

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHP use only)

OAHP 1403

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. 5DA2722
2. Temporary Resource Number: 774
3. County: Resource Douglas
4. City: Castle Rock
5. Historic Name: Cantril Courthouse
6. Current Building Name: Forum Mortgage
7. Building Address: 308 - 312 Fourth Street
8. Owner Name and Address: Lowell D. and Joan A. Bush; 324 Wilcox, Castle Rock, CO 80104



44. National Register Eligibility: Not Eligible

44A. Local Landmark Eligibility: Eligible

II. GEOGRAPHIC INFORMATION

9. PM: 6TH Township: 8 Range: 67W
1/4 of SE 1/4 of SE 1/4 of NE 1/4 of NW of Section: 11
10. UTM Reference Zone: 13 Easting: 512105 Northing: 4358201
11. USGS Quad Name: Castle Rock South Map Scale: 7.5' MapYear: 1965/1994
12. Lot: 17 & 18 Block: 19A Addition: Town of Castle Rock
13. Boundary Description:
The property is bounded on the north by Fourth Street; on the west by an alley; on the south by alley parking; and on the east by 324 Wilcox Street (5DA0670).
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III. ARCHITECTURAL DESCRIPTION

14. Building Plan: Rectangular Plan
15. Dimensions in Feet: 48' x 40'
16. Stories: 2
17. Wall Material: Wood/Weatherboard/Vertical Siding Asphalt
18. Roof Configuration: Front Gabled Roof
19. Roof Material: Composition Roof
20. Special Features: Chimney Porch

21. Architectural Description:

The Cantril Courthouse is a wood framed, front gable, two-story structure with a central front door. The door is flanked by small plate glass windows on either side of the door. There is a decorative gable covering over the six panel, non-historic front door and supported by wood brackets. The face of the building is clad with vertical T1-11 siding on the first floor and asphalt siding on the second floor. There are two historic, 4/4 double hung wood windows above the first floor windows. There are boxed soffits at the roof with 1" x 6" fascia board. The roof is clad with composition shingles. The building is flanked on either side by one-story stucco clad cmu buildings with a flat parapet. The west building has a plate glass window with a wood single lite door to the west. Miss. M's Tea Parlour - The building on the east side, also has a plate glass window and a single lite wood door to the east. There is a fabric canopy over the door and window.

East Elevation of Main Building: The east elevation is stuccoed and has several openings. There is a flush metal door on the south end with a wood plate glass window adjacent. There is also an opening for a window air conditioner centered on the elevation. To the north of this entrance there are two more doors.

South Elevation of addition on main building: There is a multi-lite door centered on the elevation. It is stuccoed.

East Elevation of Cantril Courthouse and addition: The Cantril Courthouse has three, 4/4 double hung windows located on this elevation. The one-story addition has a concrete masonry unit (cmu) stepped parapet with three high windows.

South Elevation: There is a door with an aluminum screen and a historic, 4/4 double hung window. The one-story additions on either side are painted cmu. The west addition has a historic, wood door centered on the elevation. The east addition has no openings. On the first floor of the courthouse, there is a historic opening that has been covered over with wood. To the east is a high window that has been boarded up and there is a brick chimney.

West Elevation – Cantril Courthouse: There are three, 4/4 double hung windows on the second floor. Below the one-story cmu addition there are no openings.

22. Architectural Style: Late Victorian

23. Landscape or special setting features:
There is no landscaping for this building.

24. Associated buildings, features, or objects:
None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1874 Actual:

Source of Information: Fading Past - Susan Consola Appleby, Pg.18 - 19.

26. Architect: William Cantril Source of Information: Fading Past - Susan Consola Appleby, Pg.18 - 19.

27. Builder: William Cantril Source of Information: Fading Past - Susan Consola Appleby, Pg.18 - 19.

28. Original Owner: Douglas County

Source of Information: Fading Past - Susan Consola Appleby, Pg.18 - 19.

29. Construction History:

April 1874 Douglas County Commissioners hired William W. Cantril to construct a temporary courthouse

1889 - 1890 A new courthouse was constructed.

Circa 1920 Building was moved from the corner of Wilcox and Fourth, approximately 100 feet to the east on Fourth Street.

1889 - 1949 Window was added on the second floor to the right of the rear door.

1949 - 1951 West block addition was constructed.

Circa 1955 East block addition was constructed.

1980s - 1990s Lower floor was clad in asphalt shingles. Front windows on the first floor were shortened. Entrance canopy was built.

