

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. Resource Number: 5DA0670
2. Temporary Resource Number: 766
3. County: Douglas
4. City: Castle Rock
5. Historic Name: Castle Rock Mercantile
6. Current Building Name: B & B Café
7. Building Address: 324 Wilcox Street
8. Owner Name and Address: Lowell D. and Joan A. Bush; 324 Wilcox, Castle Rock, CO 80104



44. National Register Eligibility: Eligible

44A. Local Landmark Eligibility: Eligible

II. GEOGRAPHIC INFORMATION

9. PM: 6TH Township: 8 Range: 67W
1/4 of SW 1/4 of SE 1/4 of NE 1/4 of NW of Section: 11
10. UTM Reference Zone: 13 Easting: 512 067.0 Northing: 43 582 05
11. USGS Quad Name: Castle Rock South Map Scale: 7.5' MapYear: 1965/1994
12. Lot: 17 & 18 Block: 19 Addition: Town of Castle Rock
- 12A. Historic Neighborhoods: Central Downtown
Downtown Conservation Area: Courthouse Square
13. Boundary Description: The property is bounded on the west by Wilcox Street, a public sidewalk, and on-street parking; the north is bounded by Fourth Street, a public sidewalk, and on-street parking; the east is bounded by a paved alley and private parking; the south is bounded by 318 Wilcox (SDA2676)
-

III. ARCHITECTURAL DESCRIPTION

14. Building Plan: Rectangular Plan
15. Dimensions in Feet: 80 feet x 50 feet
16. Stories: One
17. Wall Material: Brick Stucco
18. Roof Configuration: Shed Roof
19. Roof Material: Asphalt Roof
20. Special Features: Chimney

21. Architectural Description:

Front Façade/West Elevation: The building consists of three bays of which the B & B Café utilizes the middle and south bays. An office utilizes the north bay. The building has the historic red brick surround and red brick columns delineating the separate businesses. There is a course of blond brick at the cornice. The decorative sign band/parapet is outlined in blond brick and infilled with red brick with blond brick repeating pattern. The wood storefront has been modified. The south bay has been partially infilled (between 1935 – 1950) with a non-matching brick and the wood plate glass window above. There is also a non-historic paneled door on the north end of this bay with nine lites. The next bay is the main entrance to the B & B Café. It has a recessed entrance, that has been slightly modified: It no longer angles inward toward the door. There are plate glass windows on either end of the entrance over a historic brick stem wall. The wood storefront in the north bay has been removed and a multilight aluminum window with a door on the south end has been installed. Above in each bay the transom windows still exist, but they have been covered with a metal panel. Above the transom windows is a steel header/belt course supporting the brick parapet and sign band above.

North Elevation: The storefront wraps the corner and extends partway down this elevation. The historic wood storefront has been removed and an aluminum multi-lite storefront window has been installed on the historic brick stem wall with the historic transom windows above. The transom windows have been covered with a metal panel. Near the middle of the elevation is an entrance to another lease space. It is believed that this entrance is non-historic as the header above is concrete instead of the typical steel. Below the lintel is a wood plate glass window with a recessed door to the west. Near the east end of the elevation is yet another entrance. It has a wood lintel over a recessed entrance. The entrance is constructed of wood with an angled plate glass window on the east side. The door is recessed approximately 36" behind the face of the brick. The doors are plate glass. Historically, it appears that the entrance was flush with the brick, as the wood moulding around the brick has block outs for the door latch. There is a non-historic concrete masonry unit stuccoed addition attached to the east end the building. There is a wood plate glass window centered in the elevation.

East Elevation: 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: This elevation is stuccoed. There is a multi-lite door centered on the elevation.

22. Architectural Style: Early Twentieth Century Commercial

23. Landscape or special setting features:

There is no formal landscaping on the property. There is a tree and several benches at the corner of the building that are maintained by the Town. There is a fenced courtyard on the east side of the building. The courtyard is paved.

24. Associated buildings, features, or objects:

None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: 1920

Source of Information: Douglas County Building Assessor; Record Journal of Douglas County - October 8, 1920,

26. Architect: Unknown

Source of Information: N/A

27. Builder: Unknown

Source of Information: N/A

28. Original Owner: J. P. Milkolizik

Source of Information: Record Journal of Douglas County - April 20, 1923

29. Construction History:

1920 Building was constructed.

1950 - 1996 Door opening in the middle of the north elevation was cut into the façade.

