

Resource Number: 5DA.1267 R
Temporary Resource Number: 837

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination

OAHP 1403

(OAHP use only)

Date _____Initials _____

☐ Determined Eligible - National Register

☐ Determined Not Eligible - National Register

☐ Determined Eligible - State Register

☐ Determined Not Eligible - State Register

☐ Need Data

☐ Contributes to Eligible National Register District

☐ Noncontributing to Eligible National Register District

1.

Resource Number:

5DA.1267 R
2.

Temporary Resource Number:

837
3.

County:

Douglas
4.

City:

Castle Rock
5.

Historic Name:

Whittier Residence & Mikelson Residence
6.

Current Building Name:

Castle Rock Bike & Ski; Castle Rock Munchies and More; Rink at the Rock
7.

Building Address:

404 Perry Street
8.

Owner Name and Address:

Perry Street Collective, LLC; 425 N. Wilcox Street, Suite 210A, Castle Rock, CO 80104



44.

National Register Eligibility:

Not Eligible
- 44A.

Local Landmark Eligibility:

Not Eligible

II. GEOGRAPHIC INFORMATION

9. PM: 6th Township: 8 Range: 67W
1/4 of NW 1/4 of SW 1/4 of NW 1/4 of NE of Section: 11
10. UTM Reference Zone: 13 Easting: 512253 Northing: 4358030
11. USGS Quad Name: Castle Rock South Map Scale: 7.5 MapYear: 1965/1994
12. Lot: 4A Block: 11 Addition: Town of Castle Rock
13. Boundary Description:
The property is bounded on the west by Perry Street, on-street parallel parking and a public sidewalk. The south side of the property is bounded by Fourth Street, on-street parking and a public sidewalk. The north side of the property is bounded by a residence. The east side of the property is bounded by a paved road and the railroad right - of -way.
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III. ARCHITECTURAL DESCRIPTION

14. Building Plan: Rectangular Plan
15. Dimensions in Feet: 30' x 32'
16. Stories: One
17. Wall Material: Wood/Weatherboard/Horizontal Siding Wood/Weatherboard/Vertical Siding
18. Roof Configuration: Gabled Roof/Side Gabled Roof
19. Roof Material: Asphalt Roof/Composition Roof
20. Special Features: Decorative Shingles Porch

21. Architectural Description:

The property has a total of five buildings on the property. Originally having been 414 Perry Street and 404 Perry Street, it was replatted in 2012 and the two properties became 404 Perry Street. The building description below is for the historic Whittier House located at the corner of Perry Street and Fourth Street. The other buildings on the property are described in the Associated Buildings Section of this report.

The building is a side gabled building with beveled siding, boxed eaves with 1x fascia board and trim, composition roof and non-historic aluminum frame windows and one historic wood window. The building is built on a stone and concrete foundation and has several additions: a shed roofed porch addition on the west elevation; an addition on the north side of the more contemporary addition on the north elevation.

Front Façade (West Elevation): This is the main entrance into the building. It has a historic shed roofed front porch. The vertical posts and balusters have been replaced in recent years (date unknown) and are 6" x 6" posts with 2" x 2" balusters with a 1x top rail. There is a non-historic single lite door centered on the original west elevation of the house. To the left of the door is a wood 2/2 double hung wood window and to the right of the door is a non-historic fixed sash bay window.

South Elevation: There are two large aluminum sliding windows on this elevation. They replaced two side-by-side double hung windows similar to the one window to the left of the front door. Evidence of this change is still apparent on the siding under the aluminum windows. The gable end has painted decorative rectangular and diamond shaped wood shingles. An attic vent is centered on the gable end. To the right of the windows is a shed roofed porch that has been infilled with lapped siding and a flush wood door with an operable vinyl sash window and shelf in the upper half of the door.

East Elevation: This elevation has a single fixed rectangular window near the south end of the building. This

elevation had, at one time, several windows and doors that have since been removed, evidenced by the joints in the repair of the wood siding. The north end of the building has a shed roofed addition, as mentioned above. The addition is a vertical, wood sided building with no fascia board, trim boards. There is a single 4-lite window at the north corner of the addition.

North Elevation: The north elevation of the historic building is predominately covered with the more contemporary shed roofed addition, but the upper portion is still visible. There are no decorative shingles in the gable end like the south elevation, but there is an attic vent centered on the gable end. The north elevation of the shed roof addition has a six-panel, metal door near the west end and two, 4-lite, fixed windows at the east corner. The addition is clad with vertical board siding.

22. Architectural Style: No Style

23. Landscape or special setting features:

The Fourth and Perry Street corner is primarily hard scape with crushed rock and wood mulch with a picnic table near the corner. It has one mature deciduous tree at the front sidewalk.

West Side: the north end of the property is where the private residence (formerly 414 Perry Street) is located. Its front yard, which faces west has grass with planting beds along the face of the house and porch. There are deciduous bushes along the north property line. Just to the south of the residence is the "Rink at the Rock". It has a timber wall along the public sidewalk and red pavers and concrete closer to the street. There is a small planting bed with two evergreen bushes and a deciduous tree centered on the elevation, adjacent to the street. To the south of the rink is Castle Rock Munchies and more, which sits on the corner of Perry Street and Fourth Street (formerly 404 Perry Street). There is a sidewalk that leads up to the front door of the building from the west sidewalk that runs along the western border of the property. There are rhyolite stone steps at the base of the front porch and small red concrete paving stones leading from the side of the front porch to the south side of the building where the majority of the parking is located. The front yard is primarily rock and mulch with a large deciduous tree.

