for demolition, the overall property consists of a sloped residential lot at the northeast corner of Sixth Street and Cantril Street. The west and east sides of the front yard are bordered by wet-laid retaining walls, while the south end of the property features dry-laid stone. A similar wet-laid retaining wall is located on the northwest corner of the property. The west side of the property features a gravel driveway with retaining walls on the north and south sides. The yard on the south side of the residence is bordered by a modern wood fence, a modern concrete and pea gravel path leads through the yard, and the east side of the property includes a large section of pea gravel with a built-in fire pit.

The surrounding area consists of single-family residences in the Craig and Gould neighborhood with a mix of one-story and two-story residences.

### **Zoning Regulations**

The property is zoned R-2 Single-Family and Duplex Residential District. The R-2 zone allows single-family and duplex residential uses. The proposed project consists of substantial reconstruction and expansion of a single-family residence and construction of a detached accessory garage, both of which are permitted within the district.

The R-2 development standards require a 25-foot front setback, 25-foot rear setback, 5-foot side setback, 20-foot street setback, and a maximum building height of 35 feet. The subject property received approval from the Board of Adjustment for a variance to the north/rear setback, allowing the proposed residential construction to align with the existing legal nonconforming setback of the residence.

As proposed, and with the approved setback variance and associated lot line vacation, the residence and detached garage comply with the applicable R-2 zoning requirements, including permitted use, building height, and setback standards.

## **Discussion**

### **Proposed Project**

The applicants are proposing substantial reconstruction and expansion of the existing single-family residence, resulting in a two-story single-family residence, together with construction of a detached garage (Attachment B). The plans list a total residence building area of 3,623 square feet, including 872 square feet of existing lower level, 1,833 square feet of new main level, and 918 square feet of new upper level. The plans also identify 730 square feet of porch/deck area and 771 square feet of attached garage area. The detached garage is proposed as a one-story, 686 square foot accessory structure.

The home is designed utilizing the Vernacular Woodframe style and includes tall gable roofs, minimal ornamentation, simple porch posts and beams, vertically oriented windows, board and batten siding, stone accents, and a covered front porch. The site plan maintains the existing front yard condition and shows the detached garage located toward the rear/east portion of the property.

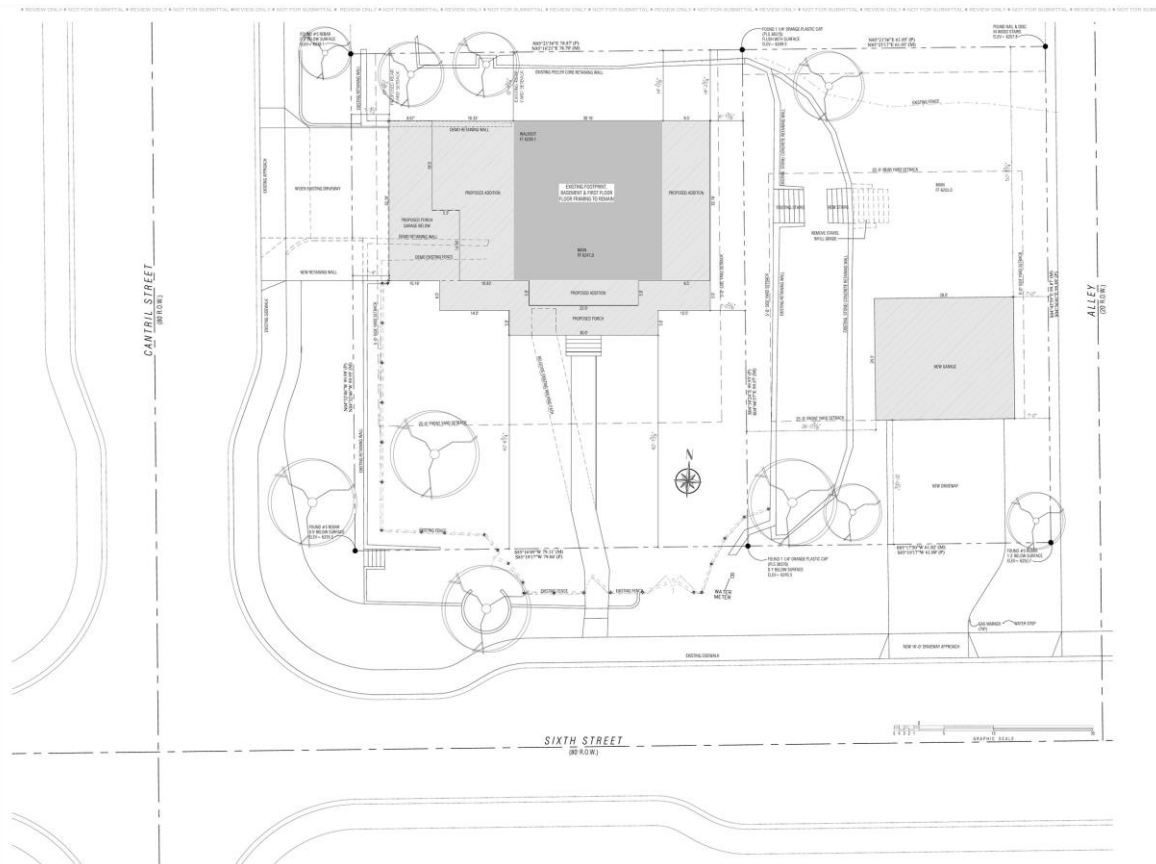


Figure 2: Site Plan

The front (west) elevation consists of a central two-story gabled form, lower gabled roof forms, and a covered front porch with posts, beams and railing. The front entry is emphasized by a smaller porch gable with heavy timber elements and stone accent material. The building will be clad in vertical board and batten siding and includes vertically oriented windows with a simple mullion pattern.



Figure 3: Front/West Elevation

The rear (east) elevation consists of the vertical board and batten siding, a simple window pattern, and gabled roof forms. The elevation is minimally ornamented and continues the same siding and roof materials used on the other elevations.



Figure 4: Rear/East Elevation

The north elevation consists of the walkout/garage level, a large gabled roof form, porch/deck area, vertical siding, stone retaining walls, and wood posts and beams. The attached garage doors are located below the porch/deck and are visually subordinate to the main residential elevation.



Figure 5: Side/North Elevation

The south elevation consists of a gabled residential form with vertically oriented windows, vertical board and batten siding, and the continuation of the porch and deck elements. The materials and detailing are consistent with the rest of the proposed residence.



Figure 6: Side/South Elevation

The detached garage is proposed as a one-story gabled accessory structure. The detached garage plan shows a 24-foot 6-inch by 28-foot footprint, 686 square feet of garage area, a 9-foot 1-inch top plate, vertical board and batten siding, a gabled roof, overhead garage doors, and windows. The lot line vacation is required in order for the detached garage to meet zoning requirements. The applicants are showing a proposed secondary driveway off of Sixth Street to the detached garage on the plans; however, they understand that approval from Public Works will be required for the second driveway. If Public Works does not approve the second driveway, the plans may need to

be adjusted accordingly. The detached garage is also planned as a future phase, as



budget allows.

Figure 7: Detached Garage

### Proposed Materials

The applicant proposes LP SmartSide panel siding with 2-inch battens at 18 inches on center and cedar texture, LP trim and fascia with cedar texture, Sherwin Williams Urbane Bronze body and trim color, CertainTeed Landmark Pro Max Def Moire Black asphalt roofing, black standing seam metal roofing, cream and tan fieldstone with white and tight grout, cedar posts and beams, black Milgard Ultra Series fiberglass windows, a mahogany four-lite double entry door, and a Clopay garage door as shown below. All final materials shall be as listed, or approved equals.

**BODY.....**  
 1/2" SMARTSIDE PANEL SIDING W/ 2" BATTENS AT 18" ON CENTER & CEDAR TEXTURE

**TRIM & FASCIA.....**  
 1/2" TRIM W/ CEDAR TEXTURE

Sherwin Williams  
**URBANE BRONZE**

Sherwin Williams  
**URBANE BRONZE**

**ACCENT.....**  
 STONE, FIELDSTONE, CREAM & TANS, WHITE & TIGHT GROUT

**ACCENT.....**  
 CEDAR POSTS & BEAMS

**GARAGE DOOR.....**  
 CLOPAY MODEL CED112, DESIGN 12, TOP SECTION REC11, FROSTED GLASS

**FRONT DOOR.....**  
 GRAND ENTRY, ANDALUCIA 4-LITE MAHOGANY DOUBLE ENTRY DOOR

**WINDOWS.....**  
 MILGARD 'ULTRA SERIES' FIBERGLASS, BLACK FRAME & MULLIONS

Sherwin Williams  
**URBANE BRONZE**

**ROOFING.....**  
 CERTAINTEED 'LANDMARK PRO' MAX DEF MOIRE BLACK

**ROOFING.....**  
 STANDING SEAM METAL ROOFING BLACK

\* All final materials shall be as listed above, or approved equals.