Small addition was constructed on the east elevation.

Circa 1996 Windows at the north end of the west elevation were replaced.

The brick stem wall at the south end of the west elevation was rebuilt and lowered several courses.

30. Original Location: Yes Date of Move:

V. HISTORICAL ASSOCIATIONS

31. Original Use: Commerce/Department Store/Grocer 32. Intermediate Use: Commerce/Trade/Restaurant

33. Current Use: Commerce/Trade/Restaurant

34. Site type(s): Grocery Store, Barber Shop, Restaurant, Office

35. Historic Background:

The building contains the addresses of 322 Wilcox and 324 Wilcox. The County Assessor has the property listed as only 324 Wilcox. There has been at a minimum at least two different businesses in this building. The businesses located in the building are as follows:

322 Wilcox

1920 - 1935 Unknown

1935 - 1946 Lunch/Soda Fountain Restaurant

1930 - 1946 B & B Café - local lore states it opened in 1930 - owned by Jack and Edyth Moore

1946 B & B Café - originally owned by Laura Barker - Trade Name Affidavit

1948 B & B Café - owned by Laura and Henry Wehmhoff

324 Wilcox

1920 - 1923 Castle Rock Mercantile - owned by J. P. Mikolizik
1935 A & M 5c and 10c Store
1958 - 1960 Remley's Variety Store
1960 Kobolt's
1961 - 1967 Munn's Variety Store
1967 - 1973 Town and Country Barbers

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. Johnson)
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)

Although the early history of the property does not include the current building, it is important to understand the previous history as it is associated with the east portion of this lot. 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 property 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 at 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 William 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 from 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. Mikolizik - the Castle Rock Mercantile. J. P. Mikolizik purchased the Castle Rock Mercantile from J. H. Woltzen either in late 1919 or early 1920. J. P. Mikolizik 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 oldest business in the building is the B & B Café which has been in existence, according to local lore, since 1930 and is the oldest restaurant in Castle Rock today. The restaurant is a landmark and is very popular with most of the residents as well as the residents in the surrounding communities. The interior of the restaurant though dates back to the early twenties with a pressed tin ceiling and light fixtures from that era. There is also a marble and onyx bar that came from Leadville and was constructed in Italy in the 1880s. The pressed tin ceiling has bullet holes where an escaped convict, Manuel Perez shot and killed Marshall Ray Lewis in 1946. Perez, an eighteen year old had shot and wounded two Denver police officers and then hidden in the gulches around Castle Rock. Hunger forced him into the B & B where Lewis and several patrons recognized him. When Lewis and Undersheriff Duncan Lowell attempted to arrest him, Perez shot Lewis through the heart. The enraged patrons and citizens of Castle Rock took the man outside and attempted to hang him from a tree on the courthouse grounds. They were stopped before the hanging was carried out. Perez was tried and sentenced to life imprisonment at Canon City. He later was killed in a fight at the prison.

36. Sources of Information:

Trade Name Affidavit - B & B Café; Record Journal of Douglas County; Douglas County Assessor;

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** **Commerce**

40. Period of significance: **1920; 1930 - 1939**

41. Level of significance: **Local**

42. Statement of significance:

Architecture: The building is significant for its style which is Early Twentieth Century Commercial. It has the significant characteristics of this style with little ornamentation on the primary elevation other than the decorative brickwork along the parapet. The primary entrance into the building has an angled deep recess and two other entrances are flush with the elevation. Above, there are translucent window transoms and door transoms.

The building is also significant for its continuous use as a restaurant since the 1930s. It has been the B & B Café since this time, and is the oldest restaurant in the town. Through the years, it has become a symbol of the longevity, growth and success of many of the businesses in Castle Rock. The business has become a landmark for the Town and is a popular hangout for locals and visitors alike.

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 somewhat intact. The setting, location, feeling and association are intact. Little has changed with the end of the Wilcox Block and the intersection where it is located for over fifty years. It is one of the most intact corners in Castle Rock. Additionally, the design is intact. Minor changes have been made to the primary façade, such as covering the transom windows with metal panels and changing some of the storefront windows to divided lite windows, but the overall appearance has remained the same and the other Twentieth Century Commercial elements are intact.