The south side of the property has gravel/rock against the building and a public sidewalk that borders Fourth Street. There is a concrete sidewalk that leads to the south entrance of the building. Adjacent to the on-street parking is a large planting bed with numerous deciduous and evergreen plantings and a street lamp. There is a wood platform with railings and tables and bike rack in front of Castle Rock Bike and Ski on the south elevation. That building is located to the east of 404 Perry Street (Whittier House), see site plan.

The west side of the property is primarily parking and a paved road and railroad right of way.

The north side of the property, adjacent to the private residence (formerly 414 Perry Street) are deciduous bushes and a chain link fence.

There is an open area between Castle Rock Munchies and More and the associated building to the east (Castle Rock Bike and Ski). The area is covered in red concrete that is scored in a diagonal pattern and leads to the north side of Castle Rock Bike and Ski and onto the ice rink, which has a concrete pad when not used as an ice rink. There is a small planting bed along the west side of Castle Rock Bike and Ski with small deciduous plants. There is also a small planting bed along the west elevation of Castle Rock Munchies and More.

24. Associated buildings, features, or objects:

Colorado Bike and Ski: This building was constructed in 1964 and is located to the east of 404 Perry Street (the historic Whittier House). There is a shed roof addition on the north elevation of the main building that according to a previous owner was an open corral/loafing shed. An addition was constructed in 1974 on the east elevation of the original building. The original building has a flat roof and is constructed of concrete

masonry units (CMU) on a concrete foundation.

South Elevation - This is the primary entrance. The original building has a fixed storefront type window on the east end of the south elevation with two storefront, aluminum and glass doors centered on the elevation. The doors have a black cloth awning above. To the east of the doors is a multi-light aluminum overhead garage door. The east addition has a storefront type aluminum and glass door with an aluminum and glass sidelight centered on its south elevation. There is a steel mesh and frame screen at the top of the addition that screens the mechanical units. Six goose neck lights are installed at the parapet of the original building with a large metal and plastic lit sign - "Castle Rock Bike and Ski installed at the east corner of the south elevation.

East Elevation: This elevation has two storefront type, aluminum and glass windows near the southern portion of the east elevation. The wall is painted with a colorful mural of snowflakes, flowers, bicycle wheels, skis, a bicycle, a deciduous tree and "The Rock and Star" in the distance. The east elevation of the north addition is clad in painted plywood paneling and has a flush metal door.

North Elevation: The wall is clad in painted plywood with two openings located at the west end of the elevation. The windows are used for skate rentals for the adjacent ice rink. The openings metal overhead doors with a shelf at the sill. West Elevation: The west elevation has two more storefront type, aluminum and glass windows generally centered on the elevation. The west elevation of the north addition has an opening with a metal overhead door and shelf at the sill, like what exists at the north elevation.

Garage: A contemporary garage has been constructed at the north corner of the above building. It is a front gable building with composition roofing, T-111 siding and a metal, multi-panel, overhead garage door at the north elevation.

Ice Skating Rink: The ice-skating rink is located between the above buildings and the private residence discussed below. It is a steel tent type structure with a metal panel roof and concrete slab. The steel structure allows for metal panels to be installed during the winter when it becomes an ice arena and removed during the rest of the year when it is a pavilion.

Private Residence (Formerly 414 Perry Street - 5DA.2043). Constructed in 1931 by George Carmer. The building is a front gable one story building on a raised concrete foundation. The building is clad in non-historic horizontal wood siding and has a front gable porch on the front of the building. The rear of the building also has a front gable addition.

West Façade: This is the primary entrance into the building. It has a contemporary door with screen. There is a multi-lite plate glass window to the south of the door. The plate glass window is flanked by multi-lite operable windows.

The contemporary front gable porch is supported by 4" x 4" wood posts and an arched attic vent in the gable end. The porch has white wood railings and pickets with wood stairs that exit the porch at an angle. There is a 4/4 single hung replacement window with a glass arched window above in the gable end of the house. Wood lattice work covers the foundation of the porch and house.

North Elevation: This elevation has four windows. Two of the windows are the same size as the gable end window (4/4 single hung) found on the front of the house. The other two windows are much smaller divided lite windows - one is square and the other is rectangular. The east addition is also visible from this elevation and has a 4/4 single hung window on the north elevation.

East Elevation: The house has a 4/4 single hung window in the gable end on the second floor. There is another window on the first floor that is also 4/4 single hung. To the north of this window is a small metal clad front gabled entrance vestibule which appears to provide access to the basement. The door on this entry is historic and is wood paneled with three lites above. The contemporary addition has a 10-lite french door centered on the elevation. There is a concrete landing and stairs constructed at the new addition.

South Elevation: This elevation is within five feet of the ice-skating rink. There are two windows, a 6/6 single hung window and a 4/4 single hung window.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: 1888
Source of Information: Douglas County Assessor Records and Historic Photo - Whittier House - Douglas County
Douglas County Assessor Records and Historic Photo - Whittier House - Douglas County
26. Architect: Unknown Source of Information: N/A
27. Builder: Unknown Source of Information: N/A
28. Original Owner: H. B. Remington
Source of Information: Douglas County Clerk and Recorder
29. Construction History:
Private Residence (Formerly 414 Perry Street - 5DA.2043)
1907 Charles Herb builds grist mill on the property.

Circa 1930 Grist Mill is torn down and a new dwelling is constructed on the property.