PEACH Residence : 607 Sixth Street, Castle Rock, CO 80104 : Historic Craig & Gould Neighborhood :  
**AKINS CADD WORKS, LLC**

**Public Outreach and Notification**

**Neighborhood Meetings**

An initial neighborhood meeting was held on March 18, 2026. No members of the public attended. A subsequent neighborhood meeting is scheduled for June 29, 2026 and staff will provide an update at the public hearing.

**Public Notice**

Public notice has been completed in accordance with Town requirements. Public hearing notice signs were posted on the property and written notice letters were sent to

property owners within the required notification area, at least 15 days prior to the public hearings.

Town staff published notice of the Historic Preservation Board public hearing on the Town's website and provided information about the proposal on the Town's Development Activity interactive map.

## **Analysis**

The property is located within the Craig & Gould neighborhood, as depicted in the Town of Castle Rock Municipal Code (CRMC), Section 15.64.020, Figure 1. The following staff analysis is based on the representations made in the application and attachments submitted to date and the review criteria found in the CRMC Section 15.64.200 Approval for new construction and alterations to non-Landmarked properties, Craig and Gould neighborhood.

### **New Construction and Alterations to Non-Landmarked Properties, Craig and Gould Neighborhood Review and Approval Criteria and Analysis 15.64.200.C**

#### **A. Castle Rock Style Standards**

Analysis: These standards are a guiding document, used to aid in the review of new construction and alterations. They state that new construction should be compatible to the height of existing buildings, roof pitch should be consistent with the neighborhood, and building materials should resemble the traditional materials, if possible. Design elements from the Craig & Gould neighborhood that are incorporated into the proposed building include gabled roof forms, vertical board and batten siding, simple wood porch posts and beams, vertically oriented windows, stone accents, and a covered front porch. The project complies with zoning setbacks and height requirements.

#### **B. Castle Rock Design Standards**

Analysis: Chapter 5, Section III of these standards include guidelines for building within the Craig & Gould's historic residential district. New development should be compatible with the existing neighborhood, materials should be compatible with those found in existing buildings, roof forms and pitches should provide visual continuity, front porches are encouraged, and earth-toned building colors are encouraged. The proposed residence includes gabled roof forms, a covered front porch, simple detailing, a subdued earth-toned color palette, board and batten siding, and stone and wood accents. The detached garage uses a simple one-story gabled form and matching materials.

#### **C. F.R.E.S.H. Standards in Castle Rock Historic Preservation Plan**

Analysis: The "footprint" of the proposed residential construction does not substantially or materially alter the location of the residence in relation to the overall property. The existing basement and first-floor framing are proposed to remain, which preserves the broad front yard relationship along Sixth Street. The detached garage is located toward the rear/east portion of the property and will meet the applicable zoning regulations following the required lot line vacation. The size and scale of the proposed gabled roofs

and two-story envelope are permitted by zoning and are consistent with the neighborhood's mix of one-story and two-story residences. The proposed "skin" will be board and batten siding with stone and wood accents, using minimal ornamentation. Lastly, the windows and doors, or the "holes," are generally vertically oriented and consistent with residential patterns found in the neighborhood.

#### **D. The Secretary of Interior's Standards for Rehabilitation**

Analysis: The project involves substantial reconstruction and expansion of an existing single-family residence and construction of a detached garage. The demolition aspects of the project are being reviewed separately by the Historic Preservation Board and Town Council, and a Cultural Resource Survey has been completed. The proposed residential construction will be compatible with the surrounding residential massing, size, scale, roof forms, materials, and architectural features in the neighborhood.

#### **Findings**

Section 15.64.200E (2) of the Town's Municipal Code authorizes the Historic Preservation Board to review proposed new construction and alterations in the Craig and Gould neighborhood and to approve, approve with conditions or deny the proposed new construction and/or alterations. Town staff has reviewed this application and finds that the proposal:

- Is supported by the goals and objectives of the 2030 Comprehensive Master Plan and Vision; and
- Is consistent with the goals of the Town's Historic Preservation Plan, Castle Rock Style and Castle Rock Design; and
- Complies with the review approval criteria for new construction and alterations in the Craig and Gould neighborhood.

#### **Staff Recommendation**

Based on the analysis and findings outlined in this report, staff recommends approval with conditions of this design request.

#### **Motion Options**

##### **Option 1: Approval with Conditions**

I move to approve this design review request for Lot 5A Block 2 Craig & Gould's Addition to Castle Rock with the following conditions:

1. **Demolition Review Approval.** The applicant shall obtain final Town Council approval of the demolition request.
2. **Lot Line Vacation.** Prior to issuance of a building permit for the detached garage, the lot line vacation shall be approved and recorded to create one single lot, allowing the detached garage to be constructed as part of the same residential property.

##### **Option 2: Disapproval**

I move to disapprove or deny this design review request for Lot 5A Block 2 Craig & Gould's Addition to Castle Rock, based on the following findings: (list reasons for denial)

**Option 3: Continue item to next hearing (need more information to make decision)**

I move to continue this item to the next regular Historic Preservation Board meeting on August 5, 2026.