Circa 2000s Lower floor was clad in T1-11 siding.

30. Original Location: No Date of Move: Circa 1920

V. HISTORICAL ASSOCIATIONS

31. Original Use: Government/Courthouse Intermediate Use: Domestic/Multiple Dwelling

33. Current Use: Commerce/Trade/Professional

34. Site type(s): Bank, Newspaper, Restaurant, Sign Shop, Apartments, Locksmith Shop

35. Historic Background:

Ownership of the property is as follows:

1874 - 1901 Douglas County

1901 - 1908 James B. Sanford

1908 - 1919 Upton T. Smith

1919 - 1920 Louis W. Cunningham & Harold A. Senter

1920 - 1923 Castle Rock Mercantile, Inc.

1923 - 1925 Harold A. Senter

1925 - 1942 Castle Rock Investment Company (Harold Senter & Thomas W. Johnston)

1942 - 1963 Harold A. Senter

1963 - 1969 Bernice P. Senter

1969 - 2001 Lowell D. and Joan A. Bush

2001 - Present J & L Rental (Joan and Lowell Bush)

According to the Assessor and the Sanborn Maps, Douglas County originally owned the land and had their offices located in the historic Cantril Courthouse. The following is a listing of businesses in the building according to the Sanborn Maps:

- 1895 Douglas County
- 1902 Bank on the 1st floor; lodge on the 2nd floor
- 1907 Bank at the front of the building; a barber at the back of the building
- 1914 The Post Office was located at the front of the building; a cobbler was located at the back of the building.

James B. Sanford purchased the Cantril Courthouse at 324 Wilcox and 308 – 312 Fourth Street from Douglas County in 1901. James Sanford was born in 1869 in Penn Yan, New York to Henry and Sophia Sanford. His father was a teacher and by the time he was ten years old, they were living in Middletown, New York and his father was the Superintendent of Public Schools. Little else is known about James Sanford except he ran as a Colorado State Representative in 1902 and won on the Republican ticket. By 1903, he was the Speaker of the House. His occupation was an educator and a physician.

James Sanford sold the property to Upton T. Smith. Upton T. Smith was an early pioneer of Douglas County. He was born in Monroe, Waldo County, Maine, on September 22, 1843. In 1861, he enlisted in the Union Army and became a member of company H, 6th Maine Infantry and was assigned to the Army of the Potomac. He engaged in thirteen of the hardest fought battles of the Civil War, such as Antietam, Chancellorsville, and Gettysburg. After three years of service, he was honorably discharged. After the Civil War, he went to school at Eastman's Business College in Poughkeepsie, New York where he graduated in 1867.

He moved to Colorado on March 1, 1869 and filed for a homestead on West Plum Creek. He later added a preemption and timber claim, where he established a very successful dairy farm. He returned to Maine in 1872 and was married in Monroe to Lizzie S. Grout on November 8, 1872. Upton returned with his wife to Colorado to the ranch where he resided for twenty-five years. In 1897, Upton Smith was elected Treasurer of Douglas County, which he held for seven years. He also held many other public offices in his lifetime. Upton Smith passed away on July 7, 1925.

Upton Smith sold the property to Harold Senter and Louis Cunningham in 1919. Harold Senter was born to Addison J. and Minnie Senter in Colby, Kansas on December 28, 1888. The family moved to a small farm in North Platte, Nebraska in 1894, while his father worked for the Union Pacific Railroad. In 1908, the family moved to Denver, where Harold's father started the Senter Pie Company. Harold graduated from East Denver High School in 1909 and attended Denver University Law School and graduated in 1912. In 1913, he moved to Parker to become a partner in the Parker State Bank with Frederick Hood. While living in Parker he met Bernice Pauline Stream, daughter of Sherman and Nellie Stream of Castle Rock. They were married on September 10, 1921 and settled in Castle Rock. Harold opened a law office, sold insurance and later bought an abstract company. He also opened the Castle Rock State Bank in Castle Rock with Frederick Hood, but it closed during the Depression.

Senter served in many public offices during his lifetime. He was Mayor of Castle Rock between 1930 - 1940; he was a District Attorney; he was the County Attorney from 1943 - 1945; he was a School Board member for seventeen years; and he also served on the Castle Rock Town Council.