The building may have sufficient integrity to convey its significance for National or State Register eligibility especially if the primary façade is returned to its original appearance. It is also has sufficient integrity to convey its significance on a local level because of its association with the B & B Café and the architectural style.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: 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: 5DA0670_north elevation.jpg, 5DA0670_east elevation, 5DA0670_south elevation, 5DA0670_west elevation

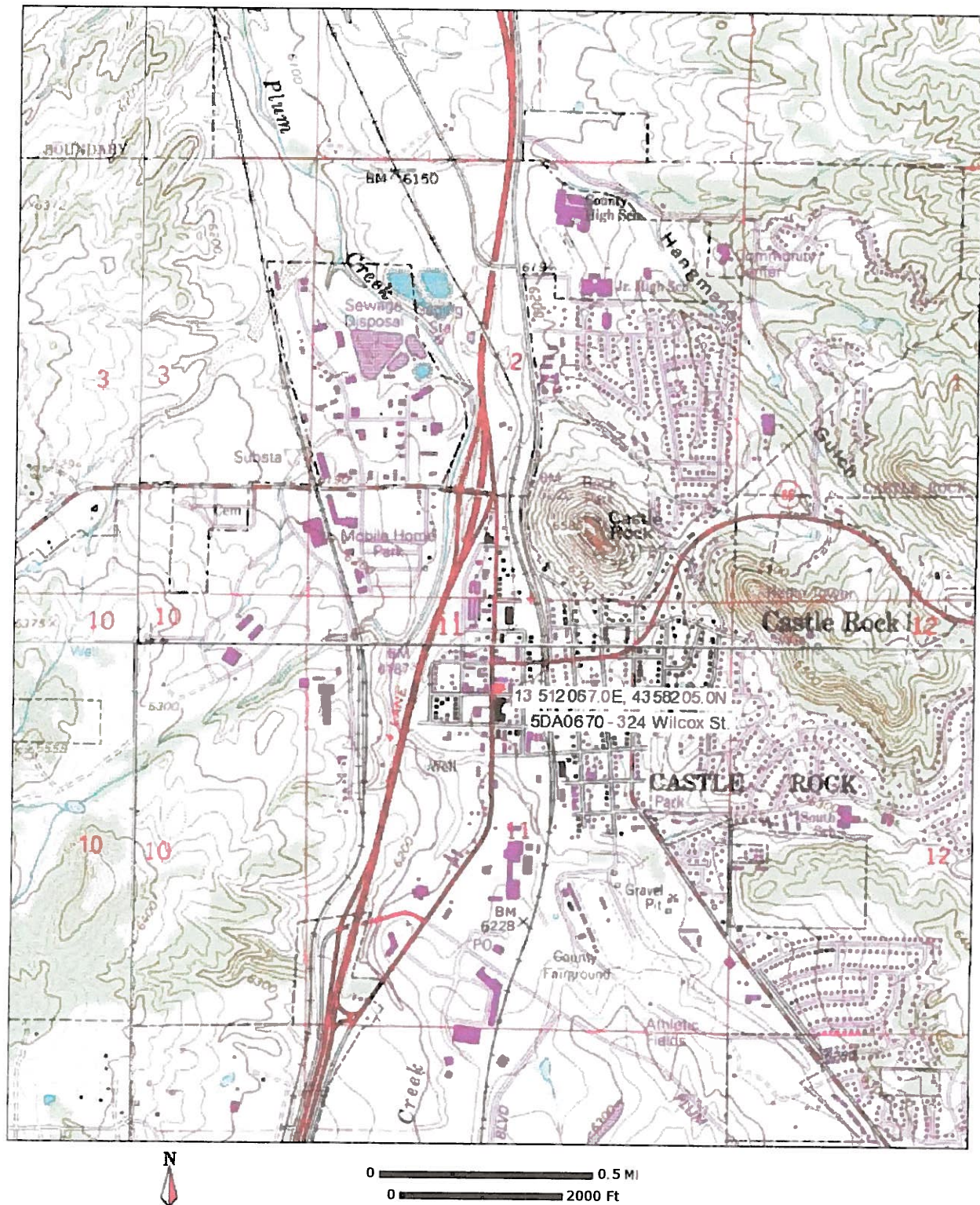
Photographer: Barbara Darden

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): April 2009 50. Recorders: Barbara Darden
51. Organization: Scheuber + Darden Architects
52. Address: 10800 E. Bethany Drive, Suite 380, Aurora, Colorado 80014
53. Phone Number(s): 303-755-7395

