

Resource Number: 5DA.2663  
 Temporary Resource Number: 790

## 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.2663
2. Temporary Resource Number: 790
3. County: Douglas
4. City: Castle Rock
5. Historic Name: Andrews Funeral Home
6. Current Building Name: Andrews, Caldwell, Gibson Funeral Home
7. Building Address: 407 Jerry Street
8. Owner Name and Address: Caldwell Gibson Funeral Home, 407 Jerry Street, Castle Rock, CO 80104



44. National Register Eligibility: Not Eligible

44A. Local Landmark Eligibility: Eligible

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## II. GEOGRAPHIC INFORMATION

9. PM: 6th Township: 8 Range: 67W  
1/4 of SE 1/4 of SW 1/4 of NE 1/4 of NW of Section: 11
10. UTM Reference Zone: 13 Easting: 511914E Northing: 4358254N
11. USGS Quad Name: Castle Rock South Map Scale: 7.5' MapYear: 1965/1994
12. Lot: 4-6 Block: 14 Addition: Town of Castle Rock
13. Boundary Description:  
The property is bounded on the east by Jerry Street, on the south by Fourth Street, on the west by a public alley and on the north by the adjacent property.
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## III. ARCHITECTURAL DESCRIPTION

14. Building Plan: Irregular Plan
15. Dimensions in Feet: 72' x 61'
16. Stories: Two
17. Wall Material: Synthetics/Vinyl
18. Roof Configuration: Gabled Roof/Front Gabled Roof
19. Roof Material: Asphalt Roof/Composition Roof
20. Special Features: Chimney Glass Block

21. Architectural Description:

The building is a front gable, two story, wood framed structure. The roof is clad with composition shingles and has boxed eaves. The building is clad with vinyl siding and all of the windows have been replaced with vinyl replacement windows. There are several additions on the building. There are two side gable additions on the north elevation and one, maybe, three additions on the south elevation.

### South Elevation

There is an addition at the southeast corner attached to a possible hipped roof addition with a corner brick fireplace. It is unclear whether the hipped roof is an addition or a part of the original construction. The 1939 aerial shows this portion of the building. There is a large plate glass window with two single hung vinyl windows flanking the window. To the west of the window is an entrance door. There is a pair of single hung 1/1 windows on the west elevation of this addition. The older addition extends beyond this portion of the building and has a large glass block opening and a smaller vinyl sliding window to the west. Adjacent to this window and attached to the west end of the historic building is another possible addition. This portion of the building also appears in the 1939 aerial. The portion of the building has two windows on the south elevation with tape 6/6 divided lite single hung windows. The west elevation has another pair of these windows along with an entrance door. The historic building has a vinyl, slider window under the shed roof porch. Above on the south elevation are two small slider windows.

### West Elevation:

There is a stucco clad brick chimney at the south corner of this elevation. There are two doors on this elevation. The northern door is a modern, 12-lite grid window with four triangular panels below. To the south and almost centered on the elevation is a six panel, metal clad door. The windows on this elevation are of various styles and types. The second floor, which may be a residence, have slider windows. The slider window to the north of the chimney has a large plate glass window with a slider on either side. Below, on the first floor, there are two sliding windows flanking the chimney. Between the doors, there is an opening infilled with glass block.

**North Elevation:**

There is a front gable addition centered on the north elevation. The addition has a set of double doors centered on the addition. The doors are a 10-lite plastic grid in a single, double pane lite. There are rectangular, 32 lite, glass block windows flanking either side of the door. There are concrete stairs with four risers and wrought iron railings leading up to the door. There is also a door on the west elevation of this addition with four risers and wrought iron railings. The door has a sign "Flower Delivery" attached.

There is another gable addition on the north elevation. There are no openings in this addition. It is located at the northeast corner of the building.

Above on the second floor there are three vinyl sliding windows. Two of the windows have plate glass windows with the sliders flanking the plate glass.

**East Elevation:**

This is the primary façade. There is a front gable, one-story vestibule with a contemporary door with an oval stained glass opening with two panels below. There are glazed sidelites on either side of the door. Flanking the door are two original wood, twelve, true divided lite windows. The elevation wraps to the south with a steel sash window as the vestibule connects to the two-story portion of the building.

The main building has the original wood divided lite windows on the first floor and aluminum sliding windows on the second floor. There are two windows on the north portion of the elevation on the first floor. They are each a pair of true divide 6/6 double hung, original wood windows.

The side gabled south addition has a large vinyl window with a central plate glass and single lite double hung windows flanking. Above, in the original building, there is a large plate glass window with sliders on either side near the south corner. Another sliding window is just to the north. And one further to the north.