Senter resold the land in 1920 to J. P. Mikolozik - the Castle Rock Mercantile. J. P. Mikolozik purchased the Castle Rock Mercantile from J. H. Woltzen either in late 1919 or early 1920. J. P. Mikolozik decided that the

store needed to be located at a prominent corner in town, so he purchased the property at the corner of Fourth and Wilcox. The old Cantril Courthouse (being utilized as the post office) was located at the corner. He had the building moved to the back of the lot so that the new, modern, brick building could be constructed. The Castle Rock Mercantile opened to the public in early January 1921 in a new masonry building located at the corner of Fourth and Wilcox.

By 1923, The Castle Rock Mercantile had gone bankrupt and the property was purchased by Harold Senter, the previous owner. Senter passed away on February 10, 1963 after a short stay in the hospital. The land went to his wife, Bernice. The property was sold to Lowell D. and Joan Bush in 1969. The property is currently owned by the Lowells, under the name J & L Rentals.

The Cantril Courthouse was constructed in 1874 at the request of the Douglas County Commissioners. Castle Rock had just been chosen as the County Seat and a new courthouse was needed in Castle Rock to handle county business. They hired William W. Cantril to construct the building. "Articles of agreement made and entered into this 28th day of April A. D. 1874 between Wm. W. Cantril of the first-part and the County Commissioners of the Second Part. Witnesseth; That the party of the first part by these presents doth hereby agree to erect upon lot (18) Eighteen in Block Nineteen, Town of Castle Rock, Douglas County a building 20 feet by 40 feet by 20 feet high. Said building to be set-upon solid rock wall foundation laid in lime mortar. Said building to be built of good material and in a substantial manner to contain 8 windows in lower story. Said lower story to be 10 feet in highth, the upper story to be 9 feet in highth in the clear to contain 8 windows in upper story. Three doors in lower story one in front and two on North side, lower story of Said building to be divided into three rooms the front and center rooms to be in one room wainscoted and to be plastered with two coats worth. Said building to be erected and completed on or before the 15th day of June A. D. 1874" (Transcription - 1874 Commissioners Minutes - Page 256).

When the building was close to completion, the Commissioners authorized additional purchases for the courthouse. "Com. VanWormer is authorized to this board to purchase one and one half dozen chairs for courtroom and Parlor chair for use of Judge of District Court - also Baize for covering Judge's and clerks desk in courtroom also matting for floor within railing and curtains for windows. (This additional \$25.00 was for extra plastering on upper floor, thus the contract of \$1325.00 plus \$25.00, making the total amount \$1350.00.)" (1874 Commissioner Minutes, Page 260).

In 1890, a new stone courthouse was completed and this building was no longer used. Through the years, the building was used for numerous purchases (see above). Finally, in October 1920, the building was moved to the rear of the lot so that a new, masonry building could be constructed. (Castle Rock Journal, October 1920).

36. Sources of Information:

Record Journal of Douglas County; Douglas County Assessor; County Commissioners Meeting Minutes; Castle Rock Journal; Ancestry.com

VI. SIGNIFICANCE

37. Local Landmark Designation: No 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: Community Planning and Develop

40. Period of significance: 1874 - 1890

41. Level of significance: Local

42. Statement of significance:

This building is significant for its contribution to the development of Castle Rock. It was the first County Courthouse for Douglas County from 1874 to 1890 when a new, larger courthouse was constructed. It was also the offices of the Castle Rock Journal. Through the years, the building saw many uses. As the town developed, the lot where it was constructed, became very valuable, since it was located on Courthouse Square. In the 1920s, the building was relocated east of its original location so that a new, more modern, brick building could be constructed.

The additions constructed on the east and west elevations of the building in the late 1940s and early 1950s are an example of the growth of the community as more lease spaces were required.

Local Criteria

Events: As stated above, the building is significant for its contribution to the growth and development of Castle Rock. It was historically the County Courthouse, but was moved once the other courthouse was constructed, allowing development to occur on the important Courthouse Square. Through the years, additions have been constructed to increase the footprint and to allow more room in the building.

Heritage: This building reflects the early history of Castle Rock.

Age: The building is over fifty years old.

43. Assessment of historic integrity related to significance:

The building's level of integrity, relative to the seven aspects of integrity, as defined by the National Park Service and the Colorado Historical Society (setting, location, design, materials, workmanship, feeling and association), is intact. The setting, location, design, workmanship, feeling and association are intact. The materials have changed through the years however. The building is covered with more modern siding on the first floor and the windows have also been shortened. These modifications have changed the appearance of the building and have lessened its integrity.