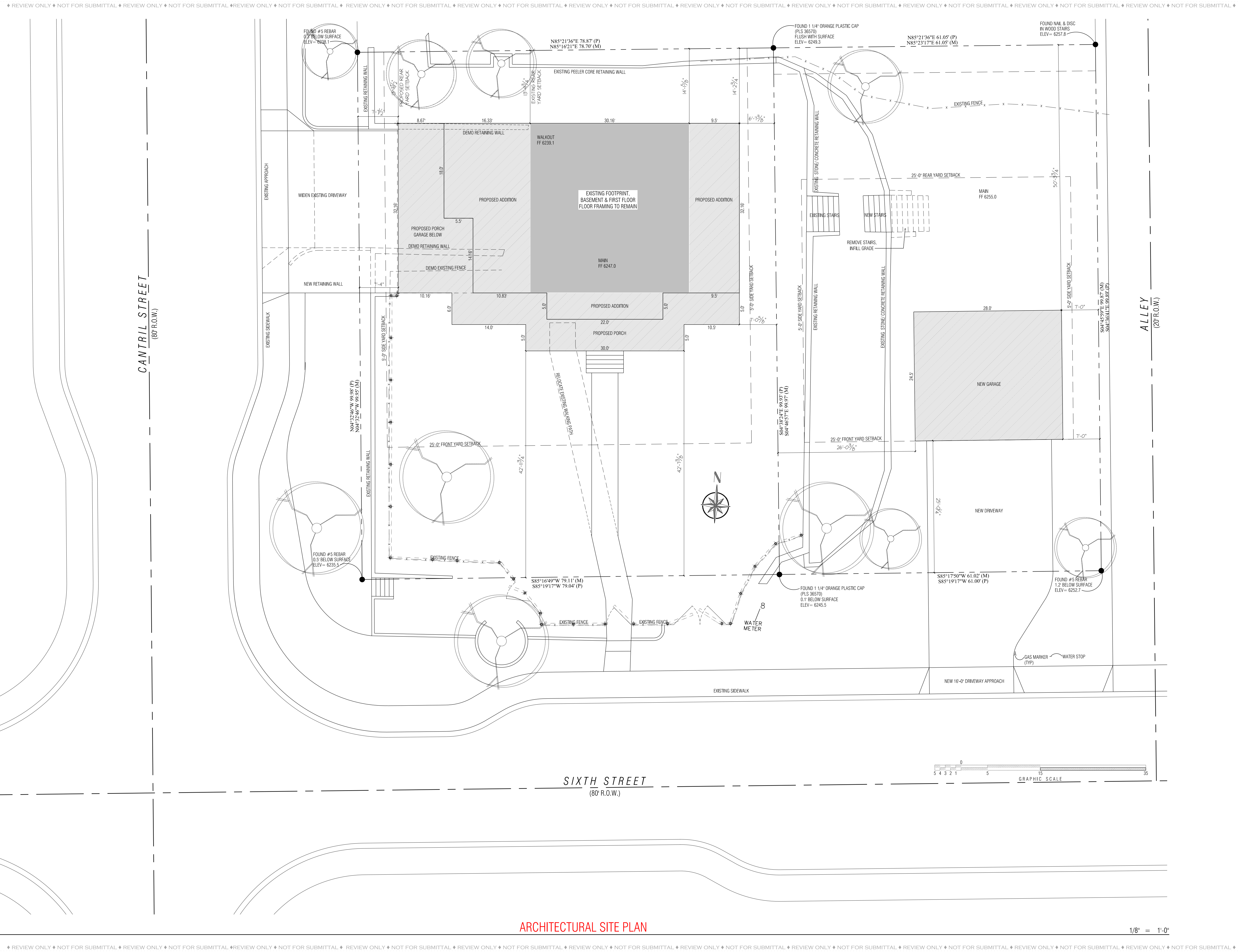
**Attachments**

Attachment A: Plans

Attachment B: Materials Board

Attachment C: Applicant Narrative

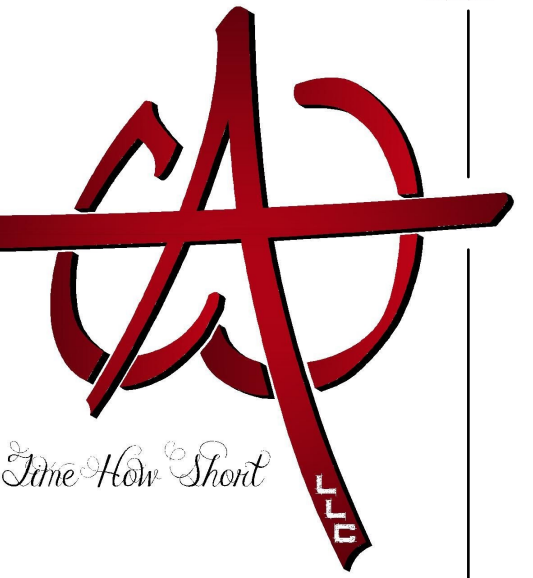
Attachment D: Cultural Resource Survey



ARCHITECTURAL SITE PLAN

1/8" = 1'-0"

AKINS CADD WORKS LLC



106 Birch Avenue  
Castle Rock, CO 80104  
phone: 909-921-3537  
email: Robert@ACW.red

AS-BUILT  
GENERAL CONTRACTOR

PROJECT : PEACH ADDITION & DETACHED GARAGE  
607 Sixth Street Castle Rock CO 80104 Douglas County #Site Name

ARCHITECTURAL SITE PLAN

SHEET DESCRIPTION :

2026.06.10

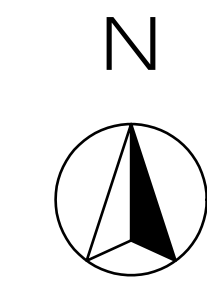
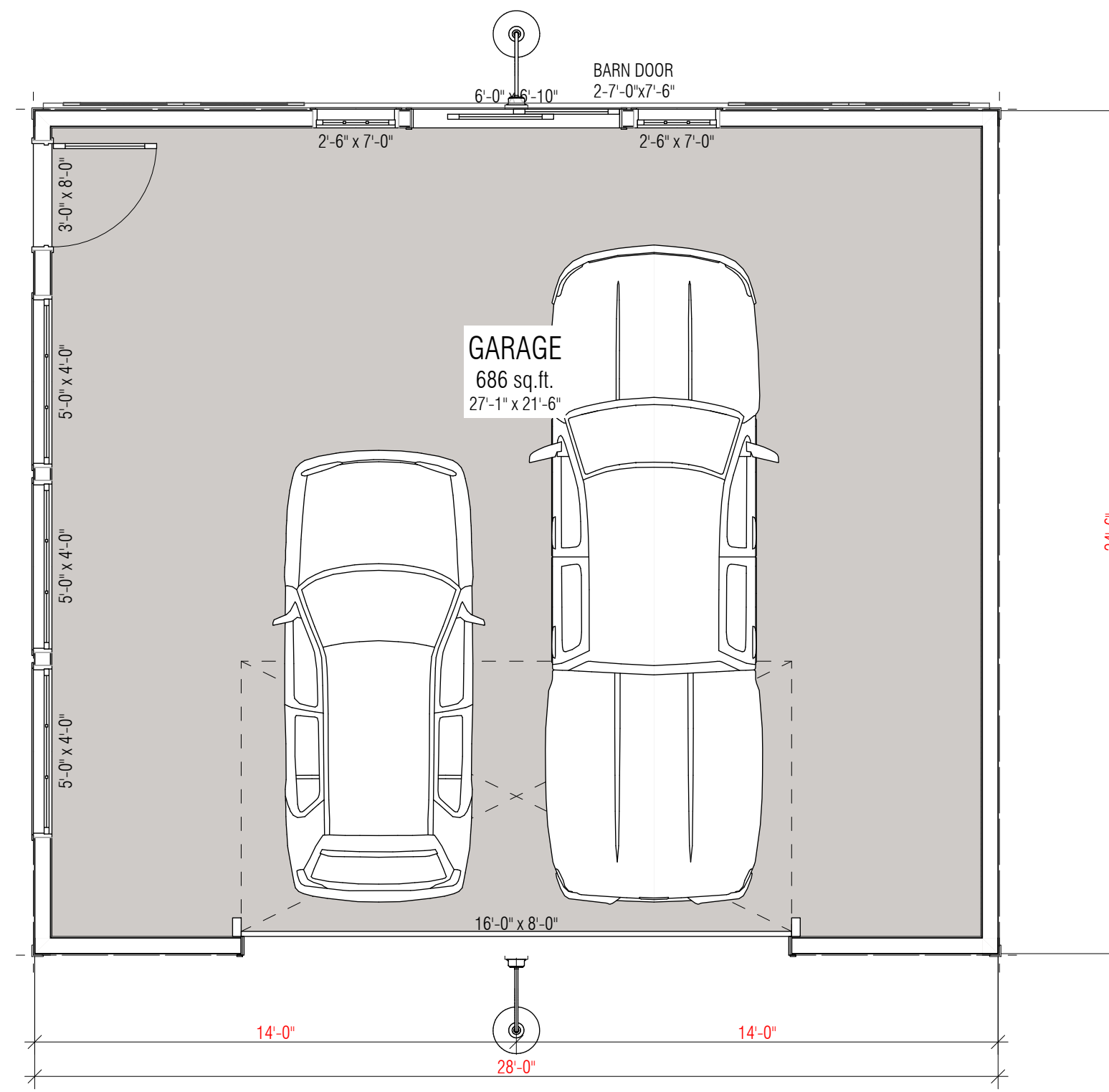
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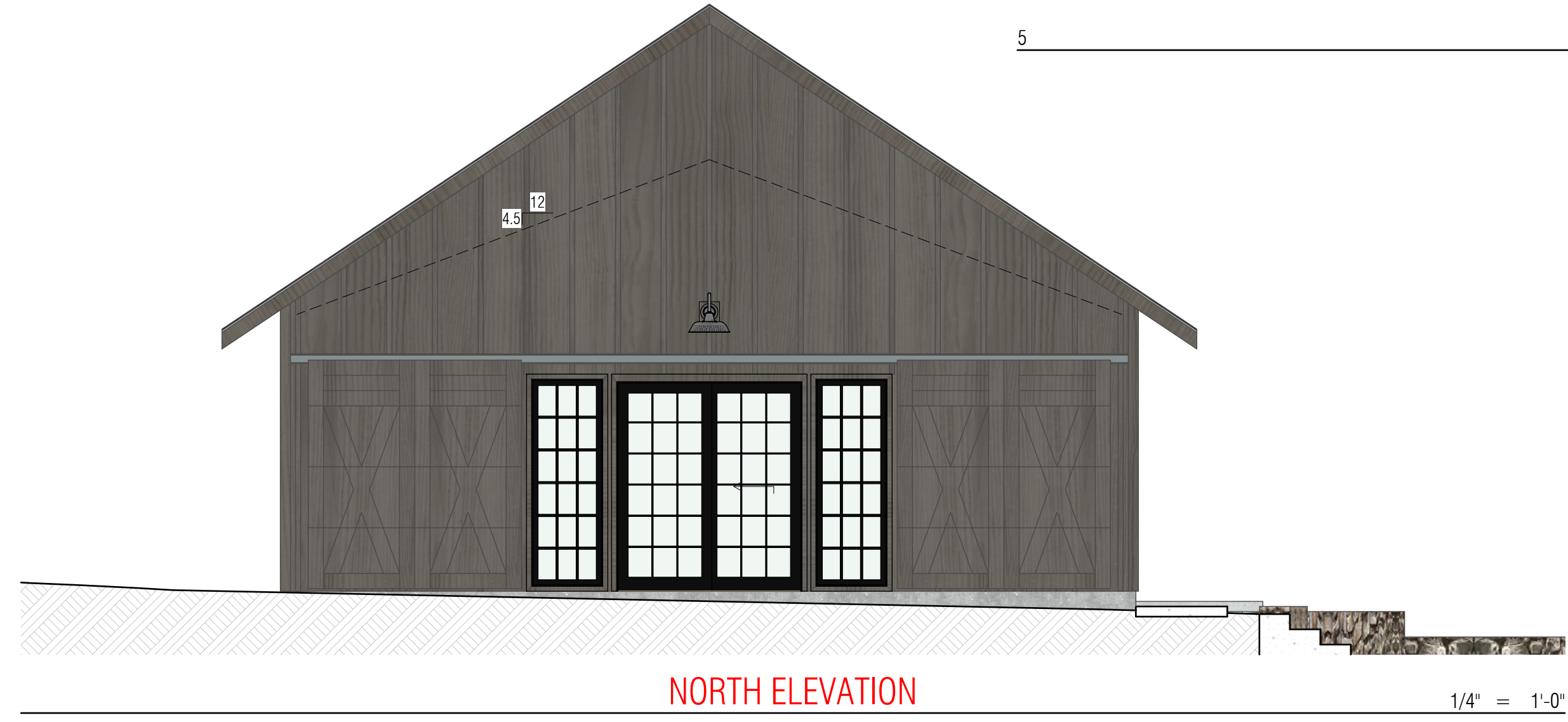
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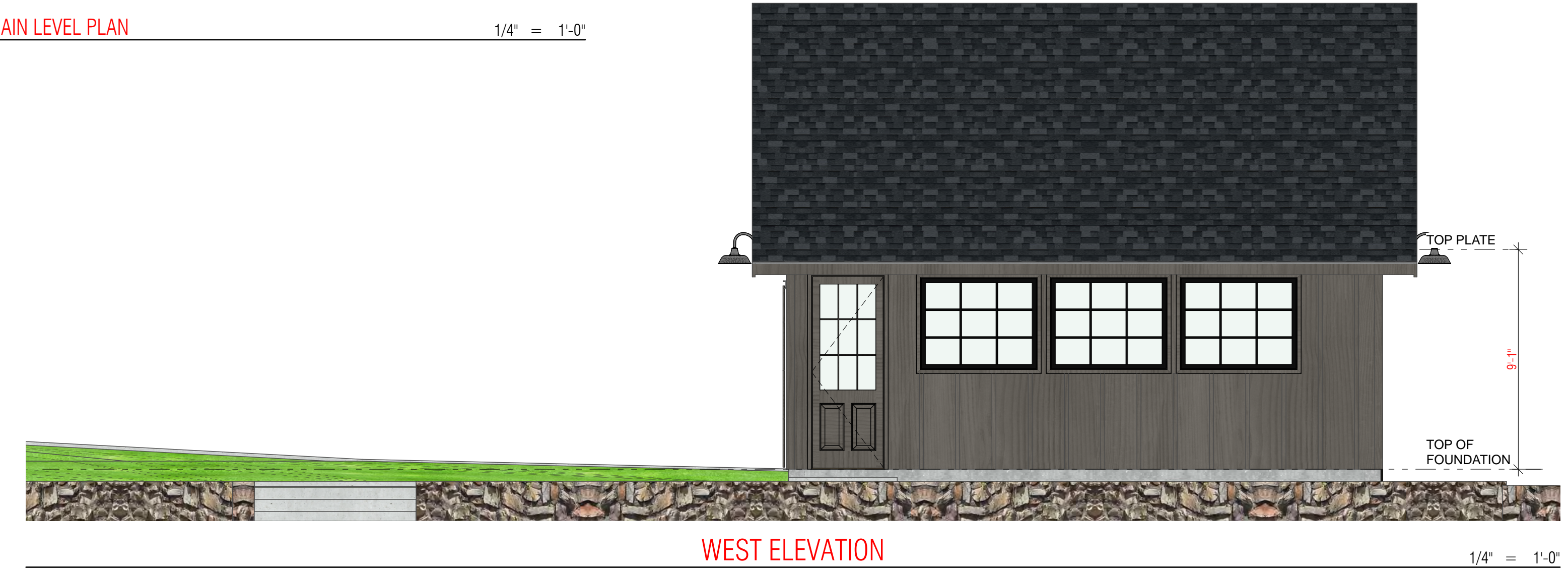




