

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

## 1. Name of Property

Historic name: Dyer, Samuel Residence

Other names/site number: 5DA.3007

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

## 2. Location

Street & number: 208 North Cantril Street

City or town: Castle Rock State: Colorado County: Douglas

Not For Publication: N/A

Vicinity: N/A

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination      request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets      does not meet the National Register Criteria.

I recommend that this property be considered significant at the following level(s) of significance:

     national      statewide X local

Applicable National Register Criteria:

     A      B X C      D

REVIEW BOARD DRAFT

Signature of certifying official/Title: Deputy State Historic Preservation Officer Date

History Colorado

State or Federal agency/bureau or Tribal Government

In my opinion, the property      meets      does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau  
or Tribal Government

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#### 4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register  
☐ determined eligible for the National Register  
☐ determined not eligible for the National Register  
☐ removed from the National Register  
☐ other (explain:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

- Private: ☒  
Public – Local ☐  
Public – State ☐  
Public – Federal ☐

##### Category of Property

(Check only one box.)

- Building(s) ☒  
District ☐  
Site ☐  
Structure ☐  
Object ☐

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing

4

Noncontributing

1

buildings

sites

structures

objects

4

1

Total

Number of contributing resources previously listed in the National Register 0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/Single Dwelling

DOMESTIC/Secondary Structure

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

DOMESTIC/Single Dwelling

DOMESTIC/Secondary Structure

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Queen Anne

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### Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: STONE/Rhyolite, CONCRETE,

Walls: WOOD/Weatherboard

Roof: ASPHALT

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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#### Summary Paragraph

The Samuel Dyer Residence is a one-and-one-half story, Queen Anne-style house centrally located on the property that is bordered by Cantril Street and Second Street. The property is notable for its intact parcel size, its extant original secondary buildings, and the house's intact Queen Anne style. The house has a side-gable roof with a cross-gable extension on the east side aligning with the face of the north side. There are two shed-roof additions on the south side and a gabled addition on the far east end (north side) of the house. There is a historic, hipped-roof porch on the west side and a hipped-roof, square, bay window on the south side. The property also contains three additional historic buildings and a 1986 frame garage.

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#### Narrative Description

The Samuel Dyer Residence is located in the original historic neighborhood of Craig and Gould Addition, to the east of downtown Castle Rock, in Douglas County, Colorado. The property, at the northeast corner of Cantril Street and Second Street, includes four contributing buildings: a frame Queen Anne-style house, barn, chicken coop/garage, and ice house, and one non-contributing frame garage. The dwelling has an ornately detailed Queen Anne-style porch on the west, facing a concrete sidewalk and picket fence that separates this property from the public sidewalk and Cantril Street. A curving concrete driveway is located near the east end of the

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property on the south side and extends to the frame garage. Behind the house is a concrete patio that extends from the face of the dwelling to the west face of the ice house. A concrete sidewalk attaches to the patio and extends past the south side of the ice house and angles to the chicken coop/garage to the east. The house is surrounded by grass lawns on the south and north sides of the house. The north lawn has a newly planted fruit orchard consisting of pear, apple, cherry, and plum trees. The south lawn has several deciduous trees and planting beds. There is another deciduous tree to the north and east of the ice house and several deciduous trees to the south and west of the garage. The grass lawn on the north side of the house extends west to a play yard in front of the barn. The play yard is filled with bark and has a large 30' x 20' play structure and a split-face concrete block fire ring. The west and south sides of the property line are demarcated with a 3'-0" tall, white, picket fence, the north property line has a 4'-0" tall chain link fence, and the east property line, a 6'-0" tall, wood privacy fence. The west fence has a Town of Castle Rock landmark plaque next to the gate directly in front of the porch. None of the yard's landscape features, including the fences and trees, date to the period of significance 1875-ca. 1937.

### Contributing Resources

#### ***House, 1875, additions 1893, 1901; Building (Photographs 1-4); Floor Plan***

The Dyer house (approximately 29' x 45') faces west and sits atop a rhyolite stone foundation with a cornerstone with the date 1875 carved in the face. The west porch, which was constructed after the original house, covers the cornerstone, which is only seen by climbing under the porch. The walls with wood corner boards are clad with weatherboard siding. The cross-gabled roof has composition roofing and overhanging eaves. The original 1875 building is believed to have been the side-gabled, one-and-one-half story west portion of the house due to the dated cornerstone. The west-facing porch is not original, but was constructed sometime prior to 1937 (see Historic Photo 1). In 1893, the cross-gabled addition, located on the northeast portion of the house just behind the side-gabled original building, was constructed.<sup>1</sup> A kitchen addition, attached to the east of 1893 addition, was constructed in 1901.<sup>2</sup> Although no written evidence has been found, a 1932 bathroom (date found inscribed on the back of the original baseboard trim) shed-roof addition, was constructed onto the 1901 addition.<sup>3</sup> The south side of the house historically featured porches along the successive additions, dating from ca. 1893 – 1901. Based on field investigations, the porch attached to the south side of the 1893 addition is believed to have been infilled ca. 1901 – 1937. The other south-facing porch, attached to the 1901 kitchen addition, was infilled in 1987, when a bathroom addition was constructed by the previous owners, John and Fleta Knockels.<sup>4</sup> A bay window was also added to the south side of the original 1875 house, ca. 1875 – 1937 (see Historic Photo 1). Finally, in 1985, the attic of the

<sup>1</sup> *Castle Rock Journal*, 28 June 1893, page 4.

<sup>2</sup> *Castle Rock Journal*, 6 September 1901, page 5 and 13 September 1901, page 5.

<sup>3</sup> David Braun, Property Owner, Interview by Barbara Darden, 28 April 2016. Castle Rock, Co, notes in possession of Barbara Darden, Scheuber + Darden Architects, Parker, CO.

<sup>4</sup> Fleta Knockels Records, Three B Construction Contractor Bid, 12 June 1987, in possession of David and Brittney Braun.

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1875 portion was rehabilitated, making an additional bedroom and adding a window at either end of the gables.<sup>5</sup>

*West-facing side (front)*

The front (west) façade features a full-width, projecting, hipped roof porch on the first story. The porch has a rhyolite foundation topped by a wood deck, chamfered wood columns with simple, stepped wood capitals, and decorative, wood brackets at the tops. The railing around the porch has turned wood balusters with a formed top cap. There is a concrete step centered on the porch with simple, wood newel posts with chamfered corners and decorative top caps at the top of the stairs. The posts are attached to the columns with identical wood railings. The roof on the porch and the house is composition roofing installed in December 2013 (replacing another composition roof that was installed in 1989) to mimic the original wood shingle roof. Aluminum gutters and downspouts extend along the fascia of the house and porch with downspouts at the corners. The front door of the house is centered on the side flanked by two windows. The door is a historic four-lite door with two wood panels below with a replica wood screen door. Above, there is a two-lite, in-swinging, transom casement window with insect screen. The two windows that flank the entrance are one-over-one, double-hung, wood sash windows with exterior, aluminum, storms.

*North-facing side*

The north side toward the west end has an original, four-over-four, double-hung, wood sash window centered on the gable end at first floor. The window has painted wood trim with a historic pedimented, window hood and an exterior non-historic storm window. Above, in the gable end, is a non-historic, aluminum sliding window with painted wood trim. The 1893 addition has two windows at the first floor centered within the cross-gable of the addition. Both windows have pedimented window hoods and trim to match the 1875 window to the west. The east window is a four-over-four, double-hung, wood window with an exterior, aluminum, storm window. The west window, which originally matched the adjacent window, was modified in 1998, when it was shortened to accommodate the new kitchen layout.<sup>6</sup> The window is a one-over-one, vinyl replacement window. Above in the cross-gable end, a one-over-one, double-hung, wood window with an aluminum, non-historic, storm window is centered on the ridge. The eastern-most shed-roof 1932 addition has a one-over-one, double-hung, wood window with an aluminum storm window at the west end. The window has painted wood trim.