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
1300 Broadway, Denver, Colorado 80203 (303) 866-3395







1923 Photo - Courtesy of Douglas County History Research Center



1935 Photo - Courtesy of Douglas County History Research Center



1949 Aerial Photo - Courtesy of Douglas County History Research Center



1950s Aerial Photo -
Courtesy of Douglas
County History Research
Center



1950 Photo - Courtesy of Douglas County History Research Center

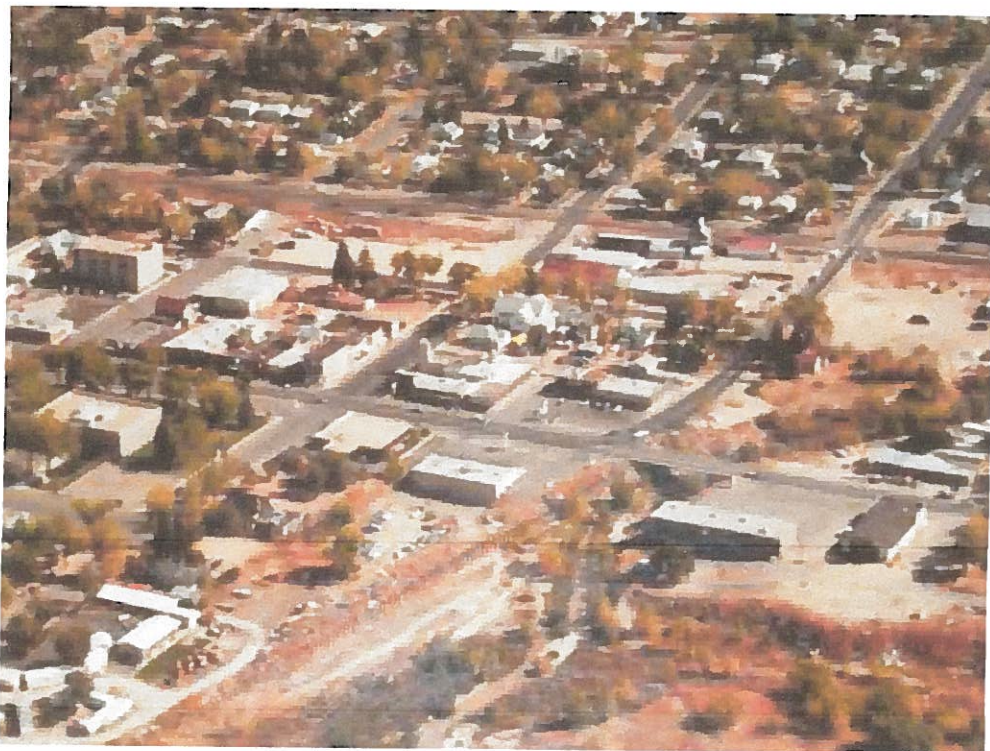
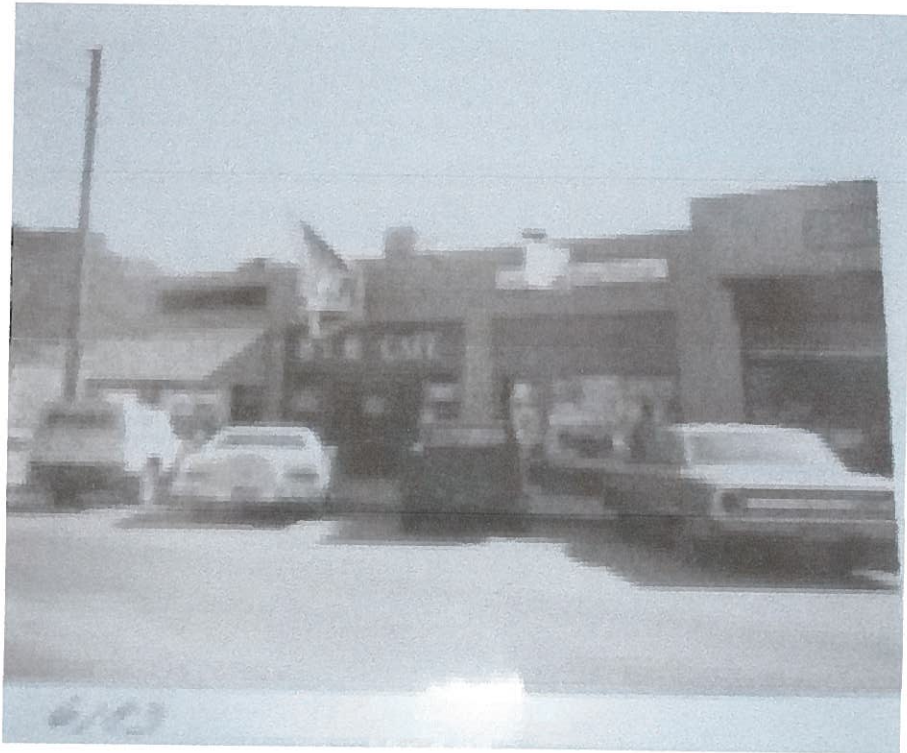