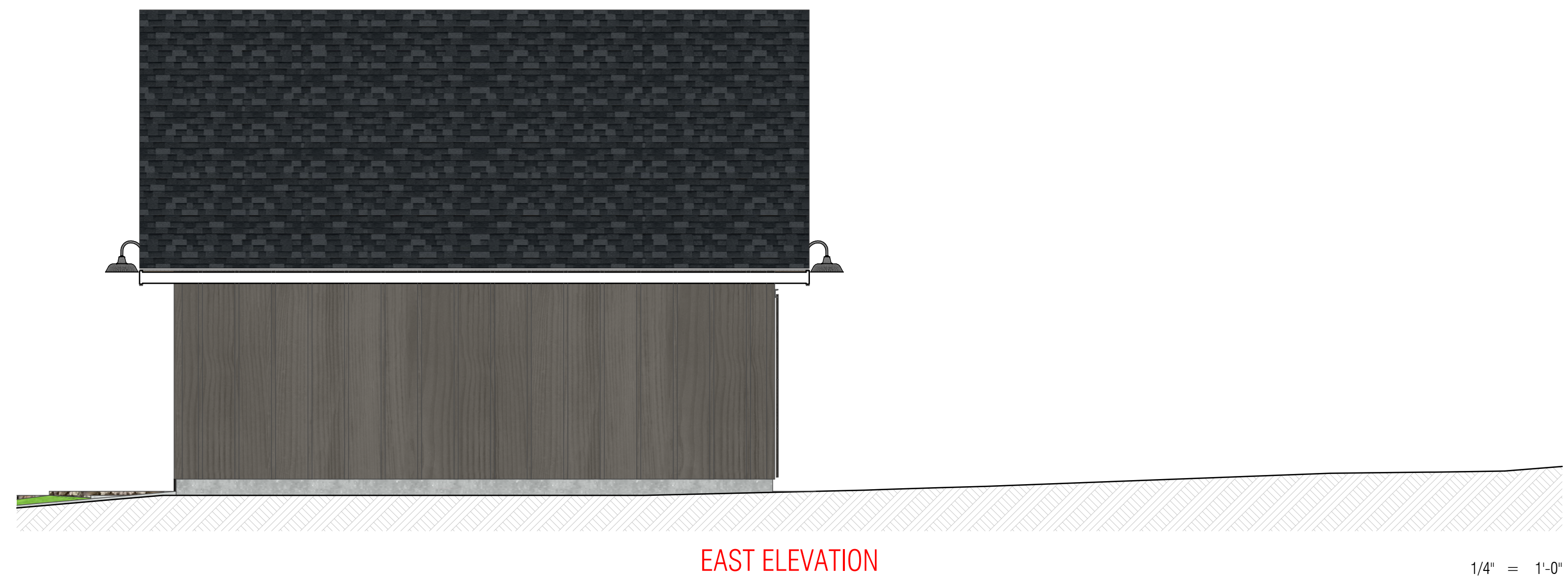
5 MAIN LEVEL PLAN 1/4" = 1'-0"



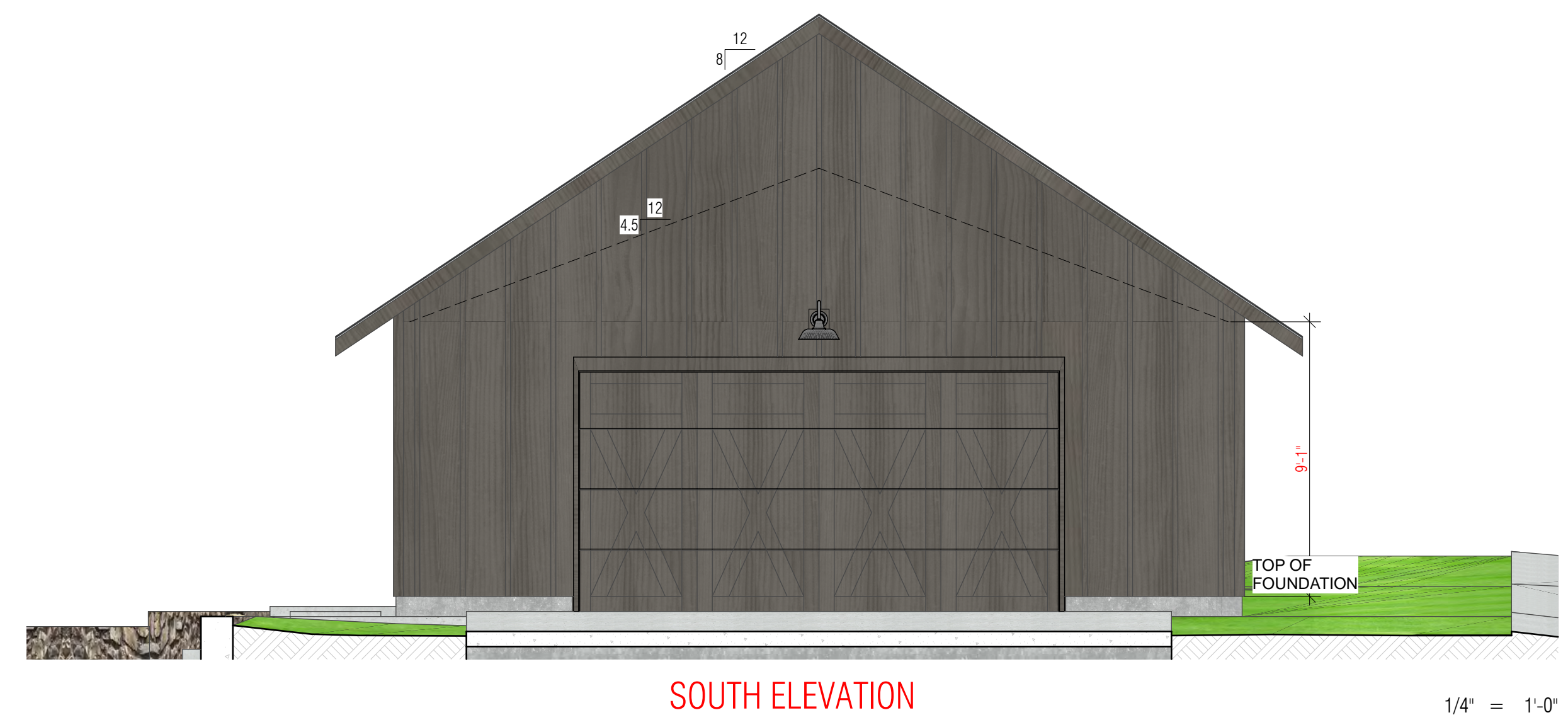
NORTH ELEVATION 1/4" = 1'-0"