*East-facing side*

The rear (east) side contains several windows and a door. The 1932 shed-roof bathroom addition at the north end has a one-over-one, double-hung, wood sash window with an aluminum storm window. To the south, in the 1901 addition, two windows are located at the south end. The windows are four-over-four, double-hung, wood sashes with aluminum storms and painted wood trim. Adjacent to the south, in the 1987 addition, is a four paneled door with two lites above.

<sup>5</sup> Fleta Knockels Records, Three B Construction Bid, 24 September 1985, in possession of David and Brittney Braun.

<sup>6</sup> Fleta Knockels Records, Warranty American Home Improvement Products – Sears, 18 September 1998, in possession of David and Brittney Braun.

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The northern edge of the addition is demarcated by the vertical trim board that runs alongside the door trim.

The east end of the south side is the 1987 shed-roof bathroom addition. It has a double pane, vinyl, sliding window located near the east end. To the west is the ca. 1893-1901 porch, which was infilled prior to 1937. There is a door centered on the side flanked by two windows. The door is a four-lite door with two wood panels below. The flanking windows are four-over-four, double-hung, wood windows with aluminum storms. The western-most portion of the east-facing side is the original 1875 dwelling. It has a historic hipped-roof, boxed bay window centered within the gable end at the first floor. The bay has two one-over-one, double-hung, wood windows centered on the south-facing wall of the bay and single, one-over-one, double-hung, wood windows on the west and east facing walls. Above, in the gable end is an aluminum, non-historic sliding window with wood trim, dating from 1985.

### *Interior*

The interior of the house has been rehabilitated by the current owners to restore many of the building's character-defining features of plaster walls on wood lath, exposed historic wood floors, and original high ceilings.

The 1875 original house has been completely rehabilitated with restoration of the plaster and wood lath walls and 10'-0" high ceilings. There is a picture rail that runs around the perimeter of the rooms. The original fir, tongue-and-groove wood flooring also remains and has been restored. Historically, a chimney was centered on the building, but was removed above the roof and at the attic in 1985 when the attic space was rehabilitated. Remnants of the brick chimney remain at the first floor where they were angled near the ceiling. The doors in the original portion of the house are also original, four-panel wood doors with black porcelain knobs and rim lock. The interior doors have the same two-lite, casement transom windows over the doors that is found at the entrance door at the west side.

The historic use of the 1893 addition is unknown. The original flooring was wide plank subflooring with tongue-and-groove oak flooring. The current owners removed the historic flooring due to its severe deterioration and installed a contemporary fir, tongue-and-groove wood flooring in August 2014. The plaster-on-wood-lath walls and 7'-10" high ceilings are intact. The historic four-panel wood doors remain along with the historic black porcelain knobs and rim locks.

The historic 1893-1901 porch, which was infilled prior to 1937, had a pine tongue-and-groove wood flooring. The floor sat lower than the original 1875 house and 1893 addition and matched the flooring found in the 1901 addition. The current owners removed this floor during rehabilitation to remove the elevation change, and installed a new fir, tongue-and-groove floor that closely resembles the 1875 house flooring. The walls and 8'-0" high ceilings are plaster-on-wood-lath. During the rehabilitation, an access panel was found in the floor just to the north of this addition. When the panel was removed, a rhyolite cistern was discovered. The current

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owners restored the panel and installed a light on the underside of the panel so that the cistern could be interpreted. Although water can still be seen in the cistern, it is no longer in use.

The easterly historic porch, which was enclosed in 1987, was extensively rehabilitated in 2015 to meet the needs of the current owners. The floors are ceramic tile and the walls and ceilings are gypsum wallboard with a skim coat of plaster.

The 1901 addition, constructed by William Chamberlain, was historically a kitchen but was rehabilitated in 1985 by John and Fleta Knockels. The original pine flooring remains and is heavily worn and burned from the stove and traffic patterns of the former kitchen. There is also an access door in the floor at the north end of the room with rhyolite stone walls that line the rough wood stairs leading down to a half basement. It is believed that this entrance was at one time an exterior access to the basement. The walls of this addition are the original plaster-on-wood-lath with painted beadboard wainscoting. The wainscoting on the west wall of the room was removed by the current owners during the 2015 rehabilitation. The 8'-2" high ceiling is also plaster-on-wood-lath. The only door in this addition is a historic, four-panel door with a black porcelain knob and rim lock.

The 1932 bathroom addition, constructed by William Chamberlain, has the original tongue-and-groove, pine floors and plaster-on-wood-lath walls and ceiling. During the 2015 rehabilitation, a baseboard was removed to provide access to the plumbing, the back of which had inscribed the name "Weekley" and the date 1932. It is believed that the signature is from either Christopher Weekley or his son, Charles Weekley. Christopher Weekley owned a ranch in Larkspur, where William Chamberlain's parents also homesteaded; Charles Weekley purchased the property on Cantril Street in 1951. In addition to the original finishes, the original toilet and claw foot bathtub remain.

#### *Alterations during the Period of Significance*

|               |                                                      |
|---------------|------------------------------------------------------|
| 1893          | Cross gable addition                                 |
| 1901          | East addition                                        |
| 1893-1901     | South porches constructed on additions               |
| 1932          | Bathroom addition constructed                        |
| Prior to 1937 | Construction of west-facing porch on 1875 portion    |
| Prior to 1937 | Bay window constructed on south side of 1875 portion |
| Prior to 1937 | West portion of south porch enclosed                 |

#### *Alterations after the Period of Significance*

|      |                                                                                                                   |
|------|-------------------------------------------------------------------------------------------------------------------|
| 1985 | Attic of 1875 house rehabilitated into bedroom - window in each gable end added and chimney removed from roofline |
| 1987 | East portion of south porch enclosed for new accessible bathroom and laundry room                                 |
| 1989 | Composition roof installed.                                                                                       |
| 1998 | Window shortened to accommodate relocation of kitchen to 1893 addition                                            |

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ca. 1985-2014 Vinyl siding and wood shutters installed on exterior  
2013 Current composition roof installed  
2014 – 2015 Exterior and interior rehabilitation: removal of non-historic wood shutters and vinyl siding; restoration of original weatherboard found underneath; restoration of plaster-on-wood-lath walls and ceilings, restoration of historic wood flooring, rehabilitated bathrooms, and new tongue-and-groove flooring where historic flooring beyond repair

***Barn, ca. 1890, Building (Photographs 5-7)***

The 32' x 16' barn is located in the northeast corner of the property and was constructed to replace the original 1875 barn destroyed by fire.<sup>7</sup> Facing west, it is a two-story, side-gable, frame building with board-and-batten siding on a rhyolite foundation. The walls, loft floor framing, and roof framing are all constructed of rough sawn, full dimension lumber. The roof is clad with a modern, prefinished, standing seam metal roof with the original board roof sheathing and collar ties.

The west façade has a board-and-batten door with a historic steel latch and a contemporary latch and strap hinges. To the north of the door are two window openings that have been infilled with plexiglass (ca. 1985-2014). The south side has a similar window in the gable end. There is a door, constructed to match the board-and-batten siding, into the loft, centered on the east side.

The interior of the barn has a concrete floor with exposed framing.

***Alterations after the Period of Significance***

ca. 1985-2014 Windows removed and plexiglass installed  
1989 Roof material removed and metal roof installed

***Chicken Coop/Garage, ca. 1875, addition prior to 1914, Building (Photographs 8 – 10)***

The 25' x 10' chicken coop/garage is located directly east of the house, adjacent to the east property line. The building faces west and is a wood-framed, side-gabled building on a rhyolite foundation. The original building, which was a chicken coop and is at the north end, has vertical board-and-batten siding and full dimension, rough sawn, wall framing and roof rafters with collar ties and sheathing. The south addition (prior to 1914) is also on a rhyolite foundation with 5 ¼" exposure drop siding. The framing for both the original building and the south addition is rough sawn, full dimension lumber with collar ties and board sheathing. The south side of the addition is board-and-batten siding with horizontal siding in the gable end. The roof is a modern, prefinished, standing seam metal roof with metal ridge.

