

COLORADO CULTURAL RESOURCE SURVEY
Architectural Inventory Form

Official Eligibility Determination **OAHF 1403**
(OAHF 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: 5DA2655
- 2. Temporary Resource Number: 764
- 3. County: Douglas
- 4. City: Castle Rock
- 5. Historic Name: Bowman House
- 6. Current Building Name: None
- 7. Building Address: 309 Jerry Street
- 8. Owner Name and Address: R & P Properties, LLC; 2065 Pinewood Road, Sedalia, CO 80135



44. National Register Eligibility: Not Eligible

44A. Local Landmark Eligibility: Not Eligible

II. GEOGRAPHIC INFORMATION

9. PM: 6th Township: 8S Range: 67W
1/4 of NE 1/4 of NW 1/4 of SE 1/4 of NW of Section: 11
10. UTM Reference Zone: 13 Easting: 515929 Northing: 4358169
11. USGS Quad Name: Castle Rock South Map Scale: 7.5' MapYear: 1965/1994
12. Lot: 7 & 8 Block: 17 Addition: Town of Castle Rock
13. Boundary Description:
The property is bounded on the north by a courtyard from the adjacent property; the west by a dirt alley; the south by a chain link fence and an adjacent building; the east by Jerry Street.
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III. ARCHITECTURAL DESCRIPTION

14. Building Plan: Irregular Plan
15. Dimensions in Feet: 84 feet x 20 feet
16. Stories: Two
17. Wall Material: Brick Wood/Weatherboard/Vertical Siding
18. Roof Configuration: Flat Roof
19. Roof Material: Composition Roof
20. Special Features: None

21. Architectural Description:

The building at 309 Jerry is a modern building attached to a historic building on the west. The modern building is a brick two story structure with a central storefront entrance centered on the east elevation. There are large bronze aluminum framed slider windows on either side of the entrance on the first and second floors. Between the windows on the second and first floors are painted T1-11 panels. The rear of the building (west elevation) is the same as the east elevation. The north elevation has no windows, but does have T1-11 siding running vertical from the first to second floor centered on the elevation. The south elevation is similar except that the siding panels are located toward the west end of the elevation. The building has a flat built-up roof.

To the west of this building and attached to the building in front is a historic building that at one time was a cross gabled roof with at least one addition. All of the historic siding has either been removed or covered with non-historic vertical board siding with horizontal siding in the gable ends. All of the windows have been replaced with non-historic aluminum slider and single hung windows. The only remaining wood window is on the west elevation of the hipped roof addition. There is also a metal paneled door on this elevation. The roof is a composition shingle.

22. Architectural Style: No Style

23. Landscape or special setting features:

Landscape: The property has no formal landscaping. There is grass on the north side of the building and it abuts the courtyard of the restaurant next door. The rear of the building is a dirt parking lot. The south side of the building has concrete sidewalk.

24. Associated buildings, features, or objects:

None.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: 1953
Source of Information:

26. Architect: Unknown Source of Information: N/A
27. Builder: Unknown Source of Information: N/A
28. Original Owner: Frank and Marjorie Bowman
Source of Information: Douglas County Tax Rolls
29. Construction History:
1953 Original frame house was constructed.
January 1973 Permit to construct a mansar or four foot high fascia on existing porch roof.
Circa 1978 Commercial building attached to the east face of the house was constructed.
April 2000 Garage was torn down to construct a parking lot.
30. Original Location: Yes Date of Move:
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V. HISTORICAL ASSOCIATIONS

31. Original Use: Domestic/Single Dwelling Intermediate Use: Commerce/Trade/Professional
33. Current Use: Commerce/Trade/Professional
34. Site type(s): Single family residence, Professional offices
35. Historic Background:
1946 - 1948 H. Robert Campbell (Land only - Lots 4, 6, and 8)
1948 - 1978 Marjorie L. and Frank D. Bowman
1978 - 1980 Bolee Investment Corp. (Lee Tilkens)
1980 - 1981 Lee Tilkens Builder, Inc.
1982 - 1991 Lee Tilkens
1991 - 1992 Stanley D. Milkelson and Brenda G. Becker (father/daughter)
1992 - 1997 Rober E. and Brenda G. Becker
1997 - 2003 Bette Van Pelt
2003 - 2004 H. Ray and Paula S. Freeman
2004 - Present R & P Properties, llc (Freemans)

Businesses in the Building

1973 Real Estate Office and H & R Income Tax Office

Robert Campbell purchased this property before the house was constructed. Robert Campbell first appears in the newspapers in the early 1930s when he was elected as the undersheriff (RJDC, 2/30/1931, pg. 4). He was promoted to Sheriff eleven years later in 1942, when S. H. Buckner passed away suddenly from a heart attack (RJDC, 2/6/1942, pg. 1). He was successful when he ran for election in September of 1942. He remained sheriff until around 1946, when he took over ownership of the Ridenour Hardware Store and renamed it Campbell Hardware. He sold this property to Marjorie and Frank Bowman in 1948.