WEST ELEVATION 1/4" = 1'-0"



EAST ELEVATION 1/4" = 1'-0"



SOUTH ELEVATION 1/4" = 1'-0"

Q:\ACW\ACW\2025-005-607 6thSt-CR-Luke & Elissa PEACH\Archicad Files\2026.06.06-629 SixthSt-CR-Gar.pln

◆ DESIGN ◆

**AKINS CADD WORKS**  
LLC



106 Birch Avenue  
Castle Rock, CO 80104  
phone: 909-921-3537  
email: Robert@ACW.red

◆ DETACHED GARAGE ◆

◆ GENERAL CONTRACTOR ◆

PROJECT :  
**PEACH - DETACHED GARAGE**  
◆ 629 Sixth Street Castle Rock CO 80104 Douglas County ◆ #Site Name ◆

SHEET DESCRIPTION :  
**PLAN & ELEVATIONS**

2026.06.10  
SHEET NUMBER :

**DR2**

◆ COPYRIGHT © 2026 BY AKINS CADD WORKS, LLC ◆ THE USE OF THESE PLANS & SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED & PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH ◆ REPRODUCTION OR REUSE BY ANY METHOD IN PART OR IN WHOLE WITHOUT THE EXPRESS CONSENT OF AKINS CADD WORKS, LLC IS PROHIBITED ◆ TITLE TO THE PLANS & SPECIFICATIONS REMAIN IN AKINS CADD WORKS, LLC ◆ VISUAL CONTACT WITH PLANS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS ◆

BODY.....

'LP' SMARTSIDE PANEL SIDING W/ 2" BATTENS AT 18" ON CENTER & CEDAR TEXTURE



Sherwin Williams  
**URBANE BRONZE**

TRIM & FASCIA.....

'LP' TRIM W/ CEDAR TEXTURE



Sherwin Williams  
**URBANE BRONZE**

ACCENT.....

STONE, FIELDSTONE, CREAM & TANS, WHITE & TIGHT GROUT



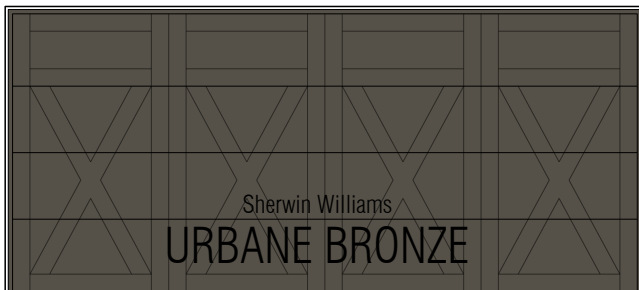
ACCENT.....

CEDAR POSTS & BEAMS



GARAGE DOOR.....

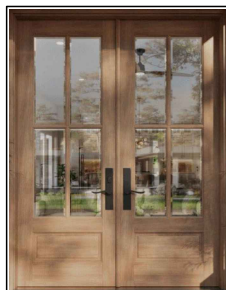
CLOPAY MODEL CED112, DESIGN 12, TOP SECTION REC11, FROSTED GLASS



Sherwin Williams  
**URBANE BRONZE**

FRONT DOOR.....

GRAND ENTRY, ANDALUCIA 4-LITE MAHOGANY DOUBLE ENTRY DOOR



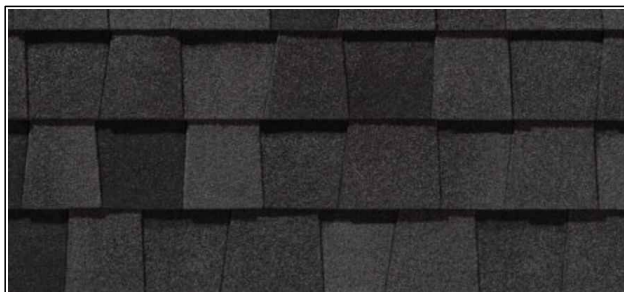
WINDOWS.....

MILGARD 'ULTRA SERIES' FIBERGLASS, BLACK FRAME & MULLIONS



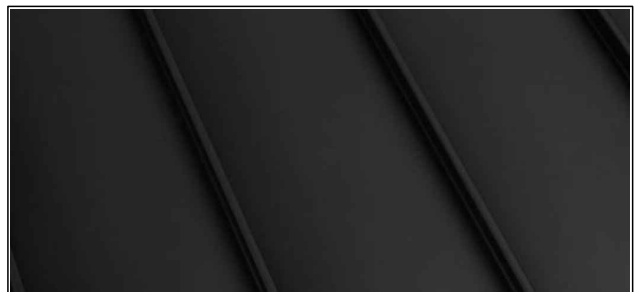
ROOFING.....

CERTAINTED 'LANDMARK PRO' MAX DEF MOIRE BLACK



ROOFING.....

STANDING SEAM METAL ROOFING BLACK



\* All final materials shall be as listed above, or approved equals.

.: PEACH Residence : 607 Sixth Street, Castle Rock, CO 80104 : Historic Craig & Gould Neighborhood .:

**AKINS CADD WORKS, LLC**

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June 22, 2026

Narrative for:

607 Sixth Street  
Castle Rock, CO 80104

The addition/ remodel of the house at 607 Sixth Street was designed following many of the requirements of the Castle Rock Style. But to get to the new home, the existing gable roof, second floor, first floor walls and faux shingle siding will be removed. This may seem like a large-scale removal, but this will allow the Peach family to build a home that will meet their familial needs as they and their children work, play, and grow in the Town of Castle Rock.

Utilizing the Vernacular Woodframe style, this two-story home features tall gable rooves, minimal ornamentation, simple porch posts and beams and vertically oriented windows. By keeping the basement and first floor of the original home, this house will be set far back on the lot, maintaining the spacious front yard. The use of stone will ground the home, while a tasteful stone accent at the entry will provide a beautiful feature, welcoming guests with the warmth stone creates. The porch gable roof is designed using heavy timber with vertical accents, open to the underside of the roof sheathing to create an open, simply decorated entry. The vertically oriented windows will have a simple mullion pattern and minimal trim surrounds. The board and batten siding will help to emphasize the vertical lines associated with Vernacular Woodframe. This siding option became widely popularized in the United States in the 1830s and 1840s as a practical and affordable construction style.

Prepared by:

Robert HJ Akins  
Akins CADD Works, llc

Prepared for:

The Peach Family  
607 Sixth Street, Castle Rock, CO 80104

Resource Number:  
Temporary Resource Number: CR-EW-01

OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

### Official eligibility determination (OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_  
 Determined Eligible- NR  
 Determined Not Eligible- NR  
 Determined Eligible- SR  
 Determined Not Eligible- SR  
 Need Data  
 Contributes to eligible NR District  
 Noncontributing to eligible NR District

### I. IDENTIFICATION

1. Resource number:
2. Temporary resource number: CR-EW-01
3. County: Douglas
4. City: Castle Rock
5. Historic building name: N/A
6. Current building name: Peach Residence
7. Building address: 607 6<sup>th</sup> Street, Castle Rock, CO 80104
8. Owner name and address: Luke Steven Peach and Elissa Ann Peach, 607 Sixth Street, Castle Rock, CO 80104

### II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 8S Range 67W  
NE ¼ of NW ¼ of NW ¼ of NE ¼ of section 11  
NW ¼ of NE ¼ of NW ¼ of NE ¼ of section 11
10. UTM reference  
Zone 13; 512368 mE 4358497 mN
11. USGS quad name: Castle Rock North  
Year: 1965 Map scale: 7.5' X 15' \_\_\_\_\_ Attach photo copy of appropriate map section.
12. Lot(s): 5A Block: 2  
Addition: Craig and Gould's Addition  
Year of Addition: 1874
13. Boundary Description and Justification: The site boundary is defined as the boundary of 0.181-acre legal parcel number 2505-111-04-022.

