

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: 5DA2725
2. Temporary Resource Number: 785
3. County: Douglas
4. City: Castle Rock
5. Historic Name: None
6. Current Building Name: Eakins & Company P.C., Certified Accountants
7. Building Address: 407 Wilcox Street
8. Owner Name and Address: Paul and Nancy Eakins, 4345 Lake Gulch Road, 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 SE 1/4 of SE 1/4 of NE 1/4 of NW of Section: 11
10. UTM Reference Zone: 13 Easting: 512033 Northing: 4358263
11. USGS Quad Name: Castle Rock South Map Scale: 7.5' MapYear: 1965/1994
12. Lot: N30' Lot 4 & 5; N30'/E10' Lot Block: 13 Addition: Town of Castle Rock
13. Boundary Description:
The building is flanked on the east by a public sidewalk and on-street parallel parking; the south elevation is bounded by 403 Wilcox Street (The Castle Café); the building is bounded on the north by a paved alley; the west elevation is bounded by a paved parking lot.
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III. ARCHITECTURAL DESCRIPTION

14. Building Plan: Rectangular Plan
15. Dimensions in Feet: 60 feet x 29.5 feet
16. Stories: One
17. Wall Material: Concrete/Concrete Block Brick
18. Roof Configuration: Shed Roof
19. Roof Material: Asphalt Roof
20. Special Features: False Front

21. Architectural Description:

General: The building is primarily a concrete block building with a shed roof.

Front Façade: The elevation has a cedar shingle, shed roof above a boxed, rectangular pediment that spans the entire façade. The pediment is wood and extends beyond the face of the building approximately 12". It is clad in 1x painted wood that has been installed to create a paneled appearance. Below the pediment, the building is clad with narrow, decorative, blonde brick. The entrance to the building is recessed and centered on the façade with two doors at an angle to the elevation. It is believed that, historically, the entrance was recessed and centered on the elevation with angled sidelites. These sidelites are now the entrances to the building, and where the historic door was once located, is framed and stuccoed with a rectangular, plate glass window. There are three-lite, vertical, wood windows that flank the recessed entrances.

South Elevation: The concrete block is painted and has a metal capped, stepped parapet. There are no openings in this elevation.

West Elevation: This elevation is painted concrete block laid in a running bond pattern. There is a gutter and downspout at the roof edge. Historically, there was a window with a concrete sill on this elevation, but it has been removed and infilled with concrete block.

North Elevation: This elevation is painted concrete block laid in a running bond pattern with a metal capped, stepped parapet. Near the west end is a metal, drive-up window with a cedar shingle, shed roof that was utilized when this building was a bank.

22. Architectural Style: No Style
23. Landscape or special setting features:
There is no landscaping.
24. Associated buildings, features, or objects:

None.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1953 Actual:
Source of Information: Douglas County Tax Rolls
26. Architect: Unknown Source of Information: N/A
27. Builder: Unknown Source of Information: N/A
28. Original Owner: Floyd Conrad
Source of Information: Douglas County Clerk and Recorder and Douglas County Tax Rolls
29. Construction History:
Unknown Original central entrance was changed to include two doors.
Circa 1960s Drive-up teller window was installed on the north elevation.
After 1960s Shed roof and wood pediment and shed roof at the teller's window was constructed.
30. Original Location: Yes Date of Move:

V. HISTORICAL ASSOCIATIONS

31. Original Use: Commerce/Trade/Specialty Store Intermediate Use: Commerce/Trade/Specialty Store
33. Current Use: Commerce/Trade/Specialty Store
34. Site type(s): Dental office, bank, Accountant's Office
35. Historic Background:
1952 - 1968 Floyd L. and Maybelle Conrad
1968 - 1977 Harold R. Gannon
1977 - 1986 Castle Rock Industrial Bank
1986 405 Corporation
1986 - 2001 Lloyd T. and Norma J. Morris
2001 - Present Paul and Nancy Eakins

Floyd Lester Conrad was born July 6, 1899 (World War I Draft Registration) to Charles and Alta Conrad in Colorado. It is believed that the family was living in Platte, Douglas County, Colorado, on a farm owned by Charles when Floyd was born. Floyd grew up on the farm and remained there until he was at least 20 years old. He married Dail Heape of Decatur, Illinois, in December, 1947, and he was living on his farm near Littleton, Colorado (Colombinegenealogy.com - Arapahoe Marriage Records). This marriage did not last long, and in 1950, he married Maybelle Estelle Bean (Bear Canon Cemetery Project). This was a second marriage for both of them. Within two years after their marriage, Floyd sold his ranch (RJDC, 1/18/1952). It is believed that they moved to Castle Rock at that time, and he purchased this property. According to the U.S. Public Records Index, Volume 1, they were living at 591 High Street, Castle Rock, in 1981. Floyd passed away on February 15, 1990. Maybelle continued living at this address until her death on September 21, 1996.

36. Sources of Information:
U. S. Federal Census Records; Social Security Death Index; World War I Draft Registration; Public Records Index, Volume 1; Bear Canon Cemetery Project; Arapahoe County Marriage Index.

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 Development

40. Period of significance: 1953 - 1961 41. Level of significance: Local

42. Statement of significance:

Events: This building is significant for its association with the incredible growth that began in Castle Rock in the 1950s. Empty lots were beginning to fill in with new construction, and older buildings were either renovated or were torn down for newer, more modern buildings. This building is a good example of an infill project. After the historic livery building was removed from the site, this new, modern, concrete masonry unit building was constructed.