1972 Gertrude Mikelson Kratzer moves an 861 sq. ft. house from Franktown onto the property. There is an addition constructed onto the west elevation of the existing house that extends to the moved house on the property. This addition connects the two buildings. The east addition was also constructed at this time.

1986 The upstairs of the building is finished - previously it was unfinished.

1986 - 1996 The west addition connecting the two buildings is partially removed. The portion attached to this building is modified and made into a porch. The rest of the addition is removed. The two buildings are no longer connected.

2012 The property was replatted and became a part of 404 Perry Street (5DA.1267)

404 Perry Street
Circa 1888 House was constructed.

1890 House is listed as a dressmaking shop and dwelling on the 890 Sanborn Map. There is a stable and two smaller building on the southeast corner of the property - probably outhouses.

1892 James Woods enlarges his residence. The 895 Sanborn Map shows an addition on the east and north elevations.

1902 William Thayer hires Emory White to make repairs to the house. White repapers the interior and paint the house in addition to miscellaneous repairs.

1907 The two buildings on the southeast corner of the property have been removed and a new building has been constructed just to the west of the stable according to the 1907 Sanborn Map.

1915 Otto Lindberg makes repairs and paints the house.

1924 An open shed was constructed behind the house.

1930 Lot 5 and Lot 6 have been combined. A roofed porch addition has been constructed at the west elevation. There are two small single story buildings with composition roofs directly behind the house and on the east property line. One is presumed to be an outhouse, while the other may be a storage building. Another larger building has been constructed just to the north of these buildings. The west half is single story with a wood shingle roof and the west half is two-story with a composition roof according to the 1930 Sanborn Map.

Circa 1964 Barn and two outbuildings were burned by the Castle Rock Volunteer Fire Department for practice - email from Judy Crenshaw (2007).

1964 Kolbe constructed a concrete block, L-shaped, warehouse behind the house, attached to the open shed from 1924 (Assessor's Records).

1974 Kolbe constructed a concrete block addition on to the west side of the warehouse (Assessor's Records).

Unknown A frame garage was constructed north of the house (Whittier House).

Unknown Porch rails and posts were replaced on the historic Whittier House.

2000 The existing bathroom wall in the historic Whittier House; added a handicap bathroom and added an additional shower (Building Permit).

2002 The bathroom was remodeled in the historic Whittier House, painted the building and constructed a handicap ramp on the west elevation of the house; installed new carpet (Building Permit).

Replatted 404 Perry Street (includes 414 Perry Street)

2012 Properties were replatted, making 414 Perry Street a part of 404 Perry Street.

2012 Additions to the historic Whittier House included removal of the garage and modifications to the addition at the north elevation. The warehouse was also modified with overhead garage doors, new entry doors and construction of a new north addition and removal of the open shed. This also included the removal of the small house that was adjacent to the house at 414 Perry Street.

2012 The steel ice arena/pavilion was constructed in the center of the property. It is believed the garage at the east side of the property was also constructed at this time.

30. Original Location: 1 Date of Move: N/A

V. HISTORICAL ASSOCIATIONS

31. Original Use: Domestic/Single Dwelling Intermediate Use: Commerce/Trade/Specialty Store

33. Current Use: Commerce/Trade/Specialty Store

34. Site type(s): Private residence; retail stores, ice skating rink/pavilion

35. Historic Background:

404 Perry Street

The earliest owner of this lot was H. B. Remington. According to the Assessor's Records, he purchased the lot in 1888 for \$25.00 from Douglas County. He then sold the lot to Washington Irving Whittier two days later. Remington was a stone mason and plasterer by occupation and according to an article in the Castle Rock Journal (April 25, 1888), he was building houses. In the same article there is mention of W. I. Whittier moving into the house south of where he had been living, but it is unclear whether it was this house he was moving into, prior to purchasing the property. According to the Tax Assessment Records of 1889, he owned Lot 15, Block 9 - Castle Rock; Lot 6, Block 11 - Castle Rock (this property); and Lots 10, 11, 12, Block 17 - Craig and Gould Addition.

Washington Irving Whittier, as stated above, was the next owner. He was very well known in Castle Rock and Douglas County. Whittier was a teacher, an editor, a postmaster, a realtor, a legislator, and a circuit riding minister. Whittier, a cousin of John Greenleaf Whittier, was born on February 4, 1847 in Fairfield, Vermont and moved to Colorado in 1870. According to the 1870 census, he was living with his brother in the Denver area (Arapahoe County) and working as a carpenter. He lived in Colorado several years and returned to Vermont in 1875 to marry. He returned to Colorado around 1879 and homesteaded on Antelope Creek. Little is known of his activities in these early years. The 1880 census states that he was living with his wife Sarah, his mother Lucy, and his two children, Clarence and Clara and that he was farming in Douglas County. The Land Patent Office also lists him as homesteading NE1/4 S35 T9S R66W in 1885. Around this time, it is believed that he began teaching. In the Castle Rock Journal (March 7, 1888), it states that W. I. Whittier is the teacher of District 24. He lived at Rock Ridge, which was also called Case, Irving and Spring Valley through the years. It is believed he was living at this location when the 1880 census was taken. As stated above, he purchased this house in 1888, possibly because he became the Editor and Proprietor of the Castle Rock Journal, the local newspaper, and needed to be in town more frequently.

His wife also owned a millinery store according to the Colorado Business Directories. Likewise, he was selling property at the time.