### III. Architectural Description

14. Building plan (footprint, shape): Square
15. Dimensions in feet: Length 32 x Width 32
16. Number of stories: 1.5

Resource Number:

Temporary Resource Number: CR-EW-01

17. Primary external wall material(s): Synthetics-plastic
18. Roof configuration: Side gable
19. Primary external roof material: Asphalt Roof: Composition Roof
20. Special features: N/A
21. General architectural description: The residence is a 1.5 story, square plan residence. It rests on a concrete foundation and features a wood frame structural system that is clad in replacement faux cedar shingle siding. It is topped by a side gable roof clad in asphalt composition shingles and has an interior brick chimney that extends from the south sloping gable. The residence is built on a sloped surface, exposing a basement level on the west elevation. The residence features a wraparound porch that extends across its east, south, and west elevations. The windows appear to be replacement vinyl.

The primary elevation faces south and is accessible via a set of steps that extend off the front porch. The primary elevation is asymmetrical, with the primary entrance located on the east side of the elevation. The entrance is a two-panel, six-light, aluminum door. The entrance is topped by a gable wall dormer with wooden brackets. The primary elevation features a nine-by-nine, horizontal sliding window unit and an eight-by-eight, horizontal sliding window unit.

The west elevation features the exposed basement level, which consists of a vinyl sliding glass door. The basement level appears to be of concrete construction. The sliding glass door is surrounded by vertically oriented wood siding. The main floor of the west elevation is spanned by the wraparound porch. The porch features a long stairway that extends west into the gravel driveway in front of the basement level. The main floor has a centrally located secondary entrance that is topped by a front gable portico with wood brackets. The entrance is a two-panel, nine-lite, aluminum door. There are three windows along the west elevation: a six-over-six, double-hung sash unit; a twelve-by-twelve, horizontal slider unit; and a six-over-six, double-hung sash unit just beneath the gable end.

The north elevation features two six-over-six, double-hung sash window units and a one-by-one, horizontal slider unit in between.

The east elevation features an additional entrance through a two-panel, nine-lite aluminum door; the door features a pet entrance cut out of the bottom. The east elevation features two six-over-six, double-hung sash windows that are two different sizes. A small, one-by-one window is just below the gable end peak.

22. Architectural style/building type: No Style

Resource Number:

Temporary Resource Number: CR-EW-01

23. Landscaping or special setting features: The residence is located within a residential neighborhood. The building is built on a sloped surface. The west and east sides of the front yard are bordered by wet laid retaining walls, while the south end of the property features dry laid stone. A similar, wet-laid retaining wall is located on the northwest corner of the property. The west side of the property features a gravel driveway, with the aforementioned retaining walls on the north and south sides. The yard on the south side of the residence is bordered by a modern wood fence. A modern, concrete and pea gravel path leads through the yard to the porch. The east side of the residence features a large section of pea gravel and features a built-in fire pit.
24. Associated buildings, features, or objects: N/A

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: \_\_\_\_\_ Actual: 1939  
Source of information: Douglas County Assessor's Office Database
26. Architect: Unknown  
Source of information:
27. Builder/Contractor: Unknown  
Source of information:
28. Original owner: George and Edna R. Goyett  
Source of information: Douglas County Clerk and Recorder's Office Database; The Rocky Mountain News (December 9, 1975)
29. Construction history (include description and dates of major additions, alterations, or demolitions):
- 1939: Residence is constructed under ownership of the Goyett family.
  - Ca. 1984: The wraparound porch was added to the residence. Aerial imagery could not definitively confirm when the porch was added to the residence; however, it does not seem to be extant in the aerial imagery until the 1980s or 1990s.
  - Ca. 2002 – 2012: The exposed rafter ends were replaced with boxed eaves. The windows on the primary elevation were replaced with current windows; the updated windows altered both the material and design of the original windows.
  - 2012 – 2015: The residence is re-sided with faux cedar shingles.
30. Original location  X  Moved      Date of move(s):

#### V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic-Single Dwelling
32. Intermediate use(s): N/A
33. Current use(s): Domestic-Single Dwelling
34. Site type(s): Residential home

Resource Number:

Temporary Resource Number: CR-EW-01

35. Historical background:

Douglas County, Colorado, was one of the original seventeen counties when the Colorado Territory was established in 1861.<sup>1</sup> By the 1870s, settlers had started to establish the town of Castle Rock, which eventually would be the first incorporated town in the county. In 1870, the Denver & Rio Grande Railroad arrived in Castle Rock, helping to secure the town's future. In 1874, homesteader Jeremiah Gould donated 120 of his 160 acres to the town of Castle Rock, which is where the original townsite was located.<sup>2</sup> With its establishment, Castle Rock was named the county seat.

The newly established town was supported largely by quarrying and agriculture. Several rhyolite mines were worked in the area surrounding Castle Rock, and the rock was used for construction both in town and nearby cities throughout the late twentieth century. Despite its title as the county seat, Castle Rock remained largely rural and agrarian for several decades. In its early days, most farms remained small; yet, the economy hinged on agriculture, with prominent products of dairy, beef, and wheat.<sup>3</sup>

Two early settlers of the town had a meaningful impact on the development of Castle Rock. Jeremiah Gould moved west following the Civil War and settled in Castle Rock in 1869. Five years after homesteading his 160 acres, he donated 120 to the town of Castle Rock. John H. Craig moved west with the Colorado Gold Rush, originally settling in what would become the town of Sedalia. In 1870, Craig moved to Castle Rock and settled on land adjacent to Gould. Eventually, Craig "was part of the group that platted the new town in 1874."<sup>4</sup> The pair became known as founders of the town of Castle Rock. Following Gould's initial land donation, he donated additional acreage east of the railroad tracks "which became the town's first mainly residential area." The two platted this land from Gould's second donation in 1874 as the Craig and Gould's Addition.<sup>5</sup>

Early Sanborn Fire Insurance maps show that the west side of the neighborhood had been developed by 1902, albeit most lots in the mapped area were not depicted to have structures yet. This is likely due to the continued rural and agricultural identity of Castle Rock throughout the early twentieth century. By 1900, Castle Rock's population was still only 304, 1/10<sup>th</sup> of the county's population.<sup>6</sup>

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<sup>1</sup> Encyclopedia Staff, "Douglas County," History Colorado, Colorado Encyclopedia, accessed May 27, 2026, <https://coloradoencyclopedia.org/article/douglas-county>.

<sup>2</sup> "Town History," Town of Castle Rock, Colorado, accessed May 27, 2026, <https://www.crgov.com/2237/Town-History>.

<sup>3</sup> Tim Weber and Larry Schlupp, eds., *Douglas County Colorado: Prehistory to 2020* (Castle Rock, CO: Historic Douglas County, Inc. 2022), 82, 235

<sup>4</sup> Ibid; Joe Gschwendtner, "Castle Rock's Founding Triumvirate," The Connection, June 1, 2024, <https://www.castlepinesconnection.com/castle-rocks-founding-triumvirate/>.

<sup>5</sup> Tim Weber, "Three Founders of Castle Rock," Historic Douglas County, accessed May 27, 2026, chrome-extension://efaidnbnmnnibpcajpcglclefindmkaj/<https://historicdouglascounty.org/wp-content/uploads/2013/01/The-Three-Founders-of-Castle-Rock.pdf>.

<sup>6</sup> Tim Weber and Larry Schlupp, eds., *Douglas County Colorado: Prehistory to 2020* (Castle Rock, CO: Historic Douglas County, Inc. 2022), 72.

Resource Number:

Temporary Resource Number: CR-EW-01

Castle Rock eventually saw a slow but steady population increase, and by 1910 the population reached 365. This growth required development of the town's infrastructure. In 1916, the town passed a bond to finance an updated water system.<sup>7</sup> The water system was followed by the proliferation of electricity in individual homes.

Despite the onset of the Great Depression in 1929, the town of Castle Rock found ways to sustain their population and continued to fund infrastructural improvements. The 1930s saw the approval of the town's first sewer system and the first large-scale road paving effort. Notably, the iconic Castle Rock Star was installed in 1936, with help of local contractors, the donation of the land by George P. Stewart, and the donation of electrical wire by the Mountain States Telephone Company.<sup>8</sup> These improvements surely helped to support future growth of the town, with one author referring to this period as a transition "from small town to little city." The residence at 607 Sixth Street was constructed amid these modernizations, in 1939.