Today, the building no longer has sufficient integrity to convey its significance for National or State Register eligibility, but is still significant on a local level as a Castle Rock landmark, because it is over fifty years old and it contributed to the development and history of Castle Rock.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Not Eligible

Local landmark eligibility field assessment: Eligible

45. Is there National Register district potential: N/A

Discuss: This resource was surveyed and documented as 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 boundaries of a historic district have not yet been determined since many areas of the town have not yet been surveyed. Additionally, this building might be associated with an adjacent, unsurveyed area. A preliminary evaluation of whether this property would be a contributing resource, if found to be within the boundaries of a district, has been made to assist future studies.

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: SDA2722_East Elevation; SDA2722_North Elevation; SDA2722_South and West Elevations; SDA2722_South Elevation; SDA2722_West Elevation.

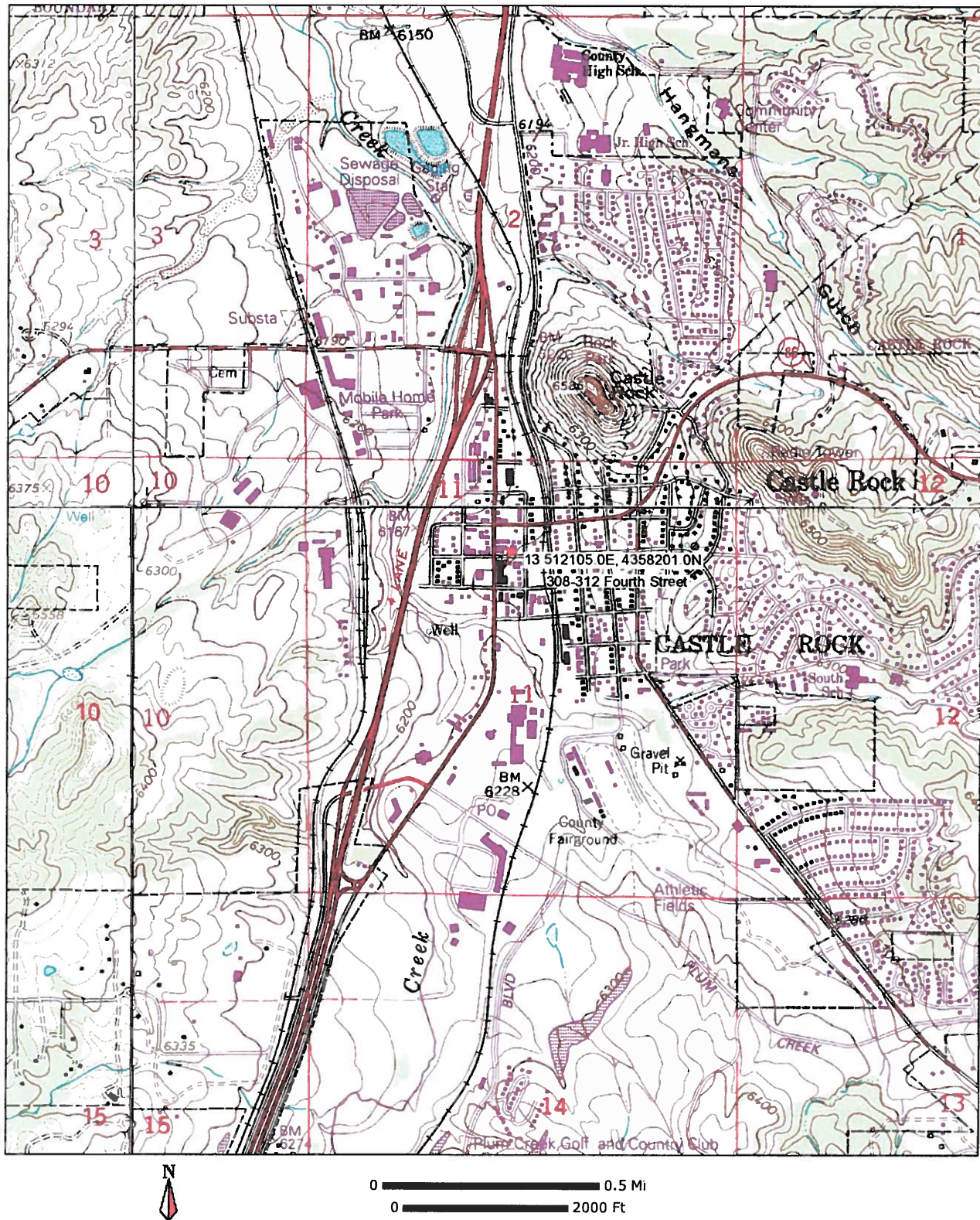
Photographer: Barbara Darden

Negatives Filed At: There are no negatives - photos are digitally reproduced.