He only lived in this little cottage for two years and sold it to James Woods in 1890 for \$800. Whittier continued to live in Castle Rock at least part time since he was still Editor of the Castle Rock Journal, but the location is unknown. He was elected to the school board in 1891 and was the Commander of the Grand Army of the Republic, Post No. 65. In 1892, the Castle Rock Journal (December 28) mentions that he is a school teacher in Sedalia. In 1894, he became the Clerk for the Town of Castle Rock and a Town Trustee. He remained in this position for several years. His political aspirations expanded when he ran and was elected to the 10th General Assembly for the State of Colorado (1896) and began spending much of his time in Denver. He turned over the operation of the newspaper to his wife and son, Clarence. Upon completion of his term, he was not re-elected and he returned to Castle Rock to run the newspaper. Whittier also owned the Gold Brick printing outfit near the West Creek Mining District. In 1898, he ran for County Commissioner, but was not elected. In 1899, the Castle Rock Journal (March 31) stated that he would be teaching the summer term at Golddale. His wife, in the meantime, was apparently living on their ranch and running the post office and selling hats on the side. He remained the postmaster at Case until his death in 1910. In 1899 he purchased the Castle Rock Mascot, an early newspaper, and continued to publish it.

Whittier sold the Castle Rock Journal to D. M. Cox in 1901. Cox exchanged his San Luis Valley ranch for Whittier's newspaper, newspaper building and Castle Rock residence. Soon after Whittier and his family, including his son, moved to Hooper, Colorado where he had purchased additional property. He and his son Clarence purchased the Monte Vista Reporter and continued its operation. It is unclear when he returned to Castle Rock and his ranch, but it was just a few years later, leaving his son Clarence to run the newspaper in Monte Vista.

Washington Irving Whittier died July 28, 1910 in Case, Colorado and is buried at Cedar Hill Cemetery in Castle Rock.

As stated before, Whittier sold this house to James Woods in 1890. James Woods was also a school teacher and an excellent debater, as the newspapers are filled with his involvement in debates and literary societies. Woods taught school at Glen Grove, District No. 6 and Sedalia in 1888. He also lived in Sedalia in 1889. He returned to his family home in Canada and returned shortly after, in 1890, with a wife and his two sisters.

The sisters intended on opening a dressmaking business in Castle Rock. It was at this time that he purchased the house from Whittier for his family, sisters and their dressmaking business. The 1890 Sanborn Map indicates that a dressmaking business is located in the house. In 1891, he is listed as teaching at Glade. In 1892, the Castle Rock Journal (August 17) stated that James Woods was enlarging his residence, but by August of 1892, Mr. and Mrs. Woods were living in Greeley. In 1893, the Journal stated that he was living in Greenland with Samuel Johnston and getting ready to leave for Canada to be with his wife. In 1894, the Castle Rock Journal stated that he had been hired to teach at Coal Creek, and would be moving there from Greenland where they had been living with Sam Johnston. By August of 1894, he had moved to Canon City to be with his family. Little more is known until 1913 when he is reported living in Greenland and teaching at Glen Grove.

James Woods sold the house to William Thayer in 1895, possibly when he moved to Canon City. Little is known about William Thayer except that he also was a partial owner and director of the Castle Rock Mining and Milling Company, located near the Montgomery Mining District on Democrat Mountain. While living in Castle Rock, he participated in the literary societies and was a successful debator. He was also elected as a Castle Rock Trustee in 1897. In November of 1897, he was hired to be a train dispatcher for the Denver and Rio Grande Railroad, and was stationed in Pueblo where he soon moved his family. By 1898, they had returned to Castle Rock to make their residence, although he still worked in Pueblo, according to the Castle Rock Journal (January 14, 1898). By June of 1899 though, Thayer had the little cottage and barn for sale, listing his address as 117 West 8th Street, Pueblo. In November 1900, Thayer had leased the cottage to E. C. Beauvais who was the new agent for the Denver and Rio Grande Railroad in Castle Rock. He had been stationed in Pueblo with Thayer prior to his transfer. In March 1902, Beauvais moved from the cottage and it was once again up for lease, with Thayer's address being listed as 122 West Ninth Street, Pueblo. During this time, Emory White made repairs, repapered the interior and painted the cottage to make it more appealing. By September 1902, Thayer had once again put the cottage up for sale. George Burk purchased the property in November 1902.

George Burk was born around 1875 in Iowa. He and his family were residents of Castle Rock in the early 1900s and George appeared to be a handyman/carpenter. He worked on E. A. Strange's Meat Market and Grocery, enlarging a storage shed in the rear of the property for an ice house. Little more is known about Burk until 1910, when the U. S. Federal Census lists him living on Wilcox Street. His occupation was listed as saloon keeper. Also at this time, he co-owned a concrete, plastering and masonry business. The business was called Burk and Vaughn. By 1911, the business was called Burk and Burke and the business had won a contract to re-inforce 350 feet of pipe line with concrete along Wilcox Street. George Burk died in January 1917 in Louisville, Colorado.

Burk lived in the house from 1902 to 1904. He sold the house to Mary and Louis C. Douglass. An investigation of the census records, the historic newspapers, and the Colorado Business Directories revealed nothing except a small line item stating that choir practice was to be held at the L. C. Douglass home (Castle Rock Journal May 12, 1905). Douglass sold the house to Walter Sharp in 1906.