22. Architectural Style: No Style

23. Landscape or special setting features:

The west side of the property is a large asphalt parking lot that abuts the paved alley. There are two landscaped areas at the alley. The center landscape island has two large deciduous trees with bark bedding material. The planting island at the entrance to the alley on the south side of the property is grass covered. There is also another large deciduous tree just outside the west door of the building on the south addition. The door on the south addition has a wood porch with wood railing, painted red with four risers extending to the west and four risers extending to the south. There is a concrete sidewalk adjacent to the building on the west elevation and extends to the north addition where there is a concrete ramp up to a north facing door on the north addition.

The asphalt parking lot wraps to the north elevation with a drive to the east onto Jerry Street. There is a large deciduous tree at the northeast corner and small concrete curbed planting beds with bark bedding on either side of the north additions.

The south side of the property is primarily grass with a concrete sidewalk that leads up to the east addition from the public sidewalk. There are several deciduous trees near the west addition and in the east portion of the yard, The east side of the building has a public sidewalk wall that extends the full length of the building. There are deciduous trees in the public right of way and at the south end of the yard, along with a planting bed with ornamental trees and low growing shrubs. There are two large evergreen trees to the north of the entrance vestibule.

24. Associated buildings, features, or objects:

None.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1929 Actual:  
Source of Information: Douglas County Tax Rolls; Record Journal of Douglas County; 11/29/1929, pg. 5 - First instance of the 22-W phone number indicating a move.
26. Architect: Unknown Source of Information: N/A
27. Builder: Unknown Source of Information: N/A
28. Original Owner: S. E. & Janice Livingston  
Source of Information: Douglas County Assessors Records
29. Construction History:  
Circa 1929 Building was constructed.  
After 1939 North additions and south addition.  
Prior to 2008 Detached garage was demolished.  
Unknown Windows were replaced with vinyl and vinyl siding was installed.
30. Original Location: 1 Date of Move:
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#### V. HISTORICAL ASSOCIATIONS

31. Original Use: Funeralary/Mortuary Intermediate Use: Funeralary/Mortuary
33. Current Use: Funeralary/Mortuary
34. Site type(s): Funeral Home and Residence
35. Historic Background:  
1929 S. E. and Janice M. Livingston  
1929 - 1947 Janice M. Livingston  
1947 - 1976 C. Douglas and Helen J. Andrews (east ninety-five feet)  
1976 - 1984 John J. Andres and Carol R. Andrews (all lots 4 - 6)  
1984 - Present Caldwell Gibson Corporation (east ninety-five feet)

Nothing is known about Samuel Livingston and Janice Livingston during their early lives. A search of Ancestry found no records. The first mention of Livingston is in the Town of Pemberton in far western Douglas County in 1920. Pemberton was a small mining town and Livingston owned two pieces of property there. He continued owning this property into the 1930s.

It appears that the Livingston's moved to Castle Rock in the early 1920s. An advertisement in the newspaper lists them as running the Castle Rock Funeral Home, but he was advertising selling his remainder stock of wallpapers. He had previously owned or operated a wallpaper hanging business (RJDC, 2/1/1924, pg. 8). The funeral home that he ran and owned had several names: The Livingston Mortuary and the Livingston Funeral Home. He and his wife successfully ran the business for almost 15 years. It is not clear where the business was located prior to the purchase of 407 Jerry Street by Livingston. It was here that the former Frink Creamery was located, but it is believed that it was torn down and the current building was constructed around 1929. The Livingston's lived upstairs while they ran their business downstairs. In 1928, he successfully ran as the County Coroner. He maintained this position until he moved from Castle Rock in 1940. Douglas Andrews purchased Livingston's funeral business in 1938 and purchased the building and property in 1947 (RJDC, 12/23/1938, pg. 4).

Samuel and Janice Livingston moved to Eads in 1941 (RJDC, 5/9/1941, pg. 5). After leaving Castle Rock, they moved frequently as Livingston was teaching school (RJDC, 11/27/1942, pg. 1). He taught at Merino, Colorado and later at Johnstown, north of Denver (RJDC, 8/20/1943, pg. 5). By 1951, Samuel and Janice were living in Ault, Colorado (RJDC, 3/6/1951, pg. 4).

Researching the newspapers, a Livingston Funeral Home opened in 1950 in Castle Rock (RJDC, 1/6/1950, pg. 4). It is not clear whether this is Samuel Livingston. It only remained open a short period time, before closing. Nothing else is known of the Livingston's. Samuel was active in the community. He was a Boy Scout Leader and started several Boy Scout troops, including one in Parker. He also was a founding member of the Castle Rock Dramatic Club and participated in several plays in Town. Janice was very active in the St. Barnabas Club.

As stated above, the Livingston's sold this property to the Andrews in 1947.

Colonel Douglas Andrews was born July 5, 1909 in Evant, Texas, to Jesse and Nora Belle Andrews. At the age of two, he traveled with his family by covered wagon to Roswell, New Mexico. They homesteaded 50 miles northwest of Roswell in the Micho Valley in 1911. After his mother was injured in an accident, the family moved to Kenific, Oklahoma where his mother died. The family moved once again in 1920 to Laramie, Wyoming. In 1921, they settled in Brighton, Colorado where Douglas graduated from high school in 1928. In the fall of 1928 he enrolled in a one-year course at Palmer Business School in Denver.