Photo - Date Unknown - Courtesy of Douglas County History Research Center



1983 Photo - Courtesy of Douglas County Assessor

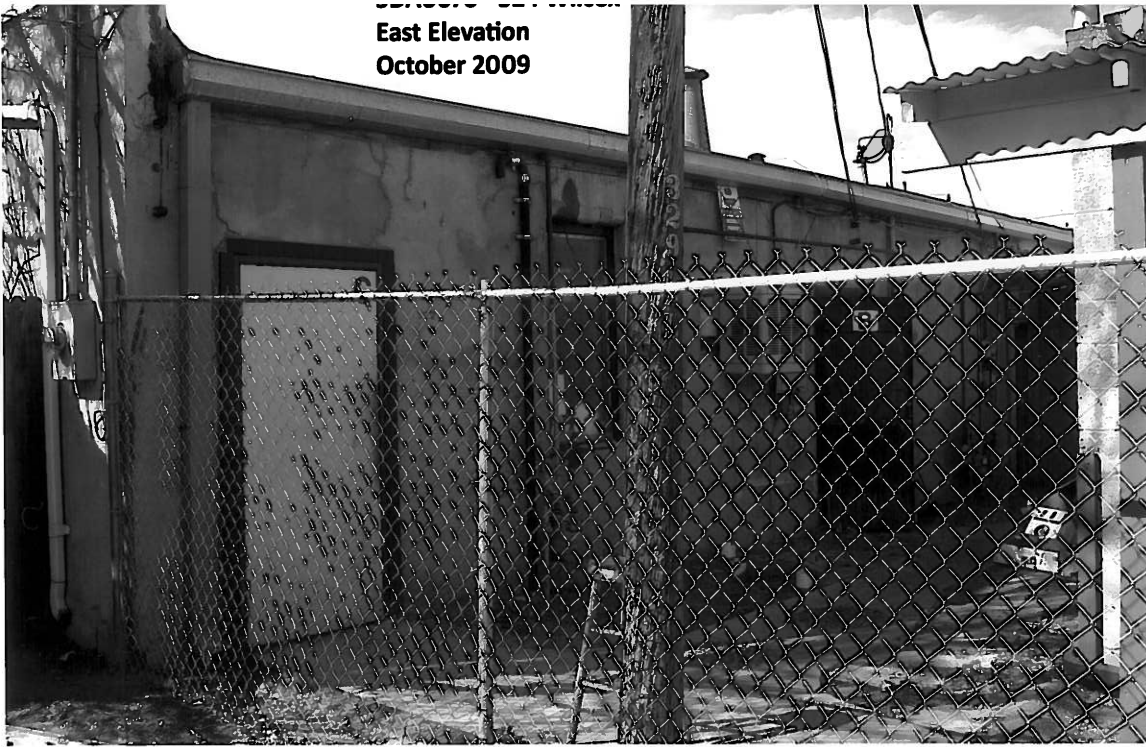


1994 Photo - Courtesy of Douglas County Assessor



1994 Photo - Courtesy of Douglas County Assessor

5DA0670 - 324 Wilcox
East Elevation
October 2009



5DA0670 - 324 Wilcox
South Elevation
October 2009





5DA0670 - 324 Wilcox Street
West Elevation
October 2009



5DA0670 - 324 Wilcox
North Elevation
October 2009