The west façade has a board-and-batten door with historic iron latch and strap hinges in the original building. There is a window opening to the right of the door, but the window sash is missing. There is also a wood shutter in the gable end of the north side. Remnants of an identical shutter can be seen in the south gable end of the original building, where the majority of

<sup>7</sup> *Castle Rock Journal*, 29 October 1890, Page 4.

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the wall was removed when the addition was constructed. The south addition has a double door on the south side, which was added in 1914 by Ben Saunders, a local contractor.<sup>8</sup> There is a wood swing latch and strap hinges. Above the doors is another out-swinging door into what may have been a loft historically with an outrigger and eye bolt for lifting.

The interior of the building has a historic concrete floor with horizontal boards covering the wood studs of the walls.

*Alterations during the Period of Significance*

Prior to 1914 South addition constructed  
1914 Garage doors added to south side

*Alterations after the Period of Significance*

Unknown Window sash removed  
1989 Roof material removed and metal roof installed

***Ice House, ca. 1875, Building (Photographs 11 – 14)***

This 12' x 14' building is located directly to the east of the house. Local lore states that it was either an ice house or a milk house, but no information has been found as to its actual use. Facing west, it is a front gable building on a rhyolite foundation and contemporary composition shingles on the roof. The walls of the building are constructed of locally-quarried, double wythe, un-coursed rhyolite stone. The roof is constructed of rough sawn, full dimension rafters with rough sawn board sheathing. A hole through the board sheathing, centered on the ridge line and now covered with galvanized sheet metal, may have been a vent for the building or accommodated a chimney. The rafter tails have been boxed with rough sawn boards that have holes drilled for venting. There is board fascia and a painted barge board.

The west façade has an original (heavily damaged) four-panel, wood door with porcelain black knob and round escutcheon, centered on the west facade. The jamb and head of the door trim is full dimension lumber with a decorative head. The lintel is chiseled rhyolite stone. A more contemporary deadbolt is above the door knob. The jamb has latch and hinge remnants of another out-swinging door, perhaps a screen that no longer exists. There is a small, original, wood, awning window, with its original latch, centered on the east side. There are two hinges with a board attached and a latch, which are remnants of a board shutter on the exterior of the window.

The interior of the building has been covered with a Portland cement parge coat and the historic plaster-and-lath ceiling has been removed. The floor is also a contemporary concrete slab. The loft floor is constructed of rough sawn, full dimension framing and board flooring.

*Alterations after the Period of Significance*

1985-2014 Wood shingle roof removed and asphalt composition roof installed

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<sup>8</sup> *Castle Rock Journal*, 17 April 1914, Page 5.

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Unknown Concrete floor installed on interior  
Unknown Concrete parge coat added over historic interior parge coat

### **Noncontributing Resources**

#### ***Garage, 1986, Building (Photographs 15 – 18)***

The 40' x 28' garage, located in the southeast corner of the property, is the only contemporary building on the property. It is a wood-framed, side-gabled building on a concrete foundation. The roof is composition shingle with boxed eaves and wood fascia and metal gutters and downspouts. The walls of the building are clad in T1-11 siding.

The west side has two sectional, overhead, vehicle doors at the north end of the west side. To the south there is an insulated metal door. To the right of the door is an aluminum sliding window. There is a vent in either end of the gable ends. The south and east sides have two aluminum sliding windows space equally on the sides.

The interior of the garage has two spaces for vehicles on the north end, a workstation on the east side and a workshop on the south end of the building. There is a small storage room with drywall in the southeast corner.

### **Integrity**

The Dyer House displays a good level of integrity of location, design, materials, workmanship, feeling and association. This property is one of Castle Rock's last remaining properties that still retains its original property size. Most of the original multi-lot properties have been subdivided, the historic outbuildings removed, and more contemporary houses constructed. The property retains its original location on a larger corner lot and is situated near the historic downtown business district and less than a block away from the historic Cantril School (5DA.342, National Register listed 1984, NRIS.84000827). In addition, the historic outbuildings, the barn, chicken coop, and ice house, remain and retain many of their character-defining features.

The house itself retains a high level of integrity. All but one of the additions date to the period of significance. The 1987 southeast addition is not visible from Cantril Street and the house sits back far enough from the south property line and Second Street that the impact is negligible, especially with the landscaping that partially obscures this side. The front, west façade, facing Cantril Street, has a high level of integrity with its historic porch and character-defining features of the Queen Anne style. The house's retained character-defining features include the raised rhyolite foundation, weatherboard siding, elaborately decorated porch with turned balusters, chamfered columns, and decorative brackets, and most of its original windows and doors. The weatherboard siding is partially original and was only replaced with replica siding if it was too deteriorated when the vinyl siding was removed. The house also displays integrity of workmanship evidencing the craft of the early builders as seen in the rhyolite foundation construction, porch construction, and windows and doors. The location, design, workmanship and materials support the integrity of feeling of the property's historic aesthetic and its

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representation as an early building type that was popular and prevalent in Castle Rock's earliest subdivision.

As stated earlier, this property also retains all of its original outbuildings. These buildings also have a good level of integrity with most of their character-defining features intact. The barn and chicken coop retain the original wood siding and rhyolite stone foundations. The window openings in both buildings also remain, but the glazing has either been replaced with contemporary material or the window has been covered. In addition, the historic doors remain. The rhyolite ice house building is also an original building and retains all of its character defining features, except for its roof material.

Although the integrity of the property is impacted by the 1987 house addition and the non-contributing 1986 garage, along more recent landscaping features and planting, these elements do not diminish other aspects of integrity that convey the character of the property and its significance.

**Table 1**  
**Resources within the Nominated Area**

| <b>Map<br/>Reference<br/>No.</b> | <b>Historic Resource Name</b>                          | <b>Resource Type</b> | <b>Contributing<br/>Status</b> |
|----------------------------------|--------------------------------------------------------|----------------------|--------------------------------|
| 1                                | House (1875; additions in 1893, 1901, 1932, 1987)      | Building             | Contributing                   |
| 2                                | Barn (ca. 1890)                                        | Building             | Contributing                   |
| 3                                | Chicken Coop/Garage (ca. 1875; addition prior to 1914) | Building             | Contributing                   |
| 4                                | Ice House (ca. 1875)                                   | Building             | Contributing                   |
| 5                                | Garage (1986)                                          | Building             | Noncontributing                |

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

### Areas of Significance

(Enter categories from instructions.)

Architecture

### Period of Significance

1875 – ca. 1937

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**Significant Dates**

1893  
1901  
1932

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Samuel Dyer House is locally significant under Criterion C in the area of Architecture for its representation of the dwellings constructed in the Craig and Gould neighborhood in early Castle Rock and as an important example of local Queen Anne-style design, which tended to be more simple in design and detail than those found in other communities. The Samuel Dyer Residence is also significant for its large multi-lot parcel and its extant outbuildings. This property is the last of its kind in the Craig and Gould neighborhood: in Castle Rock's early years, many of the houses in the Craig and Gould neighborhood sat on two or three lots surrounded by barns, chicken coops, garages and other outbuildings. Through the years, lots were sold and the outbuildings were removed to construct additional residences. The buildings on this property were constructed in 1875 (barn in 1890) with historic additions constructed in 1893, 1901, 1914 and 1932.

The period of significance is from 1875, the date when the house was first built, to ca. 1937, the date by which the historic additions and features were constructed as shown in a historic aerial photograph.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

***Criterion C***

The Samuel Dyer House is significant at the local level under Criterion C in the area of Architecture for its representation of the dwellings constructed in the early development of the Craig and Gould neighborhood in Castle Rock. After its construction in 1875, additions in 1893, 1901 and 1932 strengthened the building's character-defining features of Castle Rock's Queen Anne style. The residence was already a modest form of the Queen Anne style, with simple

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features such as the porch with wood brackets and chamfered columns, but the additions were also very modest with few details, except for the decorative hoods over the windows. The house retains most of its Queen Anne-style features: the gabled roofs, bay window, window hoods, paneled doors, weatherboard siding, stone foundation, and the front porch with its chamfered columns, decorative brackets, and turned balusters.