Frank Bowman was born on August 24, 1917 in Colorado (Douglas County News Press, 15 January 2003). The 1920 U. S. Federal Census states that he was living in Denver and the 1930 U. S. Federal Census states that he was living in Jefferson County. In 1942, he joined the Navy and served during World War II. After the war, he settled in Castle Rock and opened Bowman Electric where he worked for over 30 years (Douglas County News Press, 1/15/2003). Frank was an active member of the Douglas A. F. & A. M. Masonic lodge and served as its master. He was also a member of the Castle Rock Volunteer Fir Department for 25 years where he served as a Fire Chief. He was also the Douglas County Electrical Inspector for several years. After his retirement, he and his wife moved to Heather Gardens in Aurora.

The Bowman's constructed this house in 1953. It was also during this time that it is believed that the house became a commerical property as a permit for signage was applied for in 1973 for Wydert Realty.

Lee Tilkens purchased this property from the Bowman's. It is believed at this time, that the commercial addition facing Jerry Street was constructed, possibly by Tilkens. According to Public Records, Lee was born on April 28, 1928 (Ancestry.com, U. S. Public Records Index, Volume 1). It is not clear whether Lee ever lived in this house, but later records record that his address was 5000 Perry Park Road, Larkspur (1995 - 1996); 2167 Oakland Drive, Sedalia (1993 - 2002); 409 S. Wilcox Street (possible business location); 34901 Wolf Creek Trail, Kiowa (2001 - 2002). Lee passed away September 20, 2009.

Lee sold this property to Jerry Street Properties (Bill Schechter) in 1982. Little is known of Bill Schechter. It is believed that his whole name was William H. Schechter, Jr. According to public records, he was born March 1943. He was living at 360 Johnson Drive in Castle Rock in 1974 - 1997.

Stanley D. Mikelson and Brenda G. Becker purchased this commercial property from Schechter in 1991. Stanley was the son of Albert and Cora Mikelson longtime Franktown residents. He was born April 7, 1926 (Ancestry.com - U. S. Public Records Index, Volume 1) in Nebraska, but was living in Franktown by 1930 (U. S. Federal Census - 1930). He graduated from Douglas County High School in 1940. The U. S. Public Records Index, Volume 2 and the U. S. Phone and Address Directories 1993 - 2000 state that he owned 510 Wilcox Street (1995 - 2000), 937 6th Street (1992 - 2002).

Mikelson sold this property to Robert and Brenda Becker. Nothing is known of the Beckers and they sold this property to Bette Van Pelt.

Robert Van Pelt was born December 5, 1925 to Brookhart Van Pelt and Henrietta Leu in Kimball County, Nebraska (Bear Canon Cemetery Vital Records). In 1930, he and his mother and father were living in Lincoln, Nebraska where his father was a lawyer. His wife, Bette House Van Pelt, was born March 25, 1926 (Bear Canon Cemetery Photo Project). She married Robert on April 7, 1945. They had two boys Robb and Ronald. Robert owned 320 Third Street and the Castle Rock Feed and Supply. Robert died on May 10, 1994 at his home, 2535 Perry Park Road in Sedalia. After her husband's death Bette sold the building and the feed store closed at this location. A new building was constructed facing Perry Street at 200 Perry Street and it was called Castle Rock Feed and Supply.

Bette worked most of her adult life, first as postal clerk in Sedalia. She later became a secretary to the Douglas County Extension Agent and worked for the Soil Conservation District as a Clerk beginning in 1955. In 1962, she became a secretary for the Sacred Heart Retreat House in Sedalia. Beginning in 1967, she became a district court clerk. Bette owned the property at 309 Jerry Street from 1997 - 2003.

Bette Van Pelt sold this property to Ray and Paula Freeman. Nothing was found about the Freeman's. They are the current owners of the building.

36. Sources of Information:

Record Journal of Douglas County; Douglas County News Press; U. S. Federal Census; 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: N/A

40. Period of significance: N/A

41. Level of significance: N/A

42. Statement of significance:

Because of the large commercial addition constructed on the east elevation of the house, this building really has no significance except that it is 50 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), has diminished. All of the aspects except for location have changed with the construction of the 1978 addition.