Walter Sharp was born in England around 1859 and immigrated to the United States, September 1, 1887. In a passport application, he stated that he had lived in Castle Rock since his immigration and became a naturalized

citizen October 27, 1894 in Castle Rock. According to the 1900 Census, he and his wife Florence and two children (Dorothy and Margaret) lived in Greenland. His occupation was listed as a farmer. The Land Patent Office lists purchases by Sharp in 1896 (SW1/4 S33 T8S R67W); 1898 (SE1/4SE1/4 S5 T9S R67W); and in 1906 (Lot 1 or NW1/4NE1/4 S5 T9S R67W). By 1906, he was listed in the Colorado Business Directory as owning a flour, agriculture and feed store in Castle Rock. He owned the business through 1918. Sharp sold the house in 1909, and according to the 1910 Census, he purchased a house on Cantril Street. Walter Sharp died in 1926 and is buried in the Cedar Hill Cemetery in Castle Rock.

Carrie Fitch, a very early homesteader in Castle Rock, purchased the house from Walter Sharp in 1909. According to the newspapers, she never married and remained single her entire life, and was a noted artist who sold her artwork to local citizens. Carrie was born around 1874 in England. It is unclear when the Fitch family immigrated to the United States, but by 1885, the family was living in Castle Rock. The Castle Rock Journal (April 29, 1885) stated that Carrie was elected as an officer of the Castle Rock Lodge of Good Templars. Additionally, Daniel Fitch, her father, owned a general merchandise store which is found in the Colorado Business Directories from 1885 to 1889. According to the Land Patent Office, her father homesteaded and purchased numerous properties in 1890, 1895 and 1908. Carrie homesteaded land in 1901. The 1900 U. S. Federal Census lists the family living in East Castle Rock near John Ehmann, Seidensticker, James Sturdevant and David McMurdo. In 1910, they were living on Franktown Road but they may have moved soon after. The 1912 Record Journal of Douglas County (November 8), stated that Carrie had returned to Castle Rock to vote and was returning to Colorado Springs. The 1920 U. S. Federal Census stated the family was living in Ivywild, El Paso County. Carrie sold the property to Otto Lindberg in 1915.

Otto Lindberg was born January 11, 1887 in Nebraska. It is not clear when the family moved to Colorado, but the Castle Rock Journal stated that Nels and Otto Lindberg located the Juniper Lode in the Trumbull Mining District in 1898. The Colorado Business Directories from 1903 to 1911 list him as a painter. He does not appear on the census until 1910, when he and his father are listed as living in West Castle Rock on Wilcox Street. Their occupations are listed as painters. It is unclear whether Otto ever lived in the house. Newspaper articles discuss his renovation work on the house and then, in 1917, an advertisement appeared stating that he was selling the house. The house sold to Alma S. Towne in November 1917.

Alma S. Towne was the wife of Clinton G. Towne. The 1910 U. S. Federal Census listed them as living in Castle Rock on Perry Street. She listed her occupation as a hotel keeper and her husband's as a telegraph dispatcher for the railroad. The Colorado Business Directories from 1910 to 1920 listed her as the proprietor of the City Hotel. It is uncertain whether she and her husband lived in the house, but she sold it in 1919 to Forrest B. Rose.

Forrest Rose only lived in Castle Rock for a short period of time. The 1900 U. S. Federal Census stated he lived in Broadway Junction, Arapahoe County, Colorado, and his 1917 draft registration card listed him living in Englewood; however, it appears that he did live in Castle Rock and was the postmaster from 1920 to 1925. He owned the house from 1919 to 1925 when he sold it to his brother, Theron Melvin. Theron Melvin, according to the 1910 U. S. Federal Census, was living in West Sheridan, Arapahoe County; in 1917 he was living in Franktown according to his draft registration card; in the 1920 U. S. Census he lived in Arapahoe County; and in the 1930s U.S. Census he was living in Littleton, Colorado. Theron owned the house for numerous years and sold it in 1943 to Jacob Kroll, a long time Douglas County resident, but not before entering into a lease to own agreement with Walter Bragg.

Jacob Kroll's family was living in Douglas County as early as 1892, when his father homesteaded near the present day intersection of Lincoln Avenue and I-25. The Schweiger (John) Family lived to the north of them. Jacob was born February 18, 1894. According to the 1900 U. S. Federal Census, the family address was listed as

Parker and in 1910 it was Pine Grove. By 1918, the family had sold the farm and moved to Castle Rock, but according to Jacob Kroll's 1917 draft registration card, he was living in Sedalia. Jacob married in 1921 and moved into the old Methodist parsonage in Castle Rock. In 1922, he was the manager of the Frink Creamery in Castle Rock, but left that position when he purchased a truck delivery line. Jacob only owned this house for less than a year and immediately sold it to Loretta Hays the same year he purchased it, in 1943.

Loretta Hays owned the house from 1943 to 1945. A review of the historic newspapers, censuses, geneology data and Colorado State Business Directories revealed no information on this Ms. Hayes. She sold the house to Ulric Sturdevant in 1945.

Ulric Sturdevant was born in July 1873 in Virginia. His family moved to Colorado in 1893 (to the W. I. Whittier Ranch, as they were cousins) because his mother, Lucy, had consumption (tuberculosis). Like many people with the disease, they came to Colorado to live and be cured. Unfortunately, shortly after moving to Colorado, she passed away (August 1893). In 1896, the Castle Rock Journal reported that he was mining in Goldale and had returned to Castle Rock. By 1900, Ulric had left home and was living with the Wheelers in Sedalia. The Wheelers were cousins and Ulric was working as a farm laborer. In 1902, he and his brother had purchased the A. L. Benton livery barn in Castle Rock. The purchase included eight head of horses, six livery rigs, the public dray and the coal business also owned by Benton. They changed the name of the business to Castle Rock Livery and Transfer Company.