Additionally, the Craig and Gould neighborhood once held many properties similar to this one where the house sat on several lots with outbuildings behind. Today, this is the last property in the Craig and Gould neighborhood that still remains on its historic parcel size with all of its outbuildings. The high degree of integrity that this property exhibits makes it an excellent example of Queen Anne style in Castle Rock and demonstrates what the early Craig and Gould neighborhood once looked like.

### Construction of the Property and Owners

Jeremiah Gould, an early settler and developer, homesteaded 160 acres in 1869 on land that was later platted on April 25, 1874 and named Castle Rock. One month later, Castle Rock became the new county seat of Douglas County.<sup>9</sup> By June of 1874, the town put 200 lots up for auction, selling seventy-seven, and making a profit of \$3,400, thereby allowing the town to build several county buildings, including a courthouse (destroyed by fire in 1978).<sup>10</sup> In July 1874, John Gould and Philip P. Wilcox also donated land to the town, which is now known as the Craig and Gould Addition and the Wilcox Addition.<sup>11</sup>

According to the Abstract of Title, Samuel Dyer purchased lots 6 and 7 in Block 14 from Jeremiah Gould in October 1874. Esther Alexander, the widow of one of Douglas County's first physicians, purchased lot 5 in April 1875 and lot 4 in June 1875. Samuel Dyer then sold lots 6 and 7 to Esther Alexander in June 1875. It is believed that Samuel Dyer constructed the original house in 1875, as documented on the cornerstone of the dwelling. Susan Appleby, author of *Fading Past: The Story of Douglas County*, stated that the middle portion of the house was the original, but the cornerstone is located on the side-gabled portion of the house adjacent to Cantril Street, not the middle portion.<sup>12</sup>

Samuel Dyer was born in Fulton County, Illinois in 1843 to Father John L. Dyer, an itinerant preacher and one of the recognized founders of the State of Colorado<sup>13</sup>. Samuel fought in the Civil War and lost his right leg during the Battle of Fredericksburg. After the war, he moved to Colorado, settling in Douglas County.<sup>14</sup> He was appointed County Clerk and Recorder in 1874, while he simultaneously owned a local drug store (location unknown). He purchased the property on Cantril Street and constructed the house after having difficulty attending to his daily

<sup>9</sup> Susan Consola Appleby, *Fading Past: The Story of Douglas County, Colorado* (Palmer Lake, Colorado: Filter Press, LLC, 2001), 9.

<sup>10</sup> Appleby, 10.

<sup>11</sup> Appleby, 8.

<sup>12</sup> Appleby, 24-25.

<sup>13</sup> *Castle Rock Journal*, 18 July 1902, Page 1.

<sup>14</sup> *Castle Rock Journal*, 18 July 1902, Page 1.

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responsibilities and commuting from his ranch (location unknown). Samuel married Esther Alexander on June 2, 1881 and they soon relocated to Pueblo, where he continued in the drug store business until moving to Cripple Creek during the gold boom in 1891. He passed away July 1902 in Cripple Creek after a short illness and was interred at Cedar Hill Cemetery in Castle Rock, next to his father.<sup>15</sup>

Esther sold this property in 1888 to William B. Chamberlain. It was during his ownership that most of the significant additions were constructed, leaving the house much as it looks today.

Chamberlain was born on September 3, 1862, in Kankakee, Illinois. In 1873, his parents and their five children moved to Douglas County, homesteading near Larkspur. He proved up his own homestead (south and east of Castle Rock) in December 1887.<sup>16</sup> He purchased this property as his "city home" in 1888 and moved permanently to this property in 1893.<sup>17</sup> In preparation for the move, he constructed the first addition to his house in 1893.<sup>18</sup> In 1888, he also began working in the lumber and hardware business for Holcomb and Whitney (419/421 Jerry Street) and later worked for Preston Day, who took over the Holcomb and Whitney Hardware Store.

He married a divorcée, Amelia Beck Huston, on September 6, 1899, in Castle Rock and made their residence at this property.<sup>19</sup> In 1905, when the Douglas County Mercantile, located at 420 Third Street (5DA.2666), Castle Rock, was organized, he became the manager of the business. William Chamberlain was also elected County Treasurer in 1902, in 1903, in 1905, and in 1909.<sup>20</sup> William retired from the lumber and hardware business in 1938 and relinquished management of the Douglas County Mercantile to Grant Bragg.<sup>21</sup>

William Chamberlain passed away on February 13, 1945. Amelia continued living in the house until 1951, when she sold the house to Charles A. and Alta Louise Weekly. She passed away in 1953 and was buried in Cedar Hill Cemetery in Castle Rock next to her husband.

Charles Weekley was born on May 7, 1910 to Christopher and Mary Smith in Douglas County, Colorado.<sup>22</sup> He grew up on his family's ranch near Larkspur, living there until he was in his twenties. He married Alta Louise (Connie) Conklin from Colorado Springs on February 3, 1936. They moved to Denver where they rented an apartment at 1709 Williams Street.<sup>23</sup> Alta was a registered nurse and was working at a hospital in Denver. It is not clear when they moved to Castle Rock, but they purchased 208 N. Cantril Street in 1951.<sup>24</sup> In the early 1960s, Charles

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<sup>15</sup> *Castle Rock Journal*, 18 July 1902, Page 1.

<sup>16</sup> *Castle Rock Journal*, 14 December 1887, Page 2.

<sup>17</sup> *Castle Rock Journal*, 5 April 1893, Page 4.

<sup>18</sup> *Castle Rock Journal*, 28 June 1893, page 4.

<sup>19</sup> *Castle Rock Journal*, 8 September 1899, Page 3.

<sup>20</sup> *Castle Rock Journal*: 4 April 1902, Page 1; 10 April 1903, Page 8; 7 April 1905, Page 5; 14 May 1909, Page 4.

<sup>21</sup> *Record Journal of Douglas County*, 7 October 1938, Page 1.

<sup>22</sup> *Douglas County News Press*, 26 August 1965, Page 18.

<sup>23</sup> U.S. Federal Census, 1940.

<sup>24</sup> *Record Journal of Douglas County*, 8 February 1951, page 1.

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opened W & S Sand and Gravel in Castle Rock (location unknown) with Freddie Smith.<sup>25</sup> Alta was hired by Douglas County as a nurse.

Charles and Alta remained living at 208 N. Cantril Street until 1977 when they sold the property to Ira Glen and Wanda Beam and moved to one of their other two residences (exact locations unknown), one of which was in Castle Rock. Charles Weekley passed away September 21, 1991 and Alta passed away on July 20, 1991. They are both buried in the Spring Valley Cemetery in Douglas County.

As stated above, the Weekleys sold the property to Ira Glen and Wanda Beam. It then changed ownership again in 1979 to Shy Properties. Shy Properties leased the house until 1984, when the company requested that the town relocate the old Dyer House or it would be torn down. In an effort to save the house, the town purchased the property hoping to turn it into a museum and town park. After voters failed to pass a mill levy tax, the town sold the property to John and Fleta Knockels in 1985.<sup>26</sup>

The Knockels fell in love with this property and maintained the building, making many of the contemporary changes to the interior of the building and constructing the 1987 bathroom addition to the southeast portion of the house and the garage at the southeast corner of the property in 1986. After John's death in 2011, Fleta began having difficulties maintaining the property on her own and reluctantly sold it to David and Brittany Braun in 2013.

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<sup>25</sup> *Douglas County News*, 23 June 1966, page 14.

<sup>26</sup> Appleby, 25.

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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

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Braun, David and Brittany, Property Owners. Interview by Barbara Darden, Scheuber + Darden Architects, 28 April 2016, Castle Rock, CO. Notes in possession of Barbara Darden, Parker, CO.

*Castle Rock Journal* [Castle Rock] 14 December 1887: 2. *Colorado Historic Newspaper Collection*. Web.

*Castle Rock Journal* [Castle Rock] 29 October 1890: 4. *Colorado Historic Newspaper Collection*. Web.