48. Report Title: "Town of Castle Rock - Survey of Historic Resources" (August 29, 2005); Preservation Partnership

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

Scheuber + Darden Architects 10800 E. Bethany Drive, Suite 380
Aurora, Colorado 80014 * 303-755-7395



308 - 312 Fourth Street

Perry Street

Third Street





**White Building at the North End of the Block with Stair on the Rear of the Building - Prior to its Relocation
1888 - Courtesy of the Castle Rock Museum**



Cantril Courthouse has Two Trees on the North Elevation and Is Located Opposite the New Courthouse - 1889



South Elevation of the Cantril Courthouse - Circa 1949 - After it was Relocated - Courtesy of the Douglas County History Reserch Center - 2008001



North Elevation - Cantril Courthouse - 1950 -



East and North Elevation - 1994 - Douglas County Assessors Records



South Elevation - 1994 - Douglas County Assessors Records

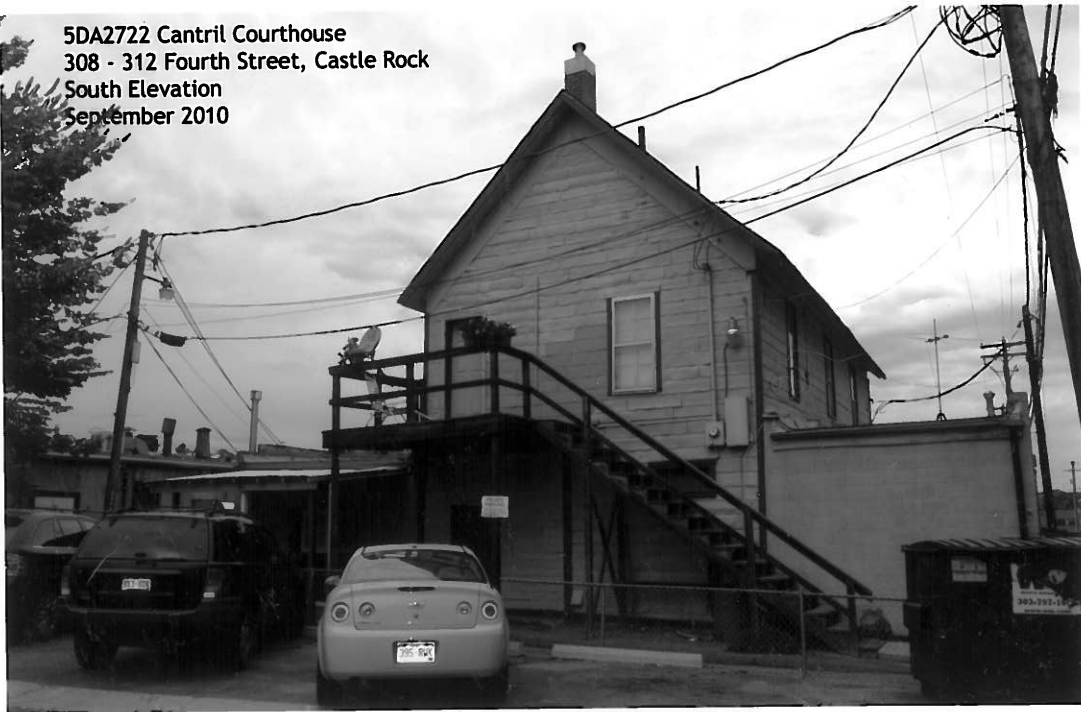
5DA2722 Cantril Courthouse
308 - 312 Fourth Street, Castle Rock
North Elevation
September 2010



5DA2722 Cantril Courthouse
308 - 312 Fourth Street, Castle Rock
East Elevation
September 2010



5DA2722 Cantril Courthouse
308 - 312 Fourth Street, Castle Rock
South Elevation
September 2010



5DA2722 Cantril Courthouse
308 - 312 Fourth Street, Castle Rock
South and West Elevations
September 2010



5DA2722 Cantril Courthouse
308 - 312 Fourth Street, East
West Elevation
September 2010