Ulric married Minnie Kaempher in March 1904 and became a Castle Rock Town Trustee. Ulric sold his interest in the livery business and moved to a ranch on the outskirts of Castle Rock around 1908. The U. S. Federal Census stated they were living on Larkspur Road. The Castle Rock Journal dated November 1911 records that Ulric, along with J. A. Kroeger, had purchased Saare Brothers merchandise store in Sedalia. The partnership changed the name to Kroeger and Sturdevant and the business became a huge success. The business grew, and in 1912, they enlarged the store, adding a soda fountain.

Ulric left this business in 1913 when he purchased the Castle Rock dry goods store of Emma Smalley. She had purchased the store from Lena Sturdevant a few days before Lena passed away, in August of 1911. Lena was the wife of Ulric's brother, Ceylon. Ulric also purchased the dry goods store of P. K. Fisher at the same time. He remained in the Smalley building to run his new business. His reputation grew, and in 1915, when Castle Rock formed its first Volunteer Fire Department, Ulric was one of the founding members and was elected as Foreman. He was also in charge of the Continental Oil Company's oil wagon. By 1930, they were living in Castle Rock, and according to the 1930 U. S. Federal Census, his occupation was listed as a Ford car salesman.

In 1945, Ulric purchased the house from Loretta Hays but sold it a month later to his cousin, Vincent Wheeler. Vincent Wheeler owned the property until his death in 1953. It was inherited by his wife Flora, and his son and daughter-in-law, Emerald and Petra Wheeler. The Wheelers were well known in Elbert County and owned property near Kiowa, in the town of Horse Shoe, from 1900 to 1930. Little is known if the family lived in the house from its purchase in 1945, to 1967, when it was sold to Robert and Carolyn Kolbe. Robert Kolbe's mother lived in the house in the 1980s.

The house was purchased by Joseph and Judith Crenshaw in October 1997. They retained ownership of the house until 2008 when they sold it to Castle Centerstone 404. Castle Centerstone 404 transferred ownership to 404-414 Acquisition, LLC in 2012, within a few months of 404 & 414 Perry Street was replatted.

Businesses located in the Whittier House are as follows:

1880s Whittier Millenery Shop
1910 Woods Dressmaking Shop
1985 Elegant Edibles
1988 Casual Catering
Prior to 2007 - Bike Shop
Circa 2007 Bead Like That
Circa 2010 - 2020 Mountain Man Nut & Fruit Company
2021 Castle Rock Munchies and More

Businesses in Warehouse behind Whittier House
Unknown - Circa 2010 Crowfoot Valley Coffee Roastery and Warehouse
Unknown - 2021 Castle Rock Bike and Ski

Private Residence (Formerly 414 Perry Street - 5DA.2043)

Walter Sharp, the adjacent land owner (5DA.1267), sold this property to Charles Herb in 1909. Walter Sharp was born in England around 1859 and immigrated to the United States, September 1, 1887. In a passport application, he stated that he had lived in Castle Rock since his immigration and became a naturalized citizen October 27, 1894 in Castle Rock. According to the 1900 Census, he and his wife Florence and two children (Dorothy and Margaret) lived in Greenland. His occupation was listed as a farmer. The Land Patent Office lists purchases by Sharp in 1896 (SW1/4 S33 T8S R67W); 1898 (SE1/4SE1/4 S5 T9S R67W); and in 1906 (Lot 1 or NWNE1/4 S5 T9S R67W). By 1906, he was listed in the Colorado Business Directory as owning a flour, agriculture and feed store in Castle Rock. He owned the business through 1918. Sharp sold the house on the adjacent property (5DA.1267) in 1909 along with this property and, according to the 1910 Census, he purchased a house on Cantril Street. Walter Sharp died in 1926 and is buried in the Cedar Hill Cemetery in Castle Rock.

It is believed that Charles Herb constructed a grist mill on this property prior to purchasing it from Walter Sharp. The Castle Rock Journal (October 25, 1907) had an advertisement for Charles Herb stating that he had just completed the erection of his mill, and that the business was up and running ready to grind wheat, chop feed and clean seed. The 1914 Sanborn Map states that Charles Herb had a flour and feed mill on the property. "Capacity - 10,000 lbs of feed and 5,000 lbs of flour per 24 hours. Runs days only. No watchman." Charles Herb was also a brick and stone mason, and the Colorado State Business Directory lists him as such from 1894 to 1911. He had a residence in Castle Rock during this time, but in the early 1900's he was leasing it to other families and he was living on the farm with his wife and eight children. The 1910 U. S Federal Census notes he is living on Franktown Road and farming. He continued working the mill, at least until 1914, and also worked in the stone profession. He cut the stone for the Fetherrolf Hotel, and built numerous monuments for gravesites at Cedar Hill Cemetery. He had moved from Castle Rock by 1920. The 1920 U. S. Federal Census states he was living in Denver with his occupation being a stone mason.

Charles Herb sold his property to Anthony Kleewein in 1924. It is not clear whether Kleewein utilized the mill, but it is presumed so since Anthony Kleewein owned a bakery with his brother. Anthony Kleewein was born August 4, 1895 in Colorado. His family lived in Pueblo in 1900 where his father was a truck man. By 1917, Anthony was living in Brighton, Colorado where he registered for the draft. The 1920 U. S. Federal Census showed him living in East Castle Rock with his mother, Johanna. His occupation is listed as a rancher. An advertisement in the Record Journal of Douglas County (April 7, 1922) states that the Kleewein Brothers owned the Douglas County Bakery. They apparently temporarily closed this business and reopened in May 1923 with new modern machinery and located in the Miller Building which had been completely renovated to accommodate the new plant. It was at this time, in 1924, that Anthony Kleewein purchased the mill from Charles Herb, possibly to produce wheat for the bread they sold. Anthony Kleewein sold this property in 1931 to

George Carmer. Anthony Kleewein and his mother died on November 19, 1936 in a mountain home in Elmore, Idaho.