*Castle Rock Journal* [Castle Rock] 5 April 1893: 4. *Colorado Historic Newspaper Collection*. Web.

*Castle Rock Journal* [Castle Rock] 8 September 1899: 3. *Colorado Historic Newspaper Collection*. Web.

*Castle Rock Journal* [Castle Rock] 6 September 1901: 5. *Colorado Historic Newspaper Collection*. Web.

*Castle Rock Journal* [Castle Rock] 13 September 1901: 5. *Colorado Historic Newspaper Collection*. Web.

*Castle Rock Journal* [Castle Rock] 4 April 1902: 1. *Colorado Historic Newspaper Collection*. Web.

*Castle Rock Journal* [Castle Rock] 18 July 1902: 1. *Colorado Historic Newspaper Collection*. Web.

*Castle Rock Journal* [Castle Rock] 10 April 1903: 8. *Colorado Historic Newspaper Collection*. Web.

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*Castle Rock Journal* [Castle Rock] 17 April 1914: 5. *Colorado Historic Newspaper Collection*. Web.

*Douglas County News* [Castle Rock] 26 August 1965: 18. *Colorado Historic Newspaper Collection*. Web.

*Douglas County News* [Castle Rock] 23 June 1966: 14. *Colorado Historic Newspaper Collection*. Web.

Knockels, John and Fleta. Personal Papers, Receipts, Bills and Permits. Paperwork in possession of David and Brittany Braun, Castle Rock, CO.

*Record Journal of Douglas County* [Castle Rock] 7 October 1938: 1. *Colorado Historic Newspaper Collection*. Web.

*Record Journal of Douglas County* [Castle Rock] 8 February 1951: 1. *Colorado Historic Newspaper Collection*. Web.

The Douglas County Abstract Company. *Abstract of Title*. Castle Rock, CO: Douglas County Abstract Company: 1951.

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**Previous documentation on file (NPS):**

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_
- ☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository: History Colorado

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**Historic Resources Survey Number (if assigned):** 5DA.3007

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## 10. Geographical Data

**Acreage of Property** Less than one.

Use either the UTM system or latitude/longitude coordinates

### Latitude/Longitude Coordinates

Datum if other than WGS84: N/A

(enter coordinates to 6 decimal places)

- |              |            |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

### UTM References

Datum (indicated on USGS map):

☐ NAD 1927    or    ☒ NAD 1983

- |             |                 |                   |
|-------------|-----------------|-------------------|
| 1. Zone: 13 | Easting: 512407 | Northing: 4358049 |
| 2. Zone:    | Easting:        | Northing:         |
| 3. Zone:    | Easting:        | Northing:         |
| 4. Zone:    | Easting :       | Northing:         |

### Verbal Boundary Description (Describe the boundaries of the property.)

The nominated area comprises Lots 4, 5, and 6, Block 14, Craig and Gould's Addition to the Town of Castle Rock, Douglas County, Colorado.

### Boundary Justification (Explain why the boundaries were selected.)

The boundary includes all of the parcel historically associated with the house and outbuildings. This property is additionally delineated by the picket fence on the west and south property lines, the wood privacy fence on the east property line and the chain link fence on the north property line.

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## 11. Form Prepared By

name/title: Barbara Darden (for property owner)  
organization: Scheuber + Darden Architects  
street & number: P. O. Box 909  
city or town: Parker state: Colorado zip code: 80134  
e-mail: bdarden@scheuberdaren.com  
telephone: 303-915-8415  
date: June 3, 2016

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## Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

## Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

## Photo Log

|                    |                       |
|--------------------|-----------------------|
| Name of Property:  | Samuel Dyer Residence |
| City or Vicinity:  | Castle Rock           |
| County:            | Douglas County        |
| State:             | Colorado              |
| Photographer:      | Barbara Darden        |
| Date Photographed: | April 26, 2016        |

Digital TIF files on file with History Colorado Office of Archaeology and Historic Preservation

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Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1: House - West (main) Facade, camera facing east.
- Photo 2: House - South side, camera facing north.
- Photo 3: House - East Side, camera facing northwest.
- Photo 4: House - North Side, camera facing south.
- Photo 5: Barn - West (main) Façade, camera facing east.
- Photo 6: Barn - South Side, camera facing northeast.
- Photo 7: Barn - North Side, camera facing south.
- Photo 8: Chicken Coop/Garage - West (main) Façade, camera facing east.
- Photo 9: Chicken Coop/Garage - South Side, camera facing northeast.
- Photo 10: Chicken Coop/Garage - North Side, camera facing southeast.
- Photo 11: Ice House - West (main) Façade, camera facing southeast.
- Photo 12: Ice House - South Side, camera facing north.
- Photo 13: Ice House - East Side, camera facing west.
- Photo 14: Ice House - North Side, camera facing south.
- Photo 15: Garage - West (main) Façade, camera facing east.
- Photo 16: Garage - South Side, camera facing north.
- Photo 17: Garage - East Side, camera facing northwest.
- Photo 18: Garage - North Side, camera facing south.

### **Historic Photo Log**

Historic Photo 1: 1937 Aerial of the Property - Looking Northeast at the South Side of the Property. Courtesy of the Douglas County History Research Center

Historic Photo 2: ca. 1960s - Looking Northeast at the West Side. Courtesy of the property owner.

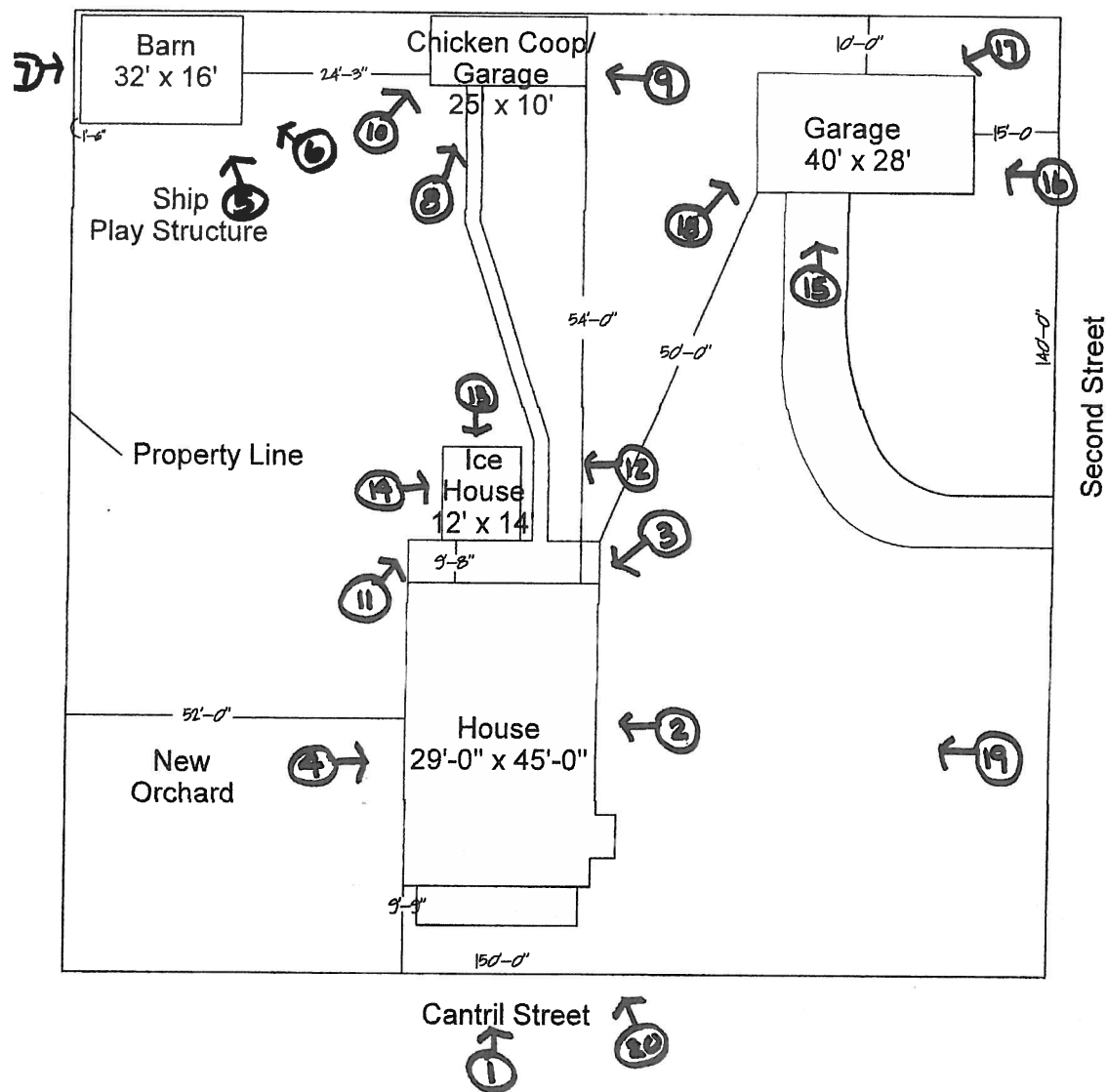
**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Sketch Site Plan, with Photo Locations Indicated



