

**September 27, 2024**

Historic Preservation Board

Town of Castle Rock

**Dear Historic Preservation Board:**

After thorough discussion and research, we have decided to appeal the conditional approval of our exterior design and materials at 104 N Lewis Street, Castle Rock, CO 80104 from the September 4, 2024 board meeting. We have three primary categories to justify our basis for appeal:

1. The Historic Preservation Board has recently approved exact design features (board and batten) for another project in the Craig and Gould neighborhood. Specifically, the newly built duplex at 6 S Lewis St is completely board and batten on the front of both units. (photo attached)
2. While we see the addendum on page 45 of the Castle Rock Style manual, we also read and followed the guidelines on pages 4 and 26 (attached here). Please specifically look at the circled items, and look how new construction is addressed compared to renovations.
3. There are several examples of existing historic homes, both with local or national landmark designations and/or featured in the walking tour guide authored by the Historic Preservation Board, which feature design elements the Board did not approve for our design because they did not follow design trends of historic homes in the neighborhood. Specifically, we have documented several homes with both 8" or larger siding and board and batten features. (details and research available for presentation)
4. Out of the 22 homes featured in the walking tour of historic homes authored by the Historic Preservation Board, 17 of them feature lap siding. Of those, only 5 (29.41%) have 4" siding. The house currently located at 104 Lewis street has 8" siding.
5. There are many other homes located in Craig and Gould's historic boundaries that have added board and batten, have 6-11" siding, have little to no features at all of anything considered by the board to be "Castle Rock Style" and have been renovated recently.
6. The proposed new construction home at 104 Lewis incorporates the following elements of Castle Rock Style (followed explicitly using the Castle Rock Style guidebook):
  - Vernacular Construction – Simple Design
  - Minimal ornamentation and subdued style
  - One story construction (with exception of area over garage)
  - Gabled roof (front gable as most common historically as well)
  - Simple, yet decorative roof supports
  - Balcony on SE rear corner of home – homage to Hammar House (balconied portico)
  - Large covered front porch
  - Clapboard style siding (mimicked with modern plank siding)

- Stone accent on home – positioned to mimic a stone foundation
- Simple, decorative trim used with discretion

We are respectfully asking the Historic Preservation Board to revise its September 4, 2024 conditional approval of our design review to a full, unconditional approval of the previously submitted plans. If you will reconsider, we are prepared with a full presentation of all our research, specific home addresses, and details that will fully support our endeavor. The specific design features we are requesting you to reconsider your approval of are: *6" lap siding and board and batten siding throughout the exterior of the home as presented at the September 4 meeting.*

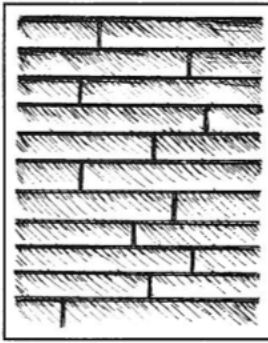
Thank you so much!

Steve and Susan Thayer  
104 Lewis St.  
Castle Rock, CO 80104

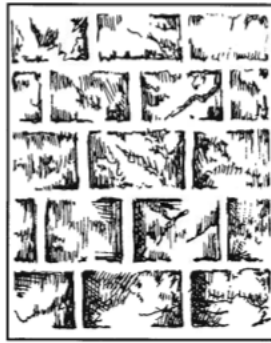


## Walls

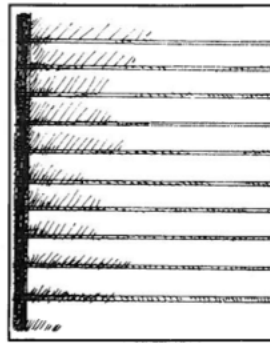
Most Castle Rock homes were woodframe vernacular sided in wooden clapboard. Due to the proximity of local quarries, a number of homes were built of stone. Brick was less common. Although Castle Rock had a local brickyard, only one home was built of brick. In the mid-1900s, a number of historic homes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



Clapboard wall



Stone wall



Synthetic siding

## Suggestions

### Preservation/restoration

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

### New construction

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

**6. How do I handle additions or new construction?**

*Additions* to a historic building or home should reflect the style and scale of the original structure, but not mimic or overpower it. An addition is usually placed toward the back of the property, and it should employ building materials similar to those used in the original. It should also incorporate one or more historic elements from the original - such as shingling, arched windows, decorative wooden trim, or other details from "Residential Architecture" or "Commercial and Public Architecture" in this book.

*New construction*, sometimes called in-fill, should likewise be compatible with the surrounding historic architecture, rather than compete with it or copy it.

**7. Why can't I just build whatever I want? Why do I have to consider appealing?**

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

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

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

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

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

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

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

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

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