Little is known about George Carmer. It is believed that Carmer built the house that now sits on this property. The 1930 Sanborn Map shows a one story dwelling with a slate roof and a small outbuilding on the east property line (probably an outhouse). Carmer owned Carmer's Department store in Castle Rock from circa 1919 through 1921. He was also the Douglas County Coroner from 1931 to 1932. George Carmer was married to Louise Marie Ehmann, whose father was Simon Ehmann. When Carmer sold the property, he sold it to Raymond and Martin Mikelson. Martin Mikelson was married to Louise's sister, Gertrude Anna Ehmann. Carmer sold the house and property to Raymond and Martin Mikelson in 1935.

Martin Mikelson was born September 2, 1896 in Boone County, Nebraska. The 1930 U. S. Federal Census has him living in Franktown, Colorado with the Woodworth family and working as a truck driver. He married Gertrude Anna Ehmann on May 31, 1936 in Castle Rock. Martin bought out his brother in 1953 and was sole owner of the property until 1963. When Martin died in March of 1963, the property was inherited by his wife Gertrude. She remarried after Martin's death, to Karl Kratzer. Gertrude passed away on December 15, 1993. The property remained in her name until 1995, when Patrick S. Ryan and Rebecca A. Greig purchased the property.

Patrick S. Ryan sold this property to Castle Centerstone 414 Perry , LLC in 2008. The residence had been a rental property and remained as such under the new ownership. Castle Centerstone, 414 Perry, LLC sold the property to 404-414 Acquisistion, LLC (in lieu of foreclosure) in August 2008.

The property remains a rental property today.

Replatted 404 Perry Street

2012 Property was replatted to include 414 Perry Street under the ownership of 404-414 Note Acquisition, LLC. The "Rink at the Rock" was built at this time and the area became a small gathering spot of Castle Rock locals with several retail shops and the ice arena.

2021 Proposed new use - "Perry Street Social District". The district is meant to preserve Castle Rock's historic district while providing food, beverage and entertainment options that pay homage to that very special history. The district will include a tap house, multiple restaurants and a central beer garden.

36. Sources of Information:

1885 Colorado Census, 1900, 1910, 1920, and 1930 U. S. Federal Census; Castle Rock Journal; Record Journal of Douglas County; Colorado State Business Directory; Interview with Judy Crenshaw; Douglas County Assessor's Records.

VI. SIGNIFICANCE

37. Local Landmark Designation: 2 Designation Authority: N/A

Date of Designation: N/A

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 possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;
- ☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.

☐ Qualifies under Criteria Consideration A through G (see Manual).

☒ Does not meet any of the above National Register Criteria.

Criteria for Landmark Designation - Castle Rock

1. Significance. 38A.

☒ a. People. Associated with a person(s) significantly contributing to local, state, or national history.

☐ b. Events. Associated with a significant local, county, state or national event(s).

☐ c. Architecture.

i. Embodies the distinctive characteristics of an architectural style valuable for the study of a type period or method of construction;

ii. Represents the work of a master architect or builder whose work has influenced development in the Town, County, State or Nation;

iii. Uses indigenous materials; the use of locally quarried rhyolite being of special importance to the Town; or

iv. Is an example of architectural or structural innovation.

☐ d. Heritage. Possesses character, interest or value as part of the development heritage or cultural characteristics of the Town, with railroads, quarries and early development of the Town being of special importance to the Town.

☐ e. Archaeology. Possesses archaeological Significance or provides information important to prehistory.

☒ f. Age. Constructed at least fifty (50) years prior to designation.

2. Historic Integrity.

☐ a. Location. The place where the Historic Property was constructed or the place where an historic event occurred.

☐ b. Design. The combination of elements that create the historic form, plan, space, structure and style of a property.

☐ c. Setting. The physical environment of an Historic Property; the character of the place.

☐ d. Materials. The physical elements of an Historic Property.

☐ e. Workmanship. The physical evidence of the crafts of a culture and evidence of an artisan's labor and skills.

☐ f. Feeling. A property's expression of the aesthetic or historic sense of a particular time and the ability to convey a property's historic character.

☐ g. Association. The direct link between an historic event or person and an Historic Property.

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

N/A

40. Period of significance: N/A

41. Level of significance: N/A

42. Statement of significance:

Town of Castle Rock Landmark Criteria

People: The building is significant for its importance in the development of 404 Perry Street

Castle Rock and its association with Washington Irving Whittier, George Burk, Carrie Fitch, Ulric Sturdevant and Vincent Wheeler. The building is one of the earliest buildings constructed in Castle Rock. It was not only a residence, but through the years, the building was periodically used as a commercial operation. Because of its many owners, it is believed that the house may have been used as a rental property and also as a "city house". The house was probably utilized by the owners when they came to town to take care of business, and was used during the school year by the family so the children could attend the school in Castle Rock instead of the small rural schools.