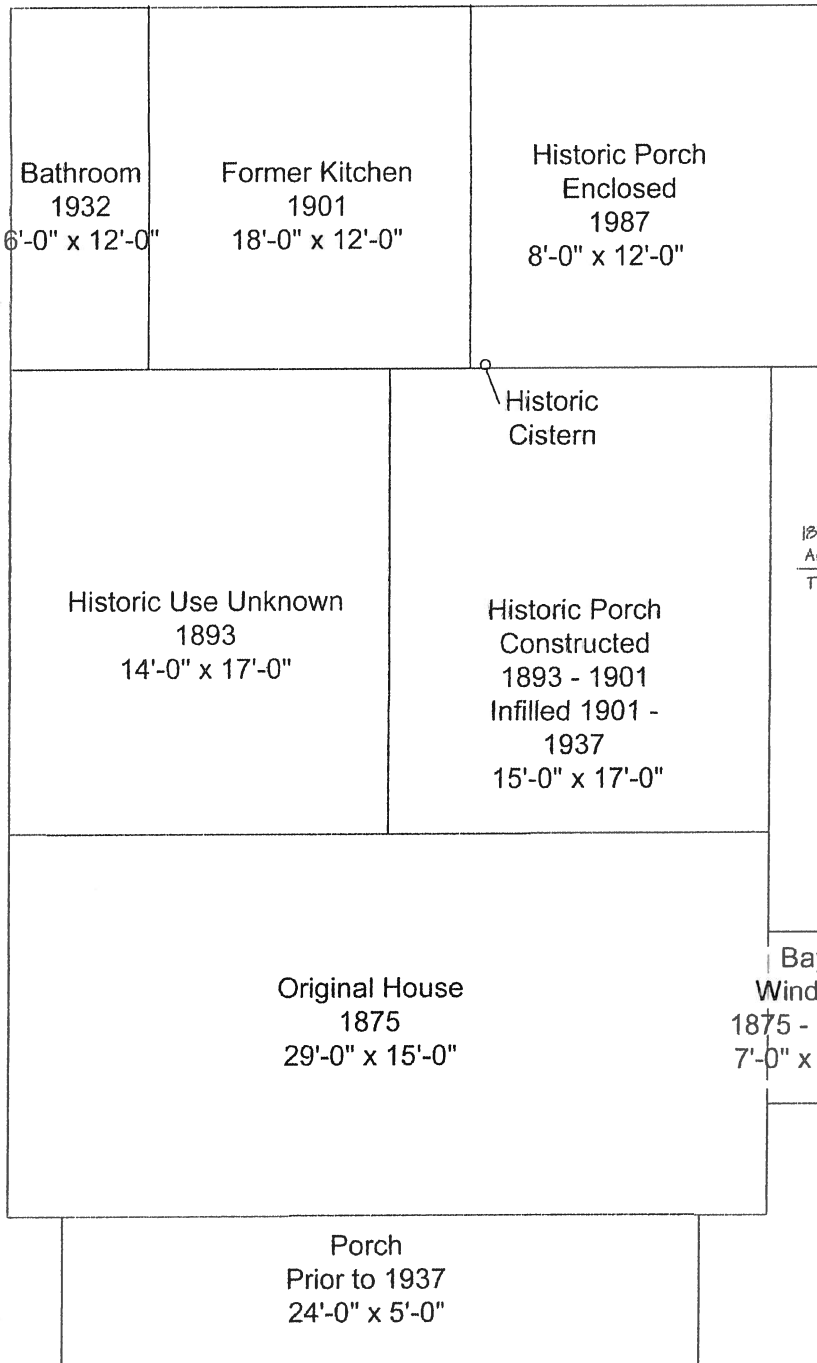
DYER RESIDENCE  
Castle Rock, Douglas County, Colorado  
June 3, 2016



Samuel Dyer House  
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**Sketch Floor Plan of House**



1875 Original House - 435 st.  
Additions - 570 st  
Total Square Footage - 1,305

DYER RESIDENCE  
Castle Rock, Douglas County, Colorado  
June 3, 2016



Samuel Dyer House  
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Douglas County, Colorado  
County and State

## Historic Photos



1. 1937 Aerial of the Property – Looking Northeast at the South Side of the Property. Courtesy of the Douglas County History Research Center