In 1929, he accepted a position at Armour and Company as a bookkeeper. Then in 1930, he became an apprentice at the Bengston Mortuary in Denver. He continued working at Bengston's until 1936, becoming a licensed funeral director and embalmer. He opened his own mortuary soon after leaving Bengston's, working out of Moore Mortuary.

Douglas married Helen Josephina Velin in Denver on September 4, 1932. She was born October 15, 1912 to Joseph and Hulda Velin, both immigrants from Sweden. She graduated from East High School in Denver in 1930 and attended Colorado Women's College for one year majoring in music. She was a student in the Children's Hospital Nursing School when she and Douglas married.

In 1938, Doug and Helen moved to Castle Rock where they purchased the Livingston Funeral Home. Doug was appointed deputy coroner under Sam Livingston. He was elected Coroner in 1940 and held the office until 1968. While living in Castle Rock, they also operated Andrews Flower Shop and Andrews Furniture Store (located at 321 Jerry Street). During his life, he was a member of the Castle Rock Volunteer Fire Department and the Douglas County Lion's Club. He was a member of the Castle Rock Odd Fellows Lodge and the Elizabeth Odd Fellow's Lodge. He was a member of the Castle Rock Masonic Lodge #153, Martha Chapter #135, Pikes Peak Grange and was also president of the Cedar Hill Cemetery Association from 1938 -1966.

His funeral home on the corner of Jerry Street and Fourth Street was the location of the Carlson and Frink Dairies of Denver. He sold this business to his son in 1976 after he had moved to Canon City in 1966. In Canon City, he and Helen purchased the Mountain Vale Cemetery and the Cervil Funeral Home. Helen died in December 1977 and and Douglas died in May 1996, both in Canon City.

His son ran this business until 1984 when he sold it to the Caldwell Gibson Corporation.

36. Sources of Information:

Record Journal of Douglas County; Douglas County News; Douglas County Clerk and Recorder

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**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: **Community Planning and Development**

40. Period of significance: **1929 - 1969**

41. Level of significance: **Local**

42. Statement of significance:

**Town of Castle Rock Criteria**

**People:** This building is closely associated with Samuel and Janice Livingston, the first owners and Colonel Douglas and Helen Andrews the owners of this building and the funeral business from 1938 - 1984. Both families lived in the upstairs apartment in this building. Both men were heavily involved in the community with Livingston being the County Coroner along with Douglas Andrews later.

**Heritage:** The building is significant for its contribution to the growth and development of Castle Rock. The building was constructed in 1929 and located at the pivotal commercial area of Castle Rock, around



Courthouse Square. Since 1929, the building has sat at the prominent Fourth Street/Jerry Street intersection. The building and its activities has been one of the most prominent in the Town and has been a funeral home and mortuary since its construction. The Livingston Funeral Home and the Andrews Funeral Home has been one of the most important and active businesses in the Town of Castle Rock since its construction.

Age: The building is 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 History Colorado (setting, location, design, materials, workmanship, feeling and association) has been somewhat retained.

Setting: The physical character of the environment of the property is partially intact. The buildings surrounding this building were either constructed soon after this building was constructed or before this building was constructed. The character of Courthouse Square, which this building contributes to, remains with the central courthouse property with streets surrounding the courthouse square.

Location: The location of this building remains the same. It was constructed on this site in 1929.

Design: The design of this building has changed with several smaller additions.

Materials: The materials have changed. The wood board siding has been covered with vinyl and the historic wood windows have been removed and replaced with vinyl replacement windows. The sizes of the windows may have also changed when the vinyl windows were installed.

Workmanship: The physical evidence of the original artisan's labor and skill is no longer intact since all the historic materials have either been removed or covered with more contemporary materials.

Feeling: The ability of this building to convey its historic character has changed somewhat primarily because of the removal of the historic materials.

Association: The association of this building with its construction in 1929 and the Town of Castle Rock growth is intact.

The building does not have sufficient integrity to convey its significance for National or State Register eligibility. Discussion with the current State Register personnel would be important before this building is attempted to be landmarked on a state or national register. It is eligible for the Town of Castle Rock Register.

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## 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. 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: contributing

46. If the building is in existing National Register district, is it contributing: N/A

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### VIII. RECORDING INFORMATION

47. Photographic References: 5DA2663\_east elevation, 5DA2663\_north elevation 1, 5DA2663\_south elevation, 5DA2663\_west elevation; 5DA2663\_west elev 2

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

49. Date(s): July 2019

50. Recorders: Barbara Darden

51. Organization: Scheuber + Darden Architects

52. Address: P. O. Box 909, Parker, CO 80134

53. Phone Number(s): 720-851-7395

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

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