Chain-of-title research shows that the lot was owned by John H. Craig. Craig was one of the original platters of the subdivision and is known as one of the founders of Castle Rock. He also worked as a County Judge in Castle Rock. In 1891, the property was transferred to Maine E. Johnson, also known as Mary Elizabeth Craig Johnson, in 1891. Johnson was a noted artist and art collector. Johnson owned the property for almost 15 years before transferring to J.W. Farrell in 1906. Farrell was a Canadian-born son of Irish immigrants. He later became a lawyer in Castle Rock who owned several properties in the area, including the Brackett Ranch, a medical office building, an office and residential building, and a laundry.<sup>9</sup> In 1906, Farrell sold the property to Harry Jones, William B. Quien, and Lucius D. Reynolds. Jones served as County Clerk for a time, owned a creamery, and was in wholesale; He was also a mason and Rotarian.<sup>10</sup> Quien worked as a road overseer, farmer, carpenter, and property owner.<sup>11</sup> Reynolds was an agent with Reynolds & Reynolds, a manufacturing stationer.<sup>12</sup> In 1925, Harry Jones took sole ownership of the property, but it was transferred to Bernice Pauline (nee Stream) Senter about three years later. A former machine laborer, Bernice, was married to Harold A. Senter, an attorney in Castle Rock. Senter owned the undeveloped property for ten years, before selling it to George W. and Edna Reese Goyett in February 1939. Thus, the residence likely was constructed under ownership of the Goyett family. George Goyett worked as the manager for the Mountain State Telephone & Telegraph company for thirty years (1921-1951). Goyett specifically was reported to have helped establish power to the Christmas Star at the top of Castle Rock, greatly improving the services to rural areas of Castle Rock, and rebuilding the toll line in Jarre Canyon.<sup>13</sup> Edna Goyett passed in 1975, which prompted the sale of

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<sup>7</sup> Tim Weber and Larry Schlupp, eds., *Douglas County Colorado: Prehistory to 2020* (Castle Rock, CO: Historic Douglas County, Inc. 2022), 127.

<sup>8</sup> "The Star," Town of Castle Rock, Colorado, accessed May 27, 2026, <https://www.crgov.com/2548/The-Star>.

<sup>9</sup> "J.W. Farrell's Real Estate Items," *West Creek Mining News*, March 4, 1899; "Would Disbar J.W. Farrell," *Rocky Mountain News (Daily)*, May 17, 1901.

<sup>10</sup> "Notice," *Castle Rock Journal*, September 27, 1901.

<sup>11</sup> "County Commissioners," *West Creek Mining News*, April 21, 1900.

<sup>12</sup> Charles O. Brantigan and Nathan Zeschin, eds., *The 1887 Denver Directory Volume III*, (Denver, CO: Canzona Publications).

<sup>13</sup> "Telephone Service Greatly Improved in Local Community," *Record Journal of Douglas County*, March 19, 1937; "Beautiful

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the residence in July 1976 to John and Carol Labak. Carol Labak was reported to own Carol's Roofing, and employed her husband John. The Labak family owned the property until 1982, when they sold the residence to Glenn and Christine Fuller.<sup>14</sup> Christine co-owned a local hair salon called, "The Wild Hair." In 1999, Christine Dowdell (formerly Fuller) sold the property to Sean and Melody Kearney. The Kearneys owned the property for almost 22 years before selling it to Smuckley Investments LLC. The LLC owned the residence for less than a year, before selling to the current owners, Luke and Elissa Peach.

The lot on which 607 Sixth Street is located was originally Lot 6, Block 2 when the neighborhood was platted. The lot was replatted in 2021, and the lot is now Lot 5A.

36. Sources of information:

Brantigan, Charles O., and Nathan Zeschin, eds. *The 1887 Denver Directory Volume III*. Denver, CO: Canzona Publications.

*Castle Rock Journal*. "Notice." September 27, 1901.

Encyclopedia Staff. "Douglas County." History Colorado, Colorado Encyclopedia. Accessed May 27, 2026. <https://coloradoencyclopedia.org/article/douglas-county>.

Gschwendtner, Joe. "Castle Rock's Founding Triumvirate." The Connection. June 1, 2024. <https://www.castlepinesconnection.com/castle-rocks-founding-triumvirate/>.

*Record Journal of Douglas County*. "Beautiful Christmas Star Now Shines Over Castle Rock." December 18, 1936.

-----, "Castle Rock Locals." April 17, 1936.

-----, "Telephone Service Greatly Improved in Local Community." March 19, 1937.

*Rocky Mountain News (Daily)*. "Would Disbar J.W. Farrell." May 17, 1901.

Town of Castle Rock. "Town History." Accessed May 27, 2026. <https://www.crgov.com/2237/Town-History>.

-----, "The Star." Accessed May 27, 2026. <https://www.crgov.com/2548/The-Star>.

Weber, Tim and Larry Schlupp, eds. *Douglas County Colorado: Prehistory to 2020*. Castle Rock, CO: Historic Douglas County, Inc., 2022.

Weber, Tim. "Three Founders of Castle Rock." Historic Douglas County. Accessed May 27, 2026. <chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://historicdouglascounty.org/wp->

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Christmas Star Now Shines Over Castle Rock," *Record Journal of Douglas County*, December 18, 1936; "Castle Rock Locals," *Record Journal of Douglas County*, April 17, 1936.

<sup>14</sup> "Adopted Teenagers are Father's Day Gift to John Labak," *Douglas County News*, June 22, 1972.

Resource Number:  
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content/uploads/2013/01/The-Three-Founders-of-Castle-Rock.pdf.

*West Creek Mining News*. "J.W. Farrell's Real Estate Items." March 4, 1899.

----- "County Commissioners." April 21, 1900.

## VI. SIGNIFICANCE

37. Local landmark designation: Yes \_\_\_ No X Date of designation: \_\_\_

Designating authority:

38. Applicable National Register Criteria:

\_\_\_ A. Associated with events that have made a significant contribution to the broad pattern of our history;

\_\_\_ B. Associated with the lives of persons significant in our past;

\_\_\_ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

\_\_\_ D. Has yielded, or may be likely to yield, information important in history or prehistory.

\_\_\_ Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National \_\_\_ State \_\_\_ Local \_\_\_

42. Statement of significance:

The residence at 607 Sixth Street has not been previously recorded. It was constructed in 1939 in the Craig and Gould's Addition in east Castle Rock, likely while owned by George and Edna Goyett. The Goyetts owned the property until 1976. Research into the residence through historic newspapers, aerial imagery, assessor data, census data, and regional contexts failed to reveal a significant association between the property and the four NRHP Criteria.

First, the residence is recommended not eligible for inclusion on the NRHP under Criterion A. The residence was constructed in 1939 in the Craig and Gould's Addition of Castle Rock. The neighborhood was originally platted in 1874 and slowly developed throughout the late nineteenth and early twentieth centuries. As the residence was constructed several decades following the original plat and is not an original residence to the neighborhood, it is not considered eligible under Criterion A for its association with Community Development. Although the residence was constructed during a period of expansion and modernization of the town of Castle Rock, the association is limited and does not meet the level of significance required for

Resource Number:  
Temporary Resource Number: CR-EW-01

consideration under Criterion A. Additionally, research did not reveal the residence to be associated with other themes, events, or patterns important to the history of the area. Second, the resource is recommended not eligible under Criterion B. The residence was constructed under ownership of the Goyetts, who owned the property from 1939-1976. While research indicated that George Goyett was associated with the lighting of the Star of Castle Rock, neither he nor Edna Goyett rise to the level of significance required under Criterion B. Third, the residence is recommended not eligible under Criterion C. The residence featured elements of the Queen Anne and Craftsman styles of architecture, such as the wraparound porch and the exposed rafter ends; however, the boxing of the exposed rafter ends resulted in the loss of character-defining-features. Additionally, it does not possess sufficient character-defining-features of either style to embody a specific type, period, or method of construction under Criterion C. Lastly, the resource is recommended not eligible under Criterion D. The residence is surrounded by residential architecture and paved roads. The building techniques associated with the resource are commonly understood and does not contain new information that would advance contemporary knowledge of building construction, nor is it likely that historic materials associated with the resource will be discovered.

43. Assessment of historic physical integrity related to significance:

The residence does not retain sufficient integrity to convey its historical significance, as it has undergone significant modern alterations. While the residence retains integrity of location, setting, feeling, and association, it lacks integrity of design, materials, and workmanship.