2. ca. 1960s – Looking Northeast at the West Side

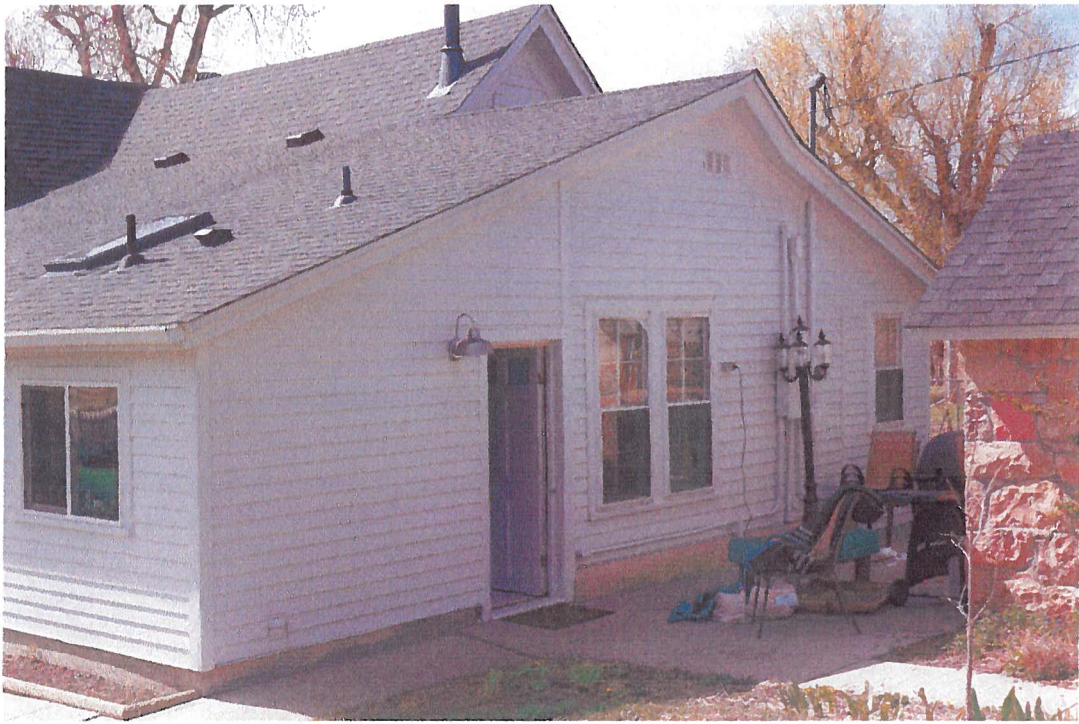
**ATTACHMENT A – PHOTOS AND CAPTIONS THAT CORRESPOND TO THE PHOTO LOG**



**Photo 1 House – West (main) Facade, camera facing east**



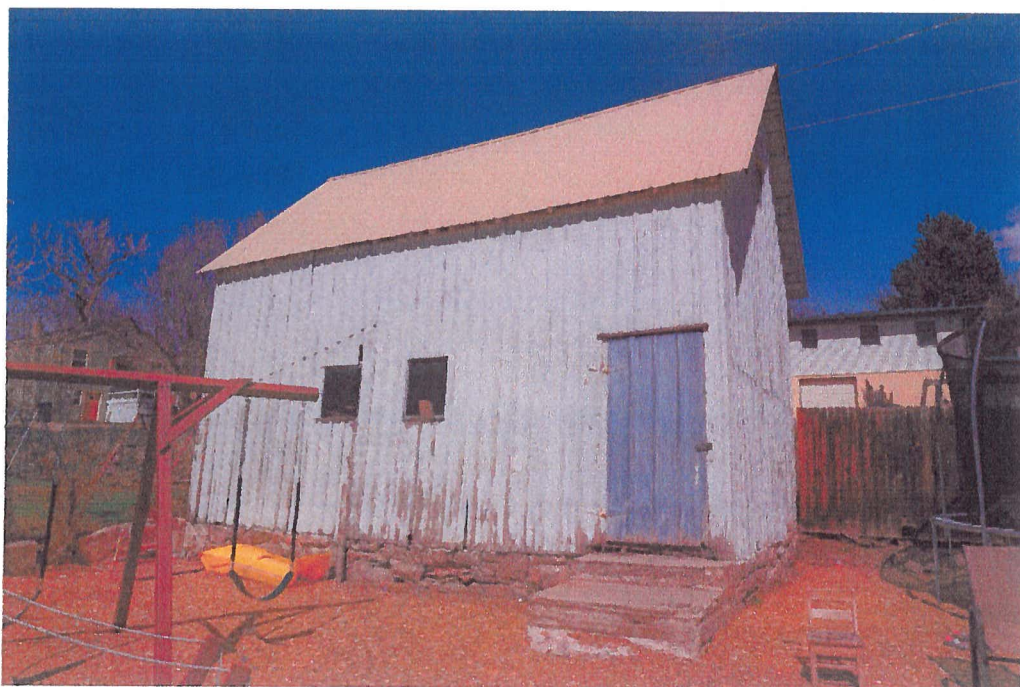
**Photo 2 House – South Side, camera facing north**



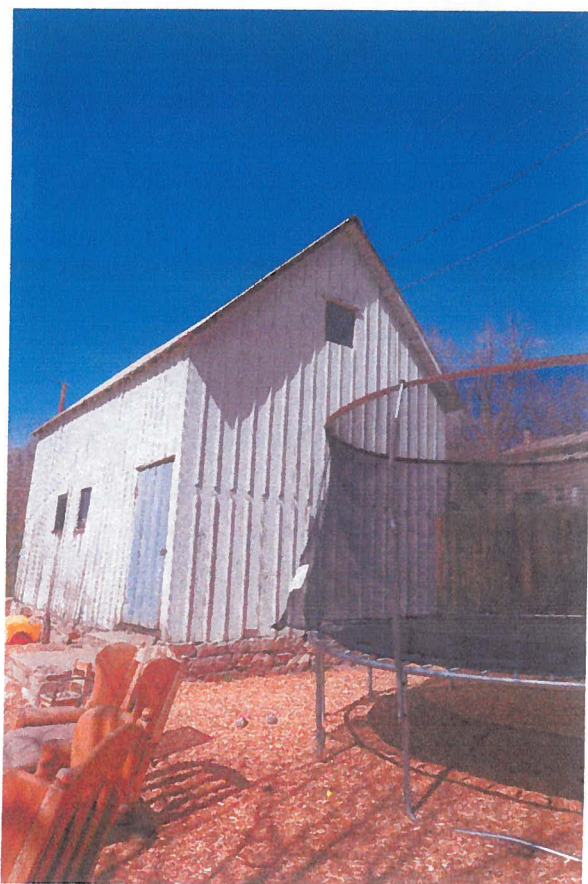
**Photo 3** House – East Side, camera facing northwest



**Photo 4** House – North Side, camera facing south



**Photo 5** Barn – West (main) Facade, camera facing east



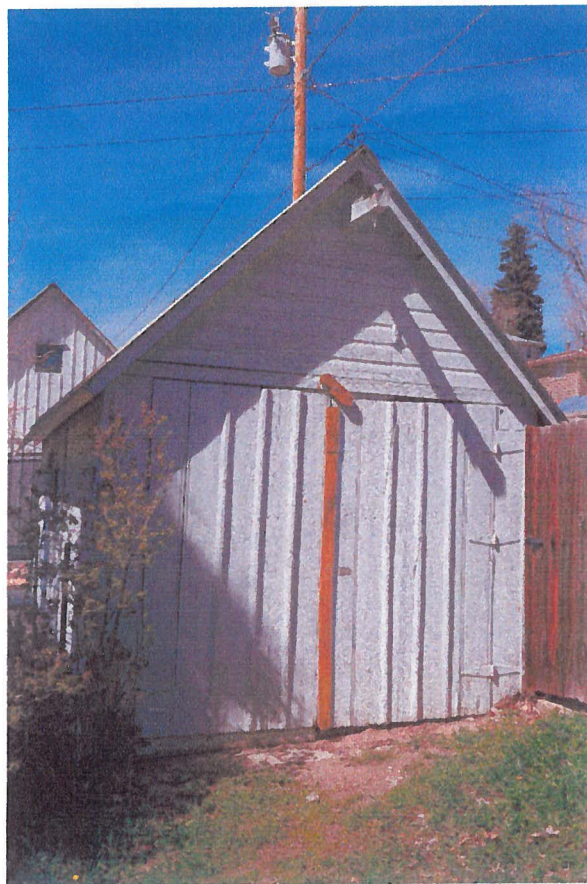
**Photo 6** Barn – South Side, camera facing northeast



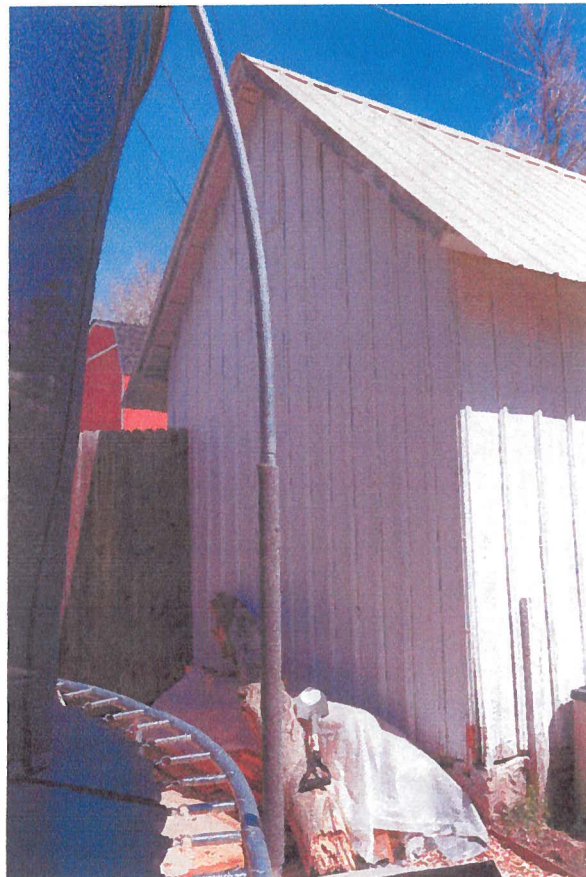
**Photo 7** Barn – North Side, camera facing south