Local Criteria:

Events: See Events above.

Heritage: This building is a part of the development heritage of the Town during the 1950s. This was a period of large growth for the Town as new buildings were constructed and the population of Castle Rock was growing.

Age: The building is 50 years old.

43. Assessment of historic integrity related to significance:

It is difficult to determine this building's integrity as there are no historic photos of the building. Based on the researcher's knowledge of materials and the history of Castle Rock, the following can be determined:

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 been partially retained.

Setting: The physical character of the environment of the property is fairly intact. Many of the buildings that surround the building were there when this building was constructed.

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

Design: The design of this building has changed. It is believed that the shed roof and pediment on the front elevation was added after the building was constructed. Additionally, the front entrance has been changed from a single, recessed entrance to two separate, angled, recessed entrances.

Materials: For the most part the materials remain the same. The concrete masonry unit building with the brick façade still exists.

Workmanship: The physical evidence of the original artisan's labor and skill is still apparent through the visual aspects of the concrete masonry units and the brick on the front façade.

Feeling: The ability of this building to convey its historic character has changed. When the façade finishes and layout changed, its historic character changed.

Association: The association of this building with its construction during the 1950s Town of Castle Rock growth is intact but less obvious due to the changes to the building.

Because of the changes to the building, it no longer has sufficient integrity to convey its significance for National or State Register eligibility. It is unclear whether it is significant on a local level as a Castle Rock Landmark, though, because there is not enough historical evidence to determine when changes were made to the building and what the historic building really looked like. At this time, it is determined, ineligible. If, in the future, additional information is obtained, the building may become eligible for local landmarking.

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: 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: Yes

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

VIII. RECORDING INFORMATION

47. Photographic References: 5DA2725_east elevation; 5DA2725_south elevation; 5DA2725_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

49. Date(s): December 2011

50. Recorders: Barbara Darden

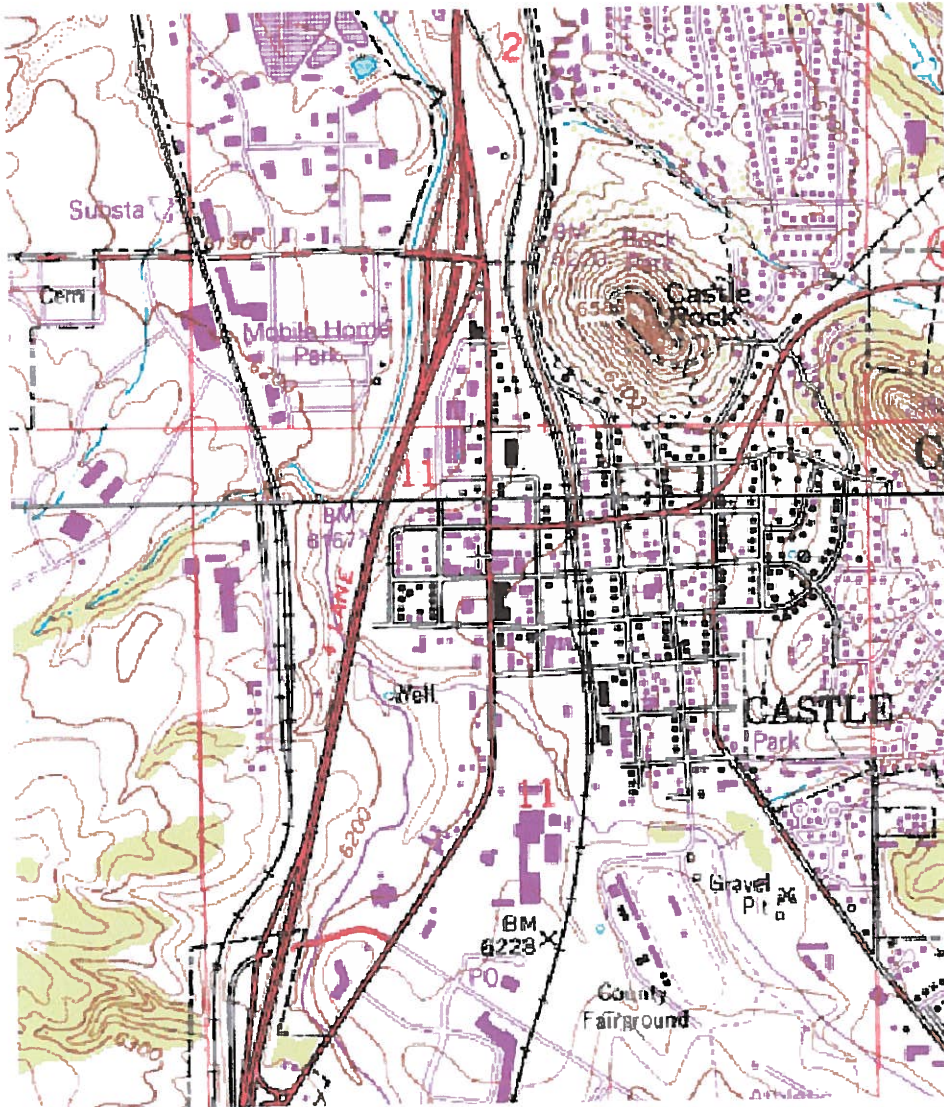
51. Organization: Scheuber + Darden Architects

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



Center: UTM Zone 13 512033E 4358263N
Elevation at center: 6,201 feet (1,890 meters)
Quad: USGS Castle Rock South
Drg Name: o39104c7
Drg Source Scale: 1:24,000



