

COLORADO CULTURAL RESOURCE SURVEY
Architectural Inventory Form

Official Eligibility Determination
(OAHF use only)

OAHF 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. Resource Number: 5DA2038
- 2. Temporary Resource Number: 762
- 3. County: Douglas
- 4. City: Castle Rock
- 5. Historic Name: Unknown
- 6. Current Building Name: They Just Keep Growing - Children's Consignment
- 7. Building Address: 423 Perry Street
- 8. Owner Name and Address: 414 CO. LLC; 614 Front Street; Castle Rock, CO 80104



- 44. National Register Eligibility: Not Eligible
- 44A. Local Landmark Eligibility: Eligible

II. GEOGRAPHIC INFORMATION

9. PM: 6th Township: 8S Range: 67W
1/4 of NE 1/4 of SE 1/4 of NE 1/4 of NW of Section: 11
10. UTM Reference Zone: 13 Easting: 512 132.0E Northing: 4358324.0N
11. USGS Quad Name: Castle Rock South Map Scale: 7.5' MapYear: 1965/1994
12. Lot: 1 Block: 12 Addition: Town of Castle Rock
- 12A. Historic Neighborhoods: Central Downtown
Downtown Conservation Area: N/A
13. Boundary Description: The house is bounded on the north by 5th Street; the east is bounded by Perry Street; the south is bounded by 421 Perry Street (5DA2661); and the west is bounded by a public alley.
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III. ARCHITECTURAL DESCRIPTION

14. Building Plan: Rectangular Plan
15. Dimensions in Feet: 65 feet x 36 feet
16. Stories: One
17. Wall Material: Wood/Horizontal Siding Wood/Weatherboard/Vertical
18. Roof Configuration: Front Gabled Roof
19. Roof Material: Composition Roof
20. Special Features: None

21. Architectural Description:

This building is a front gable business with a side entrance. The porch is under the gable roof with the entrance door on the north end of the porch. There are four single-lite windows on the front elevation. The roof is composition shingle. The building is clad with horizontal composite wood siding. The porch has grained tongue and groove vertical composite siding. There are three single-pane fixed wood windows on the porch. The door is a non-historic two-panel door with 9-lites above.

South Elevation: The south elevation has a wood ramp that runs the length of the building. The windows on this elevation have all been replaced with a clad window. There is a large 1/1 window at the east and west corners. There is a door approximately centered on this elevation with a pair of 1/1 clad windows flanking the door.

West Elevation: The west elevation has two non-historic aluminum doors with two panels and 9-lites above. There is one 1/1 wood window at the north end of the elevation. This elevation has a wood deck that runs the full width of the elevation with lattice paneling below.

North Elevation: The north elevation has a front gable extension on the west end of the building. There are two windows on the elevation – one is a six-lite casement window and to the west a single pane display window. The main portion of the building has a pair of wood 1/1 wood double hung windows and two small wood 1/1 double hung windows near the center of the elevation and a small bathroom style 1/1 wood double hung window near the front gable extension.

22. Architectural Style: No Style
23. Landscape or special setting features:

The front of the building has a Town maintained landscape strip with an attached concrete sidewalk. There is a concrete sidewalk that leads to the porch. There are medium sized deciduous bushes that line the south property line along with deciduous trees. The west elevation has a concrete parking lot. There is a public

concrete sidewalk that runs along the side of this elevation. There is a large evergreen tree on the north elevation and a deciduous bush.

24. Associated buildings, features, or objects:

None.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1953 Actual:

Source of Information: Douglas County Assessors

26. Architect: Unknown

Source of Information: N/A

27. Builder: Unknown

Source of Information: N/A

28. Original Owner: P. Teel and Ollie Adair

Source of Information: Douglas County Assessor

29. Construction History:

Circa 1953 House was constructed.

Unknown The historic wood siding was replaced with composite wood.

Unknown An addition was constructed on the house.

1998 Two windows were removed and replaced with doors; a deck was constructed on the west and south elevations; and a bathroom was reconfigured into two accessible bathrooms.

Although it is not clear, it appears that an addition was constructed onto the house at some time. The house is much larger than a typical house of this time frame but since the historic wood siding has been removed, it is hard to determine when this occurred.

30. Original Location: Yes Date of Move:

V. HISTORICAL ASSOCIATIONS

31. Original Use: Domestic/Single Dwelling

32. Intermediate Use: Commerce/Trade/Specialty Store

33. Current Use: Commerce/Trade/Specialty Store

34. Site type(s): Single family residence; consignment store for children

35. Historic Background:

1945 - 1953 C. Douglas Andrews

1953 - 1969 P. Teel and Ollie Adair

1969 Harry Adair

1969 - 1974 John E. Cavey, Jr.

1974 - 1992 Herbert G. Burgess

1992 - 1998 Betty M. Gelroth, F. Daniel Burgess, Jane C. Fugett, Kenneth C. Burgess

1998 - Present 414 Co., LLC

Douglas Andrews was the first owner of the property, but it was an empty lot and was not developed until 1953 when Teel and Ollie Adair purchased the property and built their house. They owned the property 422 Perry (5DA.2046) across the street and built their home in 1938. They lived at 422 Perry until 1943 when they sold that property and moved to another unknown location. In 1953, they purchased this property and built the house that now sits on the property.