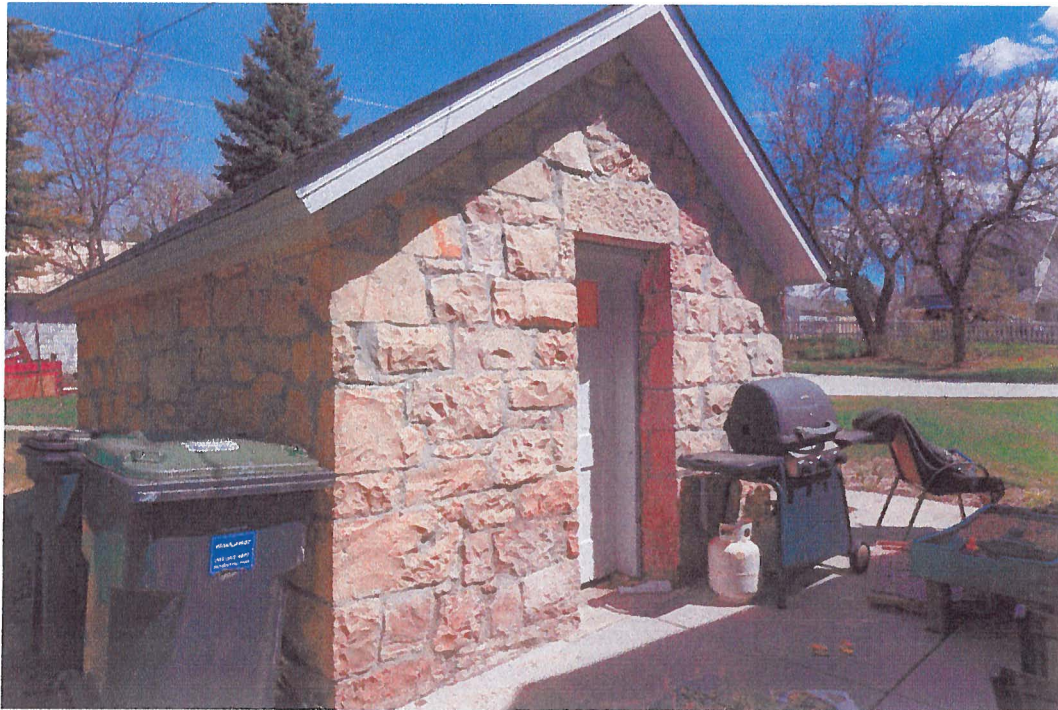
**Photo 8** Chicken Coop/Garage – West (main) Facade, camera facing east



**Photo 9** Chicken Coop/Garage – South Side, camera facing northeast



**Photo 10** Chicken Coop/Garage – North Side, camera facing southeast



**Photo 11 Ice House – West (main) Facade, camera facing southeast**



**Photo 12 Ice House – South Side, camera facing north**



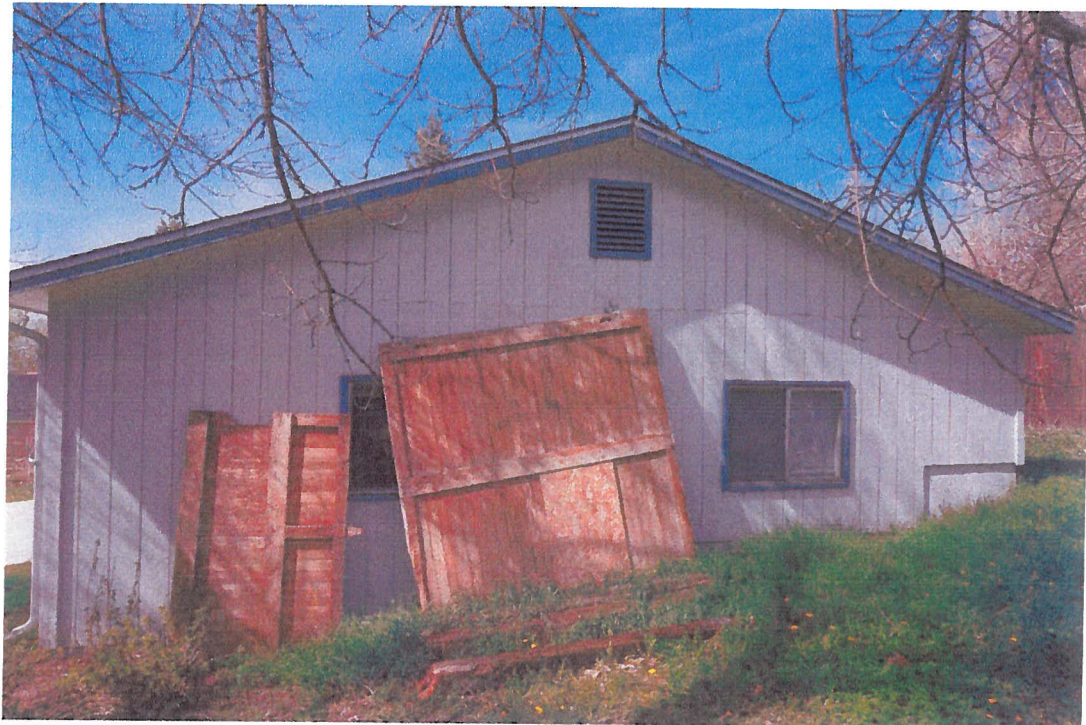
**Photo 13** Ice House – East Side, camera facing west



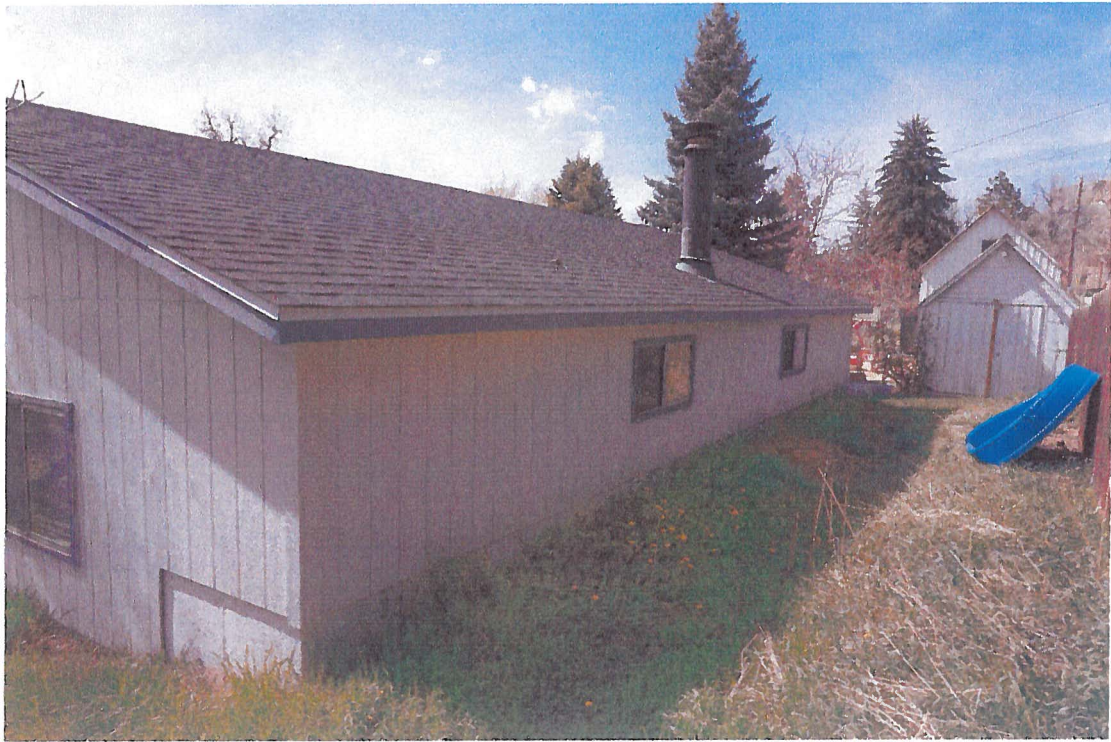
**Photo 14** Ice House – North Side, camera facing south



**Photo 15** Garage – West (main) Façade, camera facing east



**Photo 16** Garage – South Side, camera facing north



**Photo 17** Garage – East Side, camera facing northwest



**Photo 18** Garage – North Side, camera facing south