The residence retains integrity of location, as it has not been moved since it was constructed in 1939. It retains integrity of setting, as it remains within a residential subdivision in Castle Rock; although the neighborhood does feature some modern infill, most visible residences continue to contribute to the historic setting. Integrity of feeling and association have been retained, as the residence continues to serve as a single dwelling residence and continues to convey its historical association as such.

The residence has undergone significant modern alterations. It features replacement siding and windows, an unoriginal wraparound porch, and its original exposed rafter ends have been removed. Thus, the residence lacks integrity of design, materials, and workmanship.

Because the residence has undergone significant alterations, it no longer conveys its historic significance.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible \_\_\_ Not Eligible X Need Data \_\_

45. Is there National Register district potential? Yes X No

Resource Number:  
Temporary Resource Number: CR-EW-01

Discuss: The Craig and Gould's addition was platted by two of the founders of the town of Castle Rock, and was platted as the first primarily residential area in the town. As such, there are several buildings within the neighborhood that date from the late nineteenth century and early twentieth century. As the first primary residential area in the town, the addition has potential to be significant under Criterion A for Community Development. Further research is needed to inventory the amount and dates of historic residences in the area.

If there is National Register district potential, is this building: Contributing \_\_\_ Noncontributing X  
46. If the building is in existing National Register district, is it: Contributing \_\_\_ Noncontributing \_\_\_

**VIII. RECORDING INFORMATION**

47. Photograph numbers: Roll 26-450, 102945-110824

Negatives filed at:

48. Report title: N/A: OAHP form prepared at request of Town of Castle Rock.

49. Date(s): May 20, 2026

50. Recorder(s): Emily Wren

51. Organization: Metcalf Archaeological Consultants, Inc., a Terracon Company

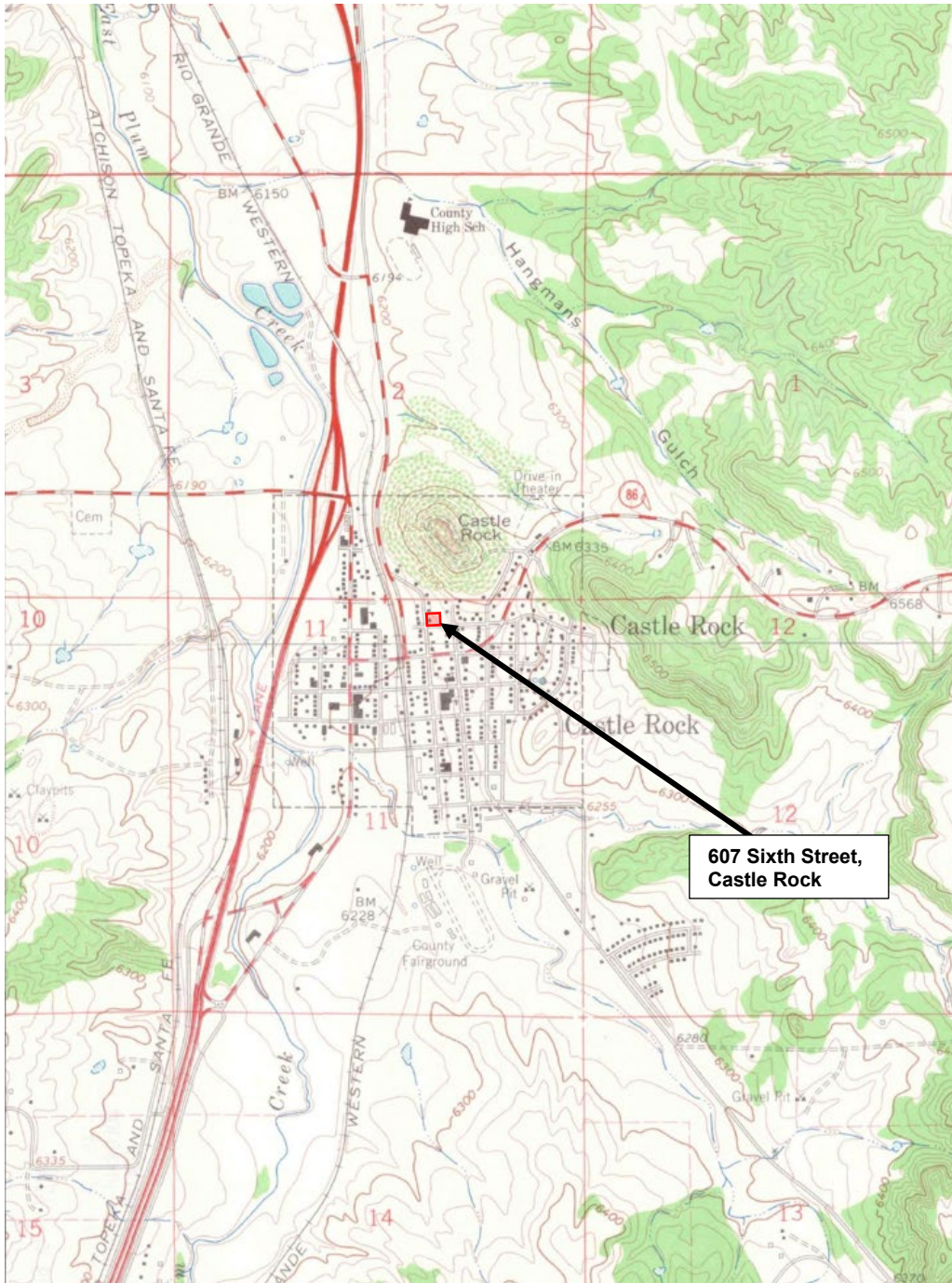
52. Address: 17301 W Colfax Ave #305, Golden, CO 80401

53. Phone number(s): (303) 425-4507

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395

SITE MAPS



Map 1. United States Geological Survey, 1965 (1966 ed.). Castle Rock North, CO 1:24,000 scale topographic map.

Architectural Inventory Form

Resource Number:

Temporary Resource Number: CR-EW-01



Map 2. Douglas County Assessor Parcel Map.

Resource Number:

Architectural Inventory Form

Temporary Resource Number: CR-EW-01



**Map 3.** Sketch Map of 607 Sixth Street, Castle Rock, Colorado, including rough parcel boundary; see Map 2 for official parcel boundary. September 2023 aerial imagery.

SITE PHOTOS



Photo of residence in ca. 2002. Courtesy of the Douglas County Assessor's Office database.



Primary (south) elevation of the residence, view north  
(Roll 26-450, image 103208; Emily Wren; 5/22/2026)

Resource Number:

Architectural Inventory Form

Temporary Resource Number: CR-EW-01



**Primary (south) and east elevations of the residence, view northwest**  
(Roll 26-450, image 103222; Emily Wren; 5/22/2026)



**East and north elevations of the residence, view west**  
(Roll 26-450, image 103249; Emily Wren; 5/22/2026)

Resource Number:

Architectural Inventory Form

Temporary Resource Number: CR-EW-01



**North and west elevations of the residence, view southeast**  
(Roll 26-450, image 103316; Emily Wren; 5/22/2026)



**West elevation of the residence, view east**  
(Roll 26-450, image 103504; Emily Wren; 5/22/2026)

Architectural Inventory Form

Resource Number:

Temporary Resource Number: CR-EW-01



**Primary (south) and west elevations of the residence, view northeast**  
(Roll 26-450, image 103604; Emily Wren; 5/22/2026)



**View of the property from the intersection of Sixth Street and Cantril Street, view northeast**  
(Roll 26-450, image 103028; Emily Wren; 5/22/2026)

**Architectural Inventory Form**

**Resource Number:**

**Temporary Resource Number: CR-EW-01**



**View of the property from the east adjacent parcel, view northwest**  
(Roll 26-450, image 102945; Emily Wren; 5/22/2026)



**View of the property from Cantril Street at the northwest corner, view southeast**  
(Roll 26-450, image 103100; Emily Wren; 5/22/2026)

Architectural Inventory Form

Resource Number:

Temporary Resource Number: CR-EW-01



**View of front yard and concrete pathway to south elevation of residence, view north**  
(Roll 26-450, image 103150; Emily Wren; 5/22/2026)



**View of the front yard and terracing retaining walls on adjacent parcel, view northeast**  
(Roll 26-450, image 103153; Emily Wren; 5/22/2026)



**View of outdoor seating area, fire pit, and retaining wall on northeast corner of residence, view north**

(Roll 26-450, image 103817; Emily Wren; 5/22/2026)



**Close-up of the replacement shingle siding**

(Roll 26-450, image 103652; Emily Wren; 5/22/2026)



# Town of Castle Rock

## Agenda Memorandum

**Agenda Date:** 7/1/2026

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**Item #:** **File #:** HPB 2026-013

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**To:** Members of the Historic Preservation Board

**From:** **Brad Boland, AICP**

**Work Session Landmark Criteria Overview**

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### Executive Summary

A discussion to go over Landmark Criteria for applications for local landmarking of properties.