Washington Irving Whittier was well known in Castle Rock and the State of Colorado. He was the editor and proprietor of the Castle Rock Journal, he was a Town Trustee, he owned a ranch at Rock Ridge for most of the

time he lived in the area, he was a member of the General Assembly of the State of Colorado, he was a member of the school board and he was a school teacher in the areas surrounding Castle Rock. George Burk was also a well known businessman, in Castle Rock and owned a concrete, plastering and masonry building. Carrie Fitch, along with her father, were early homesteaders in the area and homesteaded parts of early Castle Rock.

Ulric Sturdevant was a very well known resident of Castle Rock, owning a mercantile store. He was also involved in the town government.

Age: According to the Castle Rock Landmarking Criteria, a building must be 50 years old to be eligible for landmarking. This building is approximately 133 years old.

Former 414 Perry Street

People: The building is significant for its importance in the development of Castle Rock and its association with George Carmer and the Mikelson family (Ehman family). Carmer owned a department store in Castle Rock in the 1930s and was the Douglas County Coroner from 1931 - 1932. He married Louise Marie Ehmann, daughter of Simon Ehmann, a long time Douglas County resident. When he sold the property, he sold it to another Ehman family member - Martin Mikelson.

The house was one of many dwellings that were built along Perry Street at the edge of the commercial district for local business people and residents.

Age: According to the Castle Rock Landmarking Criteria, a building must be 50 years old to be eligible for landmarking. This building is approximately 90 years old.

43. Assessment of historic integrity related to significance:

404 Perry Street

The building's level of integrity, relative to the seven aspects of integrity defined by the National Park Service and the Colorado Historical Society (setting, location, design, materials, workmanship, feeling and association), has been significantly diminished due to the many changes made to the building. The setting, design, feeling and materials changed extensively after 1964. The outbuildings were removed and a concrete block

warehouse building was constructed on the property, thus changing the setting and feeling of the house.

After 1964, significant modifications were made to the house (the back porch infilled, window configurations were changed, and additions were constructed). These changes significantly modified the character defining characteristics of the original architectural style. In 2012, some of the additions were removed and/or modified and a large steel arena/pavilion was constructed within 6 feet of the house.

Although the building is associated with significant people that contributed to the development and growth of Castle Rock, their association with this building is very limited. The building changed owners frequently. The longest owner was Carrie Fitch (six years), but the U. S. Census never placed her as living on the property (she may have used the house as a rental property or as a "city house"). The rest of the owners listed above owned the property for two years or less, limiting their association and significant association with the building.

Finally, it is difficult today for the casual visitor to discern the age of this building due to the amount of modifications that have occurred through the years.

414 Perry Street

The setting, design, feeling and materials changed extensively after 1972. The Mikelsons moved another dwelling onto the property within two feet of the existing building, and constructed an addition to connect the two buildings.

The addition has since been removed, except a small portion attached to the house (the porch), but other changes to the house, such as the replacement windows and the east addition have significantly impacted the historic design and materials of the original building. Because of the design and materials changes, the feeling and setting has also been altered. The ice arena/pavillion is in such close proximity, that it significantly impacts the feel of the existing original building.

Finally, it is difficult today for the casual visitor to discern the age of this building due to the amount of modifications that have occurred through the years.

Although the building is associated with significant people that contributed to the development and growth of Castle Rock, their association with this building is very limited. It is very difficult to establish significance for a building based on its association with a particular person, especially when the owner made such significant changes to the building.

The buildings on the property as it has been replatted no longer have sufficient integrity to convey their significance for National or State Register eligibility, but is still significant on a local level as Castle Rock landmarks, because they are over fifty years old. The buildings have lost most of their integrity on the local level also for the reasons described above, but may still be eligible for local landmarking because a building in Castle Rock may be considered for landmarking after meeting only one criteria.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Not Eligible
Local landmark eligibility field assessment: Not Eligible
45. Is there National Register district potential: No
Discuss: This resource was surveyed and documented in 2007 as a part of a project in which buildings within the downtown area of Castle Rock were surveyed. The survey area was from Front Street on the east to Fifth Street on the north to Elbert Street on the west and Third Street on the south. The survey was updated in 2021 as the owner anticipated making changes to the property.
- Is there Local District Potential: N/A
If there is National Register district potential, is this building contributing: N/A
46. If the building is in existing National Register district, is it contributing: N/A

VIII. RECORDING INFORMATION

47. Photographic References: 5DA1267_House_East Elev; 5DA1267_House_West Elev; 5DA1267_Site_West Elev; 5DA1267_Retail 1_North Elev; 5DA1267_Retail 1_South Elev; 5DA1267_Retail 1_West Elev; 5DA1267_Retail 2_East Elev; 5DA1267_Retail 2_North Elev; 5DA1267_Retail 2_South Elev;
- Photographer: Barbara Darden
Negatives Filed At: There are no negatives - photos are digitally reproduced.
48. Report Title: "Town of Castle Rock - Survey of Historic Resources"
49. Date(s): May 2021 50. Recorders: Barbara Darden

51. Organization: Scheuber + Darden Architects
52. Address: P. O. Box 909, Parker, CO 80134
53. Phone Number(s): 303-915-8415

NOTE: Please attach a sketch map, a photocopy of the USGS quad map indicating the resource's location, and photographs

History Colorado - Office of Archeology and Historic Preservation
1200 Broadway, Denver, Colorado 80203 (303) 866-3395

404 Wilcox Street

Real Property



Parcel

Public Land Survey System



Township



Section

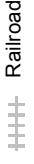
General Features



School



Private Road



Railroad



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, 2020 DRAPP, Douglas County GIS Services, Eagle View

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