Franklin Teel Adair was born on June 13, 1881 and was the son of James Preston Adair and Sarah E. Alley. He was born in Missouri and in the 1900 U. S. Federal Census, he was living with his parents and sister in Prairie Home, Missouri. His occupation: farm laborer. He married Ollie Selck on March 28, 1911. His draft registration

card lists him living with his wife in Westridge, Missouri in 1917 and his occupation is a farmer. He and his family moved to Castle Rock between 1917 and 1920. The 1920 U. S. Federal Census lists him, his wife Ollie and his son Harold, living in West Castle Rock and lists his occupation as a rancher. According to the Castle Rock Phone Book, the Adairs lived on the ranch until 1938 when they purchased this property from Ben Mikelson. They lived at this address until 1943 when they sold it to Albert and Minnie Wight. Between 1943 and 1954, it is unclear where they were living, but in 1954, their address was listed at 423 Perry, across the street from this residence. They remained at 423 Perry until 1968 when the phone book no longer lists them as residents. Franklin Teel Adair passed away on March 21, 1972.

Teel's son Harold purchased the property in 1969 and then immediately sold it to John Cavey, Jr. Nothing is known about Cavey, but he owned the property for five years before he sold it to the Burgess family.

Herbert Gorrell "Pete" Burgess was born in Teffany, Colorado, the sixth child of Edward and Bertha Pryor Burgess. Pete's father was a coal and gold miner and the family spent most of their time in small mining communities until his father moved the family to Castle Rock in 1928 while he worked in the South London Mine near Fairplay and Alma. He met and then married Hazel Wehmhoff in February 1934 and lived in California for 9 months before moving back to Colorado where he also began working in the gold mines.

In 1940, Pete purchased the Castle Rock Motor Company in Castle Rock with his high school friend, Fred Angell from Ed Triplett and C. V. Sturdevent. It was located at 414 Wilcox Street. When the war broke out, Fred enlisted and Pete's dad bought out the partnership. He later changed the name to the Burgess Motor Company. The company remained in the family until 1987 when they sold it to the Ford Motor Company.

During this time, Pete and his wife, Hazel, had four children: Betty Margaret, born in 1935; Frank Daniel born in 1939; Cherie Jane in 1946 and Kenneth Charles in 1951.

Pete Burgess was well known in Castle Rock. He served on the Town Council from 1942 to well into the 1950s. He took three years off and then returned as a board member. He was appointed mayor and then ran successfully for office for three terms and was mayor from 1966 to 1974. One of the last contributions that Burgess made to the Town of Castle Rock was the Castle Rock swimming pool. When his uncle passed away, his will called for some of the money to be donated to charity. Pete donated the money to the Town of Castle Rock to construct the swimming pool. He was also a member of the Lions Club and was the Fire Chief for a year. Because of his extensive community service to the Town of Castle Rock, the Town declared December 16, 1987, Pete Burgess Day. Pete Burgess died on September 14, 1998.

In 1992, his children purchased the property and began leasing the property. After Pete Burgess's death the four children formed an LLC and still own the property today.

36. Sources of Information:

Douglas County News Press; Record Journal; Douglas County Assessors Records

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.

38A. 2.18.160 Castle Rock Criteria for Designation:

- A. The character, interest or value of the proposed landmark as part of the development heritage or cultural characteristics of the town;
- B. The proposed landmarks as a location of a significant local, county, state, or national event;
- C. The identification of the proposed landmark with a person or persons significantly contributing to the local, county, state or national history;
- D. The proposed landmark as an emodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type of method of construction, or the use of indigenous materials, the use of locally quarried rhyolite rock being of special importance to the Town;
- E. The proposed landmark as an identification of the work of an architect, landscape architect or master builder whose work has influenced the development in the Town, County, State, or Nation;
- F. The proposed landmark's architectural, cultural or archeological significance;
- G. The proposed landmark as an example of either architectural or structural innovation;
- H. The relationship of the proposed landmark to other distinctive structures, districts, or site which would also be determined to be of historic significance; and
- I. The age of the structure. A fifty-year minimum is generally required.

39. Area(s) of significance: **Architecture**

40. Period of significance: **1953**

41. Level of significance: **Local**

42. Statement of significance:

The building is significant for its association with Pete Burgess. He was a dominate public official from the 1950s to the 1970s and he lived in this house from 1974 until 1992. He was a mayor of Castle Rock for three terms and served on the Town of Castle Rock board for many years. He also was responsible for having the Castle Rock swimming pool constructed.

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 significantly through the years. The original building was constructed in 1953, but through the years, the historic wood siding was removed, windows were replaced with doors and an addition was constructed. The design, materials, and feeling have all changed significantly.

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. The building has lost most of its integrity on the local level also for the reasons described above, but may still be eligible for local landmarking because of its association with Pete Burgess.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT





