

Resource Number: 5JF4512
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
 Determined Eligible- NR
 Determined Not Eligible- NR
 Determined Eligible- SR
 Determined Not Eligible- SR
 Need Data
 Contributes to eligible NR District
 Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5JF4512
2. Temporary resource number: 49-022-25-016
3. County: Jefferson
4. City: Lakewood
5. Historic building name: The Lakewood School
6. Current building name: Jefferson County Open School, New America School
7. Building address: 1015 Wadsworth Boulevard and 7655 W. 10th Avenue, Lakewood, CO 80214
8. Owner name and address: Jefferson County School District R-1, 809 Quail Street, Lakewood, CO 80215

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 4S Range 69W
S 1/2 of SE ¼ of NW ¼ of _____ ¼ of section 2
10. UTM reference
Zone 13 ; 493036 mE 4398135 mN
11. USGS quad name: _____ Fort Logan
Year: 1965, Rev. 1994 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): N/A Block: 68, 69, 76, 77
Addition: Lakewood Year of Addition: 1900
13. Boundary Description and Justification: The boundary is defined by the property's legal boundaries. The lot in this site is bounded by the western boundary with Allison Street and the alley extension of Allison Street between 10th and 12th Avenues. The northern lot boundary is 12th Avenue, the eastern lot boundary is Wadsworth Blvd, and the southern boundary is 10th Ave.

III. Architectural Description (for Building 1)

14. Building plan (footprint, shape): Irregular
15. Dimensions in feet: 23,172 sq. ft.
16. Number of stories: Two
17. Primary external wall material(s): Brick
18. Roof configuration: Hipped
19. Primary external roof material: Asphalt
20. Special features: Segmental Arch, Finials, Glass Block, Balcony, Fence, Chimney

21. General architectural description: The primary building within the Jefferson County Open School property is the building currently occupied by the New America School (referred to as Building 1 in the Sketch Map, below), which is a detached building that faces east toward Wadsworth Boulevard (Photograph 1). Building 1 is irregular in plan, clad in brick, and is covered by a hipped roof with cross-gabled projections to the east, south, and north. The roof is covered in asphalt shingles and has a shallow overhang with gutters. The rear section of the building is covered by a flat roof with wood trim. The building has a brick and stone foundation that is supported by poured concrete at the basement floor level and at the foundation's knee walls, which appear to buttress the stone and brick foundation walls. The entire building is clad in blonde brick. The brick wall is relatively unornamented, with the exception of a simple, vertical stretcher course just above the building's raised basement story to suggest a stringcourse or water table. Under the roofline, a slightly projecting brick course at the lintel-line of the second-story fenestration suggests the appearance of a plain entablature. The east, principal façade is composed of a five-bay principal façade with a tripartite division. The north and south side of the central portion are each pierced by wide window bays each with five multi-light, sash windows that are all wood-framed and side-by-side. Lintels and sills are brick matching that of the façade. Fenestration at the raised basement is smaller and shorter, and consists of five individual wood-framed, multi-light sash windows.

The center portion of the building is composed of three bays, and includes the main entrance. The first story has a projecting bay at center that includes an arched opening with a recessed entrance door. The archway entrance has a decorative concrete surround with decorative spandrels and flanking spiral columns to either side, which visually support a concrete balcony above the entrance archway. At the second story of the façade's center projection is a balcony, which is a small, semicircular projection with a wrought iron balustrade. The balcony and is supported by a semicircular, molded bracket, forming a focal point to the facade. The balcony is accessed by the tall, segmented arched window bay behind it, which itself is decorated by flanking concrete ornamentation suggestive of stone, with shaped moldings. At either side of the balcony are decorative finials set atop the flat capitals of the spiral columns at the first story. The window bays at either side of the ground-story entrance are arched with recessed, rectangular, multi-light sash windows (Photograph 2). They also have rectangular panels with decorative painted tile spandrels below the windows' brick sills. The window bays at the second story are rectangular, multi-light sash windows, and are capped by decorative, molded pediments. Each window bay has wrought iron balconets at the sills that are attached to the brick facade.

Narrow, two-story, cross-gabled wings project from the north and south sides of the main portion of Building 1 (Photograph 4). Both cross-gables feature south-facing window bays at the second story that are covered by decorative wrought iron security bars. The north and south facades of these projecting wings include second-story windows with pedimented lintels, and arched entrances at the first story. The rear, west facade of the building continues the east facades' continuous five-part, multi-light window bays at the north and south sides of the first and second stories (Photograph 5). The center of the rear façade projects with a flat roof, and

Resource Number: 5JF4512

Temporary Resource Number:

includes two stories that are divided by wide windows bays of four and five side-by-side multi-light windows at the second story, four multi-light window bays at the second story, and two window bays at the raised basement level. A

rear entrance is located toward the south side of the first story, while a fire escape staircase is located at the center of the second story.

Building 1 is a variant of the Renaissance Revival architectural style. Although the building does not have many of the common decorative characteristics of the style, such as beltcourses or Classical moldings, its exterior emphasizes symmetry with its fenestration and cross-gabled central portion, and includes several arched openings. It also is clad in blonde brick and has a low-pitched hipped roof, both of which are characteristics common to Renaissance Revival architecture (Photograph 3).

Interior of the Building 1

The interior is divided by hallways that run north-south down the center of the first and second floors with classrooms flanking both sides. The first story includes offices and a bathroom, both of which were formed from former classrooms. A large multi-purpose room at the center of the first floor is original and includes original windows, but has a dropped ceiling that was added at a later date (date not known). The second-floor classrooms are largely intact with original windows and interior finishes, such as transom windows, built-in blackboards, built-in lockers, and wood floors. The hallway floors are covered in laminate tile or carpeting over the original wood planks (Photograph 6). Some of the window glazing at the ground story has been replaced with security-wired glass, but the wood frames and muntins are intact. The basement level includes much of the original stone and brick walls from the previous school building's 1892 construction at this site. The brick masonry walls in the basement include relieving arches. A boiler in the basement dates to 1894. Some of the rooms in the basement have been converted into classrooms and bathrooms.

22. Architectural style/building type: Renaissance Revival

23. Landscaping or special setting features: Building 1 has concrete walkways leading from all of the exterior doors. The east side of the building is fronted by a two large parking lots that are hard-packed dirt or covered in gravel. The north lot includes an asphalt-paved area with painted lines, suggesting use as a former basketball blacktop. A chain-link fence encloses a rear yard, which is a playground used by the adjacent Jefferson County Open School complex due west of the New America School. Grass-covered lawns and evergreen trees flank the front, sides, and rear of the New America School building.

The Jefferson County Open School buildings are linked by concrete walkways and plazas, and are surrounded by grassy lawns and planted deciduous and conifer trees.

Resource Number: 5JF4512

Temporary Resource Number:

24. Associated buildings, features, or objects:

This property includes 17 associated buildings and structures and seven landscape features within its boundaries (Sketch Map). Although the individual Jefferson County Open School buildings are now connected by a corridor that was constructed in 1996, the school buildings are treated here as individual architectural features within the larger school property (Figure 1). These buildings and features are described below and are numbered according to their geographic location on the parcel, moving east to west. Please note that the principal building, the New America School (Building 1), faces Wadsworth Boulevard and therefore comprises the easternmost building within the property. It is labeled Building 1 on the school map, and is described in sections 12. through 23, above.

Building 2: Elementary School – Jefferson County Open School

The Elementary School of the Jefferson County (JeffCo) Open School is the former Lakewood Junior High. The building was built in 1927 as an expansion of the Lakewood High School (currently the New America school), located due east. A chain-link-enclosed playground east of the Elementary School separates the building from the New America school building. The JeffCo Elementary School is a rectangular, two-story, blond-brick-clad building oriented north-south, with its primary entrance facing south toward 10th Avenue (Photograph 7). The building exhibits the geometric Art Deco architectural style in light of its polychromatic brick detailing at the cornice and its zig-zag, stepped-brick corners. The roof is flat with a parapet at the cornice, and is ornamented by light, medium, and dark brick polychromy in checkerboard, diamond, and inset chevron patterns (Photograph 8). There are three entrances, two along the long, east-facing façade, and one at the short, primary south entrance. The side doorways have arched, recessed bays with dark-colored brick arches, while the primary entrance at the south façade is arched with has molded concrete surround. The lower portion of the exterior walls below the first story window sills is clad in dark brown brick.

The Elementary School building has undergone at least two additions. Both additions to the north (dates not known) elongated the building, and match the original building's polychromatic brick exterior (Photograph 9). The original school building was an eight-room school house, with four large classrooms at the first and second floors. The northern additions added six additional classrooms and restrooms, and the northernmost addition is slightly wider than the original building. The west portion of the building is attached to the Gymnasium building and the 1996 addition, both due west (described below). Fenestration at the original, southern portion of the building consists of metal-framed, sash and hopper windows with both clear and frosted glazing. Fenestration in the two northern additions consists of fixed or hopper windows for the lower lights, while glass block fills the upper portion of large, rectangular windows bays. In 1987, Jefferson County District records indicate that a Capital Improvement Plan for the Lakewood Junior High altered all of the windows on this building, but the exact alterations are undetermined.

The Elementary School's interior is divided by one central, double-loaded corridor (with classrooms to either side) centered on the building's north-south axis (Photographs 10, 11). The northern portion of the building has

Resource Number: 5JF4512

Temporary Resource Number:

been subdivided into classrooms, but the interior concrete block walls are intact. The hallway finishes include glazed yellow brick (original), pressed-metal paneling above metal lockers that line the walls; both the metal paneling and lockers were added in the 1970s (Flaherty, personal communication 2008). The ceilings are dropped, acoustical tile (not original). In 1996, the building was connected to a new wing to connect the Elementary School to the buildings to the west.

Building 3: Gymnasium – Jefferson County Open School

The Gymnasium was built in 1927 and is attached to the Elementary School (Building 1) at its northeast corner (Photograph 13). The Gymnasium is an irregularly shaped building that includes a westward extension that was

added in the 1970s. It is clad in blonde brick with polychromatic brick detailing at the cornice/parapet, which matches the materials and WPA Art Deco style of the Elementary School. The east façade faces a concrete plaza shared by the Elementary School entrance, and has two arched, double-door entrances that are framed by brown-brick arches. The south façade is divided by six window bays, five of which consist of tall, rectangular, metal-framed windows (Photographs 12, 14). The western, ca.1970s extension is recessed slightly from the primary building, and continues the same materials as the primary portion of the building, and is windowless. The north side of the Gymnasium is attached to the 1996 building addition that links the school buildings to one another. The Gymnasium's interior consists of one large, open room that is still currently used as a gymnasium, and a smaller room, which consists of the building's westward addition. The interior north side of the building includes boys and girls locker rooms. The building's north wall abuts a 1996 addition, which is a corridor that connects all of the school buildings at the rear of the buildings that front 10th Avenue.

Building 4: Cafeteria and Library – Jefferson County Open School

The Cafeteria and Library Building is a 1977 structure that was constructed to replace the school's previous 1947 cafeteria facility (Photographs 15, 16). The building is a rectangular, one-story, brick-clad building that is attached to the 1996 corridor addition at its south side. The roof is flat, and the exterior brick walls are free of ornamentation. Windows bays consist of fixed, metal-framed ribbon windows are located at the east and west facades. The north façade is windowless. The building's free façade, scarce windows, and flat roof has a utilitarian appearance and does not represent a good example of any one architectural style. The west façade includes doors that open onto a concrete-paved courtyard and eating area. The building's interior is divided into a large, open cafeteria at the west side, and a library at the east side.

Building 5: Administration and Arts Building– Jefferson County Open School

The Administration and Arts Building was designed in 1965 by Architect Joseph W. Paul, and was constructed between 1968 and 1970 (Photographs 17, 18). The building's symmetrical rhythm of geometry exhibits the Formalist architectural style of the late 1960s and early 1970s. The building is a rectangular, two-story building clad in white brick on all sides. The roof is flat with metal trim and no overhanging eaves. The exterior walls lack applies ornamentation, placing visual emphasis on the buildings elongated, two-story window bay

Resource Number: 5JF4512

Temporary Resource Number:

openings, which are arched at the top and extend down the foundation. The windows within these arched bays are fixed, metal-framed lights that are separated by wide, flat metal (possibly bronze) muntins and spandrels in between the first and second stories. The arches are formed by one course of brick to match the façade, and there is a regular rhythm of 11 bays across the south, principal façade (Photograph 19). In between the arched bays are metal light fixtures that illuminate the narrow exterior walls surfaces in between the arched bays. The east and west side exterior walls continue the two-story arched bays, but they are fewer and narrower than those of the south façade. Some of these narrow, side bays are also blind arches, and are windowless for a portion of or even the entirety of the recessed bay. The side windows are also casement windows, rather than fixed lights.

The center of the south façade includes a flat-roofed entrance canopy that is concrete with metal trim (Photograph 20). The entrance canopy's underside, or ceiling, is molded to form three, inverted, scalloped curves finished in concrete. The canopy is supported by five metal piers. The south façade also includes a landscaping of plant beds to the east and west of the entrance. These beds are trimmed by low, scalloped, brick walls that repeat the arched motif of the building's window bays.

The interior of the Administration and Arts Buildings is divided along a central, north-south corridor that extends from the entrance to the rear of the building, where it is attached to the 1996 addition (Building 6) that connects all of the school buildings. The first floor consists of offices for school administration, as well as large rooms for a wood shop and a ceramics studio. The second floor is also divided into large classrooms centered on the arts. Interior finishes include brick walls and maple doors, which appear to be original. While the exterior of the building appears to have no alterations since its construction, the interior was recently renovated with new dropped acoustical ceilings and HVAC systems (Flaherty, personal communication, 2008).

Building 6: Connecting Building – Jefferson County Open School

The building that comprises the connecting corridors between Buildings 2, 3, 4, 5 and 7 of the Jefferson County Open School campus was built in 1996. It is a two-story, concrete-block structure with an irregular plan and a flat roof. The exterior cladding is rough-textured concrete block. Fenestration is metal-framed, multi-light fixed windows throughout. Because the building was constructed to against the rear, north sides of the school buildings that face 10th Avenue, it can only be viewed in small segments in between the buildings (Photograph 21). The largest portion of the building is in between the Administrative and Arts Building (Building 5) and the Junior High (Building 7), where the south façade is stepped back to the west (Photograph 22). The north, rear façade fronts the school's courtyard with a two-story wall of plate-glass windows. The building's interior consist of a long east-west corridor that begins at the west façade of Building 2 and extends westward to an open atrium between Buildings 5 and 7, where a staircase with a curved landing leads to the building's second story.

Building 7: Junior High – Jefferson County Open School

The Junior High was built in 1931 at the west side of the school parcel at that time. It exhibits an architectural style of Art Deco nearly identical to its predecessor, Building 2, built just four years earlier (Photograph 23).

Resource Number: 5JF4512

Temporary Resource Number:

Like Building 2, it is a rectangular, two-story, blond-brick-clad building oriented north-south, with its primary entrance facing south toward 10th Avenue. The building exhibits the geometric Art Deco architectural style in light of its polychromatic brick detailing at the cornice and its zig-zag, stepped-brick corners (Photograph 24). The roof is flat with a parapet at the cornice, and is ornamented by light, medium, and dark brick polychromy (multi-colored pattern) in checkerboard, diamond, and inset chevron patterns (Photograph 25)

Building 8: Theater – Jefferson County Open School

The Theater Building was built in the late 1990s after the previous theater building burned in 1996. It is a tall, one-story, concrete-block building and is clad in rough-textured concrete block and stucco (Photographs 27, 29). The building has flat roofs and an irregular footprint formed by the building's primary, rectangular mass and two,

lower flanking wings; one at the east, side façade, and the other at the north, rear façade. The east wing is the entrance lobby to the building and includes two sets of double-doors, three decorative flat pilasters, fixed-glass transom windows (Photograph 26). The primary, rectangular mass of the building is windowless, but the plane

is broken up by two flat pilasters, textured concrete block at the base and frieze, with an entablature of simple stucco (or Exterior Foam Insulating System, also known as EFIS). Each of the entablature's corners contain circular medallions in the form of masks. These masks were salvaged from the original Theater building that was destroyed by fire (Photograph 28). The rear addition is concrete block and windowless. The building's interior is largely encompassed by the theater/auditorium space.

Structure 9: Outbuilding – Jefferson County Open School

The outbuilding adjacent to Building 7, the Junior High, is a rectangular, one-story, concrete-block building with a front-gabled roof that is covered in asphalt shingles (Photograph 29, 30). There is a metal double-door at the north, primary façade, and this structure is windowless.

Structure 10: World War II Memorial – Jefferson County Open School

The World War II Memorial consists of a stone plaque and a flag pole, located near the southeast corner of the athletic field, Memorial Field (Photographs 31, 32).

Structure 11: Storage Outbuilding – Jefferson County Open School

This structure is a rectangular, one-story, temporary storage building with a side-gabled roof that is covered in asphalt shingles (Photograph 33). The exterior walls are vertical board, and there is a double-door entrance bay at the east end of the south façade. The building is located east of the Soccer Field. Although its date of construction is not known, its form and materials indicate that it is less than 30 years of age.

Structure 12: Storage Outbuilding – Jefferson County Open School

Resource Number: 5JF4512

Temporary Resource Number:

This structure is a rectangular, one-story, concrete-block masonry storage building with a concrete foundation (Photographs 34, 35). It is covered by a front-gabled roof with wood trim and is covered in asphalt shingles. Its south, principal façade includes a metal double-door. The structure is located at the east side of Memorial Field (Soccer Field). Its date of construction is not known, but its construction indicates that it could be contemporary with the other ca.1950-51 features of Memorial Field.

Structure 13: Storage Outbuilding – Jefferson County Open School

This structure is a rectangular, one-story, temporary storage building with a side-gabled roof that is covered in asphalt shingles (Photograph 36). The exterior walls are vertical board with wood trim, with an entrance door at the long, north façade. The building is located at the east side of the Soccer Field. Although its date of construction is not known, its form and materials indicate that it is less than 30 years of age.

Structure 14: Concessions Building – Jefferson County Open School

The Concessions Building is a one-story, rectangular, poured-concrete building that is rough-faced in vertical striations (Photograph 37, 38). It has a flat roof with metal trim. The west, principal façade is pierced by a long, horizontal window bay for a concessions stand, while the south façade includes doors for men's and women's restrooms on the interior. Access to the concession room on the interior is from an entrance on the north façade. The building is located at the southeast portion of the soccer field, due east of the bleachers, and was constructed in 1983 (Buelter, personal communication, 2008).

Structure 15: Storage Outbuilding – Jefferson County Open School

This structure is a rectangular, one-story, temporary storage building with a side-gabled roof that is covered in corrugated metal with metal trim (Photographs 39, 40). The exterior walls are also corrugated metal, and are set on a raised, concrete foundation. The building is accessed at the north and east sides, where wood-framed stairs lead to metal entrance doors. There is a third door at the north façade, but no staircase. The south and north façades each have two metal-framed sash windows. The structure is located near the southeast corner of the fenced enclosure that surrounds Memorial Field. Although its date of construction is not known, its form and materials indicate that it is less than 30 years of age.

Structure 16: Bleachers – Jefferson County Open School

The bleacher seating structure is located at the south side Memorial Field and is raised up from the field on a berm. The bleachers consist of long metal benches in raised steps that are supported by steel piers with metal braces (Photograph 41). The bleacher seating is surrounded by metal railings and metal chain-link enclosures. A press box is attached to the rear, south side of the bleachers, and is accessed by an exterior, open-tread, metal-framed staircase at its rear, south wall (Photograph 42). The press box is rectangular, one-story, and has a shed roof that extends over the front, north façade. The exterior walls are vertical board, which are pierced at the south wall by an entrance door, and at the north wall by a wide, plate-glass window opening with plywood bi-fold shutters (Photograph 43). The bleachers and the press box were relocated to this site from

Resource Number: 5JF4512

Temporary Resource Number:

another school within the Jefferson County school system in ca. 1983, at which time, the seats were replaced (Buelter, personal communication 2008).

Structure 17: Ticket Booth – Jefferson County Open School

The Ticket Booth is a small, one-story, frame structure clad in vertical board siding with wood trim. It is covered by a front-gabled roof that extends out over the south, principal façade, and is covered by asphalt shingles. The south façade has two rectangular window bays and the east and west side facades each have one rectangular window opening (Photographs 44, 45). Although its date of construction is not known, its form and materials indicate that it is less than 30 years of age.

Landscape Features

Memorial Field – Jefferson County Open School

The east entrance to the Memorial Field is a tall, metal, segmental arch with the lettering “Lakewood Memorial Field” incorporated into the arch (Photographs 47, 48). The arch was installed around 1950 or 1951, and is located at the southeast corner of Memorial field (Buelter, personal communication, 2008). Memorial Field itself

is a soccer field and is entirely covered by grassy lawn (Photograph 46). The playing field is surrounded by raised gently sloping berms at the west, south, and north edges of the field. Four tall stadium light standards are located along the long, north and south edges of the field. Memorial Field is surrounded by a tall, chain-link fence on all sides. Memorial Field was installed in ca.1950-51. A former eight-lane running track that encircled the field was recently removed to accommodate the soccer field (Buelter, personal communication, 2008).

Baseball Field

East of Memorial Field is a Baseball Diamond, located due north of Buildings 4 and 2 (Photograph 49). The field is enclosed by the chain-link fence that encloses the school property at the north edge along West 12th Avenue. A large, metal transmission line tower is located at the east side of the field, and support lines that traverse the north portion of the parcel from northwest to southeast. The Baseball Field is not believed to be more than 50 years of age on the property (Buelter, personal communication, 2008).

Parking Areas

The school property has four parking areas within the parcel. Two gravel and dirt-covered parking areas are located along Wadsworth Boulevard, at the east side of the school property and adjacent to the New America School (Building 1) (Photograph 50). A parking for staff, students, and visitors is located at the west side of the property, due north and west of Building 8 (Photograph 51). The southwest corner of the property is a hard-dirt,

Resource Number: 5JF4512

Temporary Resource Number:

overflow parking area, which was formerly the location of school tennis courts (Photograph 52). Angled, off-street parking is located along West 10th Avenue.

Playground

A playground with children's playground equipment is located due east of Building 2, and west of Building 1, for the use of the Jefferson County Open School's Elementary School in Building 2. This area has a sandy ground covering in vicinity of the playground. A concrete-slab basketball half-court is located at the north part of this area (Photograph 53)

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1932/34 (New America School building)

Source of information: Jefferson County School District Records

26. Architect: Unknown

Source of information:

27. Builder/Contractor: Unknown

Source of information:

28. Original owner: Unknown

Source of information:

29. Construction history (include description and dates of major additions, alterations, or demolitions):

The brick and stone foundations of the New America School date to 1892, when a two-story, four-classroom, brick school building was constructed on this site. Sometime around 1932, this school was demolished, and the current two-story brick building that is currently the New America School was erected in its place using a part of the original foundation. This reconstruction was entirely new, and is believed to have been completed by 1934.

Changes that have occurred to the building since 1934 have been primarily on the interior. Some of the classrooms have been subdivided for offices or restrooms, and the wood floors in the hallways have since been covered by carpeting or vinyl tile. Other than these few changes, the 1932 New America School Building and its original interior finishes are largely intact.

The following timeline is a brief summary of construction and alterations to the entire school property:

1892 – The original two-story, four classroom, stone school building is constructed at the site of the current New America School building.

1927 – Lakewood Junior High (Building 2) was constructed in an Art Deco style and originally featured 8 classrooms. The Gymnasium was also (Building 3) constructed.

1931 – Lakewood High School (Building 7) was constructed in an Art Deco style to match the Lakewood Junior High School. This brick structure was also two-stories with multiple decorative features. Both the Junior High and High School featured indoor plumbing.

Resource Number: 5JF4512

Temporary Resource Number:

1932/1934 (exact date uncertain) – The 1892 Lakewood School at the corner of Wadsworth and 10th is demolished, and a new two-story brick structure is erected in its place using a part of the original foundation. This building is currently used for the New America School (Building 1).

1947 – The first cafeteria (no longer extant) was constructed on the north side of the parcel where the current cafeteria and library (Building 4) stands. At this time, architectural drawings indicate that Building 2 was noted to have glass block windows on all sides.

1947 – The new Lakewood Memorial Field is dedicated.

1965 – Joseph W. Paul (Architect) designs the western extension to the Gymnasium (Building 3), and adds enclosed walkways between Buildings 2 and 7. Vinyl asbestos floors are installed in the buildings.

1968 – Architect Paul designs the Administrative and Arts Building (Building 5). This building was constructed between 1968 and 1970.

1977 – Current cafeteria and library are built (Building 4) and Buildings 2 and 7 are permanently joined by the passageways.

1982 – Architect Rex Scott retrofits of all of the windows in Buildings 2, 3, and 7.

1983 – Concession Building constructed Memorial Field. New Bleachers, including a press box, are installed.

1987 – Capital Improvement Plan for Lakewood Junior High alters all the windows in Building 2.

1995 – The fence line for Memorial Field is moved south.

1996 – Building 6 is constructed, replacing the previous hallway enclosure that linked Buildings 2 and 7. A new auditorium and theater building is constructed (Building 8).

30. Original location X Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Education/School

32. Intermediate use(s): Social/Civic

33. Current use(s): Education/School

34. Site type(s): Suburban High School

35. Historical background:

The first school in Jefferson County and second educational institution in the Territory of Colorado was built in 1860 in Golden City. By 1872, five other schools had been added to the county, including the first school in Lakewood, 18 by 24-foot frame structure built at the southeast corner of Wadsworth Boulevard (then Lakewood Road) and Colfax Avenue (Jefferson County Historical Commission, 1985: 13). The school only operated three months out of the year

due to financial restraints, and when it burned on October 31, 1892, the county moved the students into the new school building instead of rebuilding on the original site. This replacement school was a two-story sandstone structure housing four classrooms was constructed on the northwest corner of Wadsworth Boulevard (Sheridan Avenue) and 10th Avenue, and was called the Lakewood School. The school's Romanesque Revival design could be termed a high style for its era and served as a definitive break from the earlier vernacular schoolhouse styles. When first constructed, the school housed students from Lakewood District 21. In 1905, Lakewood established a

Resource Number: 5JF4512

Temporary Resource Number:

separate school district called Lakewood School District No. 47, and retained use of the Lakewood School, also known as the Wadsworth Boulevard schoolhouse, as well as three other school buildings (Olson, 1994; 12-13).

The need for expanded educational facilities increased as Lakewood developed during the early twentieth century. The population of Lakewood grew by a significant number in the 1920s, and by 1927, the school district saw the need to build additional school buildings. In 1927, a two-story, brick Art Deco style school building was constructed west of the 1892 school on the large parcel that was occupied by the Lakewood School. By 1931, a second new school building was constructed west of the 1927 building, and was designed to match the Art Deco style of the 1927 building.

In 1932, Jefferson County determined that the 1892 building was no longer feasible as an educational institution due to faulty infrastructure (Lakewood Historical Society, 1998). Although the building was originally built with a modern heating and plumbing system for the early 1890s, 30 years later, the indoor plumbing system did not function properly. As a result, the interior facilities were locked and all students and faculty utilized the school's outdoor restroom facilities. Due to these and other problems, in 1932 the 1892 building was destroyed and a new two-story brick

building was constructed using a portion of the 1892 foundation. This 1932 structure remains at the corner of Wadsworth Boulevard and 10th Avenue within the project area.

The school buildings along Wadsworth Boulevard and 10th Avenue have undergone several educational reorganizations during the school's 100-year history to meet the needs of the community. In 1902, the 1892 school building housed Lakewood Junior High School. According to a 1939 architectural drawing of the parcel, the school building facing Wadsworth Boulevard housed the Elementary School, while the first building to the west housed the Lakewood Junior High School and the westernmost building housed the Lakewood High School. The school's name has also evolved over time. At the north side of the school property, Memorial Field, an athletic field, was built in 1947, and was dedicated to former students of the Lakewood School who were killed during the war. By 1948, the Lakewood High School replaced the Elementary school, which had moved into the buildings to the west, along with the Lakewood Junior High. When the Jefferson County School District was incorporated in 1950, the Lakewood School District became part of the Jefferson County R-1 School District (Jefferson County Public Schools, 2008).

With the continued growth of Lakewood, the school complex along 10th Avenue required building additions to continue being useful for the district. In 1965, architect Joseph W. Paul designed a new educational building to be located between the two 1927 and 1932 Art Deco brick structures at the west end of the lot. This new building was designed as a two-story Formalist styled structure and house administrative offices and vocational classrooms (Jefferson County Public School Archives, 2008). Constructed in the late 1960s, this building continues to be used for its original intent.

Resource Number: 5JF4512

Temporary Resource Number:

In 1977, plans were completed for a new cafeteria to replace the old cafeteria behind the ca. 1960s administration building, and by 1980 the new cafeteria was in use. In the mid-1990s, two new buildings were added to the complex and a series of additions were built to link the 1927, 1931, and 1960s buildings. This complex of buildings now serves the needs of the Jefferson County Open School. In the 1980s, metal-framed bleachers were constructed on the south side of the Memorial Field (Interview with Joe Flaherty). The 1932 building at 1015 Wadsworth Boulevard is owned by the Jefferson County Public School District; however, it is currently rented to the New America School, a charter school for high school students in the greater Jefferson County.

36. Sources of information:

Basile, Carole G.

2004 *A Good Little School*. State University Press of New York: Albany, New York.

Berninzoni, Jon. Principal. New America School. Personal Interview. November 27, 2007.

Beulter, Richard. Facilities Manager. Jefferson County Open School. Personal Interview. March 21 and June 25, 2008.

Colorado Historical Society.

2003 *A Guide to Colorado's Historic Architecture and Engineering*. Denver, Colorado: Office of Archaeology and Historic Preservation.

Flaherty, Joe. Building Engineer. Jefferson County Open School. Personal Interview. March 21, 2008.

Hill, David R.

1984 *Colorado Urbanization and Planning Context*. Denver: State Historical Society of Colorado.

Jefferson County Archives and Records Administration

2006 *A Chronology of the History of Jefferson County, Colorado*. Available online at http://www.jeffco.us/archives/archives_T77_R66.htm

Jefferson County Historical Commission

1985 *From Scratch: A History of Jefferson County, Colorado*. Golden, Colorado.

Jefferson County Public School Archives

2008 Facility and Construction Records, Lakewood, Colorado.

Preservation Publishing

2002 *Survey Report for the 2001 Cultural Resource Survey of Historic Northeast Lakewood*. Prepared for the City of Lakewood, May.

Rhodes, Diane Lee (with Parsons Engineering)

2002a *An Intensive Historical Archaeological Survey Along the West Corridor Alternative Route, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

2002b *An Inventory of Historic Structures Along the West Corridor Alternative Routes, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

Resource Number: 5JF4512

Temporary Resource Number:

Wheaton, Wendy. Principal. Jefferson County Open School. Personal Interview. March 7, 2008.

Wilcox, Patricia K. editor

1976 *76 Centennial Stories of Lakewood, Colorado*. Lakewood Centennial-Bicentennial Commission: Lakewood, Colorado.

1994 *Lakewood-Colorado: An Illustrated Biography*. Lakewood 25th Birthday Commission: Lakewood, Colorado.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: _____

Designating authority:

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture, Education

40. Period of significance: 1927-1977

41. Level of significance: National State Local

42. Statement of significance:

The school complex comprising the New America School and Jefferson County Open School is recommended to be eligible as a historic district under Criteria A and C. Under Criterion A, the property's contribution to the community and its historical significance resides in the site's history as one of the first public school campuses in Jefferson County. Established in 1892 with the construction of the first school building that faced Wadsworth, the school became a prominent focal point of Lakewood along Wadsworth Boulevard. The Lakewood school continued to evolve and expand throughout the twentieth century, mirroring the growth of the greater community and region as Lakewood began to establish itself as a prominent suburban city of Denver. The school's substantial expansion projects during the 1920s and 1930s, with the construction of a new Junior High (Building 2), and Gymnasium (Building 3) and a High School (Building 7) reflects the region burgeoning population growth during this period. Although the original 1892 school building was replaced in 1932-34, the new school building contributed to the site's importance as an educational institution in Lakewood. The school continued to develop and expand through the 1990s, retaining its prominent architectural landmarks from the original 1920s, 1930s, 1960s, and 1970s along Wadsworth Boulevard and West 10th Avenue. Although the Lakewood School has since been functionally divided between the New America School and the Jefferson

Resource Number: 5JF4512

Temporary Resource Number:

County Open School, the property is still owned and operated by the Jefferson County School District, and its use as school buildings for grades K-12 continues and is intact.

The Lakewood School Complex also meets Criterion C for distinctive characteristics of property types for educational buildings, for its representation of architectural styles of distinct stylistic periods, and for the high artistic values that each of the contributing buildings represent. As an educational complex, each of the school buildings is functionally designed to meet the needs of a grade school, junior high, and high school. To this end, the buildings interiors accommodate classrooms, gymnasiums, a cafeteria, a library, art studios, a theater, and offices. The infrastructure and interior finishes, such as glazed brick on the walls of the corridors, accommodate the functions required of these buildings. Among the seven buildings constructed between 1927 and 1977, most of the original interior finishes are still extant.

Each building within the Lakewood School is a representation of a distinct architectural style that was contemporary with the period of construction. Moreover, each of these architectural styles represent high artistic values sought by the building's designer at that time. As a result, the Lakewood School complex demonstrates an evolution in architectural history between the 1920s through the 1990s through its design of school buildings.

The polychromatic and geometric brick designs illustrated in Buildings 2, 3, and 7 are excellent representatives of the WPA Art Deco architectural style of the late 1920-1930 period. Although the building does not appear to have been constructed using WPA funding, the "WPA" Art Deco's characteristic variation of the Art Deco style that featured restrained ornamentation is present in these buildings, and was common among public buildings built at that time. At the same time, Building 1's Renaissance Revival style was also contemporary with architectural trends of the early 1930s. The use of the historical references embodied by the Renaissance Revival style was a deliberate stylistic attempt to pay homage to the 1892 building that previously stood on that site.

As the Lakewood School continued to grow into the 1960s and 1970s, the school's architectural building program was one of contemporary artistic vision. This is seen in the 1968-70 Administrative and Arts Building (Building 5) and its distinctive Formalist architectural style that combined the tenants of both Neoclassicism and the International Style to create the arcaded fenestration at the principal facade. Building 5's interior also exhibits popular materials of the period, such as natural birch doors and unornamented brick finishes for the interior corridors.

The property gained two additional buildings after the Lakewood School converted into the Jefferson County Open School in 1977. The Cafeteria/Library (Building 4), and the Connecting Building (Building 6) display strong influences of the International Style and Modernism in their expansive fenestration, flat roofs, and adherence to building form rather than applied ornamentation. Finally, one of the newest buildings on the complex, the Theater (Building 8), represents an architectural trend that emerged during the 1990s: Post-

Resource Number: 5JF4512

Temporary Resource Number:

Modernism. This is illustrated by the building's deliberate references to the site's history and allusions to historical architectural decorative motifs. The exterior realizes this through its polychromatic references to entablatures, cornices, and quoins, and even directly refers to the school's history by incorporating theater medallions that were salvaged from the previous theater building, and applied as architectural adornment at the building's corners. These deferential architectural styles and their placement on the school property has allowed the entire school complex to retain its historical integrity. As a result, the newer, post-1977 buildings do not visually overwhelm the older buildings, and instead they allow the older, pre-1977 building to take a prominent role on the site.

43. Assessment of historic physical integrity related to significance: Building 1, at 1015 Wadsworth Boulevard, has good historic physical integrity. Built in ca. 1932-34, the building retains its overall form and has not sustained any major additions or alterations as observed. The buildings of the Jefferson County Open School at 7655 West 10th Avenue also have good historic physical integrity. Built between 1927 and the 1990s, the buildings appear to retain a large degree of their original form, even with the addition of the Connecting Building (Building 7) linking the original four buildings (Buildings 1, 2, 3, and 7). The landscaped areas and walkways to the immediate south and east of the contributing school buildings and Memorial Field and its archway also retain historical and physical integrity to the ca. 1950s era at the former Lakewood School.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

45. Is there National Register district potential? Yes No

Discuss: This site is recommended eligible as a historic district under Criteria A and C. Under Criterion A, the property's contribution to the community and its historical significance resides in the site's history as one of the first public school campuses in Jefferson County. The recommended period of significance for the historic district is 1927 through 1977. This range was chosen to reflect the earliest built structure, Building 2, which was

built in 1927, through the creation of the Jefferson County Open School and landscape changes of the mid-1970s. The period of significance for the NRHP-Eligible Lakewood School Historic District has been extended to from 1927 through 1977. In 1977, the Lakewood School was converted into the Jefferson County Open School and the school underwent an administrative change. After that point, new construction took on a different form on the school property. New buildings were subsequently built behind the earlier buildings and setback from view from 10th Avenue, the school's primary street front. This is seen in Building 4 (Cafeteria and Library) and Building 6 (Connecting Building), both of which were built assuming a deferential position in terms of minimalist style and their placement behind the earlier buildings on the property.

Under Criterion A, the school's substantial expansion projects during the 1920s and 1930s, with the construction of a new Junior High (Building 2), Gymnasium (Building 3) and High School (Building 7) reflects the region's burgeoning population growth during this period. Although the original 1892 school building was

Resource Number: 5JF4512

Temporary Resource Number:

replaced sometime between 1932 and 1934, the new school building (Building 1) contributed to the site's importance as an educational institution in Lakewood. The school continued to develop and expand through the 1990s, retaining its original 1920s and 1930s structures as prominent visual landmarks along Wadsworth Boulevard and West 10th Avenue. Although the Lakewood School has since been functionally divided between the New America School and the Jefferson County Open School, the property is still owned and operated by the Jefferson County School District, and its use as school buildings for grades K-12 continues.

The Lakewood School complex also meets Criterion C for distinctive characteristics of property types for educational buildings, for its representation of architectural styles of distinct stylistic periods, and for the high artistic values that each of the contributing buildings represent. As an educational complex, each of the school buildings is functionally designed to meet the needs of a grade school, junior high, and high school. To this end, the buildings' interiors accommodate classrooms, gymnasiums, a cafeteria, a library, art studios, a theater, and offices. The infrastructure and interior finishes, such as glazed brick on the walls of the corridors, accommodate the functions required of these buildings. Among the buildings constructed between 1927 and 1934, most of the original interior finishes are still extant.

Each building within the Lakewood School is a representation of a distinct architectural style contemporary with the period of construction. Moreover, each of these architectural styles represents the high artistic values sought by the building's designer. The polychromatic (multi-colored) and geometric brick designs illustrated in Buildings 2, 3, and 7 are excellent representatives of the Works Progress Administration (WPA) Art Deco architectural style of the late 1920 and 1930s. At the same time, Building 1's Renaissance Revival style was also contemporary with architectural trends of the early 1930s. The use of the historical references embodied by the Renaissance Revival style was a deliberate stylistic attempt to pay homage to the 1892 building that previously stood on that site.

In total, seven buildings and structures and three landscape features are recommended to be contributing resources within a proposed Lakewood School Historic District. These are Building 1 (New America School), Building 2 (Elementary School), Building 3 (Gymnasium), Building 5 (Administration and Arts), and (Building 7 (Junior High), Structure 10 (World War II Memorial), and Structure 12 (Storage Outbuilding). Contributing landscape features are the landscaped areas and walkways to the immediate south and east of the contributing school buildings and Memorial Field and its archway. The remaining ten noncontributing buildings comprise all buildings and structures that were built after 1977: Building 4 (Cafeteria and Library), Building 6 (Connecting Building), Building 8 (Theater), Building 9 (Outbuilding), Structure 11 (Storage Outbuilding), Structure 13 (Storage Outbuilding), Structure 14 (Concessions), Structure 15 (Storage Outbuilding), Structure 16 (Bleachers), and Structure 17 (Ticket Booth). Landscape features recommended as noncontributing comprise all other areas, including the elementary school playground, the baseball field, and all parking lots and fences within the school complex. The boundaries of the recommended Lakewood School Historic District are the legal boundaries of the school complex, which are formed by Wadsworth Boulevard to the east, West 12th Avenue to the north, West 10th Avenue to the south, and Allison Street to the west.

Resource Number: 5JF4512
Temporary Resource Number:

If there is National Register district potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: N/A

Negatives filed at: N/A; digital photography used

48. Report title: Historic Resources Survey, US 6 and Wadsworth Boulevard, Lakewood, CO

49. Date(s): March 17, 2008

50. Recorder(s): Jennifer E. Bryant

51. Organization: TEC, Inc

52. Address: 1746 Cole Boulevard, Suite 265, Golden, CO 80401

53. Phone number(s): 303-273-0231

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395

Resource Number: 5JF4512
Temporary Resource Number:

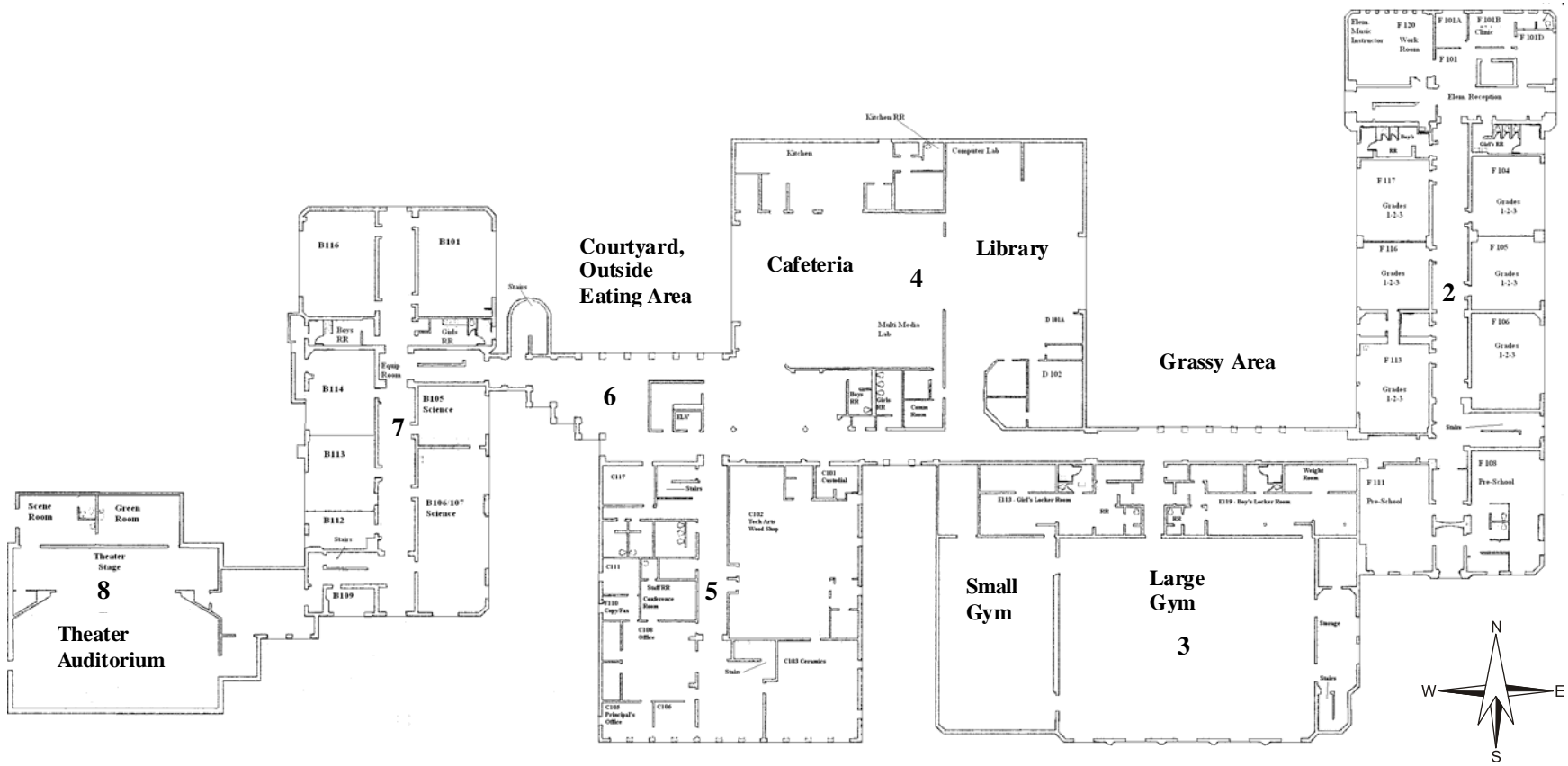
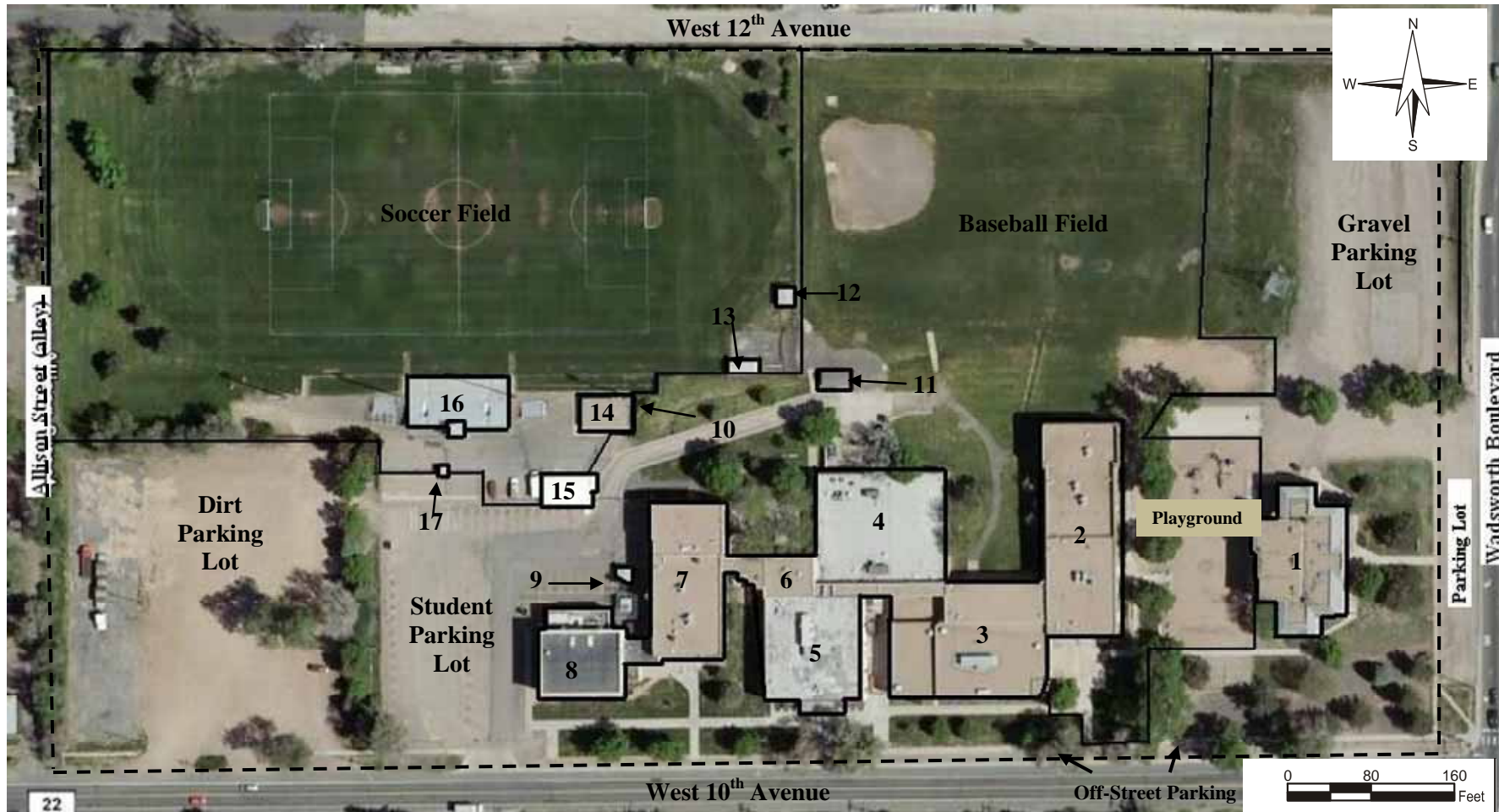


Figure 1. Jefferson County Open School Building Plan

Resource Number: 5JF4512
 Temporary Resource Number:



- Building 1 – New America School
- Building 2 – Elementary School, Jefferson County Open School
- Building 3 – Gymnasium, Jefferson County Open School
- Building 4 – Cafeteria and Library, Jefferson County Open School
- Building 5 – Administration and Arts Building, Jefferson County Open School
- Building 6 – Connecting Building, Jefferson County Open School
- Building 7 – Junior High School, Jefferson County Open School
- Building 8 – Theater, Jefferson County Open School

- Structure 9 – Outbuilding, Jefferson County Open School
- Structure 10 – World War II Memorial
- Structure 11 – Storage Outbuilding, Jefferson County Open School
- Structure 12 – Storage Outbuilding, Jefferson County Open School
- Structure 13 – Storage Outbuilding, Jefferson County Open School
- Structure 14 – Concessions Building, Jefferson County Open School
- Structure 15 – Storage Outbuilding, Jefferson County Open School
- Structure 16 – Bleachers, Jefferson County Open School
- Structure 17 – Ticket Booth, Jefferson County Open School

Sketch Map
 5JF4512

Resource Number: 5JF4512
Temporary Resource Number:

Lakewood School Historic District Contributing Resources

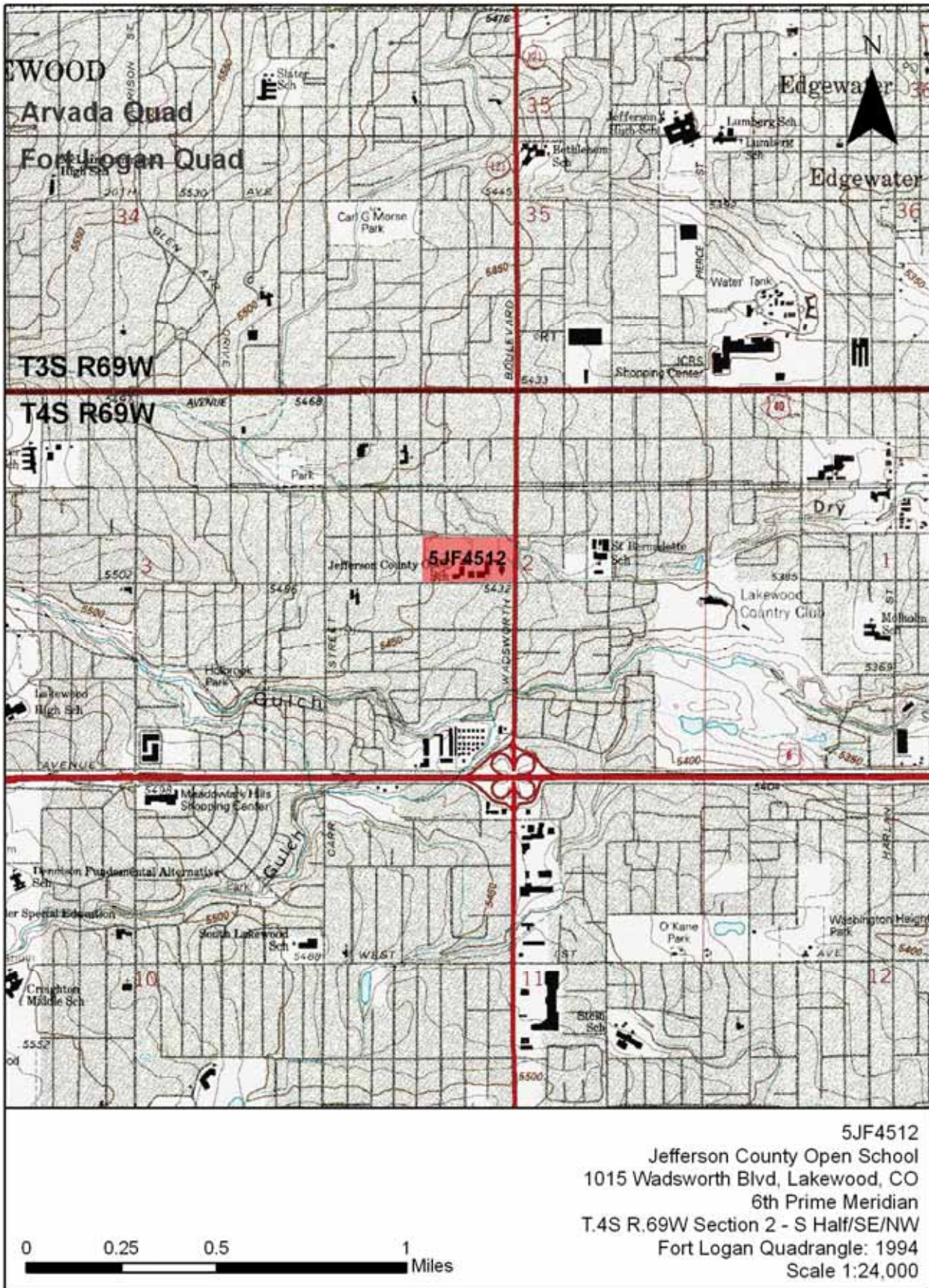


- ▨ Contributing Resource
- ▤ Contributing Landscape Feature

Resource Number: 5JF4512
Temporary Resource Number:

This page intentionally left blank.

Resource Number: 5JF4512
Temporary Resource Number:



Location Map

Resource Number: 5JF4512
Temporary Resource Number:

Photo Log

Property Name: Jefferson County Open School and New America School
Property Location: 1015 Wadsworth Boulevard and 7655 West 10th Avenue, Lakewood, Jefferson County, Colorado
Photographer: Jennifer E. Bryant
Date Taken: March 21, 2008
Negatives: none; digital photography used

<u>Photo #</u>	<u>Facing</u>	<u>Description</u>
1	SW	East façade of the New America School (Building 1)
2	W	East (entrance) façade of the New America School (Building 1)
3	NW	East façade of the New America School (Building 1)
4	SW	North façade of the New America School (Building 1)
5	NE	West and South façade of the New America School (Building 1)
6		Second floor of the New America School (Building 1)
7	NW	South and East façade of Jefferson County Open School, Elementary (Building 2)
8	SW	East façade of Elementary School (Building 2)
9	SE	North and west façade of Elementary School (Building 2)
10		First floor of the Elementary School (Building 2)
11		North stairwell of the Elementary School (Building 2)
12	N	South façade of Jefferson County Open School Gymnasium (Building 3)
13	NW	South and east façade of Gymnasium (Building 3)
14	NE	South façade of Gymnasium (Building 3)
15	SE	North and west façade of Jefferson County Open School Cafeteria and Library (Building 4)
16	SW	North and east façade of Cafeteria and Library (Building 4)
17	NW	South and east façade of Jefferson County Open School Administration and Arts Building (Building 5)
18	NE	South and west façade of Administration and Arts (Building 5)
19	N	South façade of Administration and Arts (Building 5)
20	NE	Administration and Arts (Building 5) entrance canopy
21	N	South façade of the east end of the Jefferson County Open School Connecting Building (Building 6)
22	N	South façade of the west end of the Connecting Building (Building 6)
23	N, NE	South façade of the Jefferson County Open School Junior High (Building 7)
24	SE	West and North façade of the Junior High (Building 7)
25	SW	East and north façade of the Junior High (Building 7)
26	NW	South and east façade of the Jefferson County Open School Theater (Building 8)
27	SE	West and north façade of the Theater (Building 8)
28		Southeast corner medallions on the Theater (Building 8)
29	SE	North and west facades of the Jefferson County Open School Storage Outbuilding (Structure 9)
30	S, SE	North façade of Storage Outbuilding (Structure 9)
31	NW	Jefferson County Open School World War II Memorial (Structure 10)
32	NW	World War II Memorial Stone (Structure 10)
33	NE	West and south facades of the Jefferson County Open School Storage Outbuilding (Structure 11)
34	NW	South and east facades of the Jefferson County Open School Storage Outbuilding (Structure 12)
35	N, NE	West and south facades of the Storage Outbuilding (Structure 12)
36	NW	South and east facades of the Jefferson County Open School Storage Outbuilding (Structure 13)
37	N, NW	South and east facades of the Jefferson County Open School Concessions Building (Structure 14)
38	SE	North and west facades of the Concessions Building (Structure 14)

Resource Number: 5JF4512
Temporary Resource Number:

<u>Photo #</u>	<u>Facing</u>	<u>Description</u>
39	NW	South and east facades of the Jefferson County Storage Outbuilding (Structure 15)
40	SW	East and north facades of the Storage Outbuilding (Structure 15)
41	SE	Jefferson County Open School Bleachers (Structure 16)
42	S, SE	Announcer's Box at the Bleachers (Structure 16)
43	NE	Bleachers (Structure 16)
44	NE	South and west facades of the Jefferson County Open School Ticket Booth (Structure 17)
45	NW	South and east façade of the Ticket Booth (Structure 17)
46	SE	Memorial Field
47	W	Memorial Field Arch
48	E	Memorial Field Arch
49	NE	Baseball Field
50	NE	Parking at the New America School
51	SE	Staff and Student Parking at the Jefferson County Open School
52	NW	Dirt Parking, Overflow Lot at the Jefferson County Open School
53	SE	Playground
54	NW	Parcel from the corner of Wadsworth Boulevard and West 10 th Avenue
55	NW	South façade of the Jefferson County Open School along 10 th Avenue
56	NE	South façade of the Jefferson County Open School along 10 th Avenue
57	SE	North façade of the Jefferson County Open School

Resource Number: 5JF4512
Temporary Resource Number:



Photograph 1. New America School (Building 1), view to the Southwest



Photograph 2. New America School entrance, view to the West

Resource Number: 5JF4512
Temporary Resource Number:



Photograph 3: New America School East façade, view to the Northwest



Photograph 4: New America School north façade, view to the Southwest

Resource Number: 5JF4512
Temporary Resource Number:



Photograph 5. New America School, west and south façade, view to the Northeast



Photograph 6. Building 1: New America School, Second Floor

Resource Number: 5JF4512
Temporary Resource Number:



Photograph 7. Building 2: Jefferson County Open School, Elementary School, south and east façade, view to the Northwest



Photograph 8. Building 2: Elementary School, east façade, view to the Southwest

Resource Number: 5JF4512
Temporary Resource Number:



Photograph 9. Building 2: Elementary School, north and west façade, view to the Southeast



Photograph 10. Building 2: Elementary School, First Floor

Resource Number: 5JF4512
Temporary Resource Number:



Photograph 11. Building 2: Elementary School, north stairwell



Photograph 12. Building 3: Gymnasium, Jefferson County Open School, south façade, view to the North

Resource Number: 5JF4512
Temporary Resource Number:



Photograph 13. Building 3: Gymnasium, south and east façade, view to the Northwest



Photograph 14. Building 3: Gymnasium, south façade, view to the Northeast

Resource Number: 5JF4512
Temporary Resource Number:



Photograph 15. Building 4: Cafeteria and Library, Jefferson County Open School, north and west facades, view to the Southeast



Photograph 16. Building 4: Cafeteria and Library, north and east facades, view to the Southwest

Resource Number: 5JF4512
Temporary Resource Number:



Photograph 17. Building 5: Administration and Arts Building, Jefferson County Open School, south and east façade, view to the Northwest



Photograph 18. Building 5: Administration and Arts Building, south and west façade, view to the Northeast

Resource Number: 5JF4512
Temporary Resource Number:



Photograph 19. Administration and Arts Building, south façade, view looking North



Photograph 20. Administration and Arts Building, entrance canopy

Resource Number: 5JF4512
Temporary Resource Number:



Photograph 21. Building 6: Connecting Building, Jefferson County Open School, east end, south façade, view to the North



Photograph 22. Connecting Building, west end, south façade, view to the North

Resource Number: 5JF4512
Temporary Resource Number:



Photograph 23. Building 7: Junior High School, Jefferson County Open School, south façade, view to the North, Northeast



Photograph 24. Building 7: Junior High School, west and north façade, view to the southeast

Resource Number: 5JF4512
Temporary Resource Number:



Photograph 25. Building 7: Junior High School, east and north facades, view to the southwest



Photograph 26. Building 8: Theater, Jefferson County Open School, south and east facades, view to the Northwest

Resource Number: 5JF4512
Temporary Resource Number:



Photograph 27. Building 8: Theater, west and north facades, view to the Southeast



Photograph 28. Building 8: Theater, southeast corner medallions

Resource Number: 5JF4512
Temporary Resource Number:



Photograph 29. Structure 9: Outbuilding, Jefferson County Open School, north and west facades, view to the Southeast



Photograph 30. Structure 9, north façade, view to the South, Southeast

Resource Number: 5JF4512
Temporary Resource Number:



Photograph 31. Structure 10: World War II Memorial, Jefferson County Open School, view to the Northwest

Resource Number: 5JF4512
Temporary Resource Number:



Photograph 32. Structure 10, Memorial stone, view to the Northwest

Resource Number: 5JF4512
Temporary Resource Number:



Photograph 33. Structure 11: Storage Outbuilding, Jefferson County Open School, west and south facades, view to the Northeast



Photograph 34. Structure 12: Storage Outbuilding, Jefferson County Open School, south and east facades, view to the Northwest

Resource Number: 5JF4512
Temporary Resource Number:



Photograph 35. Structure 12: Storage Outbuilding, west and south facades, view to the East, Northeast



Photograph 36. Structure 13: Storage Outbuilding, Jefferson County Open School, south and east facades, view to the Northwest

Resource Number: 5JF4512
Temporary Resource Number:



Photograph 37. Structure 14: Concessions Building, Jefferson County Open School, south and east facades, view to the North, Northwest



Photograph 38. Structure 14: Concessions Building, north and west facades, view to the Southeast

Resource Number: 5JF4512
Temporary Resource Number:



Photograph 39. Structure 15: Storage Outbuilding, Jefferson County Open School, south and east facades, view to the Northwest



Photograph 40. Structure 15: Storage Outbuilding, east and north facades, view to the Southwest

Resource Number: 5JF4512
Temporary Resource Number:



Photograph 41. Structure 16: Bleachers, Jefferson County Open School, view to the Southeast



Photograph 42. Structure 16: Bleachers, Announcer's Box, view to the South, Southeast

Resource Number: 5JF4512
Temporary Resource Number:



Photograph 43. Structure 16: Bleachers, view to the Northeast



Photograph 44. Structure 17: Ticket Booth, Jefferson County Open School, south and west façades, view to the Northeast

Resource Number: 5JF4512
Temporary Resource Number:



Photograph 45. Structure 17: Ticket Booth, south and east facades, view to the Northwest



Photograph 46. Memorial Field, view to the Southeast

Resource Number: 5JF4512
Temporary Resource Number:



Photograph 47. Memorial Field Arch, view to the West



Photograph 48. Memorial Field Arch, view to the East

Resource Number: 5JF4512
Temporary Resource Number:



Photograph 49. Baseball Field, view to the Northeast



Photograph 50. Parking at the New America School, view to the Northeast

Resource Number: 5JF4512
Temporary Resource Number:



Photograph 51. Staff and Student Parking at the Jefferson County Open School, view to the Southeast



Photograph 52. Dirt Parking, Overflow lot, Jefferson County Open School, view to the Northwest

Resource Number: 5JF4512
Temporary Resource Number:



Photograph 53. Playground, with Basketball court in foreground, view to the Southeast toward the New America School



Photograph 54. View of parcel from Wadsworth Boulevard at the intersection of W. 10th Avenue, view to the Northwest

Resource Number: 5JF4512
Temporary Resource Number:



Photograph 55. View of the Jefferson County Open School along W. 10th Avenue, view to the Northwest



Photograph 56. View of the Jefferson County Open School along W. 10th Avenue, view to the Northeast

Resource Number: 5JF4512
Temporary Resource Number:



Photograph 57. View of the Jefferson County Open School from W. 12th Avenue, view to the Southwest

Resource Number: 5JF3548
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5JF3548
2. Temporary resource number:
3. County: Jefferson
4. City: Lakewood
5. Historic building name: Dotson Residence
6. Current building name: Leiby Residence
7. Building address: 7395 West 6th Avenue Frontage Road
8. Owner name and address: Marianne E. Leiby, 7395 West 6th Avenue Frontage Road, Lakewood, CO 80214

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 4S Range 69W
SW ¼ of SE ¼ of SW ¼ of SE ¼ of section 2
10. UTM reference
Zone 13 ; 49 32 78 mE 4397340 mN
11. USGS quad name: Fort Logan
Year: 1965, Rev. 1994 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 0015, 0017 Block: n/a
Addition: Green Acres AMD Year of Addition: 1940
13. Boundary Description and Justification: The boundary is defined by the property's legal boundaries. The site in this lot is defined by the northern boundary with Parcel 49-024-12-020, the eastern boundary with Parcel 49-024-12-023, the southern boundary with West 6th Avenue Frontage Road, and the western boundary with 7423 West 6th Avenue Frontage Road.

III. Architectural Description

14. Building plan (footprint, shape): Irregular Plan
15. Dimensions in feet: 1,335 sq. ft.
16. Number of stories: One
17. Primary external wall material(s): Brick
18. Roof configuration: Hipped
19. Primary external roof material: Asphalt
20. Special features: Chimney, Glass Block Windows

Resource Number: 5JF3548
Temporary Resource Number:

21. General architectural description: The house at 7395 West 6th Avenue Frontage Road is a single-family, one-story house that is clad in blonde brick on all sides. The footprint is irregular and is oriented facing south toward W. 6th Ave. It is covered by a complex roof comprised of a central, low-pitched hipped roof with no overhanging eaves. A steeply pitched cross-gable projects from the primary, hipped roof to form a projecting entrance bay centered on the principal, south façade. The projection has a semicircular, stepped arched entrance, a recessed front door, and is set on a raised concrete stoop. A low-pitched side gable at the southwest portion of the house features a chimney centered at the peak, and is flanked by brick buttresses. The fenestration is varied, and consists of 1/1 and 6/6, double-hung sash windows, glass block, and plate-glass windows. The east and west side walls of the projecting entry porch have narrow, rectangular, glass-block windows. The west side of the south façade includes a semicircular arched window bay with plate-glass glazing. The east side of the south facade one bay of glass-block windows and one bay with two, side-by-side, 6/6 double-hung sash windows. The west façade is divided by four window bays consisting of 1/1, double-hung sash windows and two narrow, glass-block windows to either side of the chimney. The east façade consists of a second brick chimney and two double-hung sash windows. The house includes sliding windows at the basement level on all sides. The foundation is concrete. The interior was not surveyed due to restricted access to the property.
22. Architectural style/building type: English – Norman Cottage
23. Landscaping or special setting features: The house at 7395 West 6th Avenue Frontage Road is located in a suburban setting north of W. 6th Avenue and east of Wadsworth Boulevard. The landscaping consists of a grass-covered lawn on all sides, planted trees, and ornamental shrubs flanking the house . A gravel driveway is located at the west side of the property, and leads from West 6th Avenue/Frontage Road to the detached garage located northwest of the house.
24. Associated buildings, features, or objects: A detached, two-car garage is located northwest of the house. The garage is clad in blonde brick masonry on all sides to match the house, and has one bay with an overhead door at its south façade. It is covered by a flat roof with a stepped parapet that descends toward the rear, north façade of the structure. According to aerial maps, there is also a small outbuilding on the property northeast of the house, but this structure could not be seen during survey.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1946
Source of information: Jefferson County Assessor Records
26. Architect: Unknown
Source of information:
27. Builder/Contractor: Unknown
Source of information:

Resource Number: 5JF3548

Temporary Resource Number:

28. Original owner: Walter and Mae Dotson

Source of information: Jefferson County Assessor Records

29. Construction history (include description and dates of major additions, alterations, or demolitions):

The house's roof is covered by replacement asphalt shingles (date of replacement unknown). No other changes were observed during survey, and none were identified during building permit research.

30. Original location X Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/Single Dwelling

32. Intermediate use(s): N/A

33. Current use(s): Domestic/Single Dwelling

34. Site type(s): Suburban Home

35. Historical background:

The historic context of 7395 West 6th Avenue Frontage Road comprises the historical themes of agriculture, early industry, and transportation in northern Jefferson County. Located five miles west of Denver, Lakewood grew from a small farming community into a suburban city filled out by neighborhood subdivisions in less than a century. In the 1890s and 1900s, Denver exurbanites ventured westward to seek the pastoral landscape of Lakewood. Lakewood was first platted in 1891 as a railroad-oriented suburb, coinciding with new railroad line along 13th Avenue through the Lakewood area to link Denver with the mining center of Golden (Ryland, 1972: 13). The Silver Crash and recession of 1893, however, caused early development to remain modest through the 1920s.

A farm map published in 1899 shows that the areas near the intersection of West 6th Avenue and Wadsworth Boulevard were dominated by large tracts of farmland, and a few small areas of platted subdivisions located near major roadways. By 1900, the West Colfax Avenue had also become a significant artery for horse-driven transportation and soon thereafter, automobile traffic. Development along the Colfax corridor helped spur development in Lakewood. When West Colfax Avenue became a two-lane paved road in 1916, it became the first road in the vicinity to receive blacktop (Sugnet and Associates, 1999:2).

Commercial businesses were established along Wadsworth Boulevard in the 1920s and 1930s, illustrating the beginning of Lakewood's transition from an agricultural community into a commercial and residential suburb of Denver. Residential subdivisions began to appear to the east and west of Wadsworth as early as the 1930s. The landscape changed more drastically in 1941 when the United States government opened the Denver Ordnance Plant (DOP), a World War II munitions manufacturing plant, southwest of US 6 and Garrison Street in Lakewood. Before the DOP opened, US 6 consisted of a two-lane gravel road between Denver to the intersection at Simms/Union streets. Due to the increased number of travelers between Lakewood and the DOP, US 6 was paved and widened to a four-lane highway in 1942 (Norman, 2002: 18). By 1943, the DOP employed almost 20,000 people and operated on a constant 24-hour schedule, with many of the workers seeking housing in the surrounding communities.

Resource Number: 5JF3548
Temporary Resource Number:

After the war ended and the DOP closed, the Federal government converted the site into the current Denver Federal Center in 1950. Almost immediately, the Denver Federal Center became the largest installation of government employees in the United States outside of Washington, D.C. (Wilcox, 1994: 75). The facility had a direct impact on Lakewood's suburban community when a number of new subdivisions were formed in Lakewood to accommodate the nearby workforce. These new residential subdivisions, including neighborhoods such as Meadowlark Hills and Lakewood Village, replaced Lakewood's remaining farmland, and signaled the end of the agricultural activity in the vicinity of US 6 and Wadsworth.

Originally platted in 1940, the Green Acres Subdivision is located between Emerald Lane and Reed Street from US 6 to 9th Place on its northernmost boundary. According to an 1899 map, the land now known as the Green Acres Subdivision, including the property occupied by the Leiby Residence, was originally owned by William A.H. Loveland, his wife Miranda, and his railroad partner Charles C. Welch. At the time of its plat, the land was owned by Mary W.J. Edbrooke who operated a small farm on the property.

The Green Acres subdivision gradually became filled in with a mixture of single-family houses during the late 1940s and 1950s. The houses built in the 1940s and 1950s all maintain the 50-foot setbacks foot distance between all roadways and the front façade of the house, according to the requirements of the neighborhood's covenants.

Additionally, the neighborhood was planned with a special interest in the location of trees and shrubbery around each property. Although Green Acres was platted and began construction in the 1940s, the majority of the neighborhood's development occurred during the following decades of the 1950s and 1960s. While the 1940s housing in the subdivision exemplified the historical or revival styles, such as Minimal Traditional or English-Norman Cottage styles, the later housing of the 1950s and 1960s were typically Ranch or Split Level style houses. Few of the c.1940s houses in the Green Acres subdivision remain intact and unaltered.

Since the 1950s, Lakewood has developed into a thriving suburban community between Denver and Golden. The town was officially incorporated in 1969, and remains one of the largest communities in Colorado. Due south of the Leiby Residence, US 6 has since evolved into a high-speed interstate highway passing through the Lakewood east to west. The areas surrounding the Green Acres subdivision have become filled in with commercial buildings fronting primary thoroughfares, such as Wadsworth Boulevard to the east, while secondary side roads lead directly to residential subdivisions that were constructed primarily between 1950 through the present.

36. Sources of information:

Autobee, Kris
2008 *King Apple Comes to Lakewood*. In The Lakewood Historian Winter 2008.
Lakewood, Colorado.

Resource Number: 5JF3548

Temporary Resource Number:

Colorado Historical Society

2003 *A Guide to Colorado's Historic Architecture and Engineering*. Denver, Colorado:
Office of Archaeology and Historic Preservation.

Hill, David R.

1984 *Colorado Urbanization and Planning Context*. Denver: State Historical Society of Colorado.

Holleran, Michael

2005 *Historic Context for Irrigation and Water Supply Ditches and Canals in Colorado*.
Colorado Center for Preservation Research, University of Colorado at Denver and
Health Sciences Center: Denver, Colorado.

Leonard, Stephen J. and Thomas J. Noel

1990 *Denver: Mining Camp to Metropolis*. University Press of Colorado: Niwot, Colorado.

Preservation Publishing

2002 *Survey Report for the 2001 Cultural Resource Survey of Historic Northeast Lakewood*.
Prepared for the City of Lakewood, May.

Rhodes, Diane Lee (with Parsons Engineering)

2002a *An Intensive Historical Archaeological Survey Along the West Corridor Alternative Route, Regional
Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver,
Colorado.

2002b *An Inventory of Historic Structures Along the West Corridor Alternative Routes, Regional
Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver,
Colorado.

Ryland, Charles S.

1972 "Golden's Resourceful Merchant" in *The Denver Westernaires Roundup*. Vol. XXVIII, No. 9, Nov-
Dec.

Sugnet and Associates

1999 *Cultural Resources Inventory of the Proposed Colfax Avenue and Wadsworth Boulevard
Improvement Project*, City of Lakewood, Colorado

Wilcox, Patricia K. editor

1976 *76 Centennial Stories of Lakewood, Colorado*. Lakewood Centennial-Bicentennial
Commission: Lakewood, Colorado.

1994 *Lakewood-Colorado: An Illustrated Biography*. Lakewood 25th Birthday Commission:
Lakewood, Colorado.

Willits, W. F.

1899 *W. F. Willits Farm Map*. Denver Public Library, Western History and Genealogy
Division.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: _____

Designating authority:

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;

Resource Number: 5JF3548
Temporary Resource Number:

- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual)
- Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture

40. Period of significance: 1946

41. Level of significance: National State Local

42. Statement of significance: The Leiby Residence at 7395 West 6th Avenue Frontage Road is recommended eligible under National Register Criterion C because it is representative of the English-Norman Cottage architectural style in Lakewood. Its steeply pitched, cross-gabled entrance, brick masonry exterior, and arched door and window at its principal façade are all character-defining features of this style. This English-Norman style a popular residential style during the 1920s and 1930s, and a renewed interest in the style followed World War II. The detached, brick garage located to the northwest of the house also matches the style of the house and contributes to the house's historical setting.

43. Assessment of historic physical integrity related to significance: The house at 7395 West 6th Avenue Frontage Road has good historic physical integrity. Built in 1946, the house retains its overall form and has not sustained any major additions or alterations, as observed. Its original materials, setting, location, feeling, and association are all still highly evident on the property.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

45. Is there National Register district potential? Yes No Discuss: The houses along West 6th Avenue Frontage Road adjacent to 7395 W. 6th Avenue do not meet National Register Criteria for a historic district. As a whole, the housing along this roadway was built between 1940 through the late 1950s, and there is little continuity between the historical revival architectural styles of the pre-World War II houses and the Post-World War II Ranch and Split Level houses of the rest of the Green Acres neighborhood, to the east and north. Moreover, many of the properties along this road have sustained numerous alterations over the years, such as obstructive additions that are visible from the street, replacement siding materials, or in some cases, demolition. As a result, the 6th Avenue Frontage Road housing does not convey enough significance, nor enough integrity, to recommend as a historic district.

If there is National Register district potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

Resource Number: 5JF3548

Temporary Resource Number:

VIII. RECORDING INFORMATION

47. Photograph numbers: N/A

Negatives filed at: N/A; digital photography used

48. Report title: Historic Resources Survey, US 6 and Wadsworth Boulevard, Lakewood, CO

49. Date(s): March 14, 2008

50. Recorder(s): Jennifer E. Bryant

51. Organization: TEC, Inc

52. Address: 1746 Cole Boulevard, Suite 265, Golden, CO 80401

53. Phone number(s): 303-273-0231

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395

Resource Number: 5JF3548
Temporary Resource Number:

Resource Number: 5JF3548
Temporary Resource Number:

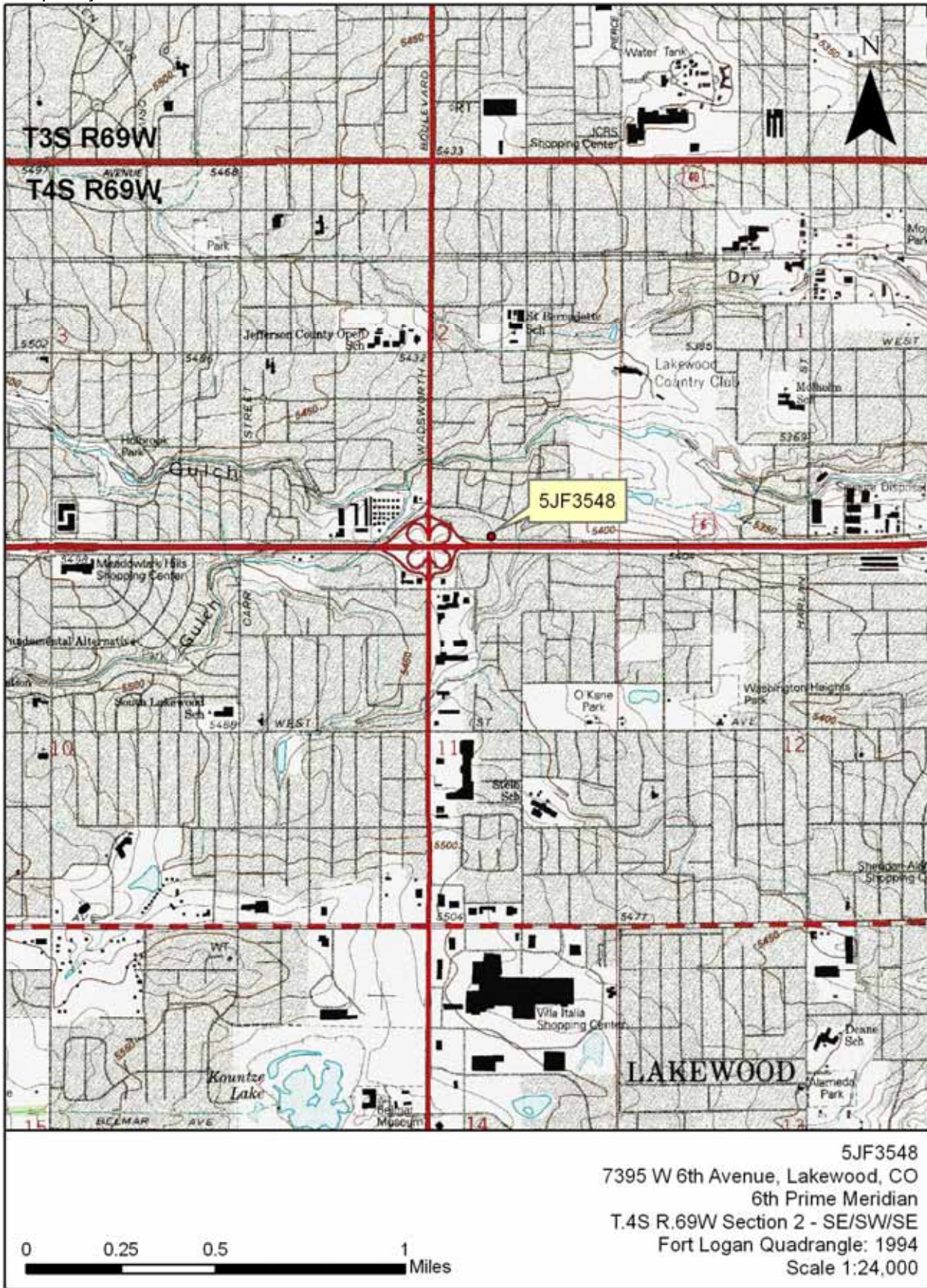


Sketch Map
5JF3548
7395 West 6th Avenue Frontage Road
Lakewood, CO 80214

- - - - Parcel Boundary



Resource Number: 5JF3548
Temporary Resource Number:



Location Map

Resource Number: 5JF3548
Temporary Resource Number:

Photo Log

Property Name: Leiby Residence
Property Location: 7395 West 6th Avenue Frontage Road, Lakewood, Jefferson County, Colorado
Photographer: Jennifer E. Bryant
Date Taken: February 27, 2008
Negatives: none; digital photography used

<u>Photo #</u>	<u>Facing</u>	<u>Description</u>
1	NE	West and South façades
2	NW	South and East façades
3	NE	House and Garage

Resource Number: 5JF3548
Temporary Resource Number:



Photograph 1: West and South façades, view to the Northeast



Photograph 2: South and East façades, view to the Northwest

Resource Number: 5JF3548
Temporary Resource Number:



Photograph 3: House and Garage, view to the Northeast

Resource Number: 5JF3549
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
 Determined Eligible- NR
 Determined Not Eligible- NR
 Determined Eligible- SR
 Determined Not Eligible- SR
 Need Data
 Contributes to eligible NR District
 Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5JF3549
2. Temporary resource number:
3. County: Jefferson
4. City: Lakewood
5. Historic building name: Baumgartel Residence
6. Current building name: Gunderson Residence
7. Building address: 7423 West 6th Avenue Frontage Road
8. Owner name and address: Kathryn S. Gunderson, 7423 West 6th Avenue Frontage Road, Lakewood, CO 80214

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 4S Range 69W
SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of section 2
10. UTM reference
Zone 13; 49 3239 mE 4397340 mN
11. USGS quad name: Fort Logan
Year: 1965, Rev. 1994 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 0013 Block: N/A
Addition: Green Acres AMD Year of Addition: 1940
13. Boundary Description and Justification: The boundary is defined by the property's legal boundaries. The site in this lot is bounded by the northern boundary shared with Parcel 49-024-12-019, the eastern boundary with 7395 West 6th Avenue Frontage Road, the southern boundary with West 6th Avenue Frontage Road, and the western boundary with 7433 West 6th Avenue Frontage Road.

III. Architectural Description

14. Building plan (footprint, shape): Irregular Plan
15. Dimensions in feet: 1,158 sq. ft.
16. Number of stories: One
17. Primary external wall material(s): Stucco
18. Roof configuration: Hipped
19. Primary external roof material: Terra Cotta

Resource Number: 5JF3549

Temporary Resource Number:

20. Special features: Chimney

21. General architectural description: The Gunderson Residence at 7423 West 6th Avenue Frontage Road is a single-family, one-story, Mediterranean Revival style house that is clad in stucco on all sides. It has an irregular plan created by cross-gabled projections at the principal, south, façade, and at the west, side façade. Its primary roof is a low-pitched, hipped roof that incorporates the south and west cross-gabled projections. All of the roof components are covered by terra cotta tile. The principal, south façade consists of a projecting entryway within the cross-gable, which itself is front-gabled and has an arched bay trimmed with multicolored glazed tiles surrounding the arched entrance door. The entrance is accessed by a concrete stoop. The west side of the south façade has one bay with a multi-light casement window. The east side of the façade has a multi-light sliding window. The fenestration throughout the remainder of the house consists of multi-light casement windows with metal awnings. The west, side façade consists of three window bays. A stucco-clad chimney with a terra cotta cap is located on the northern half of the roof toward the center of the house. The house's foundation is concrete. The interior was not surveyed due to restricted access to the property.

22. Architectural style/building type: Mediterranean Revival

23. Landscaping or special setting features: The house at 7423 West 6th Avenue Frontage Road is located in a suburban setting north of 6th Avenue and east of Wadsworth Boulevard. The landscaping surrounding the house consists of a grass-covered lawn on all sides with a gravel driveway on the west side of the lot leading from West 6th Avenue Frontage Road to the garage at the northwest corner of the lot. The house is flanked by ornamental shrubs and plantings. Trees border the northern, eastern, southern, and western boundaries of the lot.

24. Associated buildings, features, or objects: A detached two-car, one-bay garage is located northwest of the primary residence. The garage is clad in stucco and has a mansard roof at its south, principal façade, and is covered in terra cotta tile. The roof's sides are enclosed by a stepped parapet and descend toward the south, rear of the structure.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1939

Source of information: Jefferson County Assessor Records

26. Architect: Unknown

Source of information:

27. Builder/Contractor: Unknown

Source of information:

28. Original owner: A.E. and E.E. Baumgartel

Source of information: Jefferson County Assessor Records

29. Construction history (include description and dates of major additions, alterations, or demolitions):

Resource Number: 5JF3549

Temporary Resource Number:

No additions or alterations are observed.

30. Original location X Moved ___ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/Single Dwelling

32. Intermediate use(s): N/A

33. Current use(s): Domestic/Single Dwelling

34. Site type(s): Suburban Home

35. Historical background:

The historic context of 7423 West 6th Avenue Frontage Road comprises the historical themes of agriculture, early industry, and transportation in northern Jefferson County. Located five miles west of Denver, Lakewood grew from a small farming community into a suburban city filled out by neighborhood subdivisions in less than a century. In the 1890s and 1900s, Denver exurbanites ventured westward to seek the pastoral landscape of Lakewood. Lakewood was first platted in 1891 as a railroad-oriented suburb, coinciding with new railroad line along 13th Avenue through the Lakewood area to link Denver with the mining center of Golden (Ryland, 1972: 13). The Silver Crash and recession of 1893, however, caused early development to remain modest through the 1920s.

A farm map published in 1899 shows that the areas near the intersection of West 6th Avenue and Wadsworth Boulevard were dominated by large tracts of farmland, and a few small areas of platted subdivisions located near major roadways. By 1900, the West Colfax Avenue had also become a significant artery for horse-driven transportation and soon thereafter, automobile traffic. Development along the Colfax corridor helped spur development in Lakewood. When West Colfax Avenue became a two-lane paved road in 1916, it became the first road in the vicinity to receive blacktop (Sugnet and Associates, 1999:2).

Commercial businesses were established along Wadsworth Boulevard in the 1920s and 1930s, illustrating the beginning of Lakewood's transition from an agricultural community into a commercial and residential suburb of Denver. Residential subdivisions began to appear to the east and west of Wadsworth as early as the 1930s. The landscape changed more drastically in 1941 when the United States government opened the Denver Ordnance Plant (DOP), a World War II munitions manufacturing plant, southwest of US 6 and Garrison Street in Lakewood. Before the DOP opened, US 6 consisted of a two-lane gravel road between Denver to the intersection at Simms/Union streets. Due to the increased number of travelers between Lakewood and the DOP, US 6 was paved and widened to a four-lane highway in 1942 (Norman, 2002: 18). By 1943, the DOP employed almost 20,000 people and operated on a constant 24-hour schedule, with many of the workers seeking housing in the surrounding communities.

After the war ended and the DOP closed, the Federal government converted the site into the current Denver Federal Center in 1950. Almost immediately, the Denver Federal Center became the largest installation of government employees in the United States outside of Washington, D.C. (Wilcox, 1994: 75). The facility had a direct impact on Lakewood's suburban community when a number of new subdivisions were formed in Lakewood to accommodate

Resource Number: 5JF3549

Temporary Resource Number:

the nearby workforce. These new residential subdivisions, including neighborhoods such as Meadowlark Hills and Lakewood Village, replaced Lakewood's remaining farmland, and signaled the end of the agricultural activity in the vicinity of US 6 and Wadsworth.

Originally platted in 1940, the Green Acres Subdivision is located between Emerald Lane and Reed Street from US 6 to 9th Place on its northernmost boundary. According to an 1899 map, the land now known as the Green Acres Subdivision, including the property occupied by the Gunderson Residence, was originally owned by William A.H. Loveland, his wife Miranda, and his railroad partner Charles C. Welch. At the time of its plat, the land was owned by Mary W.J. Edbrooke who operated a small farm on the property.

The Green Acres subdivision gradually became filled in with a mixture of single-family houses during the late 1940s and 1950s. The houses built in the 1940s and 1950s all maintain the 50-foot setbacks foot distance between all roadways and the front façade of the house, according to the requirements of the neighborhood's covenants. Additionally, the neighborhood was planned with a special interest in the location of trees and shrubbery around each property. Although Green Acres was platted and began construction in the 1940s, the majority of the neighborhood's development occurred during the following decades of the 1950s and 1960s. While the 1940s housing in the subdivision exemplified the historical or revival styles, such as Minimal Traditional or English-Norman Cottage styles, the later housing of the 1950s and 1960s were typically Ranch style or Split Level houses. Few of the houses from the 1930s and 1940s in the Green Acres subdivision remain intact and unaltered.

Since the 1950s, Lakewood has developed into a thriving suburban community between Denver and Golden. The town was officially incorporated in 1969, and remains one of the largest communities in Colorado. Due south of the Gunderson Residence, US 6 has since evolved into a high-speed interstate highway passing through the Lakewood east to west. The areas surrounding the Green Acres subdivision have become filled in with commercial buildings fronting primary thoroughfares, such as Wadsworth Boulevard to the east, while secondary side roads lead directly to residential subdivisions constructed primarily between 1950 through the present.

36. Sources of information:

Autobee, Kris.

2008 *King Apple Comes to Lakewood*. In The Lakewood Historian Winter 2008. Lakewood, Colorado.

Colorado Historical Society.

2003 *A Guide to Colorado's Historic Architecture and Engineering*. Denver, Colorado: Office of Archaeology and Historic Preservation.

Hill, David R.

1984 *Colorado Urbanization and Planning Context*. Denver: State Historical Society of Colorado.

Holleran, Michael

2005 *Historic Context for Irrigation and Water Supply Ditches and Canals in Colorado*. Colorado Center for Preservation Research, University of Colorado at Denver and

Resource Number: 5JF3549
Temporary Resource Number:
Health Sciences Center: Denver, Colorado.

Leonard, Stephen J. and Thomas J. Noel
1990 *Denver: Mining Camp to Metropolis*. University Press of Colorado: Niwot, Colorado.

Preservation Publishing
2002 *Survey Report for the 2001 Cultural Resource Survey of Historic Northeast Lakewood*.
Prepared for the City of Lakewood, May.

Rhodes, Diane Lee (with Parsons Engineering)
2002a *An Intensive Historical Archaeological Survey Along the West Corridor Alternative Route, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.
2002b *An Inventory of Historic Structures Along the West Corridor Alternative Routes, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado. Ryland, Charles S.
1972 "Golden's Resourceful Merchant" in *The Denver Westernaires Roundup*. Vol. XXVIII, No. 9, Nov-Dec.

Sugnet and Associates
1999 *Cultural Resources Inventory of the Proposed Colfax Avenue and Wadsworth Boulevard Improvement Project*, City of Lakewood, Colorado

Wilcox, Patricia K. editor
1976 *76 Centennial Stories of Lakewood, Colorado*. Lakewood Centennial-Bicentennial Commission: Lakewood, Colorado.
1994 *Lakewood-Colorado: An Illustrated Biography*. Lakewood 25th Birthday Commission: Lakewood, Colorado.

Willits, W. F.
1899 *W. F. Willits Farm Map*. Denver Public Library, Western History and Genealogy Division.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: _____

Designating authority:

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture

40. Period of significance: 1939-1945

Resource Number: 5JF3549

Temporary Resource Number:

41. Level of significance: National State Local

42. Statement of significance: The property at 7423 West 6th Avenue Frontage Road is recommended eligible under National Register Criterion C because it is a representative of the Mediterranean Revival architectural style in Lakewood. Its low-pitched, cross-gabled roof, terra cotta roofing materials, stucco exterior, arched entrance

with glazed decorative tiles, and casement windows are all character-defining features of this style. The detached, stucco-clad garage located to the northwest of the house also matches the style of the house, and contributes to the house's historical setting.

43. Assessment of historic physical integrity related to significance: The historic physical integrity of the property at 7423 West 6th Avenue Frontage Road is a good example of the Mediterranean Revival style. Built in 1939, the house retains its overall form and has not sustained any major additions or alterations. Its original materials, setting, location, feelings, and association are all still highly evident on the property.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

45. Is there National Register district potential? Yes No

Discuss: The houses along West 6th Avenue Frontage Road adjacent to 7423 W. 6th Avenue do not meet National Register Criteria for a historic district. As a whole, the housing along this roadway was built between 1940 through the late 1950s, and there is little continuity between the historical revival architectural styles of the pre-World War II houses and the Post-World War II Ranch and Split Level houses of the rest of the Green Acres neighborhood, to the east and north. Moreover, many of the properties along this road have sustained numerous alterations over the years, such as obstructive additions that are visible from the street, replacement siding materials, or in some cases, demolition. As a result, the 6th Avenue Frontage Road housing does not convey enough significance, nor enough integrity, to recommend as a historic district.

If there is National Register district potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: N/A

Negatives filed at: N/A; digital photography used

48. Report title: Historic Resources Survey, US 6 and Wadsworth Boulevard, Lakewood, CO

49. Date(s): March 17, 2008

50. Recorder(s): Jennifer E. Bryant

51. Organization: TEC, Inc

52. Address: 1746 Cole Boulevard, Suite 265, Golden, CO 80401

Resource Number: 5JF3549
Temporary Resource Number:
53. Phone number(s): 303-273-0231

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

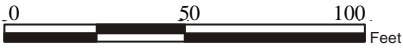
Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395

Resource Number: 5JF3549
Temporary Resource Number:

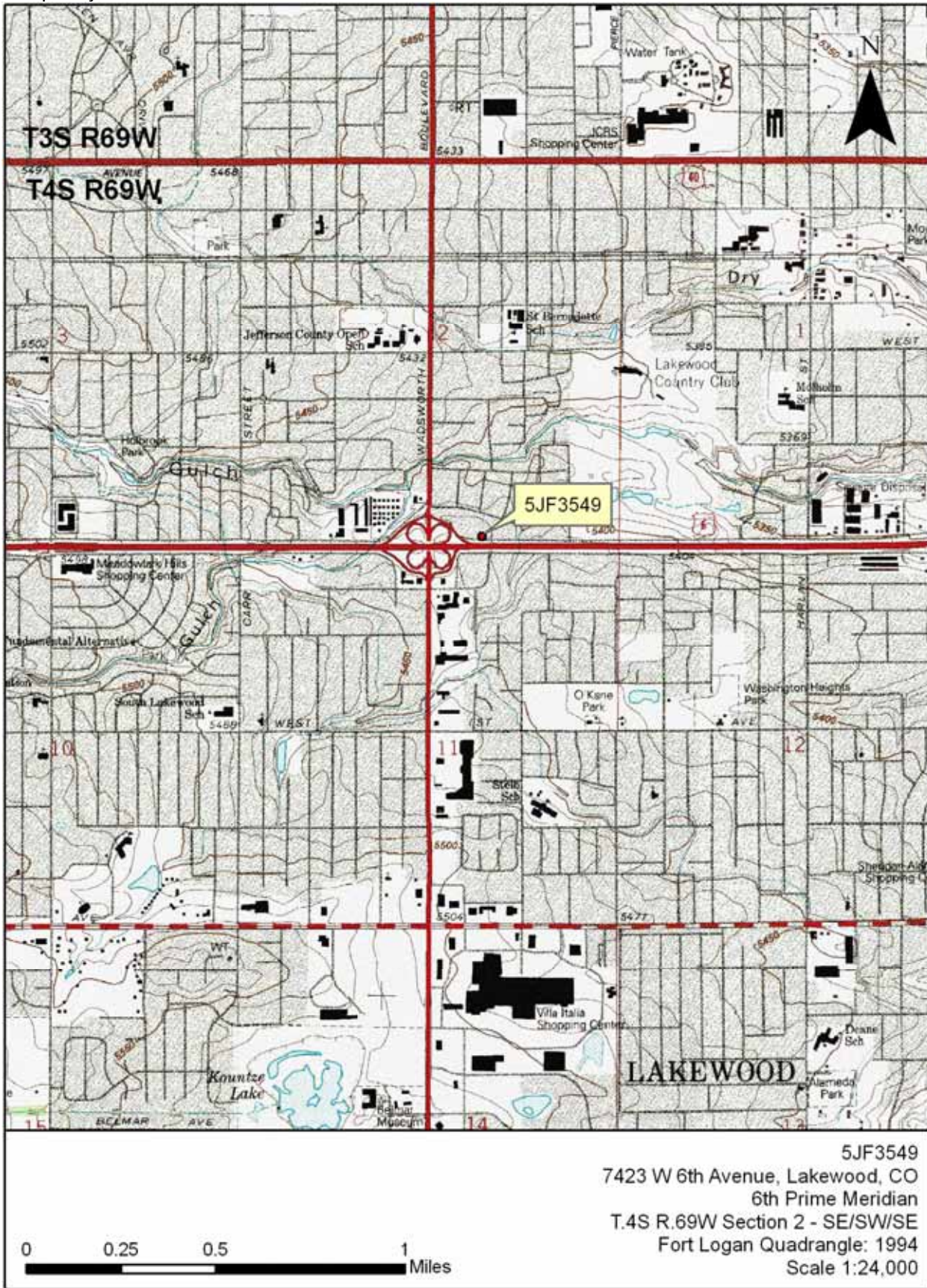


Sketch Map
5JF3549
7423 West 6th Avenue Frontage Road
Lakewood, CO 80214

- - - - Parcel Boundary



Resource Number: 5JF3549
Temporary Resource Number:



Location Map

Resource Number: 5JF3549
Temporary Resource Number:

Photo Log

Property Name: Gunderson Residence
Property Location: 7423 West 6th Avenue Frontage Road, Lakewood, Jefferson County, Colorado
Photographer: Jennifer E. Bryant
Date Taken: February 27, 2008
Negatives: none; digital photography used

<u>Photo #</u>	<u>Facing</u>	<u>Description</u>
1	NE	South and West façades
2	NW	South façade

Resource Number: 5JF3549
Temporary Resource Number:



Photograph 1: South and West façades, view to the Northeast



Photograph 2: South façade, view to the Northwest

Resource Number: 5JF3554
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5JF3554
2. Temporary resource number: 49-024-08-012
3. County: Jefferson
4. City: Lakewood
5. Historic building name: Richardson Residence
6. Current building name: McKinnie Residence
7. Building address: 7558 West 9th Avenue
8. Owner name and address: Jocosa J. McKinnie, 7558 West 9th Avenue, Lakewood, CO 80214

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 4S Range 69W
NW ¼ of SW ¼ of NW ¼ of SE ¼ of section 2
10. UTM reference
Zone 13; 493078 mE 4397916 mN
11. USGS quad name: Fort Logan
Year: 1965, Rev. 1994 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): N/A Block: N/A
Addition: N/A Year of Addition: N/A
13. Boundary Description and Justification: The boundary is defined by the property's legal boundaries. The lot in this site is bounded by the northern boundary with West 9th Avenue, the eastern lot boundary, the southern lot boundary with parcel 49-024-11-002, and the western lot boundary with parcel 49-024-00-011.

III. Architectural Description

14. Building plan (footprint, shape): Irregular Plan
15. Dimensions in feet: 1099 sq. ft.
16. Number of stories: 1
17. Primary external wall material(s): Stucco
18. Roof configuration: Flat
19. Primary external roof material: Asphalt
20. Special features: Chimney, Glass Block Window, Fence

Resource Number: 5JF3554
Temporary Resource Number:

21. General architectural description: The McKinnie residence at 7558 West 9th Avenue is a single-family, one-story Art Deco style house. The house has an irregular footprint, and is clad in textured stucco. The roof is flat with a parapet that has horizontal details that appear to be black glass, which could possibly be Vitrolite structural glass that was commonly used as Art Deco architectural ornamentation. The roof is covered by asphalt. The fenestration throughout consists of metal-framed, multi-light casement windows with transoms lights above. The principal, north façade consists of two bays containing the primary entrance and a large corner window. Flanking the primary entrance are narrow glass block windows that are one block in width. The primary entrance is located on a curved wall and has black glass detailing above the doorway that matches the detailing on the parapet. A stucco-clad chimney is located along the east façade, and a second chimney is located along the south façade. The foundation could not be seen during survey, and the interior was not surveyed due to restricted access to the property.
22. Architectural style/building type: Art Deco
23. Landscaping or special setting features: The house at 7558 West 9th Avenue is located in a suburban setting north of 6th Avenue and east of Wadsworth Boulevard. The landscaping consists of a grass-covered lawn on all sides, with ornamental shrubs and a packed dirt driveway on the northwest end of the lot leading from West 9th Avenue to the detached garage southwest of the primary residence.
24. Associated buildings, features, or objects: A detached, two-car, two-bay garage is located southwest of the house. The garage is clad in stucco to match the house, and appears to be contemporary with the house.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1939
Source of information: Jefferson County Assessor Records
26. Architect: Unknown
Source of information:
27. Builder/Contractor: Unknown
Source of information:
28. Original owner: L.W. and Erna Richardson
Source of information: Jefferson County Assessor
29. Construction history (include description and dates of major additions, alterations, or demolitions):
No additions or alterations as observed.
30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/Single Dwelling
32. Intermediate use(s): N/A

Resource Number: 5JF3554

Temporary Resource Number:

33. Current use(s): Domestic/Single Dwelling

34. Site type(s): Suburban Home

35. Historical background:

The historic context of 7558 West 6th Avenue Frontage Road comprises the historical themes of agriculture, early industry, and transportation in northern Jefferson County. Located five miles west of Denver, Lakewood grew from a small farming community into a suburban city filled out by neighborhood subdivisions in less than a century. In the 1890s and 1900s, Denver exurbanites ventured westward to seek the pastoral landscape of Lakewood. Lakewood was first platted in 1891 as a railroad-oriented suburb, coinciding with new railroad line along 13th Avenue through the Lakewood area to link Denver with the mining center of Golden (Ryland, 1972: 13). The Silver Crash and recession of 1893, however, caused early development to remain modest through the 1920s.

A farm map published in 1899 shows that the areas near the intersection of West 6th Avenue and Wadsworth Boulevard were dominated by large tracts of farmland, and a few small areas of platted subdivisions located near major roadways. By 1900, the West Colfax Avenue had also become a significant artery for horse-driven transportation and soon thereafter, automobile traffic. Development along the Colfax corridor helped spur development in Lakewood. When West Colfax Avenue became a two-lane paved road in 1916, it became the first road in the vicinity to receive blacktop (Sugnet and Associates, 1999:2).

Commercial businesses were established along Wadsworth Boulevard in the 1920s and 1930s, illustrating the beginning of Lakewood's transition from an agricultural community into a commercial and residential suburb of Denver. Residential subdivisions began to appear to the east and west of Wadsworth as early as the 1930s. The landscape changed more drastically in 1941 when the United States government opened the Denver Ordnance Plant (DOP), a World War II munitions manufacturing plant, southwest of US 6 and Garrison Street in Lakewood. Before the DOP opened, US 6 consisted of a two-lane gravel road between Denver to the intersection at Simms/Union streets. Due to the increased number of travelers between Lakewood and the DOP, US 6 was paved and widened to a four-lane highway in 1942 (Norman, 2002: 18). By 1943, the DOP employed almost 20,000 people and operated on a constant 24-hour schedule, with many of the workers seeking housing in the surrounding communities.

After the war ended and the DOP closed, the Federal government converted the site into the current Denver Federal Center in 1950. Almost immediately, the Denver Federal Center became the largest installation of government employees in the United States outside of Washington, D.C. (Wilcox, 1994: 75). The facility had a direct impact on Lakewood's suburban community when a number of new subdivisions were formed in Lakewood to accommodate the nearby workforce. These new residential subdivisions, including neighborhoods such as Meadowlark Hills and Lakewood Village, replaced Lakewood's remaining farmland, and signaled the end of the agricultural activity in the vicinity of US 6 and Wadsworth.

Since the 1950s, Lakewood has developed into a thriving suburban city of Denver. In addition to the employment provided by the Federal Center, Lakewood's growth has been encouraged by its close proximity to Denver, and the

Resource Number: 5JF3554

Temporary Resource Number:

frequent upgrades of roads and highways that link Lakewood to the greater metropolitan region. The town was officially incorporated in 1969, and remains one of the largest communities in Colorado.

A major north-south transportation route through Lakewood, the buildings along Wadsworth Boulevard have evolved from farm houses to commercial office buildings. In the early twentieth century, Wadsworth Boulevard was a gravel graded road connecting the farms along the route. As the region evolved, so did Wadsworth Boulevard, eventually becoming a four-lane, paved thoroughfare that carries a high volume of traffic daily. The buildings along the roadway exhibit this alteration. During the first few decades of the twentieth century the structures along Wadsworth Boulevard were farm houses supporting the agricultural endeavors of the area. By the 1930s commercial enterprises began appearing on Wadsworth Boulevard, and by the 1950s, the roadway featured a number of gas stations and commercial storefronts. As of 2008, the majority of buildings along Wadsworth Boulevard house commercial endeavors with a few single-family houses remaining primarily located on cross-streets.

36. Sources of information:

Autobee, Kris.

2008 *King Apple Comes to Lakewood*. In The Lakewood Historian Winter 2008. Lakewood, Colorado.

Colorado Historical Society.

2003 *A Guide to Colorado's Historic Architecture and Engineering*. Denver, Colorado: Office of Archaeology and Historic Preservation.

Hill, David R.

1984 *Colorado Urbanization and Planning Context*. Denver: State Historical Society of Colorado.

Holleran, Michael

2005 *Historic Context for Irrigation and Water Supply Ditches and Canals in Colorado*. Colorado Center for Preservation Research, University of Colorado at Denver and Health Sciences Center: Denver, Colorado.

Leonard, Stephen J. and Thomas J. Noel

1990 *Denver: Mining Camp to Metropolis*. University Press of Colorado: Niwot, Colorado.

Preservation Publishing

2002 *Survey Report for the 2001 Cultural Resource Survey of Historic Northeast Lakewood*. Prepared for the City of Lakewood, May.

Rhodes, Diane Lee (with Parsons Engineering)

2002a *An Intensive Historical Archaeological Survey Along the West Corridor Alternative Route, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

2002b *An Inventory of Historic Structures Along the West Corridor Alternative Routes, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

Ryland, Charles S.

1972 "Golden's Resourceful Merchant" in *The Denver Westernaires Roundup*. Vol. XXVIII, No. 9, Nov-Dec.

Sugnet and Associates

1999 *Cultural Resources Inventory of the Proposed Colfax Avenue and Wadsworth*

Resource Number: 5JF3554

Temporary Resource Number:

Boulevard Improvement Project, City of Lakewood, Colorado

Wilcox, Patricia K. editor

1976 *76 Centennial Stories of Lakewood, Colorado*. Lakewood Centennial-Bicentennial Commission: Lakewood, Colorado.

1994 *Lakewood-Colorado: An Illustrated Biography*. Lakewood 25th Birthday Commission: Lakewood, Colorado.

Willits, W. F.

1899 *W. F. Willits Farm Map*. Denver Public Library, Western History and Genealogy Division.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No X Date of designation: _____

Designating authority:

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;

X C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

___ D. Has yielded, or may be likely to yield, information important in history or prehistory.

___ Qualifies under Criteria Considerations A through G (see Manual)

___ Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture

40. Period of significance: 1938-1954

41. Level of significance: National ___ State ___ Local X

42. Statement of significance: The property at 7558 West 9th Avenue recommended eligible for nomination to the NRHP under Criterion C as a good example of the Art Deco styled, single-family residence in Lakewood. This is evidenced by its flat, parapeted roof with decorative black glass, and geometric lines, and curvilinear entrance wall, which is flanked by glass block lights. This house is the only example of an Art Deco residence observed within its vicinity.

43. Assessment of historic physical integrity related to significance: The house at 7558 West 9th Avenue has good historic physical integrity. Built in 1939, the house retains its overall form and has not sustained any major additions or alterations as observed.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible X Not Eligible ___ Need Data ___

Resource Number: 5JF3554

Temporary Resource Number:

45. Is there National Register district potential? Yes ___ No X

Discuss: The houses along West 9th Avenue do not represent enough historical significance to meet National

Register criteria for a historic district. Many of the properties along this road have sustained alterations, such as new siding materials and additions. Additionally a number of houses in the area have been demolished and replaced. As a result, the housing no longer conveys enough historical significance to be recommended eligible as contributing buildings in a historic district.

If there is National Register district potential, is this building: Contributing ___ Noncontributing _____

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing _____

VIII. RECORDING INFORMATION

47. Photograph numbers: N/A

Negatives filed at: N/A; digital photography used

48. Report title: Historic Resources Survey, US 6 and Wadsworth Boulevard, Lakewood, CO

49. Date(s): March 25, 2008

50. Recorder(s): Jennifer E. Bryant

51. Organization: TEC, Inc

52. Address: 1746 Cole Boulevard, Suite 265, Golden, CO 80401

53. Phone number(s): 303-273-0231

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395

Resource Number: 5JF3554
Temporary Resource Number:

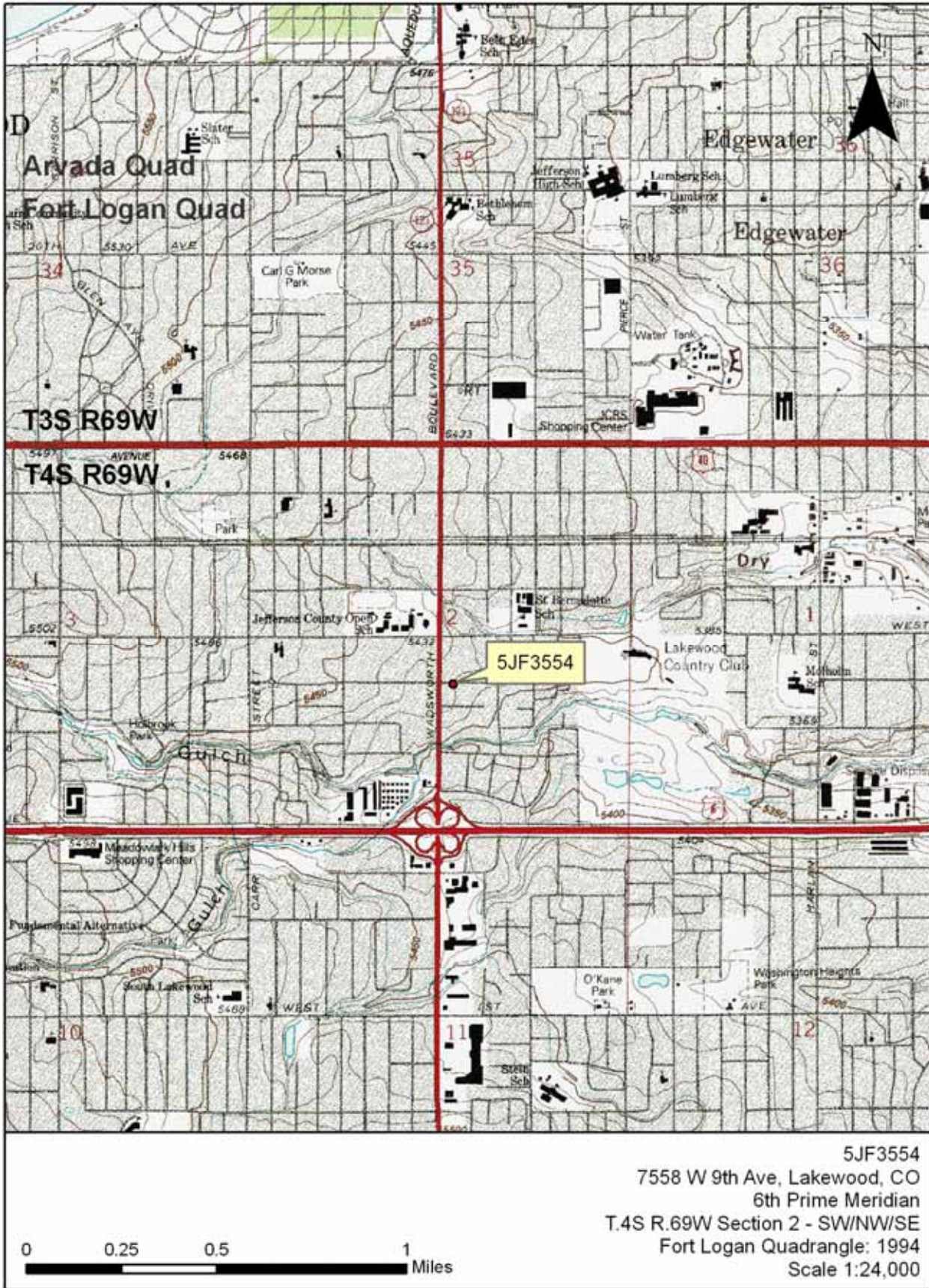
Resource Number: 5JF3554
Temporary Resource Number:



Sketch Map
5JF3554
7558 West 9th Avenue
Lakewood, CO 80214
- - - - Parcel Boundary



Resource Number: 5JF3554
Temporary Resource Number:



Location Map

Resource Number: 5JF3554
Temporary Resource Number:

Photo Log

Property Name: McKinnie Residence
Property Location: 7558 West 9th Avenue, Lakewood, Jefferson County, Colorado
Photographer: Carrie Schomig
Date Taken: February 27, 2008
Negatives: none; digital photography used

<u>Photo #</u>	<u>Facing</u>	<u>Description</u>
1	SE	North façade
2	SW	North and East façades
3	SE	North and West façades

Resource Number: 5JF3554
Temporary Resource Number:



Photograph 1: North façade, view looking Southeast



Photograph 2: North and East façades, view looking Southwest

Resource Number: 5JF3554
Temporary Resource Number:



Photograph 3: North and West façades, view looking Southeast

Resource Number: 5JF3554
Temporary Resource Number:

Resource Number: 5JF3610
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5JF3610
2. Temporary resource number:
3. County: Jefferson
4. City: Lakewood
5. Historic building name: McEwens Residence and Fuller Residence
6. Current building name: Bradder Residence
7. Building address: 700 Park Lane
8. Owner name and address: Nancy E. Bradder, 700 Park Lane, Lakewood, CO 80214

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 4S Range 69W
NW ¼ of SE ¼ of SW ¼ of SE ¼ of section 2
10. UTM reference
Zone 13; 493252 mE 4397510 mN
11. USGS quad name: Fort Logan
Year: 1965, Rev. 1994 Map scale: 7.5' X 15' _____ Attach photo copy of appropriate map section.
12. Lot(s): N/A Block: 0032
Addition: Green Acres AMD Year of Addition: 1940
13. Boundary Description and Justification: The boundary is defined by the property's legal boundaries. The lot is bounded on the northern boundary by 720 Park Lane, the eastern lot boundary, the southern boundary of Broadview Drive, and the western boundary of Park Lane.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: 1659 square feet
16. Number of stories: 1
17. Primary external wall material(s): Brick
18. Roof configuration: Side Gable
19. Primary external roof material: Asphalt
20. Special features: Chimney, Glass Block Windows, Attached Garage, Fence

Resource Number: 5JF3610

Temporary Resource Number:

21. General architectural description: The Bradder residence at 700 Park Lane is a single-family, one-story Ranch Style house. It has a rectangular plan, and is clad in red brick. The roof is a low-pitched, side-gabled roof with closed overhanging eaves, and is covered in asphalt shingles. The foundation is concrete. The primary entrance is located at the center of the principal, west façade. The door is flanked by narrow, glass-block, side-light windows, and is trimmed with fluted shutters at either side. The windows typically consist of multi-light, plate-windows with brick sills, and have fluted, decorative shutters. One of these is a large, multi-light picture window, located north of center on the west façade. A 12-block, glass-block window is located south of the central entrance. A brick chimney is located at the eastern, rear slope of the primary roof. At the north, side façade is a wood-frame extension to the house that is possibly an addition. This extension is one bay, clad in horizontal vinyl siding, and is setback from the west façade, and is covered by a side-gabled roof. Attached to the rear, east façade, is a one-car garage with a paved driveway leading from Broadview Drive to the garage. The interior was not surveyed due to restricted access to the property.

22. Architectural style/building type: Ranch

23. Landscaping or special setting features: Landscaping around the property consists of grass-covered lawns on all sides, and a paved driveway on the east end of the south façade. A six-foot wood fence surrounds the rear property's backyard.

24. Associated buildings, features, or objects: None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1950

Source of information: Jefferson County Assessor Records

26. Architect: Unknown

Source of information:

27. Builder/Contractor: Unknown

Source of information:

28. Original owner: Unknown

Source of information:

29. Construction history (include description and dates of major additions, alterations, or demolitions):

The small extension at the north side of the house is possibly a later addition.

30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/Single Dwelling

32. Intermediate use(s): N/A

33. Current use(s): Domestic/Single Dwelling

34. Site type(s): Suburban Home

Resource Number: 5JF3610

Temporary Resource Number:

35. Historical background:

The historic context of 700 Park Lane comprises the historical themes of agriculture, early industry, and transportation in northern Jefferson County. Located five miles west of Denver, Lakewood grew from a small farming community into a suburban city filled out by neighborhood subdivisions in less than a century. In the 1890s and 1900s, Denver exurbanites ventured westward to seek the pastoral landscape of Lakewood. Lakewood was first platted in 1891 as a railroad-oriented suburb, coinciding with new railroad line along 13th Avenue through the Lakewood area to link Denver with the mining center of Golden (Ryland, 1972: 13). The Silver Crash and recession of 1893, however, caused early development to remain modest through the 1920s.

A farm map published in 1899 shows that the areas near the intersection of West 6th Avenue and Wadsworth Boulevard were dominated by large tracts of farmland, and a few small areas of platted subdivisions located near major roadways. By 1900, the West Colfax Avenue had also become a significant artery for horse-driven transportation and soon thereafter, automobile traffic. Development along the Colfax corridor helped spur development in Lakewood. When West Colfax Avenue became a two-lane paved road in 1916, it became the first road in the vicinity to receive blacktop (Sugnet and Associates, 1999:2).

Commercial businesses were established along Wadsworth Boulevard in the 1920s and 1930s, illustrating the beginning of Lakewood's transition from an agricultural community into a commercial and residential suburb of Denver. Residential subdivisions began to appear to the east and west of Wadsworth as early as the 1930s. The landscape changed more drastically in 1941 when the United States government opened the Denver Ordnance Plant (DOP), a World War II munitions manufacturing plant, southwest of US 6 and Garrison Street in Lakewood. Before the DOP opened, US 6 consisted of a two-lane gravel road between Denver to the intersection at Simms/Union streets. Due to the increased number of travelers between Lakewood and the DOP, US 6 was paved and widened to a four-lane highway in 1942 (Norman, 2002: 18). By 1943, the DOP employed almost 20,000 people and operated on a constant 24-hour schedule, with many of the workers seeking housing in the surrounding communities.

After the war ended and the DOP closed, the Federal government converted the site into the current Denver Federal Center in 1950. Almost immediately, the Denver Federal Center became the largest installation of government employees in the United States outside of Washington, D.C. (Wilcox, 1994: 75). The facility had a direct impact on Lakewood's suburban community when a number of new subdivisions were formed in Lakewood to accommodate the nearby workforce. These new residential subdivisions, including neighborhoods such as Meadowlark Hills and Lakewood Village, replaced Lakewood's remaining farmland, and signaled the end of the agricultural activity in the vicinity of US 6 and Wadsworth.

Originally platted in 1940, the Green Acres Subdivision is located between Emerald Lane and Reed Street from US 6 to 9th Place on its northernmost boundary. According to an 1899 map, the land now known as the Green Acres Subdivision was originally owned by William A.H. Loveland, his wife Miranda, and his railroad partner Charles C.

Resource Number: 5JF3610

Temporary Resource Number:

Welch. At the time of its plat, the land was owned by Mary W.J. Edbrooke who operated a small farm on the property.

The Green Acres subdivision gradually became filled in with a mixture of single-family houses during the late 1940s and 1950s. The houses built in the 1940s and 1950s all maintain the 50-foot setbacks foot distance between all roadways and the front façade of the house, according to the requirements of the neighborhood's covenants. Additionally, the neighborhood was planned with a special interest in the location of trees and shrubbery around each property. Although Green Acres was platted and began construction in the 1940s, the majority of the neighborhood's

development occurred during the following decades of the 1950s and 1960s. While the 1940s housing in the subdivision exemplified the historical or revival styles, such as Minimal Traditional or English-Norman Cottage styles, the later housing of the 1950s and 1960s were typically Ranch style or Split-level houses.

Since the 1950s, Lakewood has developed into a thriving suburban community between Denver and Golden. The town was officially incorporated in 1969, and remains one of the largest communities in Colorado. Due south of the Bradder Residence, US 6 has since evolved into a high-speed interstate highway passing through the Lakewood east to west. The areas surrounding the Green Acres subdivision has become filled in with commercial buildings fronting primary thoroughfares, such as Wadsworth Boulevard to the east, while secondary side roads lead directly to residential subdivisions construction primarily between 1950 through the present.

36. Sources of information:

Autobee, Kris.

2008 *King Apple Comes to Lakewood*. In The Lakewood Historian Winter 2008. Lakewood, Colorado.

Colorado Historical Society.

2003 *A Guide to Colorado's Historic Architecture and Engineering*. Denver, Colorado: Office of Archaeology and Historic Preservation.

Hill, David R.

1984 *Colorado Urbanization and Planning Context*. Denver: State Historical Society of Colorado.

Holleran, Michael

2005 *Historic Context for Irrigation and Water Supply Ditches and Canals in Colorado*. Colorado Center for Preservation Research, University of Colorado at Denver and Health Sciences Center: Denver, Colorado.

Leonard, Stephen J. and Thomas J. Noel

1990 *Denver: Mining Camp to Metropolis*. University Press of Colorado: Niwot, Colorado.

Preservation Publishing

2002 *Survey Report for the 2001 Cultural Resource Survey of Historic Northeast Lakewood*. Prepared for the City of Lakewood, May.

Rhodes, Diane Lee (with Parsons Engineering)

2002a *An Intensive Historical Archaeological Survey Along the West Corridor Alternative Route, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

Resource Number: 5JF3610
Temporary Resource Number:

2002b *An Inventory of Historic Structures Along the West Corridor Alternative Routes, Regional Transportation District, Denver and Jefferson Counties, Colorado.* Prepared for RTD, Denver, Colorado.

Ryland, Charles S.

1972 "Golden's Resourceful Merchant" in *The Denver Westernaires Roundup*. Vol. XXVIII, No. 9, Nov-Dec.

Sugnet and Associates

1999 *Cultural Resources Inventory of the Proposed Colfax Avenue and Wadsworth Boulevard Improvement Project, City of Lakewood, Colorado*

Wilcox, Patricia K. editor

1976 *76 Centennial Stories of Lakewood, Colorado.* Lakewood Centennial-Bicentennial Commission: Lakewood, Colorado.

1994 *Lakewood-Colorado: An Illustrated Biography.* Lakewood 25th Birthday Commission: Lakewood, Colorado.

Willits, W. F.

1899 *W. F. Willits Farm Map.* Denver Public Library, Western History and Genealogy Division.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No X Date of designation: _____

Designating authority:

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

___ D. Has yielded, or may be likely to yield, information important in history or prehistory.

___ Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture

40. Period of significance: N/A

41. Level of significance: National ___ State ___ Local _____

42. Statement of significance: The house at 700 Park Lane does not meet any of the National Register Criteria for individual significance. The building is not associated with any events that have made a significant contribution to history and research did not yield direct ties to the development of the Denver Federal Center in the early 1950s. Therefore, the building does not meet Criterion A. Historical research has not indicated that people associated with the house have any historical significance and thus does not meet Criterion B. Although it a Ranch style house, this building does not represent distinctive characteristics of a type, period, or method of construction, is not the work of a master, does not possess high artistic values, and is not a significant and distinguishable entity whose components

Resource Number: 5JF3610

Temporary Resource Number:

lack individual distinction. Therefore, it does not meet Criterion C for architectural merit. It also does not appear to have the potential to yield information about our prehistory or history that is not already known, and therefore is not recommended to meet Criterion D. This building, however, is recommended as a contributing resource in a potential Green Acres Historic District (see 45, below).

43. Assessment of historic physical integrity related to significance: The house at 700 Park Lane has good historic physical integrity. Built in 1950, the house retains its overall form and has not sustained any alterations or additions as observed.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

45. Is there National Register district potential? Yes X No ___

Discuss: The Green Acres Subdivision is located between Emerald Lane and Reed Street from US 6 to 9th Place on its northernmost boundary, and includes the roadways Highland Drive and Broadview Drive that branch eastward from Wadsworth Boulevard. Green Acres neighborhood is recommended eligible as a historic district that is an intact, representative example of a Post World War II residential subdivision.

The Green Acres Subdivision is recommended eligible under Criterion A for the neighborhood's establishment in Lakewood during the between the late 1940s and early 1960s. Platted in 1940, Green Acres began to develop with single-family residences by 1947 and the majority of the houses were built by 1961. The neighborhood's development during this time reflects an important historic trend in suburban growth within the Denver metropolitan area during the Post World War II era, and is an example of a development that led to Lakewood's establishment as an independent city in 1969.

Green Acres stands out as a highly intact post-World War II subdivision that was marketed to the upper-middle class in Lakewood. The 1956 advertisement in the *Annual Denver Area Parade of Homes* confirms that the housing was costlier than other neighborhoods in Lakewood at that time (Center for Historic Preservation Research, 2006:15). This may also be due to the neighborhood's characteristic large lots with generous housing setbacks. The development's location due west of the older establishment of the Lakewood Country Club suggests that some of the early residences may have been members of this prestigious Club. The houses that were built in Green Acres during the 1950s also coincide with the opening of the nearby Denver Federal Center in 1950. When the Federal Government converted the former DOP into the Denver Federal Center, the new campus became a regional center of government operations and employment. Its opening helped revitalize Lakewood as a residential suburb providing middle-class housing to Federal Center employees.

Resource Number: 5JF3610

Temporary Resource Number:

The Green Acres Subdivision is also recommended eligible under Criterion C as an important example of post-World War II neighborhood planning and design principles. Many of the development's features, such as uniform setbacks, were design elements recommended by the Federal Housing Administration as early as the 1930s that set the standard of post-World War II subdivision planning nationwide. The Green Acres subdivision is also notable as the first community in Lakewood controlled by building standards imposed by a neighborhood association. As such, the houses built in the 1940s and 1950s all maintain the 50-foot setbacks required by the neighborhood covenants. Each property features broad grass-covered lawns that collectively create visual continuity along the street front, while mature trees and plantings are typically setback and embellish the houses. Architecturally, the housing's consistent informal Ranch Style and Split-level architecture reflects an attempt made by developers to appeal to the consumer during a time when these styles had gained widespread popularity in suburban residential architecture. Picture windows, low, horizontal profiles, and horizontally oriented bands of windows became distinguishing features of both domestic styles. These elements also were well-adapted to suburban developments like Green Acres (Ames and McClelland 2002, 49, 66), and as such, the neighborhood is an excellent example of the execution of this suburban model within the greater Denver metropolitan area.

Although approximately one-third of the houses surveyed were found to have sustained varying degrees of alterations, about two-thirds of the neighborhood remains highly intact and with good physical and historical integrity to its original construction. As a result, Green Acres as a whole continues to convey its location, setting, feeling, and association of a mid-twentieth century residential subdivision.

The recommended period of significance for the proposed Green Acres Historic District is 1947 through 1961, which is when the majority of the houses were built in the neighborhood. The district boundaries reflect both the historic plat map dating to the 1940s, and also this period of development (Figure 1). Therefore, the boundary encompasses the properties along both sides of Broadview Drive and Highland Drive along the northern and southern boundaries, and is framed by the properties along both sides of Emerald Lane and Reed Street at the west and east ends, respectively. The boundary also includes the area including Vance Street and West 8th Avenue, which was part of the original 1940 plat map and includes neighborhood housing dating to the proposed period of significance, 1947-61.

If there is National Register district potential, is this building: Contributing X Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: N/A

Negatives filed at: N/A; digital photography used

48. Report title: Historic Resources Survey, US 6 and Wadsworth Boulevard, Lakewood, CO

49. Date(s): March 5, 2008

50. Recorder(s): Jennifer E. Bryant

Resource Number: 5JF3610

Temporary Resource Number:

51. Organization: TEC, Inc

52. Address: 1746 Cole Boulevard, Suite 265, Golden, CO 80401

53. Phone number(s): 303-273-0231

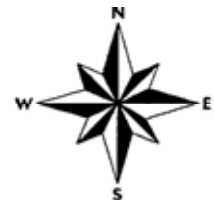
NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395



Figure 1: Recommended Green Acres Historic District

- Historic District Boundary
- - - Project Area of Potential Effects (APE) Boundary
- 1-30 Properties Surveyed
- ▨ Contributing Resources



Resource Number: 5JF3610

Temporary Resource Number:

Recommended Green Acres Historic District			
<i>Map Number</i>	<i>Site Number</i>	<i>Address</i>	<i>NRHP Eligibility Recommendation</i>
1	5JF4526	7445 Highland Drive	Contributing Resource
2	5JF4527	7415 Highland Drive	Contributing Resource
3	5JF4528	7385 Highland Drive	Contributing Resource
4	5JF4532	765 Emerald Lane	Noncontributing Resource
5	5JF4531	725 Emerald Lane	Noncontributing Resource
6	5JF4530	715 Emerald Lane	Contributing Resource
7	5JF4529	705 Emerald Lane	Contributing Resource
8	5JF4543	740 Emerald Lane	Contributing Resource
9	5JF4544	730 Emerald Lane	Contributing Resource
10	5JF4637	720 Emerald Lane	Noncontributing Resource
11	5JF4636	710 Emerald Lane	Contributing Resource
12	5JF4549	781 Park Lane	Contributing Resource
13	5JF4548	761 Park Lane	Contributing Resource
14	5JF4547	741 Park Lane	Contributing Resource
15	5JF4546	721 Park Lane	Contributing Resource
16	5JF4545	701 Park Lane	Contributing Resource
17	5JF4550	790 Park Lane	Contributing Resource
18	5JF4551	660 Park Lane	Contributing Resource
19	5JF4552	680 Park Lane	Contributing Resource
20	5JF4553	720 Park Lane	Contributing Resource
21	5JF3610	700 Park Lane	Contributing Resource
22	5JF4537	7500 Broadview Drive	Contributing Resource
23	5JF4538	7474 Broadview Drive	Noncontributing Resource

Resource Number: 5JF3610

Temporary Resource Number:

Recommended Green Acres Historic District			
<i>Map Number</i>	<i>Site Number</i>	<i>Address</i>	<i>NRHP Eligibility Recommendation</i>
24	5JF4539	7460 Broadview Drive	Noncontributing Resource
25	5JF4540	7400 Broadview Drive	Noncontributing Resource
26	5JF4541	7370 Broadview Drive	Contributing Resource
27	5JF4610	7393 6th Avenue Frontage Road	Noncontributing Resource
28	5JF4611	7373 6th Avenue Frontage Road	Noncontributing Resource
29	5JF4612	7225 6th Avenue Frontage Road	Noncontributing Resource
30	5JF4613	7199 6th Avenue Frontage Road	Noncontributing Resource

Resource Number: 5JF3610
Temporary Resource Number:

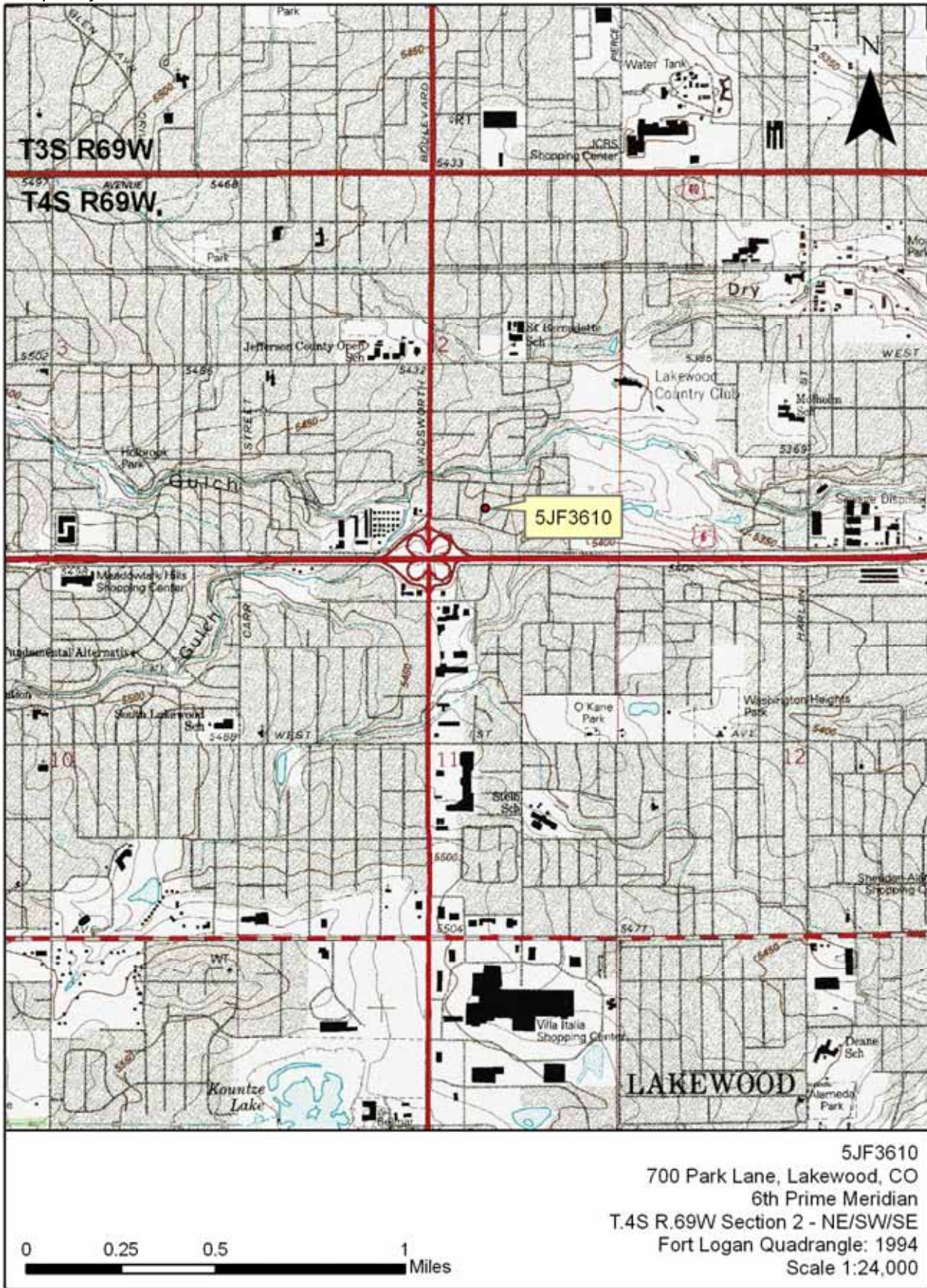


Sketch Map
5JF3610
700 Park Lane
Lakewood, CO 80214

- - - - Parcel Boundary



Resource Number: 5JF3610
Temporary Resource Number:



Location Map

Resource Number: 5JF3610
Temporary Resource Number:

Photo Log

Property Name: Bradder Residence
Property Location: 700 Park Lane, Lakewood, Jefferson County, Colorado
Photographer: Jennifer E. Bryant
Date Taken: February 27, 2008
Negatives: none; digital photography used

<u>Photo #</u>	<u>Facing</u>	<u>Description</u>
1	E, SE	West façade
2	E	West façade
3	NE	South and West façades

Resource Number: 5JF3610
Temporary Resource Number:



Photograph 1: West façade, view to the East, Southeast



Photograph 2: West façade, view to the East

Resource Number: 5JF3610
Temporary Resource Number:



Photograph 3: West and south façades, view to the Northeast

Resource Number: 5JF3610
Temporary Resource Number:

Resource Number: 5JF4511
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5JF4511
2. Temporary resource number: 49-022-14-003
3. County: Jefferson
4. City: Lakewood
5. Historic building name: Llewelyn Residence
6. Current building name: Howell Rental Property
7. Building address: 1215 Wadsworth Boulevard
8. Owner name and address: Morena Howell, 9720 West Kentucky Drive, Lakewood, CO 80226

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 4S Range 69W
NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of _____ $\frac{1}{4}$ of section 2
10. UTM reference
Zone 13 ; 49 30100 mE 4398438 mN
11. USGS quad name: _____ Fort Logan
Year: 1965, Rev. 1994 Map scale: 7.5' X 15' _____ Attach photo copy of appropriate map section.
12. Lot(s): N/A Block: 67
Addition: Lakewood Year of Addition: 1900
13. Boundary Description and Justification: The boundary is defined by the property's legal boundaries. The lot in this site is bounded by the northern parcel #49-022-14-003 boundary, the eastern boundary with Wadsworth Boulevard, the southern boundary with West 12th Avenue, and the western boundary with parcel #49-022-14-010.

III. Architectural Description

14. Building plan (footprint, shape): Irregular Plan
15. Dimensions in feet: 1,275 square feet
16. Number of stories: 2
17. Primary external wall material(s): Stucco
18. Roof configuration: Gambrel
19. Primary external roof material: Asphalt
20. Special features: Chimney, Porch, Fence, Glass Block Windows

Resource Number: 5JF4511
Temporary Resource Number:

21. General architectural description: The residence at 1215 Wadsworth Boulevard is a single-family, wood-frame- and concrete-block, two-story Dutch Colonial Revival house. The house is clad in stucco and has a dutch gambrel roof with deep, closed, bell-flared eaves, and is covered in asphalt shingles (replacement). The fenestration throughout consists of replacement vinyl-framed casement windows with brick sills. The principal, east façade contains the primary entrance, which is located on a concrete stoop and is covered by a separate gambrel roofed entrance. North of the primary entrance is a plate-glass window bay. A triple casement window is located on the second floor of the principal façade within the front-end of the gambrel-roofed second story. The south, side façade has a series of three stepped projections toward the rear (west) end of the house, each of which are covered by low-pitched hipped roofs that are attached to the house's main gambrel roof. The south façade has five bays consisting of four windows and one entrance, is raised off ground level. The western bays are sliding windows. The bay due east of the second entrance is plate-glass with a casement window at the east side. The east bay consists of a plate-glass window flanked by two casement windows. Two dormers are located on the second floor of the south façade. The dormers each contain triple casement windows and are covered by front gable roofs. The west, side façade contains a small enclosed porch under a front-gabled roof. The foundation is undetermined. The interior was not surveyed due to restricted access to the property.

22. Architectural style/building type: Dutch Colonial Revival

23. Landscaping or special setting features: The house at 1215 Wadsworth Boulevard is located in a suburban setting north of 6th Avenue and west of Wadsworth Boulevard. The property itself, however, retains its agricultural setting that has characterized the site since the late 1940s. The landscaping consists of open, dirt and grass-covered lawns and dirt-packed areas on the east and west sides of the property, with ornamental plants and trees. Historical photos indicate that these features have been retained since the late 1940s. A 1960 As-Built drawing of Wadsworth Boulevard indicates that the original driveway was gravel and terminated in a circle by the house (Colorado Department of Highways, 1960). The driveway continues to be gravel, and this circle is still visible on the property. A larger circular driveway is located on the south and east end of the property, accessing both Wadsworth Boulevard in its original location, and 12th Avenue, to the south. A fence is located along the northern lot boundary.

24. Associated buildings, features, or objects: A gambrel-roofed shed and a rectangular, corrugated metal shed are located on the west end of the property. Other extant outbuildings could not be seen during survey.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1918
Source of information: Jefferson County Assessor Records

26. Architect: Unknown
Source of information:

Resource Number: 5JF4511

Temporary Resource Number:

27. Builder/Contractor: Unknown

Source of information:

28. Original owner: Nellie Llewelyn

Source of information: Jefferson County Assessor Records

29. Construction history (include description and dates of major additions, alterations, or demolitions):

The house at 1215 Wadsworth Boulevard has undergone numerous alterations. This building began as a barn and was turned into a residence at some point prior to 1948 by the Howells, the previous owners. An addition on the west corner of the south façade with a hipped roof, the insertion of dormers into the roof on the south façade, and the extension of the original south façade occurred during 1948 and 1949 under Howell's supervision. At this time, a chimney and front porch (east facing) were added to the structure. The original barn featured horizontal wood siding that was made permanent with an added layer of concrete-block masonry. Once finished, the concrete block was covered by stucco, which is the current siding.

30. Original location X Moved ____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Agriculture/Subsistence - Barn

32. Intermediate use(s): N/A

33. Current use(s): Domestic/Single Dwelling

34. Site type(s): Suburban Home

35. Historical background:

The historic context of 1215 Wadsworth Boulevard comprises the historical themes of agriculture, early industry, and transportation in northern Jefferson County. Located five miles west of Denver, Lakewood grew from a small farming community into a suburban city filled out by neighborhood subdivisions in less than a century. In the 1890s and 1900s, Denver exurbanites ventured westward to seek the pastoral landscape of Lakewood. Lakewood was first platted in 1891 as a railroad-oriented suburb, coinciding with new railroad line along 13th Avenue through the Lakewood area to link Denver with the mining center of Golden (Ryland, 1972: 13). The Silver Crash and recession of 1893, however, caused early development to remain modest through the 1920s.

A farm map published in 1899 shows that the areas near the intersection of West 6th Avenue and Wadsworth Boulevard were dominated by large tracts of farmland, and a few small areas of platted subdivisions located near major roadways. By 1900, the West Colfax Avenue had also become a significant artery for horse-driven transportation and soon thereafter, automobile traffic. Development along the Colfax corridor helped spur development in Lakewood. When West Colfax Avenue became a two-lane paved road in 1916, it became the first road in the vicinity to receive blacktop (Sugnet and Associates, 1999:2).

Commercial businesses were established along Wadsworth Boulevard in the 1920s and 1930s, illustrating the beginning of Lakewood's transition from an agricultural community into a commercial and residential suburb of Denver. Residential subdivisions began to appear to the east and west of Wadsworth as early as the 1930s. The landscape changed more drastically in 1941 when the United States government opened the Denver Ordnance Plant

Resource Number: 5JF4511

Temporary Resource Number:

(DOP), a World War II munitions manufacturing plant, southwest of US 6 and Garrison Street in Lakewood. Before the DOP opened, US 6 consisted of a two-lane gravel road between Denver to the intersection at Simms/Union streets. Due to the increased number of travelers between Lakewood and the DOP, US 6 was paved and widened to a four-lane highway in 1942 (Norman, 2002: 18). By 1943, the DOP employed almost 20,000 people and operated on a constant 24-hour schedule, with many of the workers seeking housing in the surrounding communities.

After the war ended and the DOP closed, the Federal government converted the site into the current Denver Federal Center in 1950. Almost immediately, the Denver Federal Center became the largest installation of government employees in the United States outside of Washington, D.C. (Wilcox, 1994: 75). The facility had a direct impact on Lakewood's suburban community when a number of new subdivisions were formed in Lakewood to accommodate the nearby workforce. These new residential subdivisions, including neighborhoods such as Meadowlark Hills and Lakewood Village, replaced Lakewood's remaining farmland, and signaled the end of the agricultural activity in the vicinity of US 6 and Wadsworth.

Since the 1950s, Lakewood has developed into a thriving suburban city of Denver. In addition to the employment provided by the Federal Center, Lakewood's growth has been encouraged by its close proximity to Denver, and the frequent upgrades of roads and highways that link Lakewood to the greater metropolitan region. The town was officially incorporated in 1969, and remains one of the fastest growing communities in Colorado.

A major north-south transportation route through Lakewood, the buildings along Wadsworth Boulevard have evolved from farm houses to commercial office buildings. In the early twentieth century, Wadsworth Boulevard was a gravel graded road connecting the farms along the route. As the region evolved, so did Wadsworth Boulevard, eventually becoming a four lane, paved thoroughfare that carries a high volume of traffic daily. The buildings along the roadway exhibit this alteration. During the first few decades of the twentieth century the structures along Wadsworth Boulevard were farm houses supporting the agricultural endeavors of the area. By the 1930s commercial enterprises began appearing on Wadsworth Boulevard, and by the 1950s, the roadway featured a number of gas stations and commercial storefronts. As of 2008, the majority of buildings along Wadsworth Boulevard house commercial endeavors with a few single-family houses remaining primarily located on cross-streets.

36. Sources of information:

Autobee, Kris.

2008 *King Apple Comes to Lakewood*. In The Lakewood Historian Winter 2008. Lakewood, Colorado.

Colorado Department of Highways

1960 Plan and Profile of Proposed Colorado Project No. C11-0121-26, State Highway 121, Jefferson County. 11 November. Sheet 20.

Colorado Historical Society

2003 *A Guide to Colorado's Historic Architecture and Engineering*. Denver, Colorado: Office of Archaeology and Historic Preservation.

Hill, David R.

Resource Number: 5JF4511

Temporary Resource Number:

1984 *Colorado Urbanization and Planning Context*. Denver: State Historical Society of Colorado.

Holleran, Michael

2005 *Historic Context for Irrigation and Water Supply Ditches and Canals in Colorado*. Colorado Center for Preservation Research, University of Colorado at Denver and Health Sciences Center: Denver, Colorado.

Leonard, Stephen J. and Thomas J. Noel

1990 *Denver: Mining Camp to Metropolis*. University Press of Colorado: Niwot, Colorado.

Preservation Publishing

2002 *Survey Report for the 2001 Cultural Resource Survey of Historic Northeast Lakewood*. Prepared for the City of Lakewood, May.

Rhodes, Diane Lee (with Parsons Engineering)

2002a *An Intensive Historical Archaeological Survey Along the West Corridor Alternative Route, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

2002b *An Inventory of Historic Structures Along the West Corridor Alternative Routes, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

Ryland, Charles S.

1972 "Golden's Resourceful Merchant" in *The Denver Westernaires Roundup*. Vol. XXVIII, No. 9, Nov-Dec.

Sugnet and Associates

1999 *Cultural Resources Inventory of the Proposed Colfax Avenue and Wadsworth Boulevard Improvement Project*, City of Lakewood, Colorado

Wilcox, Patricia K. editor

1976 *76 Centennial Stories of Lakewood, Colorado*. Lakewood Centennial-Bicentennial Commission: Lakewood, Colorado.

1994 *Lakewood-Colorado: An Illustrated Biography*. Lakewood 25th Birthday Commission: Lakewood, Colorado.

Willits, W. F.

1899 *W. F. Willits Farm Map*. Denver Public Library, Western History and Genealogy Division.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No X Date of designation: _____

Designating authority:

38. Applicable National Register Criteria:

X 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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

___ D. Has yielded, or may be likely to yield, information important in history or prehistory.

Resource Number: 5JF4511

Temporary Resource Number:

_____ Qualifies under Criteria Considerations A through G (see Manual)

_____ Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture

40. Period of significance: 1948-49

41. Level of significance: National _____ State _____ Local X _____

42. Statement of significance: The house at 1215 Wadsworth Boulevard recommended eligible under National Register Criterion A because it is a direct representative of the region's transition from an agricultural community into a suburban city during the approximate 20-year period between the 1920s through 1950s. The house's architecture illustrated this change when it was renovated and reconstructed from a barn structure into a single-family residence, while retaining the Dutch Colonial Revival character of the original barn through its gambrel roof, flared eaves, dormers, and covered front porch. This architectural style appears to have been pursued by the original owners (the Howell family) more out of historical continuity that harkened back to the original barn structure than for the popular architectural trends of the late 1940s. By that time historical revival styles like the Dutch Colonial Revival style had lost popularity in favor of the more Modern and informal styles for suburban residences, such as the Ranch and Split Level styles.

The property's agricultural setting consisting of the landscaping surrounding the house, including the gravel driveways, the large, open lot, and absence of a sidewalk at Wadsworth Boulevard, is also recommended to be a contributing historical feature of the property. According to as-built drawings and historical photographs, little has changed to the landscape since the late 1940s conversion, and many of the current trees may be original. The original gravel driveway is also still in place. Because of this setting, 1215 Wadsworth Boulevard is one of the few properties remaining on Wadsworth Boulevard to convey this agricultural setting, feeling, and association.

43. Assessment of historic physical integrity related to significance: The house at 1215 Wadsworth Boulevard has good historic physical integrity dating to the structure's period of significance in 1948-49, when the structure was converted from a barn structure into a Dutch Colonial Revival style single-family residence. Although it was originally built in 1918 as a gambrel-roofed barn, in 1948-49, a hipped roof addition was added to the west corner of the south façade, and the frame barn into a frame was converted into a concrete-block, single-family residence that was clad in stucco. At this time, dormers were also added to the south façade roof. The house retains its physical integrity to this finished state, in 1949. Historical photographs suggest that the house windows installed in 1949 are the same casement and plate-glass window bays that the house exhibits today. Field survey, however, suggests that these windows may have been replaced with vinyl-framed windows.

Jefferson County Assessor Records revealed that the property's boundaries have largely remained the same since 1923. In 1983, the Howells relinquished a 0.1-acre portion of land at the rear (west) side of the property consisting of an alley, leaving the remaining 0.99 acre-parcel intact as it remains today. Since this portion of the property that was removed was small and not visible from the principal façade and streetfront at Wadsworth

Resource Number: 5JF4511

Temporary Resource Number:

Boulevard, this reduction to the property's acreage was negligible to the significance of the landscape as a contributing historical feature to the property, and its historical integrity,

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

45. Is there National Register district potential? Yes No

Discuss: The ca.1920s-1950s buildings along Wadsworth Boulevard do not retain enough integrity to merit a National Register historic district due to extensive alterations to individual buildings, the shift from residential to commercial development along the roadway, and also to the construction of many post-1965 commercial buildings in this area. As a result, the historical setting and feeling are no longer intact.

If there is National Register district potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: N/A

Negatives filed at: N/A; digital photography used

48. Report title: Historic Resources Survey, US 6 and Wadsworth Boulevard, Lakewood, CO

49. Date(s): April 3, 2008

50. Recorder(s): Jennifer E. Bryant

51. Organization: TEC, Inc

52. Address: 1746 Cole Boulevard, Suite 265, Golden, CO 80401

53. Phone number(s): 303-273-0231

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395

Resource Number: 5JF4511
Temporary Resource Number:

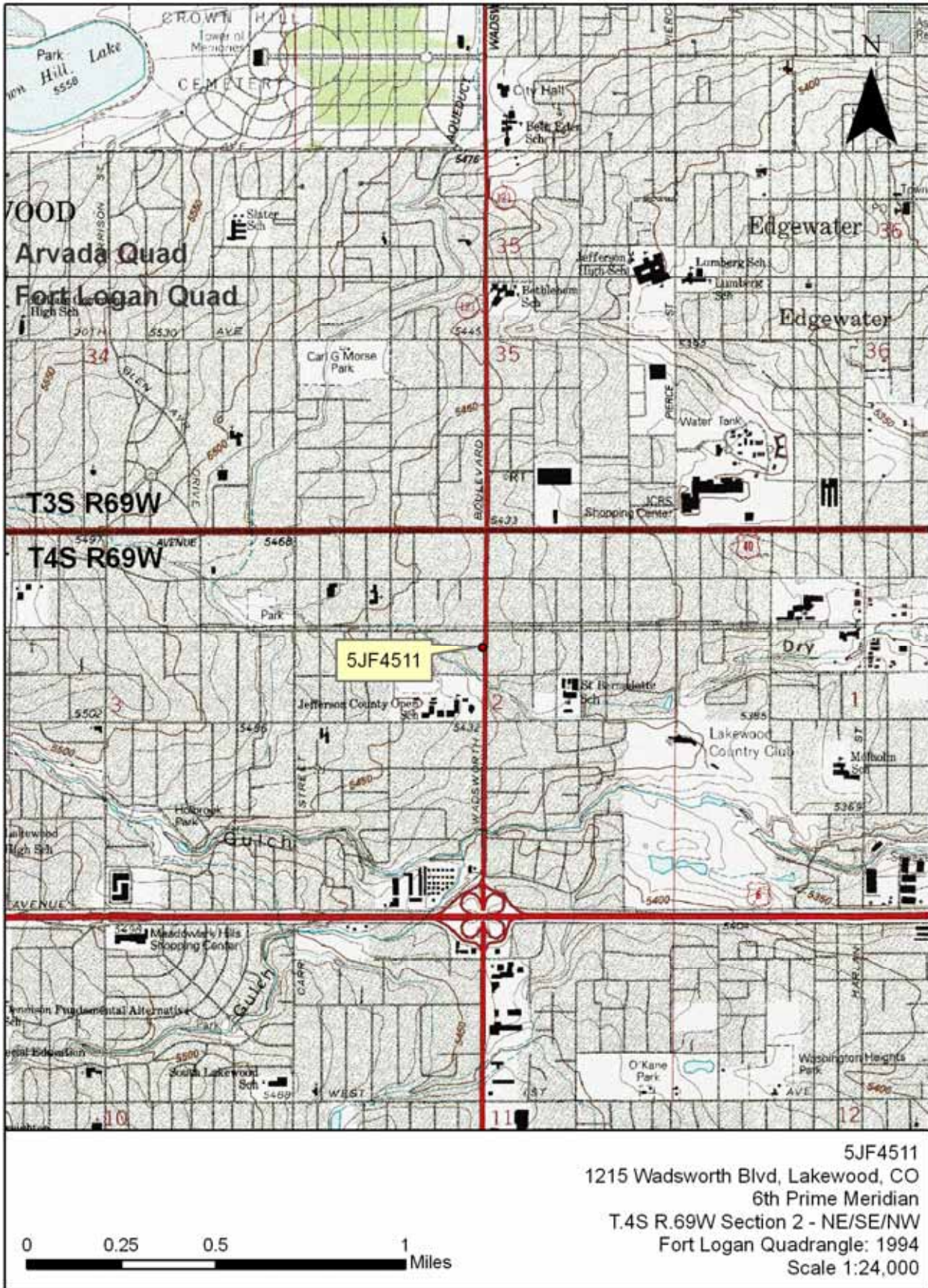


Sketch Map
5JF4511
1215 Wadsworth Boulevard
Lakewood, CO 80214

- - - - Parcel Boundary



Resource Number: 5JF4511
Temporary Resource Number:



Location Map

Resource Number: 5JF4511
Temporary Resource Number:

Photo Log

Property Name: Howell Rental Property
Property Location: 1215 Wadsworth Boulevard, Lakewood, Jefferson County, Colorado
Photographer: Carrie Schomig
Date Taken: November 27, 2007
Negatives: none; digital photography used

<u>Photo #</u>	<u>Facing</u>	<u>Description</u>
1	NW	East and South façades
2	N	South façade
3	SW	North façade

Resource Number: 5JF4511
Temporary Resource Number:



Photograph 1: East and South façades, view looking Northwest



Photograph 2: South façade, view looking North

Resource Number: 5JF4511
Temporary Resource Number:



Photograph 3: North façade, view looking Southwest

Resource Number: 5JF4513
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5JF4513
2. Temporary resource number: 49-021-17-015
3. County: Jefferson
4. City: Lakewood
5. Historic building name: Shaw Residence
6. Current building name: Lakewood Generations Hair Salon
7. Building address: 1230 Wadsworth Boulevard
8. Owner name and address: Tracy Mardra, 431 S. Holland Ct., Lakewood, CO 80226

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 4S Range 69W
NW ¼ of SW ¼ of NE ¼ of _____ ¼ of section 2
10. UTM reference
Zone 13 ; 493040 mE 4398389 mN
11. USGS quad name: _____ Fort Logan
Year: 1965, Rev. 1994 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): N/A Block: 62
Addition: Lakewood Year of Addition: 1900
13. Boundary Description and Justification: The boundary is defined by the property's legal boundaries. The lot in this site is bounded by the western boundary with Wadsworth Boulevard, the northern boundary shared with Parcel 49-021-17-014, the eastern boundary shared with Parcel 49-021-17-010, and the southern boundary shared with Parcel 49-021-17-010.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Square Feet 1,582
16. Number of stories: 1-1/2
17. Primary external wall material(s): Stucco
18. Roof configuration: Hip-on-gable
19. Primary external roof material: Asphalt
20. Special features: Porch, Chimney

Resource Number: 5JF4513
Temporary Resource Number:

21. General architectural description: The building is a one-and-one-half-story former residence that is characterized by the Craftsman Bungalow style and building form. It is clad in stucco with brick window sills and 4/1 or 3/1 sash windows (original), which are typical for this building style. The roof is hip-on-gable (clipped gable), with a cross-hip-on-gable roof that projects toward the front of the house, to the west. The roof is covered in asphalt shingles (replacement) with wood trim. It has overhanging, closed eaves at the gable ends, but open eaves at the sides and at the porch. The north end of the west, principal façade includes a front porch that is covered by the main roof. The porch is enclosed by low, stucco-clad walls and is accessed by stairs at its north side. Fenestration is wood-frame 4/1 or 3/1 double-hung sash on all sides, and appears to be original.
22. Architectural style/building type: Craftsman Bungalow
23. Landscaping or special setting features: An asphalt parking lot surrounds all sides of the building. A low, picket fence runs along the northern property line.
24. Associated buildings, features, or objects: None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1928
Source of information: Jefferson County Assessor Records
26. Architect: Unknown
Source of information:
27. Builder/Contractor: Unknown
Source of information:
28. Original owner: Andrew F. Shaw
Source of information: Jefferson County Assessor Records
29. Construction history (include description and dates of major additions, alterations, or demolitions): It is possible that the house was originally clad in brick, but has since been covered in stucco. Aside from this, no major additions or alterations are observed.
30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Single family dwelling
32. Intermediate use(s): N/A
33. Current use(s): Commercial/Trade
34. Site type(s): Commercial business
35. Historical background:

The historic context of 1230 Wadsworth Boulevard comprises the historical themes of agriculture, early industry, and transportation in northern Jefferson County. Located five miles west of Denver, Lakewood grew from a small farming

Resource Number: 5JF4513
Temporary Resource Number:

community into a suburban city filled out by neighborhood subdivisions in less than a century. In the 1890s and 1900s, Denver exurbanites ventured westward to seek the pastoral landscape of Lakewood. Lakewood was first platted in 1891 as a railroad-oriented suburb, coinciding with new railroad line along 13th Avenue through the Lakewood area to link Denver with the mining center of Golden (Ryland, 1972: 13). The Silver Crash and recession of 1893, however, caused early development to remain modest through the 1920s.

A farm map published in 1899 shows that the areas near the intersection of West 6th Avenue and Wadsworth Boulevard were dominated by large tracts of farmland, and a few small areas of platted subdivisions located near major roadways. By 1900, the West Colfax Avenue had also become a significant artery for horse-driven transportation and soon thereafter, automobile traffic. Development along the Colfax corridor helped spur development in Lakewood. When West Colfax Avenue became a two-lane paved road in 1916, it became the first road in the vicinity to receive blacktop (Sugnet and Associates, 1999:2).

Commercial businesses were established along Wadsworth Boulevard in the 1920s and 1930s, illustrating the beginning of Lakewood's transition from an agricultural community into a commercial and residential suburb of Denver. Residential subdivisions began to appear to the east and west of Wadsworth as early as the 1930s. The landscape changed more drastically in 1941 when the United States government opened the Denver Ordnance Plant (DOP), a World War II munitions manufacturing plant, southwest of US 6 and Garrison Street in Lakewood. Before the DOP opened, US 6 consisted of a two-lane gravel road between Denver to the intersection at Simms/Union streets. Due to the increased number of travelers between Lakewood and the DOP, US 6 was paved and widened to a four-lane highway in 1942 (Norman, 2002: 18). By 1943, the DOP employed almost 20,000 people and operated on a constant 24-hour schedule, with many of the workers seeking housing in the surrounding communities.

After the war ended and the DOP closed, the Federal government converted the site into the current Denver Federal Center in 1950. Almost immediately, the Denver Federal Center became the largest installation of government employees in the United States outside of Washington, D.C. (Wilcox, 1994: 75). The facility had a direct impact on Lakewood's suburban community when a number of new subdivisions were formed in Lakewood to accommodate the nearby workforce. These new residential subdivisions, including neighborhoods such as Meadowlark Hills and Lakewood Village, replaced Lakewood's remaining farmland, and signaled the end of the agricultural activity in the vicinity of US 6 and Wadsworth.

Since the 1950s, Lakewood has developed into a thriving suburban city of Denver. In addition to the employment provided by the Federal Center, Lakewood's growth has been encouraged by its close proximity to Denver, and the frequent upgrades of roads and highways that link Lakewood to the greater metropolitan region. The town was officially incorporated in 1969, and remains one of the largest communities in Colorado.

Resource Number: 5JF4513

Temporary Resource Number:

A major north-south transportation route through Lakewood, the buildings along Wadsworth Boulevard have evolved from farm houses to commercial office buildings. In the early twentieth century, Wadsworth Boulevard was a gravel graded road connecting the farms along the route. As the region evolved, so did Wadsworth Boulevard, eventually

becoming a four lane, paved thoroughfare that carries a high volume of traffic daily. The buildings along the roadway exhibit this alteration. During the first few decades of the twentieth century the structures along Wadsworth Boulevard were farm houses supporting the agricultural endeavors of the area. By the 1930s commercial enterprises began appearing on Wadsworth Boulevard, and by the 1950s, the roadway featured a number of gas stations and commercial storefronts. As of 2008, the majority of buildings along Wadsworth Boulevard house commercial endeavors with a few single-family houses remaining primarily located on cross-streets.

36. Sources of information:

Autobee, Kris.

2008 *King Apple Comes to Lakewood*. In The Lakewood Historian Winter 2008.
Lakewood, Colorado.

Colorado Historical Society.

2003 *A Guide to Colorado's Historic Architecture and Engineering*. Denver, Colorado:
Office of Archaeology and Historic Preservation.

Hill, David R.

1984 *Colorado Urbanization and Planning Context*. Denver: State Historical Society of Colorado.

Holleran, Michael

2005 *Historic Context for Irrigation and Water Supply Ditches and Canals in Colorado*.
Colorado Center for Preservation Research, University of Colorado at Denver and
Health Sciences Center: Denver, Colorado.

Leonard, Stephen J. and Thomas J. Noel

1990 *Denver: Mining Camp to Metropolis*. University Press of Colorado: Niwot, Colorado.

Preservation Publishing

2002 *Survey Report for the 2001 Cultural Resource Survey of Historic Northeast Lakewood*.
Prepared for the City of Lakewood, May.

Rhodes, Diane Lee (with Parsons Engineering)

2002a *An Intensive Historical Archaeological Survey Along the West Corridor Alternative Route, Regional
Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver,
Colorado.

2002b *An Inventory of Historic Structures Along the West Corridor Alternative Routes, Regional
Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver,
Colorado.

Ryland, Charles S.

1972 "Golden's Resourceful Merchant" in *The Denver Westernaires Roundup*. Vol. XXVIII, No. 9, Nov-
Dec.

Sugnet and Associates

1999 *Cultural Resources Inventory of the Proposed Colfax Avenue and Wadsworth
Boulevard Improvement Project*, City of Lakewood, Colorado

Wilcox, Patricia K. editor

Resource Number: 5JF4513

Temporary Resource Number:

1976 *76 Centennial Stories of Lakewood, Colorado*. Lakewood Centennial-Bicentennial Commission: Lakewood, Colorado.

1994 *Lakewood-Colorado: An Illustrated Biography*. Lakewood 25th Birthday Commission: Lakewood, Colorado.

Willits, W. F.

1899 *W. F. Willits Farm Map*. Denver Public Library, Western History and Genealogy Division.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: _____

Designating authority:

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture

40. Period of significance: 1928

41. Level of significance: National State Local

42. Statement of significance: The building at 1230 Wadsworth Boulevard is recommended eligible for nomination to the National Register of Historic Places under Criterion C as a good example of a Craftsman/Bungalow style single-family residence. Such features include wood-framed 3/1 and 4/1 double-hung sash windows, a front porch, and a clipped-gabled roof with overhanging eaves. An informal windshield survey along Wadsworth Boulevard indicates that this house is a rare intact example of a late-1920s residence along this roadway.

43. Assessment of historic physical integrity related to significance: Even though the building is now used for commercial purposes rather than a residence, it retains a high degree of historic integrity. It has no exterior additions, and retains all of its original and character-defining wood-framed 3/1 and 4/1 sash windows. It is possible that the building originally had a brick exterior, as evidenced by the brick window sills, and was later covered in stucco, but building permit research did not confirm this conjecture. However, the potential addition of the stucco would not have affected any of the building's character-defining features to the Craftsman style, which can include an exterior stucco finish as a characteristic trait of this style. The building's later conversion to a business does not appear to have impacted any part of the building's exterior.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

Resource Number: 5JF4513

Temporary Resource Number:

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

45. Is there National Register district potential? Yes No

Discuss: The ca.1920s-1950s buildings along Wadsworth Boulevard do not retain enough integrity to merit a National Register historic district due to extensive alterations to individual buildings, the shift from residential to

commercial development along the roadway, and also to the construction of many post-1965 commercial buildings in this area. As a result, the historical setting and feeling are no longer intact.

If there is National Register district potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: N/A

Negatives filed at: N/A; digital photography used

48. Report title: Historic Resources Survey, US 6 and Wadsworth Boulevard, Lakewood, CO

49. Date(s): March 17, 2008

50. Recorder(s): Carrie K. Schomig

51. Organization: TEC, Inc

52. Address: 1746 Cole Boulevard, Suite 265, Golden, CO 80401

53. Phone number(s): 303-273-0231

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

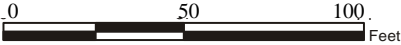
Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395

Resource Number: 5JF4513
Temporary Resource Number:

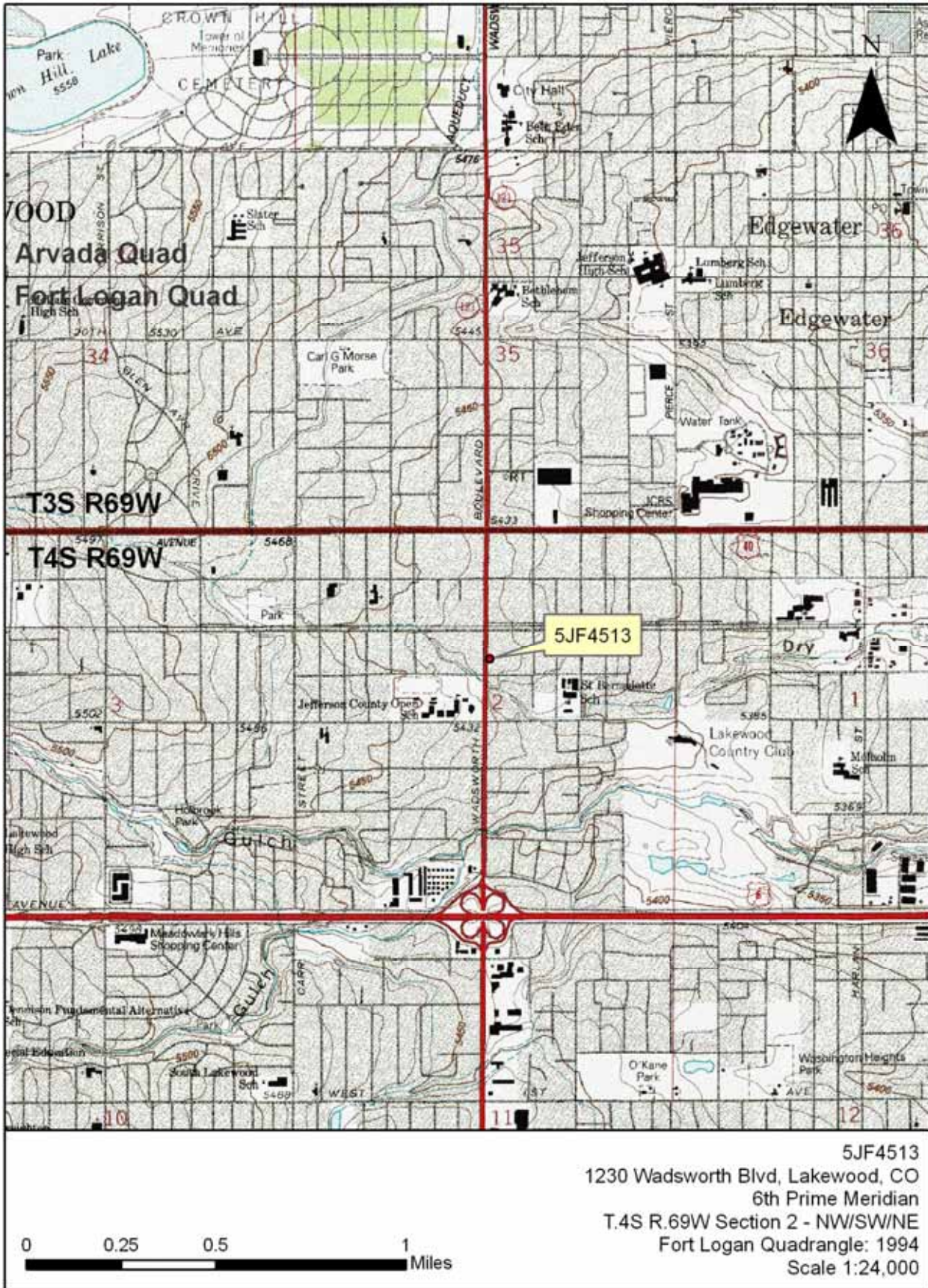


Sketch Map
5JF4513
1230 Wadsworth Boulevard
Lakewood, CO 80214

- - - - Parcel Boundary



Resource Number: 5JF4513
Temporary Resource Number:



Location Map

Resource Number: 5JF4513
Temporary Resource Number:

Photo Log

Property Name: 1230 Wadsworth Boulevard
Property Location: 1230 Wadsworth Boulevard
Photographer: Carrie Schomig
Date Taken: November 27, 2007
Negatives: none; digital photography used

<u>Photo #</u>	<u>Facing</u>	<u>Description</u>
1	E	West façade
2	NE	West and South facades
3	SW	East and North facades

Resource Number: 5JF4513
Temporary Resource Number:



Photograph 1. West façade, view looking East



Photograph 2. West and South façades, view looking Northeast

Resource Number: 5JF4513
Temporary Resource Number:



Photograph 3. East and North façades, view looking Southwest

Resource Number: 5JF4513
Temporary Resource Number:

Resource Number: 5JF4526
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
 Determined Eligible- NR
 Determined Not Eligible- NR
 Determined Eligible- SR
 Determined Not Eligible- SR
 Need Data
 Contributes to eligible NR District
 Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5JF4526
2. Temporary resource number:
3. County: Jefferson
4. City: Lakewood
5. Historic building name: Unknown
6. Current building name: Blithe Residence
7. Building address: 7445 Highland Drive
8. Owner name and address: Sarah J. and Kevin M. Blithe, 7445 Highland Drive, Lakewood, CO 80214

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 4S Range 69W
NW ¼ of SW ¼ of SE ¼ of _____ ¼ of section 2
10. UTM reference
Zone 13; 493202 mE 4397638 mN
11. USGS quad name: Fort Logan
Year: 1965, Rev. 1994 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 93 Block: N/A
Addition: Green Acres AMD Year of Addition: 1940
13. Boundary Description and Justification: The boundary is defined by the property's legal boundaries. The lot is bounded by the northern lot boundary, the eastern boundary with 7415 Highland Drive, the southern boundary with Highland Drive, and the western boundary with 7475 Highland Drive.

III. Architectural Description

14. Building plan (footprint, shape): Irregular Plan
15. Dimensions in feet: 1,604 square feet
16. Number of stories: 1
17. Primary external wall material(s): Brick
18. Roof configuration: Cross Hipped
19. Primary external roof material: Asphalt
20. Special features: Glass Block Window, Chimney, Attached Garage

Resource Number: 5JF4526
Temporary Resource Number:

21. General architectural description: The Blithe residence at 7445 Highland Drive is a single-family, wood-frame, one-story, Split-Level house. It has an irregular plan, and is clad in red brick veneer. The roof is a low-pitched, cross-hipped roof, with deep, closed eaves, and is covered in asphalt shingles. The foundation is concrete. The fenestration throughout consists of vinyl-framed, triple-casement windows. At ground level, the principal, south façade consists of a two-car, one-bay attached garage at the west end of the south façade that faces south. A large plate-glass window flanked by casement windows is located west of center on the ground level of the principal façade. A raised concrete stoop is located under the primary mass of the roof at center at the primary entrance. At the east end of the building, the second and basement levels each has one window bay consisting of a horizontal three-light window. A brick chimney is located in the middle of the west façade. The interior was not surveyed due to restricted access to the property.
22. Architectural style/building type: Split Level
23. Landscaping or special setting features: The house at 7445 Highland Drive is set in a suburban setting east of Wadsworth Boulevard and north of 6th Avenue. The landscaping consists of grass-covered lawns on all sides. A paved driveway leads from Highland Drive to the two-car, one-bay garage on the southwest corner of the house. Large bushes front the house and block visibility of the front of the house. A wood picket fence divides the front lawn from the back lawn.
24. Associated buildings, features, or objects: None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1957
Source of information: Jefferson County Assessor Records
26. Architect: Unknown
Source of information:
27. Builder/Contractor: Unknown
Source of information:
28. Original owner: Unknown
Source of information:
29. Construction history (include description and dates of major additions, alterations, or demolitions):
No additions or alterations as observed.
30. Original location Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/Single Dwelling
32. Intermediate use(s): N/A
33. Current use(s): Domestic/Single Dwelling

Resource Number: 5JF4526
Temporary Resource Number:

34. Site type(s): Suburban Home

35. Historical background:

The historic context of 7445 Highland Drive comprises the historical themes of agriculture, early industry, and transportation in northern Jefferson County. Located five miles west of Denver, Lakewood grew from a small farming community into a suburban city filled out by neighborhood subdivisions in less than a century. In the 1890s and 1900s, Denver exurbanites ventured westward to seek the pastoral landscape of Lakewood. Lakewood was first platted in 1891 as a railroad-oriented suburb, coinciding with new railroad line along 13th Avenue through the Lakewood area to link Denver with the mining center of Golden (Ryland, 1972: 13). The Silver Crash and recession of 1893, however, caused early development to remain modest through the 1920s.

A farm map published in 1899 shows that the areas near the intersection of West 6th Avenue and Wadsworth Boulevard were dominated by large tracts of farmland, and a few small areas of platted subdivisions located near major roadways. By 1900, the West Colfax Avenue had also become a significant artery for horse-driven transportation and soon thereafter, automobile traffic. Development along the Colfax corridor helped spur development in Lakewood. When West Colfax Avenue became a two-lane paved road in 1916, it became the first road in the vicinity to receive blacktop (Sugnet and Associates, 1999:2).

Commercial businesses were established along Wadsworth Boulevard in the 1920s and 1930s, illustrating the beginning of Lakewood's transition from an agricultural community into a commercial and residential suburb of Denver. Residential subdivisions began to appear to the east and west of Wadsworth as early as the 1930s. The landscape changed more drastically in 1941 when the United States government opened the Denver Ordnance Plant (DOP), a World War II munitions manufacturing plant, southwest of US 6 and Garrison Street in Lakewood. Before the DOP opened, US 6 consisted of a two-lane gravel road between Denver to the intersection at Simms/Union streets. Due to the increased number of travelers between Lakewood and the DOP, US 6 was paved and widened to a four-lane highway in 1942 (Norman, 2002: 18). By 1943, the DOP employed almost 20,000 people and operated on a constant 24-hour schedule, with many of the workers seeking housing in the surrounding communities.

After the war ended and the DOP closed, the Federal government converted the site into the current Denver Federal Center in 1950. Almost immediately, the Denver Federal Center became the largest installation of government employees in the United States outside of Washington, D.C. (Wilcox, 1994: 75). The facility had a direct impact on Lakewood's suburban community when a number of new subdivisions were formed in Lakewood to accommodate the nearby workforce. These new residential subdivisions, including neighborhoods such as Meadowlark Hills and Lakewood Village, replaced Lakewood's remaining farmland, and signaled the end of the agricultural activity in the vicinity of US 6 and Wadsworth.

Originally platted in 1940, the Green Acres Subdivision is located between Emerald Lane and Reed Street from US 6 to 9th Place on its northernmost boundary. According to an 1899 map, the land now known as the Green Acres

Resource Number: 5JF4526

Temporary Resource Number:

Subdivision, including the property occupied by the Gunderson Residence, was originally owned by William A.H. Loveland, his wife Miranda, and his railroad partner Charles C. Welch. At the time of its plat, the land was owned by Mary W.J. Edbrooke who operated a small farm on the property.

The Green Acres subdivision gradually became filled in with a mixture of single-family houses during the late 1940s and 1950s. The houses built in the 1940s and 1950s all maintain the 50-foot setbacks foot distance between all roadways and the front façade of the house, according to the requirements of the neighborhood's covenants. Additionally, the neighborhood was planned with a special interest in the location of trees and shrubbery around each property. Although Green Acres was platted and began construction in the 1940s, the majority of the neighborhood's

development occurred during the following decades of the 1950s and 1960s. While the 1940s housing in the subdivision exemplified the historical or revival styles, such as Minimal Traditional or English-Norman Cottage styles, the later housing of the 1950s and 1960s were typically Ranch or Split Level style houses.

Since the 1950s, Lakewood has developed into a thriving suburban community between Denver and Golden. The town was officially incorporated in 1969, and remains one of the largest communities in Colorado. Due south of the Blithe Residence, US 6 has since evolved into a high-speed interstate highway passing through the Lakewood east to west. The areas surrounding the Green Acres subdivision has become filled in with commercial buildings fronting primary thoroughfares, such as Wadsworth Boulevard to the east, while secondary side roads lead directly to residential subdivisions construction primarily between 1950 through the present.

36. Sources of information:

Autobee, Kris.

2008 *King Apple Comes to Lakewood*. In The Lakewood Historian Winter 2008.
Lakewood, Colorado.

Colorado Historical Society.

2003 *A Guide to Colorado's Historic Architecture and Engineering*. Denver, Colorado:
Office of Archaeology and Historic Preservation.

Hill, David R.

1984 *Colorado Urbanization and Planning Context*. Denver: State Historical Society of Colorado.

Holleran, Michael

2005 *Historic Context for Irrigation and Water Supply Ditches and Canals in Colorado*.
Colorado Center for Preservation Research, University of Colorado at Denver and
Health Sciences Center: Denver, Colorado.

Leonard, Stephen J. and Thomas J. Noel

1990 *Denver: Mining Camp to Metropolis*. University Press of Colorado: Niwot, Colorado.

Preservation Publishing

2002 *Survey Report for the 2001 Cultural Resource Survey of Historic Northeast Lakewood*.
Prepared for the City of Lakewood, May.

Rhodes, Diane Lee (with Parsons Engineering)

Resource Number: 5JF4526

Temporary Resource Number:

2002a *An Intensive Historical Archaeological Survey Along the West Corridor Alternative Route, Regional Transportation District, Denver and Jefferson Counties, Colorado.* Prepared for RTD, Denver, Colorado.

2002b *An Inventory of Historic Structures Along the West Corridor Alternative Routes, Regional Transportation District, Denver and Jefferson Counties, Colorado.* Prepared for RTD, Denver, Colorado.

Ryland, Charles S.

1972 "Golden's Resourceful Merchant" in *The Denver Westernaires Roundup*. Vol. XXVIII, No. 9, Nov-Dec.

Sugnet and Associates

1999 *Cultural Resources Inventory of the Proposed Colfax Avenue and Wadsworth Boulevard Improvement Project*, City of Lakewood, Colorado

Wilcox, Patricia K. editor

1976 *76 Centennial Stories of Lakewood, Colorado*. Lakewood Centennial-Bicentennial Commission: Lakewood, Colorado.

1994 *Lakewood-Colorado: An Illustrated Biography*. Lakewood 25th Birthday Commission: Lakewood, Colorado.

Willits, W. F.

1899 *W. F. Willits Farm Map*. Denver Public Library, Western History and Genealogy Division.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No X Date of designation: _____

Designating authority:

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

___ D. Has yielded, or may be likely to yield, information important in history or prehistory.

___ Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ___ State ___ Local _____

42. Statement of significance: The house at 7445 Highland Drive does not meet any of the National Register Criteria for individual significance. The building is not associated with any events that have made a significant contribution to history and research did not yield direct ties to the development of the Denver Federal Center in the early 1950s. Therefore, the building does not meet Criterion A. Historical research has not indicated that people associated with the house have any historical significance and thus does not meet Criterion B. This

Resource Number: 5JF4526

Temporary Resource Number:

building does not represent distinctive characteristics of a type, period, or method of construction, is not the work of a master, does not possess high artistic values, and is not a significant and distinguishable entity whose components lack individual distinction. Therefore, it does not meet Criterion C for architectural merit. It also

does not appear to have the potential to yield information about our prehistory or history that is not already known, and therefore is not recommended to meet Criterion D. This building, however, is recommended as a contributing resource in a potential Green Acres Historic District (see 45, below).

43. Assessment of historic physical integrity related to significance: The Blithe residence at 7445 Highland Drive has good historic physical integrity. Built in 1957, the house retains its overall form and has not sustained any major additions or alterations as observed.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

45. Is there National Register district potential? Yes X No ___

Discuss: The Green Acres Subdivision is located between Emerald Lane and Reed Street from US 6 to 9th Place on its northernmost boundary, and includes the roadways Highland Drive and Broadview Drive that branch eastward from Wadsworth Boulevard. Green Acres neighborhood is recommended eligible as a historic district that is an intact, representative example of a Post World War II residential subdivision.

The Green Acres Subdivision is recommended eligible under Criterion A for the neighborhood's establishment in Lakewood during the between the late 1940s and early 1960s. Platted in 1940, Green Acres began to develop with single-family residences by 1947 and the majority of the houses were built by 1961. The neighborhood's development during this time reflects an important historic trend in suburban growth within the Denver metropolitan area during the Post World War II era, and is an example of a development that led to Lakewood's establishment as an independent city in 1969.

Green Acres stands out as a highly intact post-World War II subdivision that was marketed to the upper-middle class in Lakewood. The 1956 advertisement in the *Annual Denver Area Parade of Homes* confirms that the housing was costlier than other neighborhoods in Lakewood at that time (Center for Historic Preservation Research, 2006:15). This may also be due to the neighborhood's characteristic large lots with generous housing setbacks. The development's location due west of the older establishment of the Lakewood Country Club suggests that some of the early residences may have been members of this prestigious Club. The houses that were built in Green Acres during the 1950s also coincide with the opening of the nearby Denver Federal Center in 1950. When the Federal Government converted the former DOP into the Denver Federal Center, the new campus became a regional center of government operations and employment. Its opening

Resource Number: 5JF4526

Temporary Resource Number:

helped revitalize Lakewood as a residential suburb providing middle-class housing to Federal Center employees.

The Green Acres Subdivision is also recommended eligible under Criterion C as an important example of post-World War II neighborhood planning and design principles. Many of the development's features, such as uniform setbacks, were design elements recommended by the Federal Housing Administration as early as the 1930s that set the standard of post-World War II subdivision planning nationwide. The Green Acres subdivision is also notable as the first community in Lakewood controlled by building standards imposed by a neighborhood association. As such, the houses built in the 1940s and 1950s all maintain the 50-foot setbacks required by the neighborhood covenants. Each property features broad grass-covered lawns that collectively create visual continuity along the street front, while mature trees and plantings are typically setback and embellish the houses. Architecturally, the housing's consistent informal Ranch Style and Split-level architecture reflects an attempt made by developers to appeal to the consumer during a time when these styles had gained widespread popularity in suburban residential architecture. Picture windows, low, horizontal profiles, and horizontally oriented bands of windows became distinguishing features of both domestic styles. These elements also were well-adapted to suburban developments like Green Acres (Ames and McClelland 2002, 49, 66), and as such, the neighborhood is an excellent example of the execution of this suburban model within the greater Denver metropolitan area.

Although approximately one-third of the houses surveyed were found to have sustained varying degrees of alterations, about two-thirds of the neighborhood remains highly intact and with good physical and historical integrity to its original construction. As a result, Green Acres as a whole continues to convey its location, setting, feeling, and association of a mid-twentieth century residential subdivision.

The recommended period of significance for the proposed Green Acres Historic District is 1947 through 1961, which is when the majority of the houses were built in the neighborhood. The district boundaries reflect both the historic plat map dating to the 1940s, and also this period of development (Figure 1). Therefore, the boundary encompasses the properties along both sides of Broadview Drive and Highland Drive along the northern and southern boundaries, and is framed by the properties along both sides of Emerald Lane and Reed Street at the west and east ends, respectively. The boundary also includes the area including Vance Street and West 8th Avenue, which was part of the original 1940 plat map and includes neighborhood housing dating to the proposed period of significance, 1947-61.

If there is National Register district potential, is this building: Contributing X Noncontributing _____

46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing _____

VIII. RECORDING INFORMATION

47. Photograph numbers: N/A

Negatives filed at: N/A; digital photography used

48. Report title: Historic Resources Survey, US 6 and Wadsworth Boulevard, Lakewood, CO

Resource Number: 5JF4526

Temporary Resource Number:

49. Date(s): March 6, 2008

50. Recorder(s): Jennifer E. Bryant

51. Organization: TEC, Inc

52. Address: 1746 Cole Boulevard, Suite 265, Golden, CO 80401

53. Phone number(s): 303-273-0231

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395



Figure 1: Recommended Green Acres Historic District

- Historic District Boundary
- - - Project Area of Potential Effects (APE) Boundary
- 1-30 Properties Surveyed
- ▨ Contributing Resources



Resource Number: 5JF4526

Temporary Resource Number:

Recommended Green Acres Historic District			
<i>Map Number</i>	<i>Site Number</i>	<i>Address</i>	<i>NRHP Eligibility Recommendation</i>
1	5JF4526	7445 Highland Drive	Contributing Resource
2	5JF4527	7415 Highland Drive	Contributing Resource
3	5JF4528	7385 Highland Drive	Contributing Resource
4	5JF4532	765 Emerald Lane	Noncontributing Resource
5	5JF4531	725 Emerald Lane	Noncontributing Resource
6	5JF4530	715 Emerald Lane	Contributing Resource
7	5JF4529	705 Emerald Lane	Contributing Resource
8	5JF4543	740 Emerald Lane	Contributing Resource
9	5JF4544	730 Emerald Lane	Contributing Resource
10	5JF4637	720 Emerald Lane	Noncontributing Resource
11	5JF4636	710 Emerald Lane	Contributing Resource
12	5JF4549	781 Park Lane	Contributing Resource
13	5JF4548	761 Park Lane	Contributing Resource
14	5JF4547	741 Park Lane	Contributing Resource
15	5JF4546	721 Park Lane	Contributing Resource
16	5JF4545	701 Park Lane	Contributing Resource
17	5JF4550	790 Park Lane	Contributing Resource
18	5JF4551	660 Park Lane	Contributing Resource
19	5JF4552	680 Park Lane	Contributing Resource
20	5JF4553	720 Park Lane	Contributing Resource
21	5JF3610	700 Park Lane	Contributing Resource
22	5JF4537	7500 Broadview Drive	Contributing Resource
23	5JF4538	7474 Broadview Drive	Noncontributing Resource

Resource Number: 5JF4526

Temporary Resource Number:

Recommended Green Acres Historic District			
<i>Map Number</i>	<i>Site Number</i>	<i>Address</i>	<i>NRHP Eligibility Recommendation</i>
24	5JF4539	7460 Broadview Drive	Noncontributing Resource
25	5JF4540	7400 Broadview Drive	Noncontributing Resource
26	5JF4541	7370 Broadview Drive	Contributing Resource
27	5JF4610	7393 6th Avenue Frontage Road	Noncontributing Resource
28	5JF4611	7373 6th Avenue Frontage Road	Noncontributing Resource
29	5JF4612	7225 6th Avenue Frontage Road	Noncontributing Resource
30	5JF4613	7199 6th Avenue Frontage Road	Noncontributing Resource

Resource Number: 5JF4526
Temporary Resource Number:

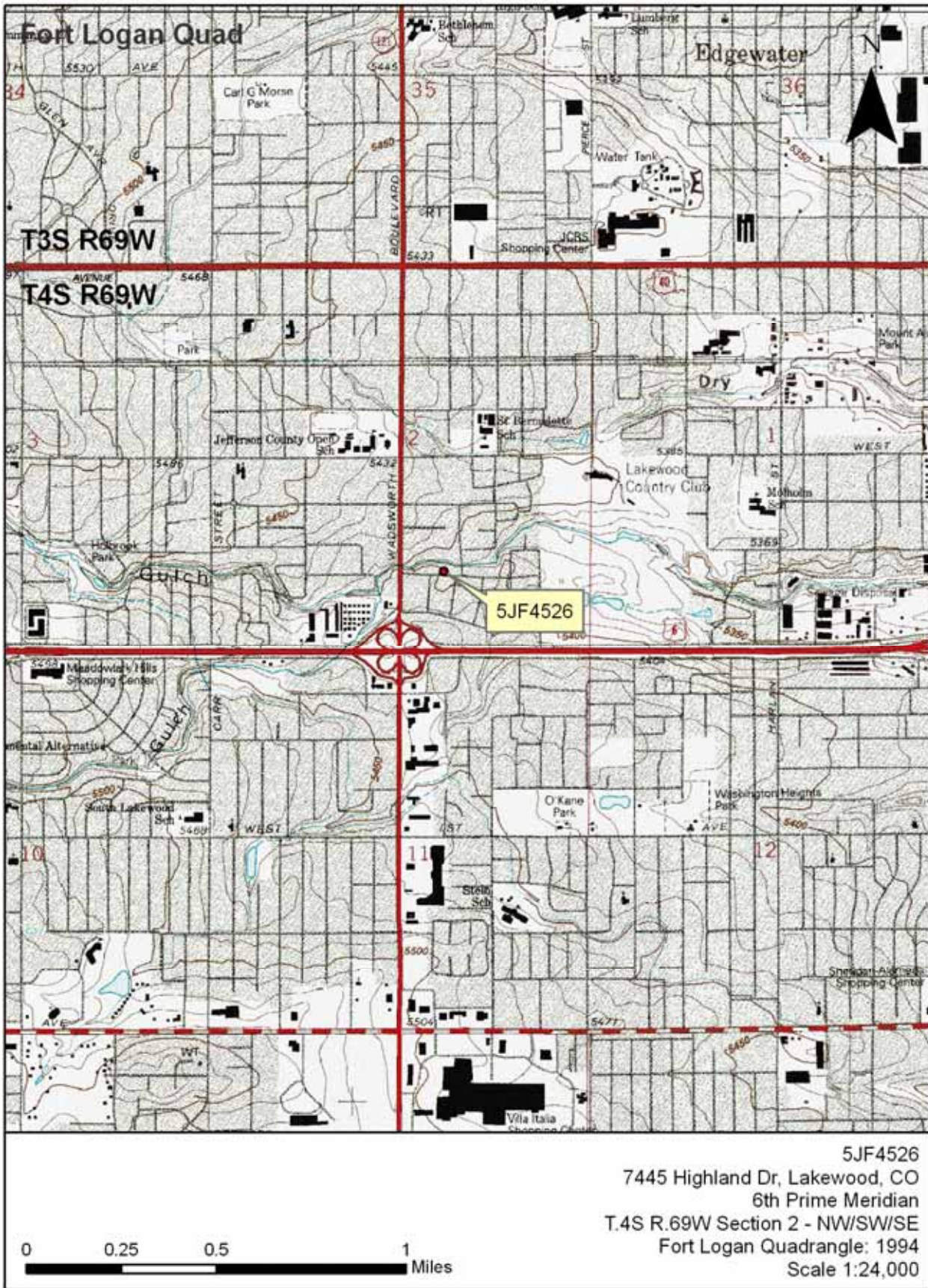


Sketch Map
5JF4526
7445 Highland Drive
Lakewood, CO

- - - - Parcel Boundary



Resource Number: 5JF4526
Temporary Resource Number:



Location Map

Resource Number: 5JF4526
Temporary Resource Number:

Photo Log

Property Name: Blithe Residence
Property Location: 7445 Highland Drive, Lakewood, Jefferson County, Colorado
Photographer: Jennifer E. Bryant
Date Taken: February 27, 2008
Negatives: none; digital photography used

<u>Photo #</u>	<u>Facing</u>	<u>Description</u>
1	NW	South façade
2	NE	South and West façades

Resource Number: 5JF4526
Temporary Resource Number:



Photograph 1: South façade, view to the Northwest



Photograph 2: South and West façades, view to the Northeast

Resource Number: 5JF4526
Temporary Resource Number:

Resource Number: 5JF4527
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5JF4527
2. Temporary resource number: 49-24-11-015
3. County: Jefferson
4. City: Lakewood
5. Historic building name: N/A
6. Current building name: O'Neill Residence
7. Building address: 7415 Highland Drive, Lakewood, CO
8. Owner name and address: Michael D. and Marty Ann O'Neill, 7415 Highland Drive, Lakewood, CO 80214

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 4S Range 69W
NE ¼ of SW ¼ of SE ¼ of _____ ¼ of section 2
10. UTM reference
Zone 13 ; 49 3234 mE 4397637 mN
11. USGS quad name: _____ Fort Logan
Year: 1965, Rev. 1994 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 92, 93 Block: N/A
Addition: Green Acres AMD Year of Addition: 1940
13. Boundary Description and Justification: The boundary is defined by the property's legal boundaries. The lot in this site is bounded by its western lot boundary, the northern lot boundary, the eastern lot boundary on Vance Street, and the southern boundary on Highland drive.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: 1,120 square feet
16. Number of stories: Two
17. Primary external wall material(s): Brick
18. Roof configuration: Side Gabled
19. Primary external roof material: Asphalt
20. Special features: Chimney, Porch, Attached Garage

Resource Number: 5JF4527
Temporary Resource Number:

21. General architectural description: This building is a two-story, Colonial Revival style house with Ranch style influences. The house is clad in yellow brick throughout, and is covered by a side-gabled, low-pitched roof with overhanging eaves. A two-car, two-bay garage is attached at the east side of the house, and is similarly covered by a side-gabled roof. The garage roof has deep eaves at the south and north sides, and extends to the west to cover the house's entrance to form a covered porch. The entrance is positioned at the center of the south, principal façade. Fenestration is irregularly placed on the principal façade, and consists of horizontal, vinyl-framed plate glass or sliding windows, and all appear to be replacement. The window bay at the west end of the ground floor is a three-sided, plate-glass projecting bay window. A brick-clad chimney is located at the west side of the house. The foundation is concrete.
22. Architectural style/building type: Colonial Revival
23. Landscaping or special setting features: The yard is covered in grass and includes ornamental trees. The rear yard north of the house is enclosed by a six-foot-tall, wood privacy fence.
24. Associated buildings, features, or objects: None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1957
Source of information: Jefferson County Assessor Records
26. Architect: Unknown
Source of information:
27. Builder/Contractor: Unknown
Source of information:
28. Original owner: Unknown
Source of information:
29. Construction history (include description and dates of major additions, alterations, or demolitions):
No additions or alterations as observed.
30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Residential
32. Intermediate use(s): N/A
33. Current use(s): Residential
34. Site type(s): Suburban Single-family House
35. Historical background:

The historic context of 7415 Highland Drive comprises the historical themes of agriculture, early industry, and transportation in northern Jefferson County. Located five miles west of Denver, Lakewood grew from a small farming

Resource Number: 5JF4527
Temporary Resource Number:

community into a suburban city filled out by neighborhood subdivisions in less than a century. In the 1890s and 1900s, Denver exurbanites ventured westward to seek the pastoral landscape of Lakewood. Lakewood was first platted in 1891 as a railroad-oriented suburb, coinciding with new railroad line along 13th Avenue through the Lakewood area to link Denver with the mining center of Golden (Ryland, 1972: 13). The Silver Crash and recession of 1893, however, caused early development to remain modest through the 1920s.

A farm map published in 1899 shows that the areas near the intersection of West 6th Avenue and Wadsworth Boulevard were dominated by large tracts of farmland, and a few small areas of platted subdivisions located near major roadways. By 1900, the West Colfax Avenue had also become a significant artery for horse-driven transportation and soon thereafter, automobile traffic. Development along the Colfax corridor helped spur development in Lakewood. When West Colfax Avenue became a two-lane paved road in 1916, it became the first road in the vicinity to receive blacktop (Sugnet and Associates, 1999:2).

Commercial businesses were established along Wadsworth Boulevard in the 1920s and 1930s, illustrating the beginning of Lakewood's transition from an agricultural community into a commercial and residential suburb of Denver. Residential subdivisions began to appear to the east and west of Wadsworth as early as the 1930s. The landscape changed more drastically in 1941 when the United States government opened the Denver Ordnance Plant (DOP), a World War II munitions manufacturing plant, southwest of US 6 and Garrison Street in Lakewood. Before the DOP opened, US 6 consisted of a two-lane gravel road between Denver to the intersection at Simms/Union streets. Due to the increased number of travelers between Lakewood and the DOP, US 6 was paved and widened to a four-lane highway in 1942 (Norman, 2002: 18). By 1943, the DOP employed almost 20,000 people and operated on a constant 24-hour schedule, with many of the workers seeking housing in the surrounding communities.

After the war ended and the DOP closed, the Federal government converted the site into the current Denver Federal Center in 1950. Almost immediately, the Denver Federal Center became the largest installation of government employees in the United States outside of Washington, D.C. (Wilcox, 1994: 75). The facility had a direct impact on Lakewood's suburban community when a number of new subdivisions were formed in Lakewood to accommodate the nearby workforce. These new residential subdivisions, including neighborhoods such as Meadowlark Hills and Lakewood Village, replaced Lakewood's remaining farmland, and signaled the end of the agricultural activity in the vicinity of US 6 and Wadsworth.

Originally platted in 1940, the Green Acres Subdivision is located between Emerald Lane and Reed Street from US 6 to 9th Place on its northernmost boundary. According to an 1899 map, the land now known as the Green Acres Subdivision, including the property occupied by the Gunderson Residence, was originally owned by William A.H.

Loveland, his wife Miranda, and his railroad partner Charles C. Welch. At the time of its plat, the land was owned by Mary W.J. Edbrooke who operated a small farm on the property.

Resource Number: 5JF4527
Temporary Resource Number:

The Green Acres subdivision gradually became filled in with a mixture of single-family houses during the late 1940s and 1950s. The houses built in the 1940s and 1950s all maintain the 50-foot setbacks foot distance between all roadways and the front façade of the house, according to the requirements of the neighborhood's covenants. Additionally, the neighborhood was planned with a special interest in the location of trees and shrubbery around each property. Although Green Acres was platted and began construction in the 1940s, the majority of the neighborhood's development occurred during the following decades of the 1950s and 1960s. While the 1940s housing in the subdivision exemplified the historical or revival styles, such as Minimal Traditional or English-Norman Cottage styles, the later housing of the 1950s and 1960s were typically Ranch or Split Level houses.

Since the 1950s, Lakewood has developed into a thriving suburban community between Denver and Golden. The town was officially incorporated in 1969, and remains one of the largest communities in Colorado. Due south of the O'Neill Residence, US 6 has since evolved into a high-speed interstate highway passing through the Lakewood east to west. The areas surrounding the Green Acres subdivision has become filled in with commercial buildings fronting primary thoroughfares, such as Wadsworth Boulevard to the east, while secondary side roads lead directly to residential subdivisions construction primarily between 1950 through the present.

36. Sources of information:

Autobee, Kris.

2008 *King Apple Comes to Lakewood*. In The Lakewood Historian Winter 2008.
Lakewood, Colorado.

Colorado Historical Society.

2003 *A Guide to Colorado's Historic Architecture and Engineering*. Denver, Colorado:
Office of Archaeology and Historic Preservation.

Hill, David R.

1984 *Colorado Urbanization and Planning Context*. Denver: State Historical Society of Colorado.

Holleran, Michael

2005 *Historic Context for Irrigation and Water Supply Ditches and Canals in Colorado*.
Colorado Center for Preservation Research, University of Colorado at Denver and
Health Sciences Center: Denver, Colorado.

Leonard, Stephen J. and Thomas J. Noel

1990 *Denver: Mining Camp to Metropolis*. University Press of Colorado: Niwot, Colorado.

Preservation Publishing

2002 *Survey Report for the 2001 Cultural Resource Survey of Historic Northeast Lakewood*.
Prepared for the City of Lakewood, May.

Rhodes, Diane Lee (with Parsons Engineering)

2002a *An Intensive Historical Archaeological Survey Along the West Corridor Alternative Route, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

Resource Number: 5JF4527

Temporary Resource Number:

2002b *An Inventory of Historic Structures Along the West Corridor Alternative Routes, Regional Transportation District, Denver and Jefferson Counties, Colorado.* Prepared for RTD, Denver, Colorado.

Ryland, Charles S.

1972 "Golden's Resourceful Merchant" in *The Denver Westernaires Roundup*. Vol. XXVIII, No. 9, Nov-Dec.

Sugnet and Associates

1999 *Cultural Resources Inventory of the Proposed Colfax Avenue and Wadsworth Boulevard Improvement Project, City of Lakewood, Colorado*

Wilcox, Patricia K. editor

1976 *76 Centennial Stories of Lakewood, Colorado.* Lakewood Centennial-Bicentennial Commission: Lakewood, Colorado.

1994 *Lakewood-Colorado: An Illustrated Biography.* Lakewood 25th Birthday Commission: Lakewood, Colorado.

Willits, W. F.

1899 *W. F. Willits Farm Map.* Denver Public Library, Western History and Genealogy Division.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: _____

Designating authority:

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National State Local

42. Statement of significance: The house at 7415 Highland Drive does not meet any of the National Register Criteria for individual significance. The building is not directly associated with any events that have made a significant contribution to history and research did not yield direct ties to the development of the Denver Federal Center in the early 1950s. Therefore, the building does not meet Criterion A. Historical research has not indicated that people associated with the house have any historical significance and thus does not meet Criterion B. This building does not represent distinctive characteristics of a type, period, or method of construction, is not the work of a master, possess high artistic values, and is not a significant and

Resource Number: 5JF4527

Temporary Resource Number:

distinguishable entity whose components lack individual distinction. Therefore, it does not meet Criterion C for architectural merit. It also does not appear to have the potential to yield information about our prehistory or history that is not already known, and therefore is not recommended to meet Criterion D. This building, however, is recommended as a contributing resource in a potential Green Acres Historic District (see 45, below).

43. Assessment of historic physical integrity related to significance: The house has a high degree of integrity. The only exterior alteration observed is the replacement windows throughout the house.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

45. Is there National Register district potential? Yes No

Discuss: The Green Acres Subdivision is located between Emerald Lane and Reed Street from US 6 to 9th Place on its northernmost boundary, and includes the roadways Highland Drive and Broadview Drive that branch eastward from Wadsworth Boulevard. Green Acres neighborhood is recommended eligible as a historic district that is an intact, representative example of a Post World War II residential subdivision.

The Green Acres Subdivision is recommended eligible under Criterion A for the neighborhood's establishment in Lakewood during the between the late 1940s and early 1960s. Platted in 1940, Green Acres began to develop with single-family residences by 1947 and the majority of the houses were built by 1961. The neighborhood's development during this time reflects an important historic trend in suburban growth within the Denver metropolitan area during the Post World War II era, and is an example of a development that led to Lakewood's establishment as an independent city in 1969.

Green Acres stands out as a highly intact post-World War II subdivision that was marketed to the upper-middle class in Lakewood. The 1956 advertisement in the *Annual Denver Area Parade of Homes* confirms that the housing was costlier than other neighborhoods in Lakewood at that time (Center for Historic Preservation Research, 2006:15). This may also be due to the neighborhood's characteristic large lots with generous housing setbacks. The development's location due west of the older establishment of the Lakewood Country Club suggests that some of the early residences may have been members of this prestigious Club. The houses that were built in Green Acres during the 1950s also coincide with the opening of the nearby Denver Federal Center in 1950. When the Federal Government converted the former DOP into the Denver Federal Center, the new campus became a regional center of government operations and employment. Its opening helped revitalize Lakewood as a residential suburb providing middle-class housing to Federal Center employees.

The Green Acres Subdivision is also recommended eligible under Criterion C as an important example of post-World War II neighborhood planning and design principles. Many of the development's features, such as

Resource Number: 5JF4527

Temporary Resource Number:

uniform setbacks, were design elements recommended by the Federal Housing Administration as early as the 1930s that set the standard of post-World War II subdivision planning nationwide. The Green Acres subdivision is also notable as the first community in Lakewood controlled by building standards imposed by a neighborhood association. As such, the houses built in the 1940s and 1950s all maintain the 50-foot setbacks required by the neighborhood covenants. Each property features broad grass-covered lawns that collectively create visual continuity along the street front, while mature trees and plantings are typically setback and embellish the houses. Architecturally, the housing's consistent informal Ranch Style and Split-level architecture reflects an attempt made by developers to appeal to the consumer during a time when these styles had gained widespread popularity in suburban residential architecture. Picture windows, low, horizontal profiles, and horizontally oriented bands of windows became distinguishing features of both domestic styles. These elements also were well-adapted to suburban developments like Green Acres (Ames and McClelland 2002, 49, 66), and as such, the neighborhood is an excellent example of the execution of this suburban model within the greater Denver metropolitan area.

Although approximately one-third of the houses surveyed were found to have sustained varying degrees of alterations, about two-thirds of the neighborhood remains highly intact and with good physical and historical integrity to its original construction. As a result, Green Acres as a whole continues to convey its location, setting, feeling, and association of a mid-twentieth century residential subdivision.

The recommended period of significance for the proposed Green Acres Historic District is 1947 through 1961, which is when the majority of the houses were built in the neighborhood. The district boundaries reflect both the historic plat map dating to the 1940s, and also this period of development (Figure 1). Therefore, the boundary encompasses the properties along both sides of Broadview Drive and Highland Drive along the northern and southern boundaries, and is framed by the properties along both sides of Emerald Lane and Reed Street at the west and east ends, respectively. The boundary also includes the area including Vance Street and West 8th Avenue, which was part of the original 1940 plat map and includes neighborhood housing dating to the proposed period of significance, 1947-61.

If there is National Register district potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: N/A

Negatives filed at: N/A; digital photography used

48. Report title: Historic Resources Survey, US 6 and Wadsworth Boulevard, Lakewood, CO

49. Date(s): March 17, 2008

50. Recorder(s): Carrie K. Schomig

51. Organization: TEC, Inc

52. Address: 1746 Cole Boulevard, Suite 265, Golden, CO 80401

Resource Number: 5JF4527
Temporary Resource Number:

53. Phone number(s): 303-273-0231

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395



Figure 1: Recommended Green Acres Historic District

- Historic District Boundary
- - - Project Area of Potential Effects (APE) Boundary
- 1-30 Properties Surveyed
- ▨ Contributing Resources



Resource Number: 5JF4527

Temporary Resource Number:

Recommended Green Acres Historic District			
<i>Map Number</i>	<i>Site Number</i>	<i>Address</i>	<i>NRHP Eligibility Recommendation</i>
1	5JF4526	7445 Highland Drive	Contributing Resource
2	5JF4527	7415 Highland Drive	Contributing Resource
3	5JF4528	7385 Highland Drive	Contributing Resource
4	5JF4532	765 Emerald Lane	Noncontributing Resource
5	5JF4531	725 Emerald Lane	Noncontributing Resource
6	5JF4530	715 Emerald Lane	Contributing Resource
7	5JF4529	705 Emerald Lane	Contributing Resource
8	5JF4543	740 Emerald Lane	Contributing Resource
9	5JF4544	730 Emerald Lane	Contributing Resource
10	5JF4637	720 Emerald Lane	Noncontributing Resource
11	5JF4636	710 Emerald Lane	Contributing Resource
12	5JF4549	781 Park Lane	Contributing Resource
13	5JF4548	761 Park Lane	Contributing Resource
14	5JF4547	741 Park Lane	Contributing Resource
15	5JF4546	721 Park Lane	Contributing Resource
16	5JF4545	701 Park Lane	Contributing Resource
17	5JF4550	790 Park Lane	Contributing Resource
18	5JF4551	660 Park Lane	Contributing Resource
19	5JF4552	680 Park Lane	Contributing Resource
20	5JF4553	720 Park Lane	Contributing Resource
21	5JF3610	700 Park Lane	Contributing Resource
22	5JF4537	7500 Broadview Drive	Contributing Resource
23	5JF4538	7474 Broadview Drive	Noncontributing Resource

Resource Number: 5JF4527

Temporary Resource Number:

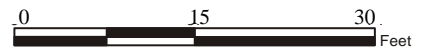
Recommended Green Acres Historic District			
<i>Map Number</i>	<i>Site Number</i>	<i>Address</i>	<i>NRHP Eligibility Recommendation</i>
24	5JF4539	7460 Broadview Drive	Noncontributing Resource
25	5JF4540	7400 Broadview Drive	Noncontributing Resource
26	5JF4541	7370 Broadview Drive	Contributing Resource
27	5JF4610	7393 6th Avenue Frontage Road	Noncontributing Resource
28	5JF4611	7373 6th Avenue Frontage Road	Noncontributing Resource
29	5JF4612	7225 6th Avenue Frontage Road	Noncontributing Resource
30	5JF4613	7199 6th Avenue Frontage Road	Noncontributing Resource

Resource Number: 5JF4527
Temporary Resource Number:

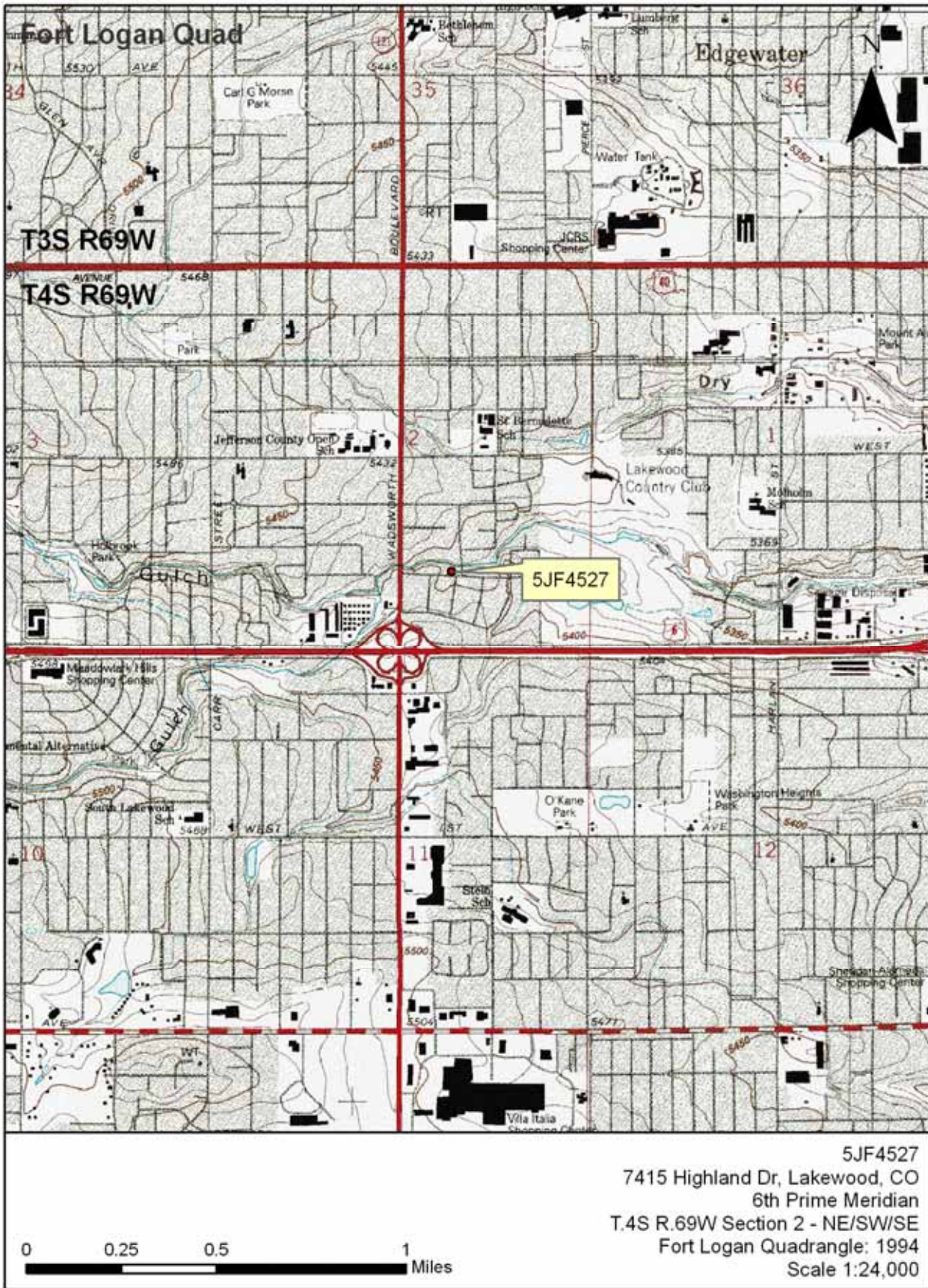


Sketch Map
5JF4527
7415 Highland Drive
Lakewood, CO 80214

- - - - Parcel Boundary



Resource Number: 5JF4527
Temporary Resource Number:



Location Map

Resource Number: 5JF4527
Temporary Resource Number:

Photo Log

Property Name: O'Neill Residence
Property Location: 7415 Highland Drive, Lakewood, CO
Photographer: Carrie Schomig
Date Taken: February 27, 2008
Negatives: none; digital photography used

<u>Photo #</u>	<u>Facing</u>	<u>Description</u>
1	N-NW	South façade
2	NW	South and East facades

Resource Number: 5JF4527
Temporary Resource Number:



Photograph 1. South Façade, view looking North-Northeast



Photograph 2. South and East facades, view looking Northwest

Resource Number: 5JF4528
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5JF4528
2. Temporary resource number:
3. County: Jefferson
4. City: Lakewood
5. Historic building name: Unknown
6. Current building name: Wilson Residence
7. Building address: 7385 Highland Drive
8. Owner name and address: Norman J. and Josephine K. Wilson, 7385 Highland Drive, Lakewood, CO 80214

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 4S Range 69W
NE ¼ of SW ¼ of SE ¼ of _____ ¼ of section 2
10. UTM reference
Zone 13 ; 493269 mE 4397638 mN
11. USGS quad name: Fort Logan
Year: 1965, Rev. 1994 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 90, 91 Block: N/A
Addition: Green Acres AMD Year of Addition: 1940
13. Boundary Description and Justification: The boundary is defined by the property's legal boundaries. The lot is bounded by the northern lot boundary, the eastern boundary with 7377 Highland Drive, the southern boundary with Highland Drive, and the western boundary with Vance Street.

III. Architectural Description

14. Building plan (footprint, shape): Irregular Plan
15. Dimensions in feet: 1,569 square feet
16. Number of stories: 1
17. Primary external wall material(s): Brick
18. Roof configuration: Cross Gabled
19. Primary external roof material: Asphalt
20. Special features: Porch, Chimney, Attached Garage

Resource Number: 5JF4528
Temporary Resource Number:

21. General architectural description: The Wilson residence at 7385 Highland Drive is a single-family, wood-frame, one-and-one-half-story, Ranch style house clad in red brick veneer. The roof is a medium-pitched, cross-gabled roof with deep, closed eaves, and is covered in asphalt shingles. The foundation is concrete. The fenestration throughout consists of vinyl-framed sliding windows. The principal, south façade includes of one large, plate-glass picture window that is divided into three lights. The primary entrance is located in the center of the façade and opens onto a recessed concrete porch covered by the main massing of the secondary, front-gable roof with one square pier. The house's east front-gabled projection has a three-light plate-glass window and a sliding window. A low-brick retaining wall separates the porch from the front lawn. An attached two-car, one-bay garage is located at the west end of the principal façade and faces south. The east, side façade features a secondary door at the southeast corner that opens onto a small, raised concrete stoop. The house is located on a sloping lot that allows for a walk-out basement on the rear, north façade of the house. The interior was not surveyed due to restricted access to the property.
22. Architectural style/building type: Ranch
23. Landscaping or special setting features: The Wilson residence at 7385 Highland Drive is located in a suburban setting north of 6th Avenue and east of Wadsworth Boulevard. The house is surrounded by grass-covered lawns on all sides, with a paved driveway leading from Highland Drive to the attached two-car, one-bay garage at the southwest corner of the house. Ornamental plantings and trees are located throughout the yard.
24. Associated buildings, features, or objects: None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1958
Source of information: Jefferson County Assessor Records
26. Architect: Unknown
Source of information:
27. Builder/Contractor: Unknown
Source of information:
28. Original owner: Unknown
Source of information:
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The only alteration noted during survey is the replacement vinyl windows.
30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/Single Dwelling
32. Intermediate use(s): N/A

Resource Number: 5JF4528
Temporary Resource Number:

33. Current use(s): Domestic/Single Dwelling

34. Site type(s): Suburban Home

35. Historical background:

The historic context of 7385 Highland Drive comprises the historical themes of agriculture, early industry, and transportation in northern Jefferson County. Located five miles west of Denver, Lakewood grew from a small farming community into a suburban city filled out by neighborhood subdivisions in less than a century. In the 1890s and 1900s, Denver exurbanites ventured westward to seek the pastoral landscape of Lakewood. Lakewood was first platted in 1891 as a railroad-oriented suburb, coinciding with new railroad line along 13th Avenue through the Lakewood area to link Denver with the mining center of Golden (Ryland, 1972: 13). The Silver Crash and recession of 1893, however, caused early development to remain modest through the 1920s.

A farm map published in 1899 shows that the areas near the intersection of West 6th Avenue and Wadsworth Boulevard were dominated by large tracts of farmland, and a few small areas of platted subdivisions located near major roadways. By 1900, the West Colfax Avenue had also become a significant artery for horse-driven transportation and soon thereafter, automobile traffic. Development along the Colfax corridor helped spur development in Lakewood. When West Colfax Avenue became a two-lane paved road in 1916, it became the first road in the vicinity to receive blacktop (Sugnet and Associates, 1999:2).

Commercial businesses were established along Wadsworth Boulevard in the 1920s and 1930s, illustrating the beginning of Lakewood's transition from an agricultural community into a commercial and residential suburb of Denver. Residential subdivisions began to appear to the east and west of Wadsworth as early as the 1930s. The landscape changed more drastically in 1941 when the United States government opened the Denver Ordnance Plant (DOP), a World War II munitions manufacturing plant, southwest of US 6 and Garrison Street in Lakewood. Before the DOP opened, US 6 consisted of a two-lane gravel road between Denver to the intersection at Simms/Union streets. Due to the increased number of travelers between Lakewood and the DOP, US 6 was paved and widened to a four-lane highway in 1942 (Norman, 2002: 18). By 1943, the DOP employed almost 20,000 people and operated on a constant 24-hour schedule, with many of the workers seeking housing in the surrounding communities.

After the war ended and the DOP closed, the Federal government converted the site into the current Denver Federal Center in 1950. Almost immediately, the Denver Federal Center became the largest installation of government employees in the United States outside of Washington, D.C. (Wilcox, 1994: 75). The facility had a direct impact on Lakewood's suburban community when a number of new subdivisions were formed in Lakewood to accommodate the nearby workforce. These new residential subdivisions, including neighborhoods such as Meadowlark Hills and Lakewood Village, replaced Lakewood's remaining farmland, and signaled the end of the agricultural activity in the vicinity of US 6 and Wadsworth.

Resource Number: 5JF4528

Temporary Resource Number:

Originally platted in 1940, the Green Acres Subdivision is located between Emerald Lane and Reed Street from US 6 to 9th Place on its northernmost boundary. According to an 1899 map, the land now known as the Green Acres Subdivision, including the property occupied by the Gunderson Residence, was originally owned by William A.H.

Loveland, his wife Miranda, and his railroad partner Charles C. Welch. At the time of its plat, the land was owned by Mary W.J. Edbrooke who operated a small farm on the property.

The Green Acres subdivision gradually became filled in with a mixture of single-family houses during the late 1940s and 1950s. The houses built in the 1940s and 1950s all maintain the 50-foot setbacks foot distance between all roadways and the front façade of the house, according to the requirements of the neighborhood's covenants. Additionally, the neighborhood was planned with a special interest in the location of trees and shrubbery around each property. Although Green Acres was platted and began construction in the 1940s, the majority of the neighborhood's

development occurred during the following decades of the 1950s and 1960s. While the 1940s housing in the subdivision exemplified the historical or revival styles, such as Minimal Traditional or English-Norman Cottage styles, the later housing of the 1950s and 1960s were typically Ranch or Split Level style houses.

Since the 1950s, Lakewood has developed into a thriving suburban community between Denver and Golden. The town was officially incorporated in 1969, and remains one of the largest communities in Colorado. Due south of the Wilson Residence, US 6 has since evolved into a high-speed interstate highway passing through the Lakewood east to west. The areas surrounding the Green Acres subdivision has become filled in with commercial buildings fronting primary thoroughfares, such as Wadsworth Boulevard to the east, while secondary side roads lead directly to residential subdivisions construction primarily between 1950 through the present.

36. Sources of information:

Autobee, Kris.

2008 *King Apple Comes to Lakewood*. In The Lakewood Historian Winter 2008. Lakewood, Colorado.

Colorado Historical Society.

2003 *A Guide to Colorado's Historic Architecture and Engineering*. Denver, Colorado: Office of Archaeology and Historic Preservation.

Hill, David R.

1984 *Colorado Urbanization and Planning Context*. Denver: State Historical Society of Colorado.

Holleran, Michael

2005 *Historic Context for Irrigation and Water Supply Ditches and Canals in Colorado*. Colorado Center for Preservation Research, University of Colorado at Denver and Health Sciences Center: Denver, Colorado.

Leonard, Stephen J. and Thomas J. Noel

1990 *Denver: Mining Camp to Metropolis*. University Press of Colorado: Niwot, Colorado.

Preservation Publishing

2002 *Survey Report for the 2001 Cultural Resource Survey of Historic Northeast Lakewood*.

Resource Number: 5JF4528
Temporary Resource Number:
Prepared for the City of Lakewood, May.

Rhodes, Diane Lee (with Parsons Engineering)

2002a *An Intensive Historical Archaeological Survey Along the West Corridor Alternative Route, Regional Transportation District, Denver and Jefferson Counties, Colorado.* Prepared for RTD, Denver, Colorado.

2002b *An Inventory of Historic Structures Along the West Corridor Alternative Routes, Regional Transportation District, Denver and Jefferson Counties, Colorado.* Prepared for RTD, Denver, Colorado.

Ryland, Charles S.

1972 "Golden's Resourceful Merchant" in *The Denver Westernaires Roundup*. Vol. XXVIII, No. 9, Nov-Dec.

Sugnet and Associates

1999 *Cultural Resources Inventory of the Proposed Colfax Avenue and Wadsworth Boulevard Improvement Project, City of Lakewood, Colorado*

Wilcox, Patricia K. editor

1976 *76 Centennial Stories of Lakewood, Colorado.* Lakewood Centennial-Bicentennial Commission: Lakewood, Colorado.

1994 *Lakewood-Colorado: An Illustrated Biography.* Lakewood 25th Birthday Commission: Lakewood, Colorado.

Willits, W. F.

1899 *W. F. Willits Farm Map.* Denver Public Library, Western History and Genealogy Division.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No X Date of designation: _____

Designating authority:

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

___ D. Has yielded, or may be likely to yield, information important in history or prehistory.

___ Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ___ State ___ Local _____

Resource Number: 5JF4528

Temporary Resource Number:

42. Statement of significance: The house at 7385 Highland Drive does not meet any of the National Register Criteria for individual significance. The building is not directly associated with any events that have made a significant contribution to history and research did not yield direct ties to the development of the Denver Federal Center, established in the early 1950s. Therefore, the building does not meet Criterion A. Historical research has not indicated that people associated with the house have any historical significance and thus does not meet Criterion B. This building does not represent distinctive characteristics of a type, period, or method of construction, is not the work of a master, does not possess high artistic values, and is not a significant and distinguishable entity whose components lack individual distinction. Therefore, it does not meet Criterion C for architectural merit. It also does not appear to have the potential to yield information about our prehistory or history that is not already known, and therefore is not recommended to meet Criterion D. This building, however, is recommended as a contributing resource in a potential Green Acres Historic District (see 45, below).

43. Assessment of historic physical integrity related to significance: The house at 7385 Highland Drive has good historic physical integrity. Built in 1958, the house retains its overall form and has sustained no major additions or alterations as observed.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

45. Is there National Register district potential? Yes X No

Discuss: The Green Acres Subdivision is located between Emerald Lane and Reed Street from US 6 to 9th Place on its northernmost boundary, and includes the roadways Highland Drive and Broadview Drive that branch eastward from Wadsworth Boulevard. Green Acres neighborhood is recommended eligible as a historic district that is an intact, representative example of a Post World War II residential subdivision.

The Green Acres Subdivision is recommended eligible under Criterion A for the neighborhood's establishment in Lakewood during the between the late 1940s and early 1960s. Platted in 1940, Green Acres began to develop with single-family residences by 1947 and the majority of the houses were built by 1961. The neighborhood's development during this time reflects an important historic trend in suburban growth within the Denver metropolitan area during the Post World War II era, and is an example of a development that led to Lakewood's establishment as an independent city in 1969.

Green Acres stands out as a highly intact post-World War II subdivision that was marketed to the upper-middle class in Lakewood. The 1956 advertisement in the *Annual Denver Area Parade of Homes* confirms that the housing was costlier than other neighborhoods in Lakewood at that time (Center for Historic Preservation Research, 2006:15). This may also be due to the neighborhood's characteristic large lots with generous housing setbacks. The development's location due west of the older establishment of the Lakewood Country Club suggests that some of the early residences may have been members of this prestigious Club. The

Resource Number: 5JF4528

Temporary Resource Number:

houses that were built in Green Acres during the 1950s also coincide with the opening of the nearby Denver Federal Center in 1950. When the Federal Government converted the former DOP into the Denver Federal Center, the new campus became a regional center of government operations and employment. Its opening helped revitalize Lakewood as a residential suburb providing middle-class housing to Federal Center employees.

The Green Acres Subdivision is also recommended eligible under Criterion C as an important example of post-World War II neighborhood planning and design principles. Many of the development's features, such as

uniform setbacks, were design elements recommended by the Federal Housing Administration as early as the 1930s that set the standard of post-World War II subdivision planning nationwide. The Green Acres subdivision is also notable as the first community in Lakewood controlled by building standards imposed by a neighborhood association. As such, the houses built in the 1940s and 1950s all maintain the 50-foot setbacks required by the neighborhood covenants. Each property features broad grass-covered lawns that collectively create visual continuity along the street front, while mature trees and plantings are typically setback and embellish the houses. Architecturally, the housing's consistent informal Ranch Style and Split-level architecture reflects an attempt made by developers to appeal to the consumer during a time when these styles had gained widespread popularity in suburban residential architecture. Picture windows, low, horizontal profiles, and horizontally oriented bands of windows became distinguishing features of both domestic styles. These elements also were well-adapted to suburban developments like Green Acres (Ames and McClelland 2002, 49, 66), and as such, the neighborhood is an excellent example of the execution of this suburban model within the greater Denver metropolitan area.

Although approximately one-third of the houses surveyed were found to have sustained varying degrees of alterations, about two-thirds of the neighborhood remains highly intact and with good physical and historical integrity to its original construction. As a result, Green Acres as a whole continues to convey its location, setting, feeling, and association of a mid-twentieth century residential subdivision.

The recommended period of significance for the proposed Green Acres Historic District is 1947 through 1961, which is when the majority of the houses were built in the neighborhood. The district boundaries reflect both the historic plat map dating to the 1940s, and also this period of development (Figure 1). Therefore, the boundary encompasses the properties along both sides of Broadview Drive and Highland Drive along the northern and southern boundaries, and is framed by the properties along both sides of Emerald Lane and Reed Street at the west and east ends, respectively. The boundary also includes the area including Vance Street and West 8th Avenue, which was part of the original 1940 plat map and includes neighborhood housing dating to the proposed period of significance, 1947-61.

If there is National Register district potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

Resource Number: 5JF4528

Temporary Resource Number:

VIII. RECORDING INFORMATION

47. Photograph numbers: N/A

Negatives filed at: N/A; digital photography used

48. Report title: Historic Resources Survey, US 6 and Wadsworth Boulevard, Lakewood, CO

49. Date(s): March 6, 2008

50. Recorder(s): Jennifer E. Bryant

51. Organization: TEC, Inc

52. Address: 1746 Cole Boulevard, Suite 265, Golden, CO 80401

53. Phone number(s): 303-273-0231

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395

Resource Number: 5JF4528
Temporary Resource Number:



Figure 1: Recommended Green Acres Historic District

- Historic District Boundary
- - - Project Area of Potential Effects (APE) Boundary
- 1-30 Properties Surveyed
- ▨ Contributing Resources



Resource Number: 5JF4528

Temporary Resource Number:

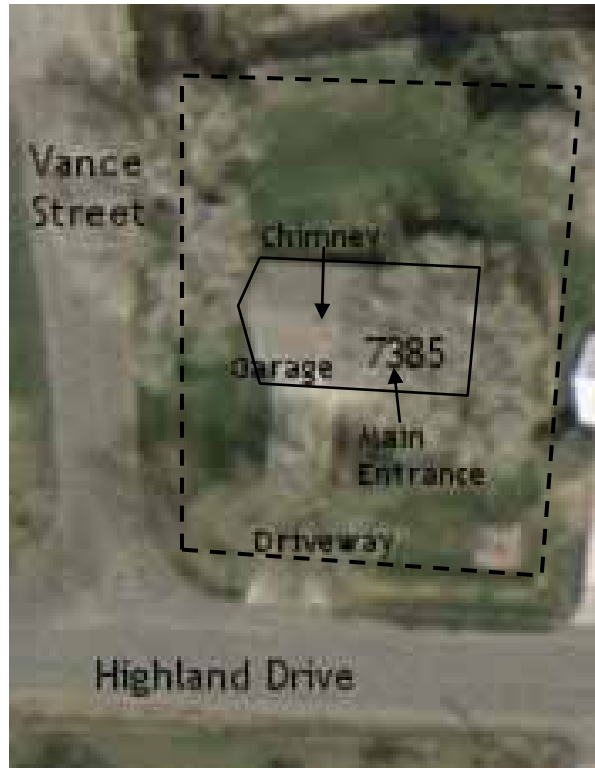
Recommended Green Acres Historic District			
<i>Map Number</i>	<i>Site Number</i>	<i>Address</i>	<i>NRHP Eligibility Recommendation</i>
1	5JF4526	7445 Highland Drive	Contributing Resource
2	5JF4527	7415 Highland Drive	Contributing Resource
3	5JF4528	7375 Highland Drive	Contributing Resource
4	5JF4532	765 Emerald Lane	Noncontributing Resource
5	5JF4531	725 Emerald Lane	Noncontributing Resource
6	5JF4530	715 Emerald Lane	Contributing Resource
7	5JF4529	705 Emerald Lane	Contributing Resource
8	5JF4543	740 Emerald Lane	Contributing Resource
9	5JF4544	730 Emerald Lane	Contributing Resource
10	5JF4637	720 Emerald Lane	Noncontributing Resource
11	5JF4636	710 Emerald Lane	Contributing Resource
12	5JF4549	781 Park Lane	Contributing Resource
13	5JF4548	761 Park Lane	Contributing Resource
14	5JF4547	741 Park Lane	Contributing Resource
15	5JF4546	721 Park Lane	Contributing Resource
16	5JF4545	701 Park Lane	Contributing Resource
17	5JF4550	790 Park Lane	Contributing Resource
18	5JF4551	660 Park Lane	Contributing Resource
19	5JF4552	680 Park Lane	Contributing Resource
20	5JF4553	720 Park Lane	Contributing Resource
21	5JF3610	700 Park Lane	Contributing Resource
22	5JF4537	7500 Broadview Drive	Contributing Resource
23	5JF4538	7474 Broadview Drive	Noncontributing Resource

Resource Number: 5JF4528

Temporary Resource Number:

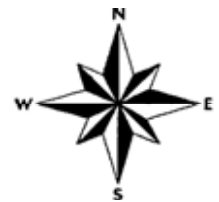
Recommended Green Acres Historic District			
<i>Map Number</i>	<i>Site Number</i>	<i>Address</i>	<i>NRHP Eligibility Recommendation</i>
24	5JF4539	7460 Broadview Drive	Noncontributing Resource
25	5JF4540	7400 Broadview Drive	Noncontributing Resource
26	5JF4541	7370 Broadview Drive	Contributing Resource
27	5JF4610	7393 6th Avenue Frontage Road	Noncontributing Resource
28	5JF4611	7373 6th Avenue Frontage Road	Noncontributing Resource
29	5JF4612	7225 6th Avenue Frontage Road	Noncontributing Resource
30	5JF4613	7199 6th Avenue Frontage Road	Noncontributing Resource

Resource Number: 5JF4528
Temporary Resource Number:

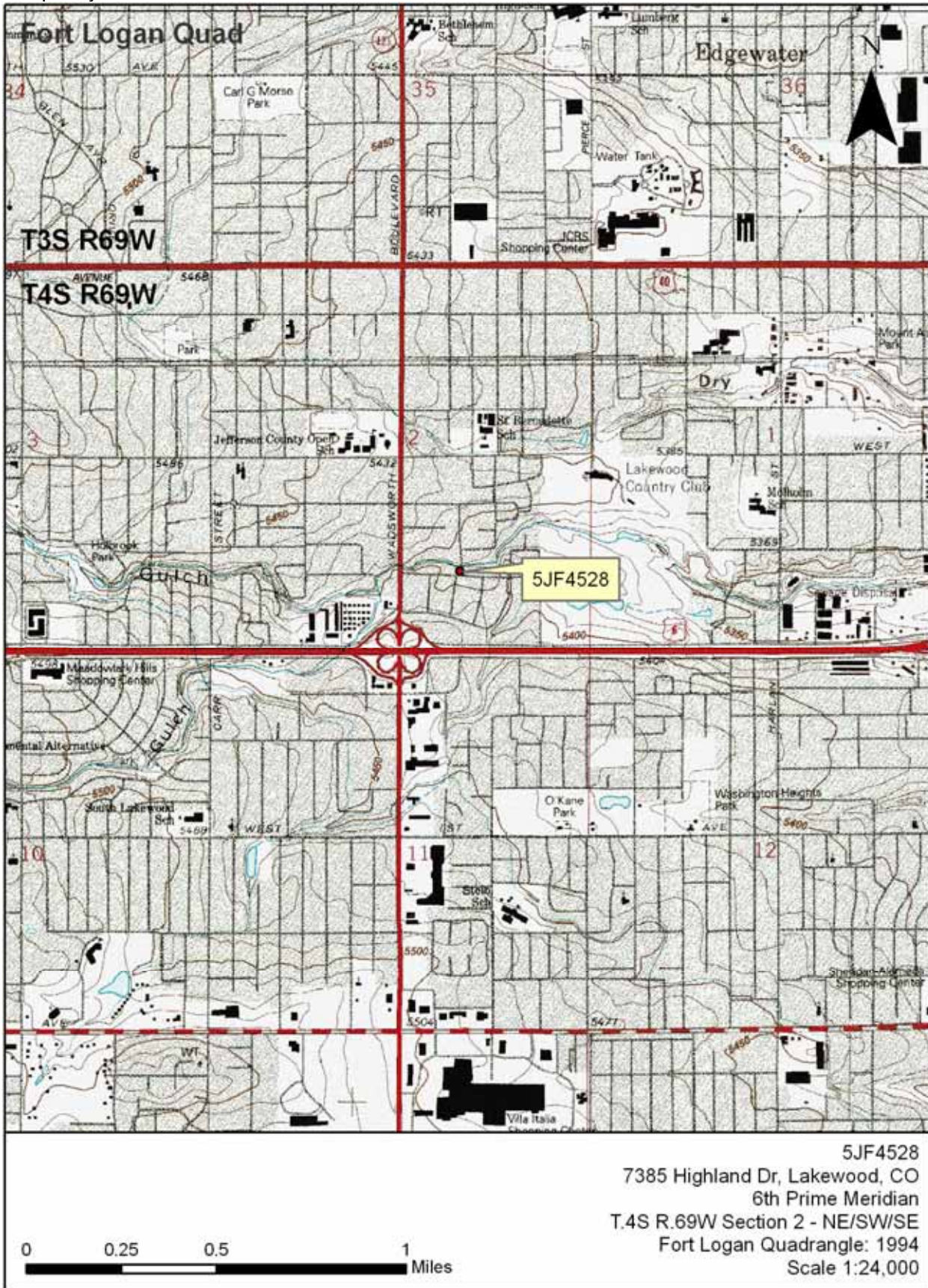


Sketch Map
5JF4528
7385 Highland Drive
Lakewood, CO 80214

- - - - Parcel Boundary



Resource Number: 5JF4528
Temporary Resource Number:



Location Map

Resource Number: 5JF4528
Temporary Resource Number:

Photo Log

Property Name: Wilson Residence
Property Location: 7385 Highland Drive, Lakewood, Jefferson County, Colorado
Photographer: Jennifer E. Bryant
Date Taken: February 27, 2008
Negatives: none; digital photography used

<u>Photo #</u>	<u>Facing</u>	<u>Description</u>
1	NE	South and West façades
2	NW	South and East façades

Resource Number: 5JF4528
Temporary Resource Number:



Photograph 1: South and West facades, view to the Northeast



Photograph 2: South and East façades, view to the Northwest

Resource Number: 5JF4528
Temporary Resource Number:

Resource Number: 5JF4529
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5JF4529
2. Temporary resource number:
3. County: Jefferson
4. City: Lakewood
5. Historic building name: Unknown
6. Current building name: Romero Residence
7. Building address: 705 Emerald Lane
8. Owner name and address: Angela Romero, 705 Emerald Lane, Lakewood, CO 80214

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 4S Range 69W
SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of _____ $\frac{1}{4}$ of section 2
10. UTM reference
Zone 13 ; 493113 mE 4397484 mN
11. USGS quad name: _____ Fort Logan
Year: 1965, Rev. 1994 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 104, 106 Block: N/A
Addition: Green Acres Year of Addition: 1940
13. Boundary Description and Justification: The boundary is defined by the property's legal boundaries. The lot is bounded by the northern boundary with 715 Emerald Lane, the eastern boundary with Emerald Lane, the southern boundary with Broadview Drive, and the western lot boundary.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: 1,979 square feet
16. Number of stories: 1.5
17. Primary external wall material(s): Vertical Siding
18. Roof configuration: Hipped
19. Primary external roof material: Asphalt
20. Special features: Attached Garage, Chimney, Fence

Resource Number: 5JF4529
Temporary Resource Number:

21. General architectural description: The Romero residence at 705 Emerald Lane is a single-family, wood-frame, Split Level style house. It is clad in vertical, vinyl siding on the second story and a blonde-brick at the mid-level and lower stories. The roof is a low-pitched hipped roof with closed overhanging eaves, and is covered in asphalt shingles. The principal, southeast façade has a central entrance that is connected to a two-story section on the northeast end. The fenestration at the southeast façade consists of with a plate-glass picture window flanked by casement windows. At the second-story portion of the house, horizontal, vinyl-framed sliding windows are located just below the roof eave. A two-car, one-bay attached garage is located at the southwest end of the principal façade, and is incorporated under the primary hipped roof. A brick chimney is located next to the garage bay within the southwest end of the roof.
22. Architectural style/building type: Split Level
23. Landscaping or special setting features: The landscaping surrounding the Romero residence consists of grass-covered lawns and a paved driveway leading from both Emerald Lane and Broadview Drive to the attached two-car, one-bay garage at the southwestern end of the house.
24. Associated buildings, features, or objects: A small storage shed is located at the southwest side of the house, but was not visible during survey.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1961
Source of information: Jefferson County Assessor Records
26. Architect: Unknown
Source of information:
27. Builder/Contractor: Unknown
Source of information:
28. Original owner: Unknown
Source of information:
29. Construction history (include description and dates of major additions, alterations, or demolitions):
No additions or alterations observed.
30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/Single Dwelling
32. Intermediate use(s): N/A
33. Current use(s): Domestic/Single Dwelling
34. Site type(s): Suburban Home
35. Historical background:

Resource Number: 5JF4529
Temporary Resource Number:

The historic context of 705 Emerald Lane comprises the historical themes of agriculture, early industry, and transportation in northern Jefferson County. Located five miles west of Denver, Lakewood grew from a small farming community into a suburban city filled out by neighborhood subdivisions in less than a century. In the 1890s and 1900s, Denver exurbanites ventured westward to seek the pastoral landscape of Lakewood. Lakewood was first platted in 1891 as a railroad-oriented suburb, coinciding with new railroad line along 13th Avenue through the Lakewood area to link Denver with the mining center of Golden (Ryland, 1972: 13). The Silver Crash and recession of 1893, however, caused early development to remain modest through the 1920s.

A farm map published in 1899 shows that the areas near the intersection of West 6th Avenue and Wadsworth Boulevard were dominated by large tracts of farmland, and a few small areas of platted subdivisions located near major roadways. By 1900, the West Colfax Avenue had also become a significant artery for horse-driven transportation and soon thereafter, automobile traffic. Development along the Colfax corridor helped spur development in Lakewood. When West Colfax Avenue became a two-lane paved road in 1916, it became the first road in the vicinity to receive blacktop (Sugnet and Associates, 1999:2).

Commercial businesses were established along Wadsworth Boulevard in the 1920s and 1930s, illustrating the beginning of Lakewood's transition from an agricultural community into a commercial and residential suburb of Denver. Residential subdivisions began to appear to the east and west of Wadsworth as early as the 1930s. The landscape changed more drastically in 1941 when the United States government opened the Denver Ordnance Plant (DOP), a World War II munitions manufacturing plant, southwest of US 6 and Garrison Street in Lakewood. Before the DOP opened, US 6 consisted of a two-lane gravel road between Denver to the intersection at Simms/Union streets. Due to the increased number of travelers between Lakewood and the DOP, US 6 was paved and widened to a four-lane highway in 1942 (Norman, 2002: 18). By 1943, the DOP employed almost 20,000 people and operated on a constant 24-hour schedule, with many of the workers seeking housing in the surrounding communities.

After the war ended and the DOP closed, the Federal government converted the site into the current Denver Federal Center in 1950. Almost immediately, the Denver Federal Center became the largest installation of government employees in the United States outside of Washington, D.C. (Wilcox, 1994: 75). The facility had a direct impact on Lakewood's suburban community when a number of new subdivisions were formed in Lakewood to accommodate the nearby workforce. These new residential subdivisions, including neighborhoods such as Meadowlark Hills and Lakewood Village, replaced Lakewood's remaining farmland, and signaled the end of the agricultural activity in the vicinity of US 6 and Wadsworth.

Originally platted in 1940, the Green Acres Subdivision is located between Emerald Lane and Reed Street from US 6 to 9th Place on its northernmost boundary. According to an 1899 map, the land now known as the Green Acres Subdivision, including the property occupied by the Gunderson Residence, was originally owned by William A.H.

Resource Number: 5JF4529

Temporary Resource Number:

Loveland, his wife Miranda, and his railroad partner Charles C. Welch. At the time of its plat, the land was owned by Mary W.J. Edbrooke who operated a small farm on the property.

The Green Acres subdivision gradually became filled in with a mixture of single-family houses during the late 1940s and 1950s. The houses built in the 1940s and 1950s all maintain the 50-foot setbacks foot distance between all roadways and the front façade of the house, according to the requirements of the neighborhood's covenants. Additionally, the neighborhood was planned with a special interest in the location of trees and shrubbery around each property. Although Green Acres was platted and began construction in the 1940s, the majority of the neighborhood's

development occurred during the following decades of the 1950s and 1960s. While the 1940s housing in the subdivision exemplified the historical or revival styles, such as Minimal Traditional or English-Norman Cottage styles, the later housing of the 1950s and 1960s were typically Ranch or Split Level style houses.

Since the 1950s, Lakewood has developed into a thriving suburban community between Denver and Golden. The town was officially incorporated in 1969, and remains one of the largest communities in Colorado. Due south of the Romero Residence, US 6 has since evolved into a high-speed interstate highway passing through the Lakewood east to west. The areas surrounding the Green Acres subdivision has become filled in with commercial buildings fronting primary thoroughfares, such as Wadsworth Boulevard to the east, while secondary side roads lead directly to residential subdivisions construction primarily between 1950 through the present.

36. Sources of information:

Autobee, Kris.

2008 *King Apple Comes to Lakewood*. In The Lakewood Historian Winter 2008.
Lakewood, Colorado.

Colorado Historical Society.

2003 *A Guide to Colorado's Historic Architecture and Engineering*. Denver, Colorado:
Office of Archaeology and Historic Preservation.

Hill, David R.

1984 *Colorado Urbanization and Planning Context*. Denver: State Historical Society of Colorado.

Holleran, Michael

2005 *Historic Context for Irrigation and Water Supply Ditches and Canals in Colorado*.
Colorado Center for Preservation Research, University of Colorado at Denver and
Health Sciences Center: Denver, Colorado.

Leonard, Stephen J. and Thomas J. Noel

1990 *Denver: Mining Camp to Metropolis*. University Press of Colorado: Niwot, Colorado.

Preservation Publishing

2002 *Survey Report for the 2001 Cultural Resource Survey of Historic Northeast Lakewood*.
Prepared for the City of Lakewood, May.

Rhodes, Diane Lee (with Parsons Engineering)

Resource Number: 5JF4529

Temporary Resource Number:

2002a *An Intensive Historical Archaeological Survey Along the West Corridor Alternative Route, Regional Transportation District, Denver and Jefferson Counties, Colorado.* Prepared for RTD, Denver, Colorado.

2002b *An Inventory of Historic Structures Along the West Corridor Alternative Routes, Regional Transportation District, Denver and Jefferson Counties, Colorado.* Prepared for RTD, Denver, Colorado.

Ryland, Charles S.

1972 "Golden's Resourceful Merchant" in *The Denver Westernaires Roundup*. Vol. XXVIII, No. 9, Nov-Dec.

Sugnet and Associates

1999 *Cultural Resources Inventory of the Proposed Colfax Avenue and Wadsworth Boulevard Improvement Project, City of Lakewood, Colorado*

Wilcox, Patricia K. editor

1976 *76 Centennial Stories of Lakewood, Colorado.* Lakewood Centennial-Bicentennial Commission: Lakewood, Colorado.

1994 *Lakewood-Colorado: An Illustrated Biography.* Lakewood 25th Birthday Commission: Lakewood, Colorado.

Willits, W. F.

1899 *W. F. Willits Farm Map.* Denver Public Library, Western History and Genealogy Division.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: _____

Designating authority:

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National State Local

42. Statement of significance: The house at 705 Emerald Lane does not meet any of the National Register Criteria for individual significance. The building is not associated with any events that have made a significant contribution to history and research did not yield direct ties to the development of the Denver Federal Center, established in the early 1950s. Therefore, the building does not meet Criterion A. Historical research has not

Resource Number: 5JF4529

Temporary Resource Number:

indicated that people associated with the house have any historical significance and thus does not meet Criterion B. This building does not represent distinctive characteristics of a type, period, or method of construction, is not the work of a master, possess high artistic values, and is not a significant and distinguishable entity whose components lack individual distinction. Therefore, it does not meet Criterion C for architectural merit. It also does not appear to have the potential to yield information about our prehistory or history that is not already known, and therefore is not recommended to meet Criterion D. This building, however, is recommended as a contributing resource in a potential Green Acres Historic District (see 45, below).

43. Assessment of historic physical integrity related to significance: The house at 705 Emerald Lane has good historic physical integrity. Built in 1961, the house has retained its overall form, and has not sustained any additions or alterations as observed.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

45. Is there National Register district potential? Yes No

Discuss: The Green Acres Subdivision is located between Emerald Lane and Reed Street from US 6 to 9th Place on its northernmost boundary, and includes the roadways Highland Drive and Broadview Drive that branch eastward from Wadsworth Boulevard. Green Acres neighborhood is recommended eligible as a historic district that is an intact, representative example of a Post World War II residential subdivision.

The Green Acres Subdivision is recommended eligible under Criterion A for the neighborhood's establishment in Lakewood during the between the late 1940s and early 1960s. Platted in 1940, Green Acres began to develop with single-family residences by 1947 and the majority of the houses were built by 1961. The neighborhood's development during this time reflects an important historic trend in suburban growth within the Denver metropolitan area during the Post World War II era, and is an example of a development that led to Lakewood's establishment as an independent city in 1969.

Green Acres stands out as a highly intact post-World War II subdivision that was marketed to the upper-middle class in Lakewood. The 1956 advertisement in the *Annual Denver Area Parade of Homes* confirms that the housing was costlier than other neighborhoods in Lakewood at that time (Center for Historic Preservation Research, 2006:15). This may also be due to the neighborhood's characteristic large lots with generous housing setbacks. The development's location due west of the older establishment of the Lakewood Country Club suggests that some of the early residences may have been members of this prestigious Club. The houses that were built in Green Acres during the 1950s also coincide with the opening of the nearby Denver Federal Center in 1950. When the Federal Government converted the former DOP into the Denver Federal Center, the new campus became a regional center of government operations and employment. Its opening

Resource Number: 5JF4529

Temporary Resource Number:

helped revitalize Lakewood as a residential suburb providing middle-class housing to Federal Center employees.

The Green Acres Subdivision is also recommended eligible under Criterion C as an important example of post-World War II neighborhood planning and design principles. Many of the development's features, such as uniform setbacks, were design elements recommended by the Federal Housing Administration as early as the 1930s that set the standard of post-World War II subdivision planning nationwide. The Green Acres subdivision is also notable as the first community in Lakewood controlled by building standards imposed by a neighborhood association. As such, the houses built in the 1940s and 1950s all maintain the 50-foot setbacks required by the neighborhood covenants. Each property features broad grass-covered lawns that collectively create visual continuity along the street front, while mature trees and plantings are typically setback and embellish the

houses. Architecturally, the housing's consistent informal Ranch Style and Split-level architecture reflects an attempt made by developers to appeal to the consumer during a time when these styles had gained widespread popularity in suburban residential architecture. Picture windows, low, horizontal profiles, and horizontally oriented bands of windows became distinguishing features of both domestic styles. These elements also were well-adapted to suburban developments like Green Acres (Ames and McClelland 2002, 49, 66), and as such, the neighborhood is an excellent example of the execution of this suburban model within the greater Denver metropolitan area.

Although approximately one-third of the houses surveyed were found to have sustained varying degrees of alterations, about two-thirds of the neighborhood remains highly intact and with good physical and historical integrity to its original construction. As a result, Green Acres as a whole continues to convey its location, setting, feeling, and association of a mid-twentieth century residential subdivision.

The recommended period of significance for the proposed Green Acres Historic District is 1947 through 1961, which is when the majority of the houses were built in the neighborhood. The district boundaries reflect both the historic plat map dating to the 1940s, and also this period of development (Figure 1). Therefore, the boundary encompasses the properties along both sides of Broadview Drive and Highland Drive along the northern and southern boundaries, and is framed by the properties along both sides of Emerald Lane and Reed Street at the west and east ends, respectively. The boundary also includes the area including Vance Street and West 8th Avenue, which was part of the original 1940 plat map and includes neighborhood housing dating to the proposed period of significance, 1947-61.

If there is National Register district potential, is this building: Contributing X Noncontributing ____

46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing ____

VIII. RECORDING INFORMATION

47. Photograph numbers: N/A

Negatives filed at: N/A; digital Photography used

Resource Number: 5JF4529

Temporary Resource Number:

48. Report title: Historic Resources Survey, US 6 and Wadsworth Boulevard, Lakewood, CO

49. Date(s): March 5, 2008

50. Recorder(s): Jennifer E. Bryant

51. Organization: TEC, Inc

52. Address: 1746 Cole Boulevard, Suite 265, Golden, CO 80401

53. Phone number(s): 303-273-0231

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395



Figure 1: Recommended Green Acres Historic District

- Historic District Boundary
- - - Project Area of Potential Effects (APE) Boundary
- 1-30 Properties Surveyed
- ▨ Contributing Resources



Resource Number: 5JF4529

Temporary Resource Number:

Recommended Green Acres Historic District			
<i>Map Number</i>	<i>Site Number</i>	<i>Address</i>	<i>NRHP Eligibility Recommendation</i>
1	5JF4526	7445 Highland Drive	Contributing Resource
2	5JF4527	7415 Highland Drive	Contributing Resource
3	5JF4528	7385 Highland Drive	Contributing Resource
4	5JF4532	765 Emerald Lane	Noncontributing Resource
5	5JF4531	725 Emerald Lane	Noncontributing Resource
6	5JF4530	715 Emerald Lane	Contributing Resource
7	5JF4529	705 Emerald Lane	Contributing Resource
8	5JF4543	740 Emerald Lane	Contributing Resource
9	5JF4544	730 Emerald Lane	Contributing Resource
10	5JF4637	720 Emerald Lane	Noncontributing Resource
11	5JF4636	710 Emerald Lane	Contributing Resource
12	5JF4549	781 Park Lane	Contributing Resource
13	5JF4548	761 Park Lane	Contributing Resource
14	5JF4547	741 Park Lane	Contributing Resource
15	5JF4546	721 Park Lane	Contributing Resource
16	5JF4545	701 Park Lane	Contributing Resource
17	5JF4550	790 Park Lane	Contributing Resource
18	5JF4551	660 Park Lane	Contributing Resource
19	5JF4552	680 Park Lane	Contributing Resource
20	5JF4553	720 Park Lane	Contributing Resource
21	5JF3610	700 Park Lane	Contributing Resource
22	5JF4537	7500 Broadview Drive	Contributing Resource
23	5JF4538	7474 Broadview Drive	Noncontributing Resource

Resource Number: 5JF4529

Temporary Resource Number:

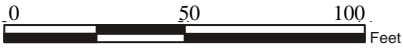
Recommended Green Acres Historic District			
<i>Map Number</i>	<i>Site Number</i>	<i>Address</i>	<i>NRHP Eligibility Recommendation</i>
24	5JF4539	7460 Broadview Drive	Noncontributing Resource
25	5JF4540	7400 Broadview Drive	Noncontributing Resource
26	5JF4541	7370 Broadview Drive	Contributing Resource
27	5JF4610	7393 6th Avenue Frontage Road	Noncontributing Resource
28	5JF4611	7373 6th Avenue Frontage Road	Noncontributing Resource
29	5JF4612	7225 6th Avenue Frontage Road	Noncontributing Resource
30	5JF4613	7199 6th Avenue Frontage Road	Noncontributing Resource

Resource Number: 5JF4529
Temporary Resource Number:

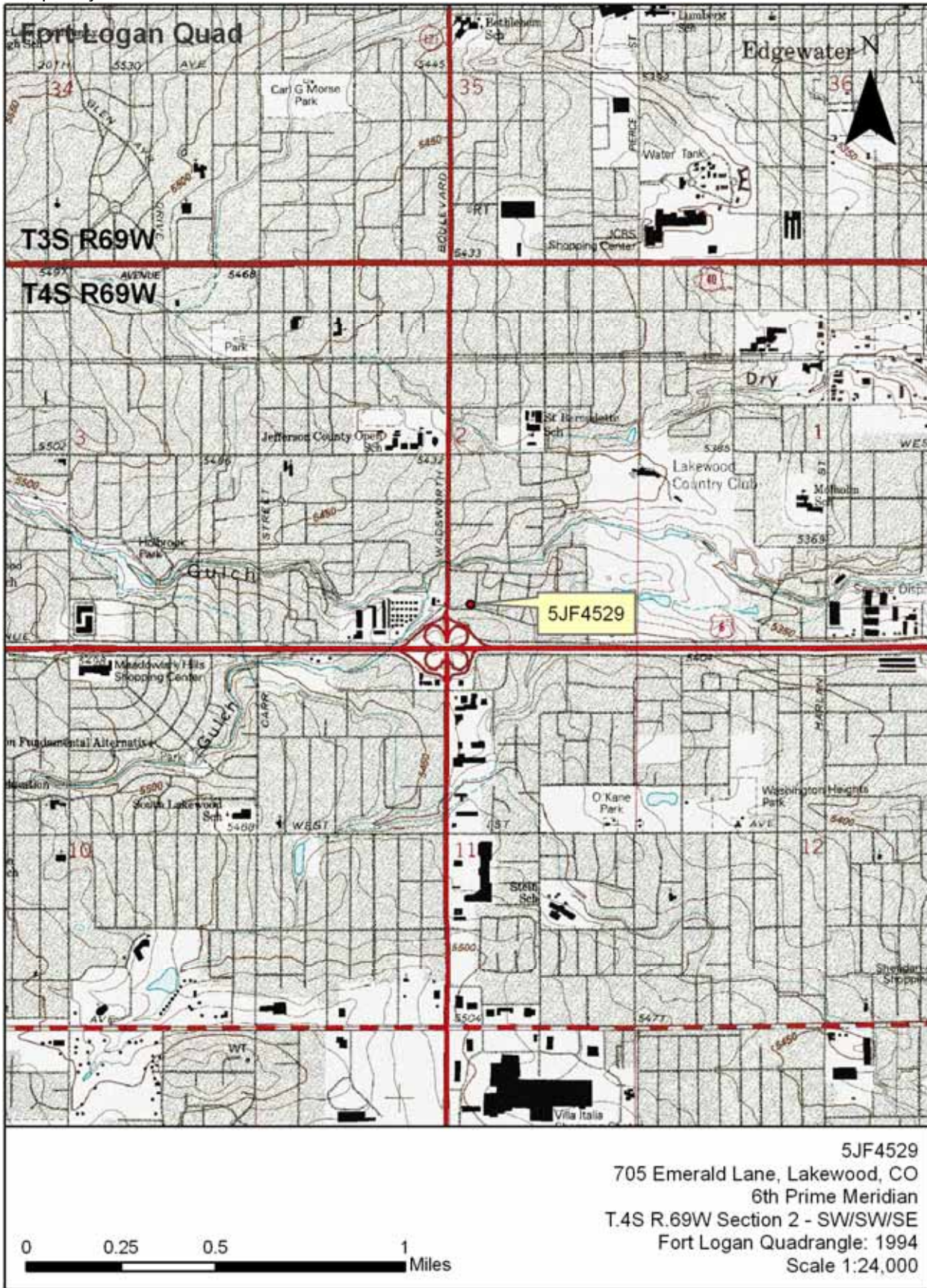


Sketch Map
5JF4529
705 Emerald Lane
Lakewood, CO 80214

- - - - Parcel Boundary



Resource Number: 5JF4529
Temporary Resource Number:



Location Map

Resource Number: 5JF4529
Temporary Resource Number:

Photo Log

Property Name: Romero Residence
Property Location: 705 Emerald Lane, Lakewood, Jefferson County, Colorado
Photographer: Jennifer E. Bryant
Date Taken: February 27, 2008
Negatives: none; digital photography used

<u>Photo #</u>	<u>Facing</u>	<u>Description</u>
1	SW	East and North façades
2	NW	East façade
3	W	East façade

Resource Number: 5JF4529
Temporary Resource Number:



Photograph 1: East and North facades, view to the Southwest



Photograph 2: East façade, view to the Northwest

Resource Number: 5JF4529
Temporary Resource Number:



Photograph 3: East façade, view to the West

Resource Number: 5JF4529
Temporary Resource Number:

Resource Number: 5JF4530
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5JF4530
2. Temporary resource number:
3. County: Jefferson
4. City: Lakewood
5. Historic building name: Unknown
6. Current building name: Reinhart Residence
7. Building address: 715 Emerald Lane
8. Owner name and address: Jean E. Reinhart, 715 Emerald Lane, Lakewood, CO 80214

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 4S Range 69W
SW ¼ of SW ¼ of SE ¼ of _____ ¼ of section 2
10. UTM reference
Zone 13; 493114 mE 4397498 mN
11. USGS quad name: Fort Logan
Year: 1965, Rev. 1994 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 102, 104 Block: N/A
Addition: Green Acres AMD Year of Addition: 1940
13. Boundary Description and Justification: The boundary is defined by the property's legal boundaries. The lot is bounded by the northern boundary with 725 Emerald Lane, the eastern boundary with Emerald Lane, the southern boundary with 705 Emerald Lane, and the western lot boundary.

III. Architectural Description

14. Building plan (footprint, shape): Irregular Plan
15. Dimensions in feet: 1,242 square feet
16. Number of stories: 1
17. Primary external wall material(s): Brick
18. Roof configuration: Cross Gabled
19. Primary external roof material: Asphalt
20. Special features: Fence, Attached Garage

Resource Number: 5JF4530

Temporary Resource Number:

21. General architectural description: The Reinhart Residence is a single-family, wood-frame, one-story, Ranch style house clad in a combination of blonde brick and horizontal siding. It has an irregular-shaped footprint with a forward-projecting wing at its north end. The roof is a low-pitched, cross-gabled roof with closed, overhanging eaves, and is covered in asphalt shingles. The foundation is concrete. The principal, east façade has a one-car garage attached at the south end of the house, and faces east. The garage is clad in horizontal siding, as is the gable-end of the cross-gable, but the rest of the house is clad in brick. A three-sided, plate-glass bay window is located south of center. The door is centered on the east, principal façade, and includes a stone stoop, which is covered by an extension of the main mass of the roof. North of the door is a plate-glass, full-length window. The fenestration at the north, projecting wing is horizontal, vinyl-frame, three-light casement windows. The interior was not surveyed due to restricted access to the property.

22. Architectural style/building type: Ranch

23. Landscaping or special setting features: The landscaping at the Reinhart residence consists of grass-covered lawns on all sides, with large trees around the edges of the property. A paved driveway leads from Emerald Lane to the one-car attached garage at the south end of the house. The backyard is surrounded by a six-foot wood fence.

24. Associated buildings, features, or objects: A vertical-wood-sided outbuilding with a side-gabled, asphalt-shingle-covered roof is located northwest of the house.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1953

Source of information: Jefferson County Assessor Records

26. Architect: Unknown

Source of information:

27. Builder/Contractor: Unknown

Source of information:

28. Original owner: Unknown

Source of information:

29. Construction history (include description and dates of major additions, alterations, or demolitions):

No additions or alterations observed.

30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/Single Dwelling

32. Intermediate use(s): N/A

33. Current use(s): Domestic/Single Dwelling

34. Site type(s): Suburban Home

Resource Number: 5JF4530

Temporary Resource Number:

35. Historical background:

The historic context of 715 Emerald Lane comprises the historical themes of agriculture, early industry, and transportation in northern Jefferson County. Located five miles west of Denver, Lakewood grew from a small farming community into a suburban city filled out by neighborhood subdivisions in less than a century. In the 1890s and 1900s, Denver exurbanites ventured westward to seek the pastoral landscape of Lakewood. Lakewood was first platted in 1891 as a railroad-oriented suburb, coinciding with new railroad line along 13th Avenue through the Lakewood area to link Denver with the mining center of Golden (Ryland, 1972: 13). The Silver Crash and recession of 1893, however, caused early development to remain modest through the 1920s.

A farm map published in 1899 shows that the areas near the intersection of West 6th Avenue and Wadsworth Boulevard were dominated by large tracts of farmland, and a few small areas of platted subdivisions located near major roadways. By 1900, the West Colfax Avenue had also become a significant artery for horse-driven transportation and soon thereafter, automobile traffic. Development along the Colfax corridor helped spur development in Lakewood. When West Colfax Avenue became a two-lane paved road in 1916, it became the first road in the vicinity to receive blacktop (Sugnet and Associates, 1999:2).

Commercial businesses were established along Wadsworth Boulevard in the 1920s and 1930s, illustrating the beginning of Lakewood's transition from an agricultural community into a commercial and residential suburb of Denver. Residential subdivisions began to appear to the east and west of Wadsworth as early as the 1930s. The landscape changed more drastically in 1941 when the United States government opened the Denver Ordnance Plant (DOP), a World War II munitions manufacturing plant, southwest of US 6 and Garrison Street in Lakewood. Before the DOP opened, US 6 consisted of a two-lane gravel road between Denver to the intersection at Simms/Union streets. Due to the increased number of travelers between Lakewood and the DOP, US 6 was paved and widened to a four-lane highway in 1942 (Norman, 2002: 18). By 1943, the DOP employed almost 20,000 people and operated on a constant 24-hour schedule, with many of the workers seeking housing in the surrounding communities.

After the war ended and the DOP closed, the Federal government converted the site into the current Denver Federal Center in 1950. Almost immediately, the Denver Federal Center became the largest installation of government employees in the United States outside of Washington, D.C. (Wilcox, 1994: 75). The facility had a direct impact on Lakewood's suburban community when a number of new subdivisions were formed in Lakewood to accommodate the nearby workforce. These new residential subdivisions, including neighborhoods such as Meadowlark Hills and Lakewood Village, replaced Lakewood's remaining farmland, and signaled the end of the agricultural activity in the vicinity of US 6 and Wadsworth.

Originally platted in 1940, the Green Acres Subdivision is located between Emerald Lane and Reed Street from US 6 to 9th Place on its northernmost boundary. According to an 1899 map, the land now known as the Green Acres Subdivision, including the property occupied by the Gunderson Residence, was originally owned by William A.H.

Resource Number: 5JF4530

Temporary Resource Number:

Loveland, his wife Miranda, and his railroad partner Charles C. Welch. At the time of its plat, the land was owned by Mary W.J. Edbrooke who operated a small farm on the property.

The Green Acres subdivision gradually became filled in with a mixture of single-family houses during the late 1940s and 1950s. The houses built in the 1940s and 1950s all maintain the 50-foot setbacks foot distance between all roadways and the front façade of the house, according to the requirements of the neighborhood's covenants. Additionally, the neighborhood was planned with a special interest in the location of trees and shrubbery around each property. Although Green Acres was platted and began construction in the 1940s, the majority of the neighborhood's

development occurred during the following decades of the 1950s and 1960s. While the 1940s housing in the subdivision exemplified the historical or revival styles, such as Minimal Traditional or English-Norman Cottage styles, the later housing of the 1950s and 1960s were typically Ranch or Split Level style houses.

Since the 1950s, Lakewood has developed into a thriving suburban community between Denver and Golden. The town was officially incorporated in 1969, and remains one of the largest communities in Colorado. Due south of the Reinhart Residence, US 6 has since evolved into a high-speed interstate highway passing through the Lakewood east to west. The areas surrounding the Green Acres subdivision has become filled in with commercial buildings fronting primary thoroughfares, such as Wadsworth Boulevard to the east, while secondary side roads lead directly to residential subdivisions construction primarily between 1950 through the present.

36. Sources of information:

Autobee, Kris.

2008 *King Apple Comes to Lakewood*. In The Lakewood Historian Winter 2008. Lakewood, Colorado.

Colorado Historical Society.

2003 *A Guide to Colorado's Historic Architecture and Engineering*. Denver, Colorado: Office of Archaeology and Historic Preservation.

Hill, David R.

1984 *Colorado Urbanization and Planning Context*. Denver: State Historical Society of Colorado.

Holleran, Michael

2005 *Historic Context for Irrigation and Water Supply Ditches and Canals in Colorado*. Colorado Center for Preservation Research, University of Colorado at Denver and Health Sciences Center: Denver, Colorado.

Leonard, Stephen J. and Thomas J. Noel

1990 *Denver: Mining Camp to Metropolis*. University Press of Colorado: Niwot, Colorado.

Preservation Publishing

2002 *Survey Report for the 2001 Cultural Resource Survey of Historic Northeast Lakewood*. Prepared for the City of Lakewood, May.

Rhodes, Diane Lee (with Parsons Engineering)

2002a *An Intensive Historical Archaeological Survey Along the West Corridor Alternative Route, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

Resource Number: 5JF4530
Temporary Resource Number:

2002b *An Inventory of Historic Structures Along the West Corridor Alternative Routes, Regional Transportation District, Denver and Jefferson Counties, Colorado.* Prepared for RTD, Denver, Colorado.

Ryland, Charles S.
1972 "Golden's Resourceful Merchant" in *The Denver Westernaires Roundup*. Vol. XXVIII, No. 9, Nov-Dec.

Sugnet and Associates
1999 *Cultural Resources Inventory of the Proposed Colfax Avenue and Wadsworth Boulevard Improvement Project*, City of Lakewood, Colorado

Wilcox, Patricia K. editor
1976 *76 Centennial Stories of Lakewood, Colorado*. Lakewood Centennial-Bicentennial Commission: Lakewood, Colorado.

1994 *Lakewood-Colorado: An Illustrated Biography*. Lakewood 25th Birthday Commission: Lakewood, Colorado.

Willits, W. F.
1899 *W. F. Willits Farm Map*. Denver Public Library, Western History and Genealogy Division.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: _____
Designating authority:

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual)
- Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National State Local

42. Statement of significance: The house at 715 Emerald Lane does not meet any of the National Register Criteria for individual significance. The building is not directly associated with any events that have made a significant contribution to history and research did not yield direct ties to the development of the Denver Federal Center, established in the early 1950s. Therefore, the building does not meet Criterion A. Historical research has not indicated that people associated with the house have any historical significance and thus does not meet

Resource Number: 5JF4530

Temporary Resource Number:

Criterion B. This building does not represent distinctive characteristics of a type, period, or method of construction, is not the work of a master, does not possess high artistic values, and is not a significant and distinguishable entity whose components lack individual distinction. Therefore, it does not meet Criterion C for architectural merit. It also does not appear to have the potential to yield information about our prehistory or history that is not already known, and therefore is not recommended to meet Criterion D. This building, however, is recommended as a contributing resource in a potential Green Acres Historic District (see 45, below).

43. Assessment of historic physical integrity related to significance: The house at 715 Emerald Lane has good historic physical integrity. Built in 1953, the house retains its overall form and has not sustained any additions or alterations as observed.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

45. Is there National Register district potential? Yes X No

Discuss: The Green Acres Subdivision is located between Emerald Lane and Reed Street from US 6 to 9th Place on its northernmost boundary, and includes the roadways Highland Drive and Broadview Drive that branch eastward from Wadsworth Boulevard. Green Acres neighborhood is recommended eligible as a historic district that is an intact, representative example of a Post World War II residential subdivision.

The Green Acres Subdivision is recommended eligible under Criterion A for the neighborhood's establishment in Lakewood during the between the late 1940s and early 1960s. Platted in 1940, Green Acres began to develop with single-family residences by 1947 and the majority of the houses were built by 1961. The neighborhood's development during this time reflects an important historic trend in suburban growth within the Denver metropolitan area during the Post World War II era, and is an example of a development that led to Lakewood's establishment as an independent city in 1969.

Green Acres stands out as a highly intact post-World War II subdivision that was marketed to the upper-middle class in Lakewood. The 1956 advertisement in the *Annual Denver Area Parade of Homes* confirms that the housing was costlier than other neighborhoods in Lakewood at that time (Center for Historic Preservation Research, 2006:15). This may also be due to the neighborhood's characteristic large lots with generous housing setbacks. The development's location due west of the older establishment of the Lakewood Country Club suggests that some of the early residences may have been members of this prestigious Club. The houses that were built in Green Acres during the 1950s also coincide with the opening of the nearby Denver Federal Center in 1950. When the Federal Government converted the former DOP into the Denver Federal Center, the new campus became a regional center of government operations and employment. Its opening helped revitalize Lakewood as a residential suburb providing middle-class housing to Federal Center employees.

Resource Number: 5JF4530
Temporary Resource Number:

The Green Acres Subdivision is also recommended eligible under Criterion C as an important example of post-World War II neighborhood planning and design principles. Many of the development's features, such as uniform setbacks, were design elements recommended by the Federal Housing Administration as early as the 1930s that set the standard of post-World War II subdivision planning nationwide. The Green Acres subdivision is also notable as the first community in Lakewood controlled by building standards imposed by a neighborhood association. As such, the houses built in the 1940s and 1950s all maintain the 50-foot setbacks required by the neighborhood covenants. Each property features broad grass-covered lawns that collectively create visual continuity along the street front, while mature trees and plantings are typically setback and embellish the houses. Architecturally, the housing's consistent informal Ranch Style and Split-level architecture reflects an attempt made by developers to appeal to the consumer during a time when these styles had gained widespread popularity in suburban residential architecture. Picture windows, low, horizontal profiles, and horizontally oriented bands of windows became distinguishing features of both domestic styles. These elements also were well-adapted to suburban developments like Green Acres (Ames and McClelland 2002, 49, 66), and as such, the neighborhood is an excellent example of the execution of this suburban model within the greater Denver metropolitan area.

Although approximately one-third of the houses surveyed were found to have sustained varying degrees of alterations, about two-thirds of the neighborhood remains highly intact and with good physical and historical integrity to its original construction. As a result, Green Acres as a whole continues to convey its location, setting, feeling, and association of a mid-twentieth century residential subdivision.

The recommended period of significance for the proposed Green Acres Historic District is 1947 through 1961, which is when the majority of the houses were built in the neighborhood. The district boundaries reflect both the historic plat map dating to the 1940s, and also this period of development (Figure 1). Therefore, the boundary encompasses the properties along both sides of Broadview Drive and Highland Drive along the northern and southern boundaries, and is framed by the properties along both sides of Emerald Lane and Reed Street at the west and east ends, respectively. The boundary also includes the area including Vance Street and West 8th Avenue, which was part of the original 1940 plat map and includes neighborhood housing dating to the proposed period of significance, 1947-61.

If there is National Register district potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: N/A

Negatives filed at: N/A; digital photography used

48. Report title: Historic Resources Survey, US 6 and Wadsworth Boulevard, Lakewood, CO

49. Date(s): March 5, 2008

50. Recorder(s): Jennifer E. Bryant

Resource Number: 5JF4530

Temporary Resource Number:

51. Organization: TEC, Inc

52. Address: 1746 Cole Boulevard, Suite 265, Golden, CO 80401

53. Phone number(s): 303-273-0231

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395



Figure 1: Recommended Green Acres Historic District

- Historic District Boundary
- - - Project Area of Potential Effects (APE) Boundary
- 1-30 Properties Surveyed
- ▨ Contributing Resources



Resource Number: 5JF4530

Temporary Resource Number:

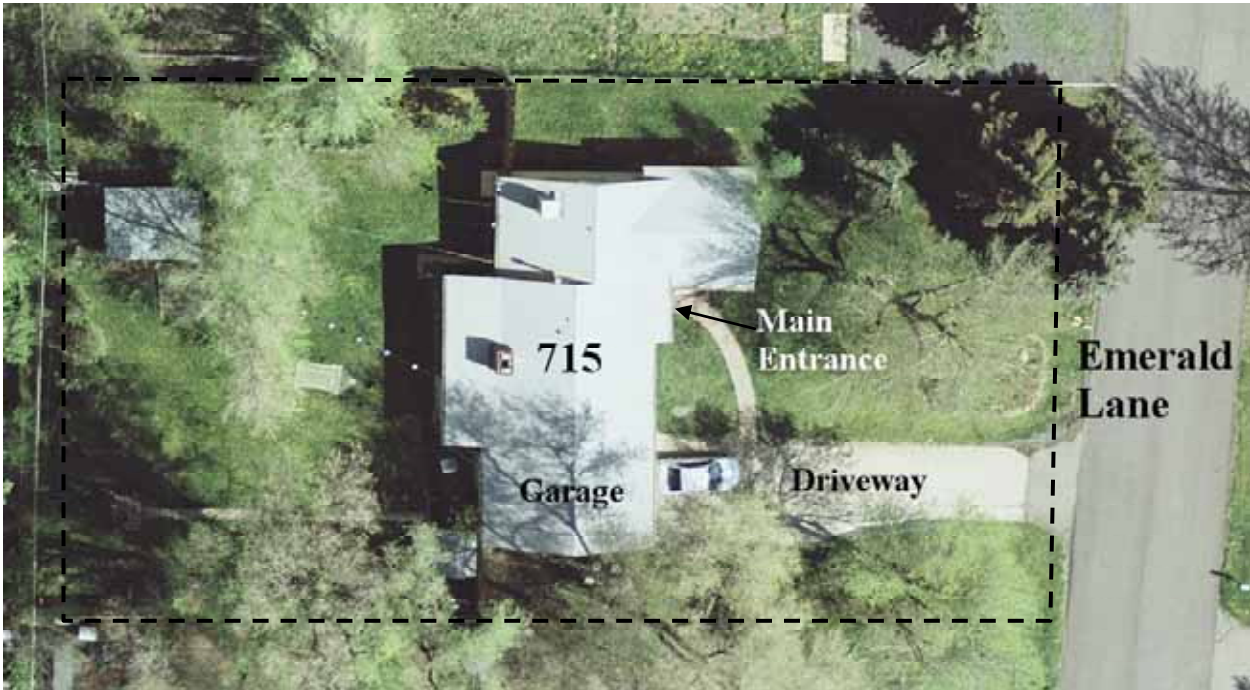
Recommended Green Acres Historic District			
<i>Map Number</i>	<i>Site Number</i>	<i>Address</i>	<i>NRHP Eligibility Recommendation</i>
1	5JF4526	7445 Highland Drive	Contributing Resource
2	5JF4527	7415 Highland Drive	Contributing Resource
3	5JF4528	7385 Highland Drive	Contributing Resource
4	5JF4532	765 Emerald Lane	Noncontributing Resource
5	5JF4531	725 Emerald Lane	Noncontributing Resource
6	5JF4530	715 Emerald Lane	Contributing Resource
7	5JF4529	705 Emerald Lane	Contributing Resource
8	5JF4543	740 Emerald Lane	Contributing Resource
9	5JF4544	730 Emerald Lane	Contributing Resource
10	5JF4637	720 Emerald Lane	Noncontributing Resource
11	5JF4636	710 Emerald Lane	Contributing Resource
12	5JF4549	781 Park Lane	Contributing Resource
13	5JF4548	761 Park Lane	Contributing Resource
14	5JF4547	741 Park Lane	Contributing Resource
15	5JF4546	721 Park Lane	Contributing Resource
16	5JF4545	701 Park Lane	Contributing Resource
17	5JF4550	790 Park Lane	Contributing Resource
18	5JF4551	660 Park Lane	Contributing Resource
19	5JF4552	680 Park Lane	Contributing Resource
20	5JF4553	720 Park Lane	Contributing Resource
21	5JF3610	700 Park Lane	Contributing Resource
22	5JF4537	7500 Broadview Drive	Contributing Resource
23	5JF4538	7474 Broadview Drive	Noncontributing Resource

Resource Number: 5JF4530

Temporary Resource Number:

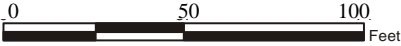
Recommended Green Acres Historic District			
<i>Map Number</i>	<i>Site Number</i>	<i>Address</i>	<i>NRHP Eligibility Recommendation</i>
24	5JF4539	7460 Broadview Drive	Noncontributing Resource
25	5JF4540	7400 Broadview Drive	Noncontributing Resource
26	5JF4541	7370 Broadview Drive	Contributing Resource
27	5JF4610	7393 6th Avenue Frontage Road	Noncontributing Resource
28	5JF4611	7373 6th Avenue Frontage Road	Noncontributing Resource
29	5JF4612	7225 6th Avenue Frontage Road	Noncontributing Resource
30	5JF4613	7199 6th Avenue Frontage Road	Noncontributing Resource

Resource Number: 5JF4530
Temporary Resource Number:

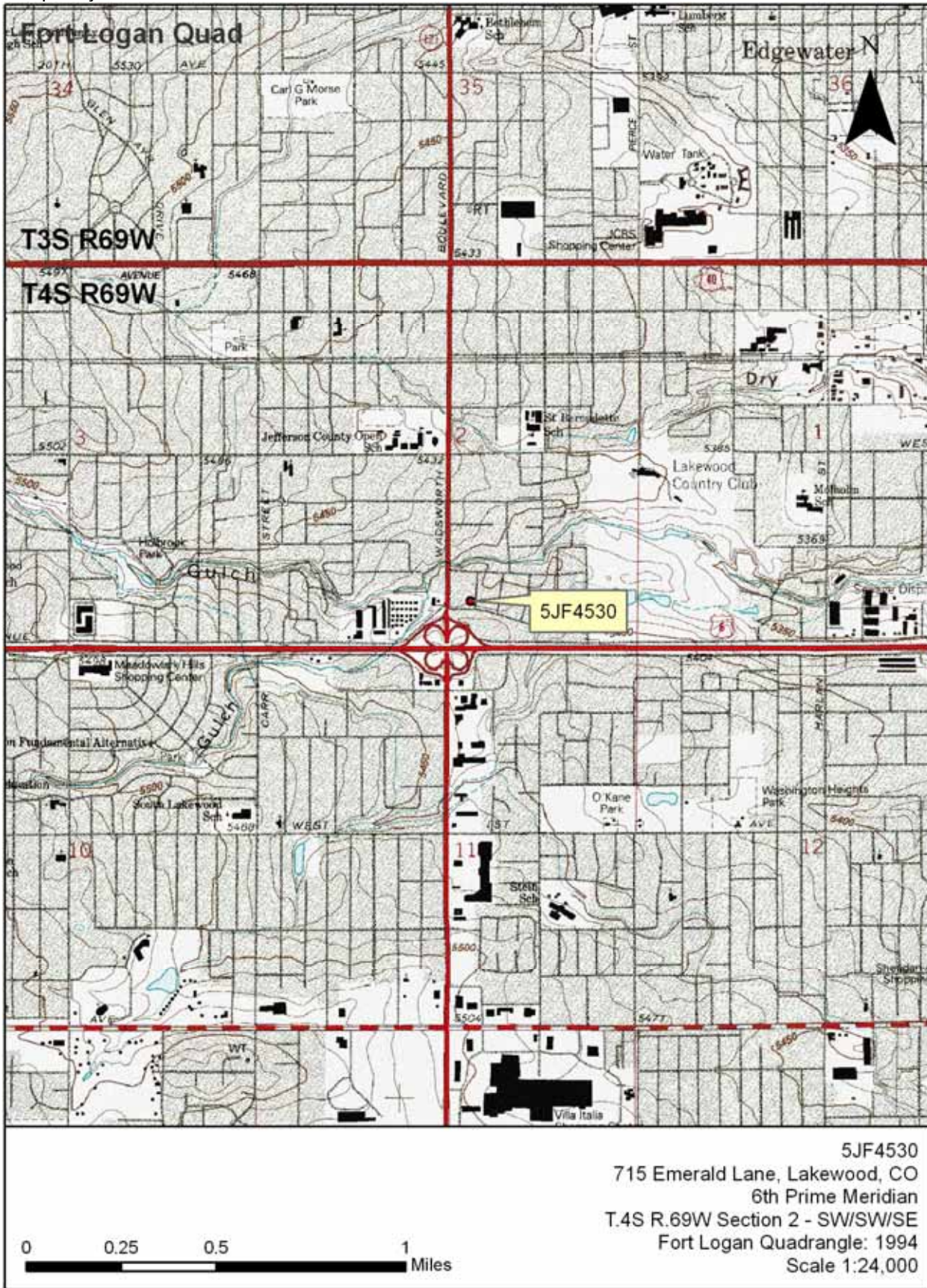


Sketch Map
5JF4530
715 Emerald Lane
Lakewood, CO 80214

- - - - Parcel Boundary



Resource Number: 5JF4530
Temporary Resource Number:



Location Map

Resource Number: 5JF4530
Temporary Resource Number:

Photo Log

Property Name: Reinhart Residence
Property Location: 715 Emerald Lane, Lakewood, Jefferson County, Colorado
Photographer: Jennifer E. Bryant
Date Taken: February 27, 2008
Negatives: none; digital photography used

<u>Photo #</u>	<u>Facing</u>	<u>Description</u>
1	W	East façade
2	NW	South and East façades

Resource Number: 5JF4530
Temporary Resource Number:



Photograph 1: East façade, view to the West



Photograph 2: East and South facades, view to the Northwest

Resource Number: 5JF4530
Temporary Resource Number:

Resource Number: 5JF4531
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
 Determined Eligible- NR
 Determined Not Eligible- NR
 Determined Eligible- SR
 Determined Not Eligible- SR
 Need Data
 Contributes to eligible NR District
 Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5JF4531
2. Temporary resource number: 49-024-12-003
3. County: Jefferson
4. City: Lakewood
5. Historic building name: Unknown
6. Current building name: White Residence
7. Building address: 725 Emerald Lane
8. Owner name and address: Eric J, Laura G, and Scott E. White, 725 Emerald Lane, Lakewood, CO 80214

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 4S Range 69W
SW ¼ of SW ¼ of SE ¼ of _____ ¼ of section 2
10. UTM reference
Zone 13 ; 49 3116 mE 4397513 mN
11. USGS quad name: _____ Fort Logan
Year: 1965, Rev. 1994 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 102 Block: N/A
Addition: Green Acres AMD Year of Addition: 1940
13. Boundary Description and Justification: The boundary is defined by the property's legal boundaries. The lot in this site is bounded by the northern lot boundary, the eastern boundary with Emerald Lane, the southern boundary with 715 Emerald Lane, and the western lot boundary.

III. Architectural Description

14. Building plan (footprint, shape): Irregular Plan
15. Dimensions in feet: 2153 square feet
16. Number of stories: 2
17. Primary external wall material(s): Stucco
18. Roof configuration: Front Gabled
19. Primary external roof material: Asphalt
20. Special features: Attached Garage

Resource Number: 5JF4531
Temporary Resource Number:

21. General architectural description: The White residence at 725 Emerald Lane is a single-family, wood-frame, two-story, Mixed style house. It has an irregular plan, and it is clad in stucco. The roof is composed of three, telescoping levels of front-gabled roofs, each of which have closed, overhanging eaves and are covered in asphalt shingles. The foundation is undetermined. The fenestration throughout consists of vinyl-framed sash windows that appear to be replacement. The principal, east façade consists of four bays containing two sash windows, the primary entrance, and the two-car, one-bay garage. The garage is located at the south end of the principal façade and covered with a shed roof. At the center of the east façade, the recessed entrance is covered by a shed-roof addition to the lowest front-gabled roof that extends to the garage. A second-story addition is located on the west, rear portion of the house. The second-story's east façade has two 1/1 sash windows. A skylight is located on the east side of the second story addition. The interior was not surveyed due to restricted access to the property.
22. Architectural style/building type: Mixed Style
23. Landscaping or special setting features: The house at 725 Emerald Lane is located in a suburban setting north of 6th Avenue and east of Wadsworth Boulevard. The landscaping consists of grass-covered lawns on all sides with ornamental trees. A paved driveway is located at the east side of the south end of the property leading from Emerald Lane to the attached, two-car, one-bay garage at the south end of the east façade. A low stucco retaining wall runs from the driveway north just east of the house.
24. Associated buildings, features, or objects: None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1952
Source of information: Jefferson County Assessor Records
26. Architect: Unknown
Source of information:
27. Builder/Contractor: Unknown
Source of information:
28. Original owner: Unknown
Source of information:
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The house at 725 Emerald Lane has undergone an extensive renovation which included the addition of a stucco façade, second story, as well as the replacement of windows in the house. The date of this renovation is not known.
30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

Resource Number: 5JF4531

Temporary Resource Number:

31. Original use(s): Domestic/Single Dwelling

32. Intermediate use(s): N/A

33. Current use(s): Domestic/Single Dwelling

34. Site type(s): Suburban Home

35. Historical background:

The historic context of 725 Emerald Lane comprises the historical themes of agriculture, early industry, and transportation in northern Jefferson County. Located five miles west of Denver, Lakewood grew from a small farming community into a suburban city filled out by neighborhood subdivisions in less than a century. In the 1890s and 1900s, Denver exurbanites ventured westward to seek the pastoral landscape of Lakewood. Lakewood was first platted in 1891 as a railroad-oriented suburb, coinciding with new railroad line along 13th Avenue through the Lakewood area to link Denver with the mining center of Golden (Ryland, 1972: 13). The Silver Crash and recession of 1893, however, caused early development to remain modest through the 1920s.

A farm map published in 1899 shows that the areas near the intersection of West 6th Avenue and Wadsworth Boulevard were dominated by large tracts of farmland, and a few small areas of platted subdivisions located near major roadways. By 1900, the West Colfax Avenue had also become a significant artery for horse-driven transportation and soon thereafter, automobile traffic. Development along the Colfax corridor helped spur development in Lakewood. When West Colfax Avenue became a two-lane paved road in 1916, it became the first road in the vicinity to receive blacktop (Sugnet and Associates, 1999:2).

Commercial businesses were established along Wadsworth Boulevard in the 1920s and 1930s, illustrating the beginning of Lakewood's transition from an agricultural community into a commercial and residential suburb of Denver. Residential subdivisions began to appear to the east and west of Wadsworth as early as the 1930s. The landscape changed more drastically in 1941 when the United States government opened the Denver Ordnance Plant (DOP), a World War II munitions manufacturing plant, southwest of US 6 and Garrison Street in Lakewood. Before the DOP opened, US 6 consisted of a two-lane gravel road between Denver to the intersection at Simms/Union streets. Due to the increased number of travelers between Lakewood and the DOP, US 6 was paved and widened to a four-lane highway in 1942 (Norman, 2002: 18). By 1943, the DOP employed almost 20,000 people and operated on a constant 24-hour schedule, with many of the workers seeking housing in the surrounding communities.

After the war ended and the DOP closed, the Federal government converted the site into the current Denver Federal Center in 1950. Almost immediately, the Denver Federal Center became the largest installation of government employees in the United States outside of Washington, D.C. (Wilcox, 1994: 75). The facility had a direct impact on Lakewood's suburban community when a number of new subdivisions were formed in Lakewood to accommodate the nearby workforce. These new residential subdivisions, including neighborhoods such as Meadowlark Hills and Lakewood Village, replaced Lakewood's remaining farmland, and signaled the end of the agricultural activity in the vicinity of US 6 and Wadsworth.

Resource Number: 5JF4531

Temporary Resource Number:

Originally platted in 1940, the Green Acres Subdivision is located between Emerald Lane and Reed Street from US 6 to 9th Place on its northernmost boundary. According to an 1899 map, the land now known as the Green Acres Subdivision, including the property occupied by the Gunderson Residence, was originally owned by William A.H. Loveland, his wife Miranda, and his railroad partner Charles C. Welch. At the time of its plat, the land was owned by Mary W.J. Edbrooke who operated a small farm on the property.

The Green Acres subdivision gradually became filled in with a mixture of single-family houses during the late 1940s and 1950s. The houses built in the 1940s and 1950s all maintain the 50-foot setbacks foot distance between all roadways and the front façade of the house, according to the requirements of the neighborhood's covenants. Additionally, the neighborhood was planned with a special interest in the location of trees and shrubbery around each property. Although Green Acres was platted and began construction in the 1940s, the majority of the neighborhood's

development occurred during the following decades of the 1950s and 1960s. While the 1940s housing in the subdivision exemplified the historical or revival styles, such as Minimal Traditional or English-Norman Cottage styles, the later housing of the 1950s and 1960s were typically Ranch or Split Level style houses.

Since the 1950s, Lakewood has developed into a thriving suburban community between Denver and Golden. The town was officially incorporated in 1969, and remains one of the largest communities in Colorado. Due south of the White Residence, US 6 has since evolved into a high-speed interstate highway passing through the Lakewood east to west. The areas surrounding the Green Acres subdivision has become filled in with commercial buildings fronting primary thoroughfares, such as Wadsworth Boulevard to the east, while secondary side roads lead directly to residential subdivisions construction primarily between 1950 through the present.

36. Sources of information:

Autobee, Kris.

2008 *King Apple Comes to Lakewood*. In The Lakewood Historian Winter 2008.
Lakewood, Colorado.

Colorado Historical Society.

2003 *A Guide to Colorado's Historic Architecture and Engineering*. Denver, Colorado:
Office of Archaeology and Historic Preservation.

Hill, David R.

1984 *Colorado Urbanization and Planning Context*. Denver: State Historical Society of Colorado.

Holleran, Michael

2005 *Historic Context for Irrigation and Water Supply Ditches and Canals in Colorado*.
Colorado Center for Preservation Research, University of Colorado at Denver and
Health Sciences Center: Denver, Colorado.

Leonard, Stephen J. and Thomas J. Noel

1990 *Denver: Mining Camp to Metropolis*. University Press of Colorado: Niwot, Colorado.

Preservation Publishing

2002 *Survey Report for the 2001 Cultural Resource Survey of Historic Northeast Lakewood*.
Prepared for the City of Lakewood, May.

Resource Number: 5JF4531

Temporary Resource Number:

Rhodes, Diane Lee (with Parsons Engineering)

2002a *An Intensive Historical Archaeological Survey Along the West Corridor Alternative Route, Regional Transportation District, Denver and Jefferson Counties, Colorado.* Prepared for RTD, Denver, Colorado.

2002b *An Inventory of Historic Structures Along the West Corridor Alternative Routes, Regional Transportation District, Denver and Jefferson Counties, Colorado.* Prepared for RTD, Denver, Colorado.

Ryland, Charles S.

1972 "Golden's Resourceful Merchant" in *The Denver Westernaires Roundup*. Vol. XXVIII, No. 9, Nov-Dec.

Sugnet and Associates

1999 *Cultural Resources Inventory of the Proposed Colfax Avenue and Wadsworth Boulevard Improvement Project, City of Lakewood, Colorado*

Wilcox, Patricia K. editor

1976 *76 Centennial Stories of Lakewood, Colorado.* Lakewood Centennial-Bicentennial Commission: Lakewood, Colorado.

1994 *Lakewood-Colorado: An Illustrated Biography.* Lakewood 25th Birthday Commission: Lakewood, Colorado.

Willits, W. F.

1899 *W. F. Willits Farm Map.* Denver Public Library, Western History and Genealogy Division.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: _____

Designating authority:

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National State Local

42. Statement of significance: The house at 725 Emerald Lane does not meet any of the National Register Criteria. The building is not directly associated with any events that have made a significant contribution to history and research did not yield direct ties to the development of the Denver Federal Center, established in the early 1950s. Therefore, the building does not meet Criterion A. Historical research has not indicated that people

Resource Number: 5JF4531

Temporary Resource Number:

associated with the house have any historical significance and thus does not meet Criterion B. The original style of the house is difficult to discern due to extensive alterations. As such, this building does not represent distinctive characteristics of a type, period, or method of construction, is not the work of a master, does not possess high artistic values, and is not a significant and distinguishable entity whose components lack individual distinction. Therefore, it does not meet Criterion C for architectural merit. It also does not appear to have the potential to yield information about our prehistory or history that is not already known, and therefore is not recommended to meet Criterion D.

43. Assessment of historic physical integrity related to significance: The house at 725 Emerald Lane has poor historic physical integrity. Built in 1952, the house does not retain its overall form, and the alteration of the exterior material has severely diminished the original integrity of the house.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

45. Is there National Register district potential? Yes No

Discuss: The Green Acres Subdivision is located between Emerald Lane and Reed Street from US 6 to 9th Place on its northernmost boundary, and includes the roadways Highland Drive and Broadview Drive that branch eastward from Wadsworth Boulevard. Green Acres neighborhood is recommended eligible as a historic district that is an intact, representative example of a Post World War II residential subdivision.

The Green Acres Subdivision is recommended eligible under Criterion A for the neighborhood's establishment in Lakewood during the between the late 1940s and early 1960s. Platted in 1940, Green Acres began to develop with single-family residences by 1947 and the majority of the houses were built by 1961. The neighborhood's development during this time reflects an important historic trend in suburban growth within the Denver metropolitan area during the Post World War II era, and is an example of a development that led to Lakewood's establishment as an independent city in 1969.

Green Acres stands out as a highly intact post-World War II subdivision that was marketed to the upper-middle class in Lakewood. The 1956 advertisement in the *Annual Denver Area Parade of Homes* confirms that the housing was costlier than other neighborhoods in Lakewood at that time (Center for Historic Preservation Research, 2006:15). This may also be due to the neighborhood's characteristic large lots with generous housing setbacks. The development's location due west of the older establishment of the Lakewood Country Club suggests that some of the early residences may have been members of this prestigious Club. The houses that were built in Green Acres during the 1950s also coincide with the opening of the nearby Denver Federal Center in 1950. When the Federal Government converted the former DOP into the Denver Federal Center, the new campus became a regional center of government operations and employment. Its opening helped revitalize Lakewood as a residential suburb providing middle-class housing to Federal Center employees.

Resource Number: 5JF4531
Temporary Resource Number:

The Green Acres Subdivision is also recommended eligible under Criterion C as an important example of post-World War II neighborhood planning and design principles. Many of the development's features, such as uniform setbacks, were design elements recommended by the Federal Housing Administration as early as the 1930s that set the standard of post-World War II subdivision planning nationwide. The Green Acres subdivision is also notable as the first community in Lakewood controlled by building standards imposed by a neighborhood association. As such, the houses built in the 1940s and 1950s all maintain the 50-foot setbacks required by the neighborhood covenants. Each property features broad grass-covered lawns that collectively create visual continuity along the street front, while mature trees and plantings are typically setback and embellish the houses. Architecturally, the housing's consistent informal Ranch Style and Split-level architecture reflects an attempt made by developers to appeal to the consumer during a time when these styles had gained widespread popularity in suburban residential architecture. Picture windows, low, horizontal profiles, and horizontally oriented bands of windows became distinguishing features of both domestic styles. These elements also were well-adapted to suburban developments like Green Acres (Ames and McClelland 2002, 49, 66), and as such, the neighborhood is an excellent example of the execution of this suburban model within the greater Denver metropolitan area.

Although approximately one-third of the houses surveyed were found to have sustained varying degrees of alterations, about two-thirds of the neighborhood remains highly intact and with good physical and historical integrity to its original construction. As a result, Green Acres as a whole continues to convey its location, setting, feeling, and association of a mid-twentieth century residential subdivision.

The recommended period of significance for the proposed Green Acres Historic District is 1947 through 1961, which is when the majority of the houses were built in the neighborhood. The district boundaries reflect both the historic plat map dating to the 1940s, and also this period of development (Figure 1). Therefore, the boundary encompasses the properties along both sides of Broadview Drive and Highland Drive along the northern and southern boundaries, and is framed by the properties along both sides of Emerald Lane and Reed Street at the west and east ends, respectively. The boundary also includes the area including Vance Street and West 8th Avenue, which was part of the original 1940 plat map and includes neighborhood housing dating to the proposed period of significance, 1947-61.

If there is National Register district potential, is this building: Contributing ___ Noncontributing X

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing _____

VIII. RECORDING INFORMATION

47. Photograph numbers: N/A

Negatives filed at: N/A; digital photography used

48. Report title: Historic Resources Survey, US 6 and Wadsworth Boulevard, Lakewood, CO

49. Date(s): March 20, 2008

Resource Number: 5JF4531

Temporary Resource Number:

50. Recorder(s): Jennifer E. Bryant

51. Organization: TEC, Inc

52. Address: 1746 Cole Boulevard, Suite 265, Golden, CO 80401

53. Phone number(s): 303-273-0231

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395

Resource Number: 5JF4531
Temporary Resource Number:



Figure 1: Recommended Green Acres Historic District

- Historic District Boundary
- - - Project Area of Potential Effects (APE) Boundary
- 1-30 Properties Surveyed
- ▨ Contributing Resources



Resource Number: 5JF4531

Temporary Resource Number:

Recommended Green Acres Historic District			
<i>Map Number</i>	<i>Site Number</i>	<i>Address</i>	<i>NRHP Eligibility Recommendation</i>
1	5JF4526	7445 Highland Drive	Contributing Resource
2	5JF4527	7415 Highland Drive	Contributing Resource
3	5JF4528	7385 Highland Drive	Contributing Resource
4	5JF4532	765 Emerald Lane	Noncontributing Resource
5	5JF4531	725 Emerald Lane	Noncontributing Resource
6	5JF4530	715 Emerald Lane	Contributing Resource
7	5JF4529	705 Emerald Lane	Contributing Resource
8	5JF4543	740 Emerald Lane	Contributing Resource
9	5JF4544	730 Emerald Lane	Contributing Resource
10	5JF4637	720 Emerald Lane	Noncontributing Resource
11	5JF4636	710 Emerald Lane	Contributing Resource
12	5JF4549	781 Park Lane	Contributing Resource
13	5JF4548	761 Park Lane	Contributing Resource
14	5JF4547	741 Park Lane	Contributing Resource
15	5JF4546	721 Park Lane	Contributing Resource
16	5JF4545	701 Park Lane	Contributing Resource
17	5JF4550	790 Park Lane	Contributing Resource
18	5JF4551	660 Park Lane	Contributing Resource
19	5JF4552	680 Park Lane	Contributing Resource
20	5JF4553	720 Park Lane	Contributing Resource
21	5JF3610	700 Park Lane	Contributing Resource
22	5JF4537	7500 Broadview Drive	Contributing Resource
23	5JF4538	7474 Broadview Drive	Noncontributing Resource

Resource Number: 5JF4531

Temporary Resource Number:

Recommended Green Acres Historic District			
<i>Map Number</i>	<i>Site Number</i>	<i>Address</i>	<i>NRHP Eligibility Recommendation</i>
24	5JF4539	7460 Broadview Drive	Noncontributing Resource
25	5JF4540	7400 Broadview Drive	Noncontributing Resource
26	5JF4541	7370 Broadview Drive	Contributing Resource
27	5JF4610	7393 6th Avenue Frontage Road	Noncontributing Resource
28	5JF4611	7373 6th Avenue Frontage Road	Noncontributing Resource
29	5JF4612	7225 6th Avenue Frontage Road	Noncontributing Resource
30	5JF4613	7199 6th Avenue Frontage Road	Noncontributing Resource

Resource Number: 5JF4531
Temporary Resource Number:

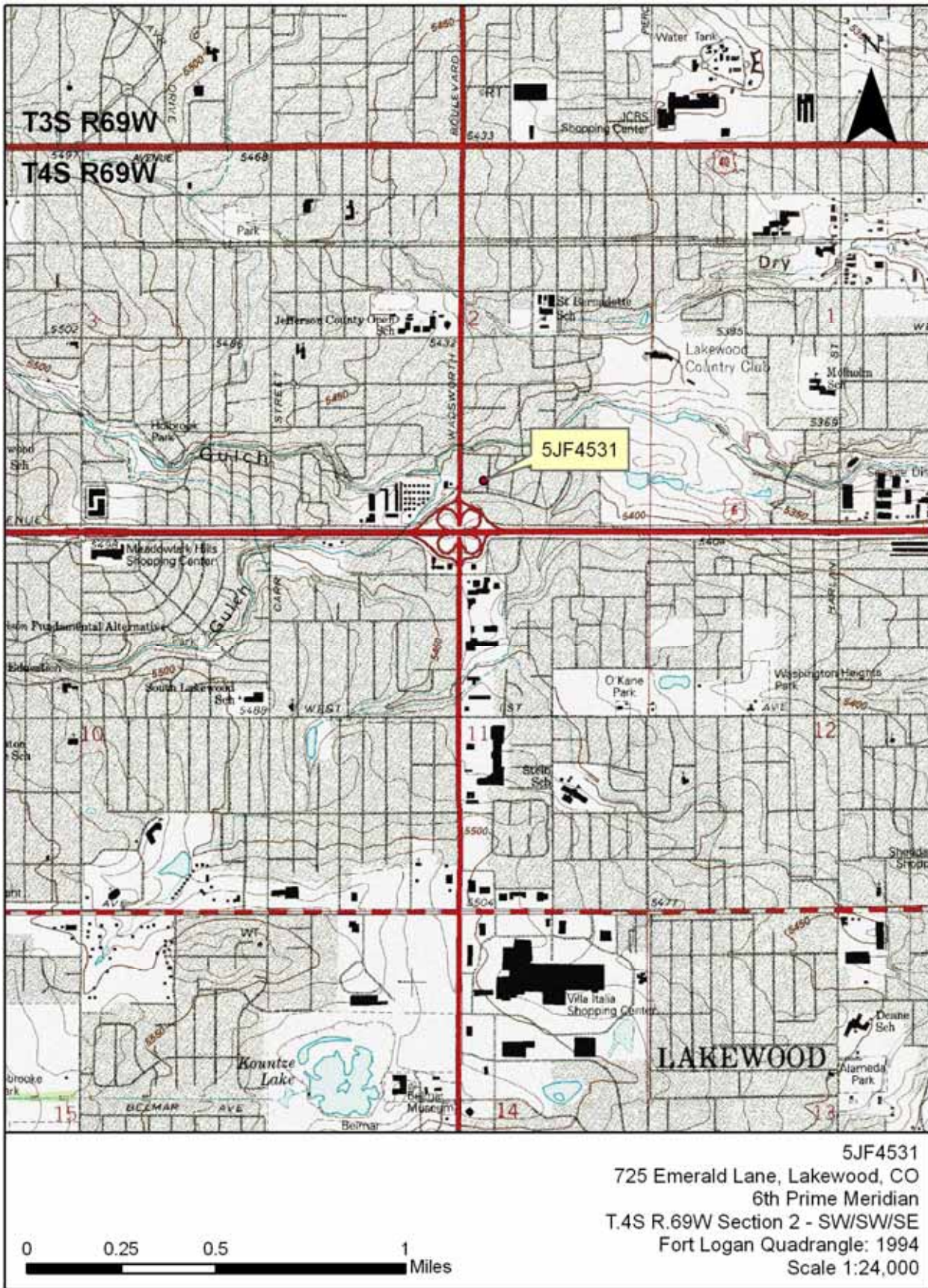


Sketch Map
5JF4531
725 Emerald Lane
Lakewood, CO 80214

- - - - Parcel Boundary



Resource Number: 5JF4531
Temporary Resource Number:



Location Map

Resource Number: 5JF4531
Temporary Resource Number:

Photo Log

Property Name: White Residence
Property Location: 725 Emerald Lane, Lakewood, Jefferson County, Colorado
Photographer: Carrie Schomig
Date Taken: February 27, 2008
Negatives: none; digital photography used

<u>Photo #</u>	<u>Facing</u>	<u>Description</u>
1	W, NW	East façade
2	SW	East façade

Resource Number: 5JF4531
Temporary Resource Number:



Photograph 1: East façade, view looking West, Northwest



Photograph 2: East façade, view looking Southwest

Resource Number: 5JF4531
Temporary Resource Number:

Resource Number: 5JF4536
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5JF4536
2. Temporary resource number: 49-024-12-011
3. County: Jefferson
4. City: Lakewood
5. Historic building name: Unknown
6. Current building name: Blazer Construction Company
7. Building address: 700 Wadsworth Boulevard
8. Owner name and address: Blazer Construction Company, 700 Wadsworth Boulevard, Lakewood, CO 80214

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 4S Range 69W
SW ¼ of SW ¼ of SE ¼ of _____ ¼ of section 2
10. UTM reference
Zone 13; 493043 mE 4397436 mN
11. USGS quad name: _____ Fort Logan
Year: 1965, Rev. 1994 Map scale: 7.5' X 15' _____ Attach photo copy of appropriate map section.
12. Lot(s): 5 Block: 1
Addition: Wadsworth 700 Place Year of Addition: Unknown
13. Boundary Description and Justification: The boundary is defined by the property's legal boundaries. The lot in this site is bounded by Broadview to the north, the eastern lot boundary with parcel 49-024-12-012, West 6th Avenue to the south, and Wadsworth Boulevard to the west.

III. Architectural Description

14. Building plan (footprint, shape): Irregular Plan
15. Dimensions in feet: 1,843 sq.ft.
16. Number of stories: One
17. Primary external wall material(s): Stone
18. Roof configuration: Hipped
19. Primary external roof material: Asphalt
20. Special features: Attached Garage, Chimney

Resource Number: 5JF4536
Temporary Resource Number:

21. General architectural description: The Blazer Construction Company building located at 700 Wadsworth Boulevard is a one-story, former single-family residence in the Ranch architectural style with Usonian influences. It has an irregular, elongated footprint, and is clad in a veneer of random ashlar stone. The roof is a low-pitched, hipped roof with deep, overhanging, open eaves, and is covered in asphalt shingles. A low-pitched shed roof extends over the primary entrance and is supported by two shallow stone walls that extend out from the facade. The north, principal façade is asymmetrically composed, and has fenestration consisting of two large metal-framed, three-light, plate-glass windows, and one smaller, rectangular plate-glass window. The spandrel below the prominent picture window at the center of the façade is faced in horizontal louvered siding. A two-car, one-bay attached garage is located on the east end of the building, and extends forward from the house. The wide stone-clad chimney is located just east of center, set back from the north facade. The foundation is could not be seen during survey, and the interior was not surveyed due to restricted access to the property.
22. Architectural style/building type: Ranch, Usonian
23. Landscaping or special setting features: The building at 700 Wadsworth Boulevard is located in a suburban setting north of 6th Avenue and east of Wadsworth Boulevard. The landscaping consists of a grass-covered front lawn with a concrete driveway on the northeast side of the property. A concrete retaining wall is located on the west side of the property where it meets Wadsworth Boulevard, as well as West 6th Avenue, to the south.
24. Associated buildings, features, or objects: A gambrel-roofed storage shed with vertical wood siding is located east of the building, adjacent to the garage. It does not appear to be original to the property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1947
Source of information: Jefferson County Assessor Records
26. Architect: Unknown
Source of information:
27. Builder/Contractor: Unknown
Source of information:
28. Original owner: Unknown
Source of information:
29. Construction history (include description and dates of major additions, alterations, or demolitions):
No additions or alterations were observed.
30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/Single Dwelling

Resource Number: 5JF4536

Temporary Resource Number:

32. Intermediate use(s): N/A

33. Current use(s): Commercial

34. Site type(s): Office Property

35. Historical background:

The historic context of 700 Wadsworth Boulevard comprises the historical themes of agriculture, early industry, and transportation in northern Jefferson County. Located five miles west of Denver, Lakewood grew from a small farming community into a suburban city filled out by neighborhood subdivisions in less than a century. In the 1890s and 1900s, Denver exurbanites ventured westward to seek the pastoral landscape of Lakewood. Lakewood was first platted in 1891 as a railroad-oriented suburb, coinciding with new railroad line along 13th Avenue through the Lakewood area to link Denver with the mining center of Golden (Ryland, 1972: 13). The Silver Crash and recession of 1893, however, caused early development to remain modest through the 1920s.

A farm map published in 1899 shows that the areas near the intersection of West 6th Avenue and Wadsworth Boulevard were dominated by large tracts of farmland, and a few small areas of platted subdivisions located near major roadways. By 1900, the West Colfax Avenue had also become a significant artery for horse-driven transportation and soon thereafter, automobile traffic. Development along the Colfax corridor helped spur development in Lakewood. When West Colfax Avenue became a two-lane paved road in 1916, it became the first road in the vicinity to receive blacktop (Sugnet and Associates, 1999:2).

Commercial businesses were established along Wadsworth Boulevard in the 1920s and 1930s, illustrating the beginning of Lakewood's transition from an agricultural community into a commercial and residential suburb of Denver. Residential subdivisions began to appear to the east and west of Wadsworth as early as the 1930s. The landscape changed more drastically in 1941 when the United States government opened the Denver Ordnance Plant (DOP), a World War II munitions manufacturing plant, southwest of US 6 and Garrison Street in Lakewood. Before the DOP opened, US 6 consisted of a two-lane gravel road between Denver to the intersection at Simms/Union streets. Due to the increased number of travelers between Lakewood and the DOP, US 6 was paved and widened to a four-lane highway in 1942 (Norman, 2002: 18). By 1943, the DOP employed almost 20,000 people and operated on a constant 24-hour schedule, with many of the workers seeking housing in the surrounding communities.

After the war ended and the DOP closed, the Federal government converted the site into the current Denver Federal Center in 1950. Almost immediately, the Denver Federal Center became the largest installation of government employees in the United States outside of Washington, D.C. (Wilcox, 1994: 75). The facility had a direct impact on Lakewood's suburban community when a number of new subdivisions were formed in Lakewood to accommodate the nearby workforce. These new residential subdivisions, including neighborhoods such as Meadowlark Hills and Lakewood Village, replaced Lakewood's remaining farmland, and signaled the end of the agricultural activity in the vicinity of US 6 and Wadsworth.

Resource Number: 5JF4536

Temporary Resource Number:

Since the 1950s, Lakewood has developed into a thriving suburban city of Denver. In addition to the employment provided by the Denver Federal Center, Lakewood's growth has been encouraged by its close proximity to Denver,

and the frequent upgrades of roads and highways that link Lakewood to the greater metropolitan region. The town was officially incorporated in 1969, and remains one of the largest communities in Colorado.

36. Sources of information:

Autobee, Kris.

2008 *King Apple Comes to Lakewood*. In The Lakewood Historian Winter 2008.
Lakewood, Colorado.

Colorado Historical Society.

2003 *A Guide to Colorado's Historic Architecture and Engineering*. Denver, Colorado:
Office of Archaeology and Historic Preservation.

Hill, David R.

1984 *Colorado Urbanization and Planning Context*. Denver: State Historical Society of Colorado.

Holleran, Michael

2005 *Historic Context for Irrigation and Water Supply Ditches and Canals in Colorado*.
Colorado Center for Preservation Research, University of Colorado at Denver and
Health Sciences Center: Denver, Colorado.

Leonard, Stephen J. and Thomas J. Noel

1990 *Denver: Mining Camp to Metropolis*. University Press of Colorado: Niwot, Colorado.

Preservation Publishing

2002 *Survey Report for the 2001 Cultural Resource Survey of Historic Northeast Lakewood*.
Prepared for the City of Lakewood, May.

Rhodes, Diane Lee (with Parsons Engineering)

2002a *An Intensive Historical Archaeological Survey Along the West Corridor Alternative Route, Regional
Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver,
Colorado.

2002b *An Inventory of Historic Structures Along the West Corridor Alternative Routes, Regional
Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver,
Colorado.

Ryland, Charles S.

1972 "Golden's Resourceful Merchant" in *The Denver Westernaires Roundup*. Vol. XXVIII, No. 9, Nov-
Dec.

Sugnet and Associates

1999 *Cultural Resources Inventory of the Proposed Colfax Avenue and Wadsworth
Boulevard Improvement Project*, City of Lakewood, Colorado

Wilcox, Patricia K. editor

1976 *76 Centennial Stories of Lakewood, Colorado*. Lakewood Centennial-Bicentennial
Commission: Lakewood, Colorado.

1994 *Lakewood-Colorado: An Illustrated Biography*. Lakewood 25th Birthday Commission:
Lakewood, Colorado.

Resource Number: 5JF4536
Temporary Resource Number:

Willits, W. F.

1899 *W. F. Willits Farm Map*. Denver Public Library, Western History and Genealogy Division.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: _____

Designating authority:

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture

40. Period of significance: 1947

41. Level of significance: National State Local

42. Statement of significance: The Blazer Construction Company building at 700 Wadsworth Boulevard is recommended eligible under National Register Criterion C because it is a good example of a late-1940s residence that blends the Ranch and Usonian architectural styles. The building's low-pitched, hipped roof, elongated, asymmetrical façade, and minimal front porch are all character-defining features of the Ranch style. The house also exhibits Usonian architectural features with its use of natural materials as seen in the ashlar stone siding, the deep overhanging eaves, the centralized chimney and hearth that is also clad in ashlar stone, the inside-outside stone walls that project forward from the principal façade, and the expanses of tall, integrated plate-glass windows that dematerialize the façade and blend the delineation between the indoors and outdoors.

43. Assessment of historic physical integrity related to significance: The building at 700 Wadsworth has good historic physical integrity. Built in 1947, the building retains its overall form and has not sustained any major additions or alterations as observed. Although the property has been converted from residential to commercial uses, no alterations appear to have occurred to the building's exterior.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

Resource Number: 5JF4536

Temporary Resource Number:

45. Is there National Register district potential? Yes ___ No X

Discuss: The buildings along Wadsworth Boulevard in the vicinity of 700 Wadsworth do not meet National Register Criteria as a historic district. The buildings are typically Ranch style or Minimal Traditional houses that with substantial exterior alterations, and therefore no longer retain integrity necessary to be recommended eligible as contributing buildings in a historic district.

If there is National Register district potential, is this building: Contributing ___ Noncontributing _____

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing _____

VIII. RECORDING INFORMATION

47. Photograph numbers: N/A

Negatives filed at: N/A; digital photography used

48. Report title: Historic Resources Survey, US 6 and Wadsworth Boulevard, Lakewood, CO

49. Date(s): March 20, 2008

50. Recorder(s): Jennifer E. Bryant

51. Organization: TEC, Inc

52. Address: 1746 Cole Boulevard, Suite 265, Golden, CO 80401

53. Phone number(s): 303-273-0231

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395

Resource Number: 5JF4536
Temporary Resource Number:

Resource Number: 5JF4536
Temporary Resource Number:

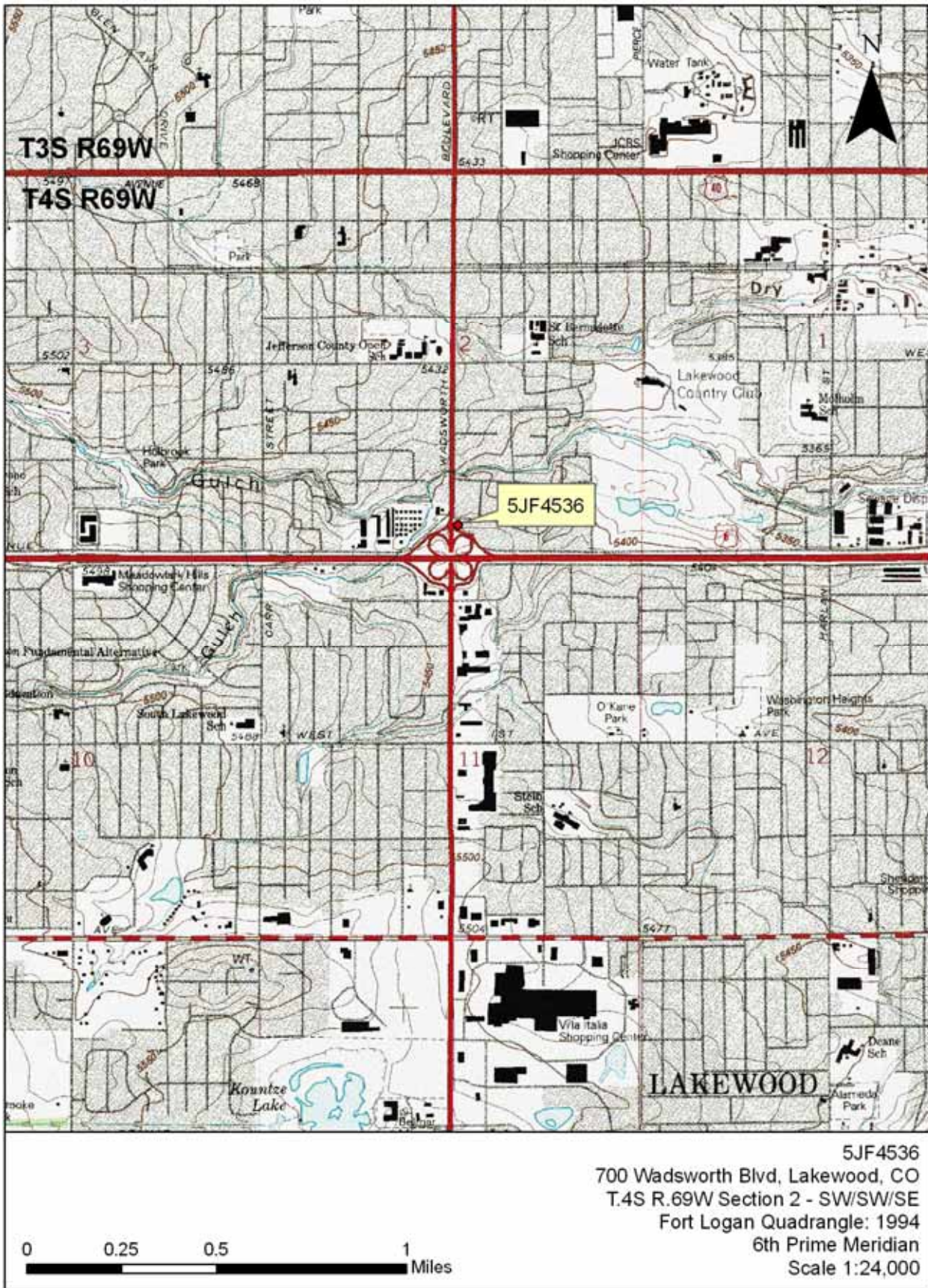


Sketch Map
5JF4536
700 Wadsworth Boulevard
Lakewood, CO 80214

- - - - Parcel Boundary



Resource Number: 5JF4536
Temporary Resource Number:



Location Map

Resource Number: 5JF4536
Temporary Resource Number:

Photo Log

Property Name: Blazer Construction Company
Property Location: 700 Wadsworth Boulevard, Lakewood, Jefferson County, Colorado
Photographer: Carrie Schomig
Date Taken: February 27, 2008
Negatives: none; digital photography used

<u>Photo #</u>	<u>Facing</u>	<u>Description</u>
1	SE	North façade
2	S	North façade
3	S-SE	North façade

Resource Number: 5JF4536
Temporary Resource Number:



Photograph 1: North façade, view to the Southeast



Photograph 2: North façade, view to the South

Resource Number: 5JF4536
Temporary Resource Number:



Photograph 3: North façade, view to the South-Southeast

Resource Number: 5JF4536
Temporary Resource Number:

Resource Number: 5JF4542
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5JF4542
2. Temporary resource number: 49-024-12-029, 49-024-12-028
3. County: Jefferson
4. City: Lakewood
5. Historic building name: Balmer Residence
6. Current building name: Sedighzadeh Residence
7. Building address: 7433 W. 6th Avenue, Lakewood, CO
8. Owner name and address: Mostafa Sedighzadeh, 7433 W. 6th Avenue, Lakewood, CO 80215

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 4S Range 69W
SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of _____ $\frac{1}{4}$ of section 2
10. UTM reference
Zone 13; 49 3224 mE 4397340 mN
11. USGS quad name: Fort Logan
Year: 1965, Rev. 1994 Map scale: 7.5' X 15' _____ Attach photo copy of appropriate map section.
12. Lot(s): 11 Block: N/A
Addition: Green Acres AMD Year of Addition: 1940
13. Boundary Description and Justification: The boundary is defined by the property's legal boundaries. The lot in this site is bounded by the western and southern boundaries with the West 6th Avenue/Frontage Road, which curves from the south to the north-northwest, the northern boundary shared with Parcel 49-024-12-016, and the eastern boundary with 7423 West 6th Avenue Frontage Road. The property includes the un-built parcel to the immediate west, parcel 49-024-12-028.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: 1,113 sq. ft.
16. Number of stories: One
17. Primary external wall material(s): Horizontal Siding
18. Roof configuration: Cross-Gabled
19. Primary external roof material: Asphalt

Resource Number: 5JF4542

Temporary Resource Number:

20. Special features: Chimney, Porch, Fence

21. General architectural description: This house is a one-story, wood-framed, single-family residence in the Minimal Traditional architectural style. The footprint is rectangular but boxy, and faces south toward W. 6th Avenue/Frontage Road, which curves around the property from south to the northwest. The house's exterior is clad in horizontal wood siding on all sides, and appears to be original. The roof is side-gabled with a forward projecting cross-gable over the east side of the house, and is covered in asphalt shingles. Fenestration consists of wood-framed, 6/6, double-hung sash windows on all sides, and appears to be original and unaltered. A small, front-gabled entrance porch is supported by double, narrow, wood piers, and covers the front entrance at the center of the principal, south façade. The front entrance is accessed by a concrete stoop. Paneled exterior doors at the principal entrance at the south facade, and at the side, west façade appear to be original. A brick chimney rises from the primary, side-gabled roof. The rear, north side of the house includes an enclosed, wood-frame porch that is covered by a low-pitched shed roof. The interior was not surveyed due to restricted access to the property.

22. Architectural style/building type: Minimal Traditional

23. Landscaping or special setting features: The property is an un-landscaped horse property that is enclosed by a tall, wire-and-post fence enclosure on all sides. A portion of the property along W. 6th Avenue has a wood fence. Off-street parking for several automobiles is located at front of the property off of W. 6th Avenue. The rear yard, north of the house, and the un-built lot to the west (parcel 49-024-12-028) is part of the enclosed area for at least one horse.

24. Associated buildings, features, or objects: A wood-framed animal shelter is located at the rear, north end of property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: ____ Actual: 1940

Source of information: Jefferson County Assessor Records

26. Architect: Unknown

Source of information:

27. Builder/Contractor: Unknown

Source of information:

28. Original owner: Glenn G and M.F. Balmer

Source of information: Jefferson County Assessor Records

29. Construction history (include description and dates of major additions, alterations, or demolitions): No major alterations or additions were observed during survey, nor identified during building permit research.

30. Original location X Moved ____ Date of move(s):

Resource Number: 5JF4542
Temporary Resource Number:

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/Single-Dwelling
32. Intermediate use(s): N/A
33. Current use(s): Domestic/Single-Dwelling
34. Site type(s): Suburban Home
35. Historical background:

The historic context of 7433 West 6th Avenue Frontage Road comprises the historical themes of agriculture, early industry, and transportation in northern Jefferson County. Located five miles west of Denver, Lakewood grew from a small farming community into a suburban city filled out by neighborhood subdivisions in less than a century. In the 1890s and 1900s, Denver exurbanites ventured westward to seek the pastoral landscape of Lakewood. Lakewood was first platted in 1891 as a railroad-oriented suburb, coinciding with new railroad line along 13th Avenue through the Lakewood area to link Denver with the mining center of Golden (Ryland, 1972: 13). The Silver Crash and recession of 1893, however, caused early development to remain modest through the 1920s.

A farm map published in 1899 shows that the areas near the intersection of West 6th Avenue and Wadsworth Boulevard were dominated by large tracts of farmland, and a few small areas of platted subdivisions located near major roadways. By 1900, the West Colfax Avenue had also become a significant artery for horse-driven transportation and soon thereafter, automobile traffic. Development along the Colfax corridor helped spur development in Lakewood. When West Colfax Avenue became a two-lane paved road in 1916, it became the first road in the vicinity to receive blacktop (Sugnet and Associates, 1999:2).

Commercial businesses were established along Wadsworth Boulevard in the 1920s and 1930s, illustrating the beginning of Lakewood's transition from an agricultural community into a commercial and residential suburb of Denver. Residential subdivisions began to appear to the east and west of Wadsworth as early as the 1930s. The landscape changed more drastically in 1941 when the United States government opened the Denver Ordnance Plant (DOP), a World War II munitions manufacturing plant, southwest of US 6 and Garrison Street in Lakewood. Before the DOP opened, US 6 consisted of a two-lane gravel road between Denver to the intersection at Simms/Union streets. Due to the increased number of travelers between Lakewood and the DOP, US 6 was paved and widened to a four-lane highway in 1942 (Norman, 2002: 18). By 1943, the DOP employed almost 20,000 people and operated on a constant 24-hour schedule, with many of the workers seeking housing in the surrounding communities.

After the war ended and the DOP closed, the Federal government converted the site into the current Denver Federal Center in 1950. Almost immediately, the Denver Federal Center became the largest installation of government employees in the United States outside of Washington, D.C. (Wilcox, 1994: 75). The facility had a direct impact on Lakewood's suburban community when a number of new subdivisions were formed in Lakewood to accommodate the nearby workforce. These new residential subdivisions, including neighborhoods such as Meadowlark Hills and

Resource Number: 5JF4542

Temporary Resource Number:

Lakewood Village, replaced Lakewood's remaining farmland, and signaled the end of the agricultural activity in the vicinity of US 6 and Wadsworth.

Originally platted in 1940, the Green Acres Subdivision is located between Emerald Lane and Reed Street from US 6 to 9th Place on its northernmost boundary. According to an 1899 map, the land now known as the Green Acres Subdivision, including the property occupied by the Sedighzadeh Residence, was originally owned by William A.H. Loveland, his wife Miranda, and his railroad partner Charles C. Welch. At the time of its plat, the land was owned by Mary W.J. Edbrooke who operated a small farm on the property.

The Green Acres subdivision gradually became filled in with a mixture of single-family houses during the late 1940s and 1950s. The houses built in the 1940s and 1950s all maintain the 50-foot setbacks foot distance between all roadways and the front façade of the house, according to the requirements of the neighborhood's covenants. Additionally, the neighborhood was planned with a special interest in the location of trees and shrubbery around each property. Although Green Acres was platted and began construction in the 1940s, the majority of the neighborhood's development occurred during the following decades of the 1950s and 1960s. While the 1940s housing in the subdivision exemplified the historical or revival styles, such as Minimal Traditional or English-Norman Cottage styles, the later housing of the 1950s and 1960s were typically Ranch or Split Level style houses. Few of the houses from the 1930s and 1940s in the Green Acres subdivision remain intact and unaltered.

Since the 1950s, Lakewood has developed into a thriving suburban community between Denver and Golden. The town was officially incorporated in 1969, and remains one of the largest communities in Colorado. Due south of the Sedighzadeh Residence, US 6 has since evolved into a high-speed interstate highway passing through the Lakewood east to west. The areas surrounding the Green Acres subdivision have become filled in with commercial buildings fronting primary thoroughfares, such as Wadsworth Boulevard to the east, while secondary side roads lead directly to residential subdivisions constructed primarily between 1950 through the present.

36. Sources of information:

Autobee, Kris.

2008 *King Apple Comes to Lakewood*. In The Lakewood Historian Winter 2008.
Lakewood, Colorado.

Colorado Historical Society.

2003 *A Guide to Colorado's Historic Architecture and Engineering*. Denver, Colorado:
Office of Archaeology and Historic Preservation.

Hill, David R.

1984 *Colorado Urbanization and Planning Context*. Denver: State Historical Society of Colorado.

Holleran, Michael

2005 *Historic Context for Irrigation and Water Supply Ditches and Canals in Colorado*.
Colorado Center for Preservation Research, University of Colorado at Denver and
Health Sciences Center: Denver, Colorado.

Resource Number: 5JF4542
Temporary Resource Number:

Leonard, Stephen J. and Thomas J. Noel
1990 *Denver: Mining Camp to Metropolis*. University Press of Colorado: Niwot, Colorado.

Preservation Publishing
2002 *Survey Report for the 2001 Cultural Resource Survey of Historic Northeast Lakewood*.
Prepared for the City of Lakewood, May.

Rhodes, Diane Lee (with Parsons Engineering)
2002a *An Intensive Historical Archaeological Survey Along the West Corridor Alternative Route, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

2002b *An Inventory of Historic Structures Along the West Corridor Alternative Routes, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

Ryland, Charles S.
1972 "Golden's Resourceful Merchant" in *The Denver Westernaires Roundup*. Vol. XXVIII, No. 9, Nov-Dec.

Sugnet and Associates
1999 *Cultural Resources Inventory of the Proposed Colfax Avenue and Wadsworth Boulevard Improvement Project*, City of Lakewood, Colorado

Wilcox, Patricia K. editor
1976 *76 Centennial Stories of Lakewood, Colorado*. Lakewood Centennial-Bicentennial Commission: Lakewood, Colorado.

1994 *Lakewood-Colorado: An Illustrated Biography*. Lakewood 25th Birthday Commission: Lakewood, Colorado.

Willits, W. F.
1899 *W. F. Willits Farm Map*. Denver Public Library, Western History and Genealogy Division.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No X Date of designation: _____

Designating authority:

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;

X C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

___ D. Has yielded, or may be likely to yield, information important in history or prehistory.

___ Qualifies under Criteria Considerations A through G (see Manual)

___ Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture

40. Period of significance: 1940

Resource Number: 5JF4542

Temporary Resource Number:

41. Level of significance: National State Local

42. Statement of significance: The Sedighzadeh Residence at 7433 West 6th Avenue Frontage Road is recommended eligible under National Register Criterion C because it is representative of the Minimal Traditional architectural style in Lakewood. Its low-pitched, cross-gabled roof, horizontal siding, boxy footprint, and multi-light windows are all character-defining features of this style, and all appear to be original and unaltered.

43. Assessment of historic physical integrity related to significance: The house retains a high degree of historic physical integrity given that all of the exterior finishes appear to be original to the house's 1940 construction date. The only exception appears to be the asphalt shingle roof, but this is a minor alteration and does not impact the overall historic integrity of the house. Other than the replacement roof shingles, the house's original materials, setting, location, feelings, and association are all still highly evident on the property.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

45. Is there National Register district potential? Yes No

Discuss: The houses along West 6th Avenue Frontage Road adjacent to 7433 W. 6th Avenue do not meet National Register Criteria for a historic district. As a whole, the housing along this roadway was built between 1940 through the late 1950s, and there is little continuity between the historical revival architectural styles of the pre-World War II houses and the Post-World War II Ranch and Split Level houses of the rest of the Green Acres neighborhood, to the east and north. Moreover, many of the properties along this road have sustained numerous alterations over the years, such as obstructive additions that are visible from the street, replacement siding materials, or in some cases, demolition. As a result, the 6th Avenue Frontage Road housing does not convey enough significance, nor enough integrity, to recommend as a historic district.

If there is National Register district potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: N/A

Negatives filed at: N/A; digital photography used

48. Report title: Historic Resources Survey, US 6 and Wadsworth Boulevard, Lakewood, CO

49. Date(s): April 14, 2008

50. Recorder(s): Carrie K. Schomig

51. Organization: TEC, Inc

52. Address: 1746 Cole Boulevard, Suite 265, Golden, CO 80401

53. Phone number(s): 303-273-0231

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Resource Number: 5JF4542
Temporary Resource Number:

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395

Resource Number: 5JF4542
Temporary Resource Number:

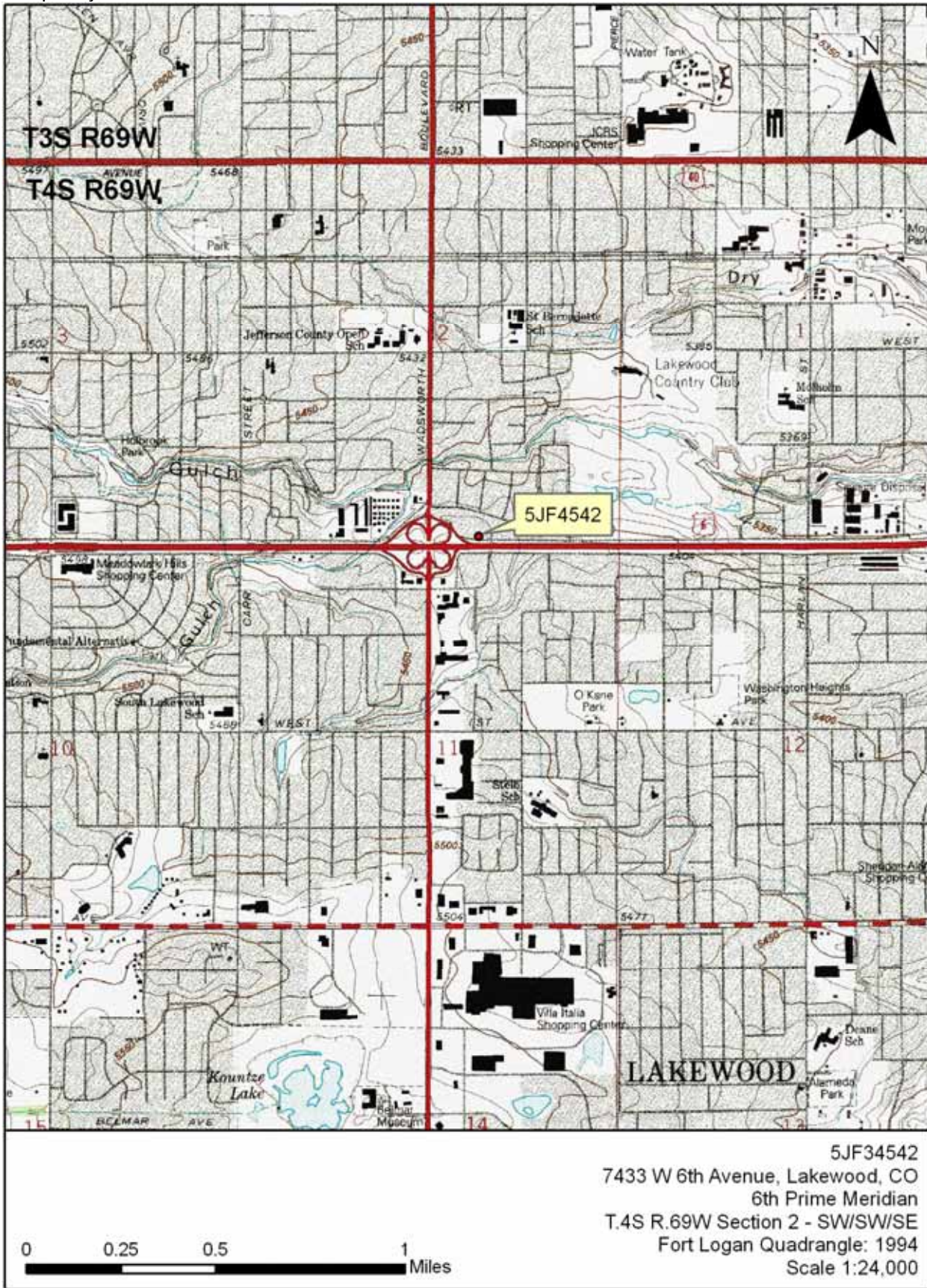


Sketch Map
5JF4542
7433 West 6th Avenue Frontage Road
Lakewood, CO 80214

--- Parcel Boundary



Resource Number: 5JF4542
Temporary Resource Number:



Location Map

Resource Number: 5JF4542
Temporary Resource Number:

Photo Log

Property Name: Sedighzadeh Residence
Property Location: 7433 W. 6th Avenue, Lakewood, CO
Photographer: Carrie Schomig
Date Taken: February 27, 2008
Negatives: none; digital photography used

<u>Photo #</u>	<u>Facing</u>	<u>Description</u>
1	N	South façade
2	NW	South and East facades
3	E	West façade

Resource Number: 5JF4542
Temporary Resource Number:



Photograph 1. South façade, view looking North



Photograph 2. South and East facades, view looking Northwest

Resource Number: 5JF4542
Temporary Resource Number:



Photograph 3. West façade, view looking East

Resource Number: 5JF4542
Temporary Resource Number:

Resource Number: 5JF4563
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5JF4563
2. Temporary resource number: 49-023-00-110
3. County: Jefferson
4. City: Lakewood
5. Historic building name: Kirkbride Residence
6. Current building name: Garcia Residence
7. Building address: 8125 West 6th Avenue Frontage Road
8. Owner name and address: Joseph S. Garcia, 8125 West 6th Avenue Frontage Road, Lakewood, CO 80215

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 4S Range 69W
SE ¼ of SW ¼ of SW ¼ of _____ ¼ of section 2
10. UTM reference
Zone 13 ; 49 24 82 mE 4397319 mN
11. USGS quad name: Fort Logan
Year: 1965, Rev. 1994 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): N/A Block: N/A
Addition: N/A Year of Addition: N/A
13. Boundary Description and Justification: The boundary is defined by the property's legal boundaries. The lot in this site is bounded by the southern boundary with West 6th Avenue Frontage Road, the eastern lot boundary with parcel 49-023-00-013, the northern lot boundary, and the western lot with parcel 49-023-00-109.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: 1,196 square feet
16. Number of stories: 1.5
17. Primary external wall material(s): Stucco
18. Roof configuration: Side Gable
19. Primary external roof material: Asphalt
20. Special features: Porch

Resource Number: 5JF4563
Temporary Resource Number:

21. General architectural description: The Garcia residence at 8125 West 6th Avenue Frontage road is a single-family, wood-frame, one and a half story, Craftsman style house clad in horizontal wood siding. The roof is a steep-pitched side gable with closed overhanging eaves with wood trim, and is covered in asphalt shingles. The foundation is undetermined. The fenestration throughout consists of wood-framed, double-hung sash windows. The principal, south façade is a symmetrical five-bay front with two 5/1 sash windows flanking both sides of the primary entrance at center. The primary entrance is located on a raised concrete stoop with a low, cross-gabled roof covering a small entrance porch. The porch's roof is supported by brackets at the façade, and includes a decorative wood-framed fan-light detail under the eave. The interior was not surveyed due to restricted access to the property.
22. Architectural style/building type: Craftsman
23. Landscaping or special setting features: The house at 8125 West 6th Avenue Frontage Road is located in a suburban setting north of 6th Avenue and west of Wadsworth Boulevard. The landscaping consists of a large, open, un-landscaped lot with hard packed dirt, wild trees, shrubs, and gravel. A large amount of debris is visible in the lot. A metal fence runs the length of the property along West 6th Avenue Frontage Road.
24. Associated buildings, features, or objects: A small, metal-framed storage shed with a front gable roof is located in the northeast corner of the lot.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1918 _____
Source of information: Jefferson County Assessor Records
26. Architect: Unknown
Source of information:
27. Builder/Contractor: Unknown
Source of information:
28. Original owner: W.S. Kirkbride
Source of information: Jefferson County Assessor Records
29. Construction history (include description and dates of major additions, alterations, or demolitions):
No additions or alterations are observed.
30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/Single Dwelling
32. Intermediate use(s): N/A
33. Current use(s): Domestic/Single Dwelling
34. Site type(s): Suburban Home

Resource Number: 5JF4563
Temporary Resource Number:

35. Historical background:

The historic context of 8125 West 6th Avenue Frontage Road comprises the historical themes of agriculture, early industry, and transportation in northern Jefferson County. Located five miles west of Denver, Lakewood grew from a small farming community into a suburban city filled out by neighborhood subdivisions in less than a century. In the 1890s and 1900s, Denver exurbanites ventured westward to seek the pastoral landscape of Lakewood. Lakewood was first platted in 1891 as a railroad-oriented suburb, coinciding with new railroad line along 13th Avenue through the Lakewood area to link Denver with the mining center of Golden (Ryland, 1972: 13). The Silver Crash and recession of 1893, however, caused early development to remain modest through the 1920s.

A farm map published in 1899 shows that the areas near the intersection of West 6th Avenue and Wadsworth Boulevard were dominated by large tracts of farmland, and a few small areas of platted subdivisions located near major roadways. By 1900, the West Colfax Avenue had also become a significant artery for horse-driven transportation and soon thereafter, automobile traffic. Development along the Colfax corridor helped spur development in Lakewood. When West Colfax Avenue became a two-lane paved road in 1916, it became the first road in the vicinity to receive blacktop (Sugnet and Associates, 1999:2).

Commercial businesses were established along Wadsworth Boulevard in the 1920s and 1930s, illustrating the beginning of Lakewood's transition from an agricultural community into a commercial and residential suburb of Denver. Residential subdivisions began to appear to the east and west of Wadsworth as early as the 1930s. The landscape changed more drastically in 1941 when the United States government opened the Denver Ordnance Plant (DOP), a World War II munitions manufacturing plant, southwest of US 6 and Garrison Street in Lakewood. Before the DOP opened, US 6 consisted of a two-lane gravel road between Denver to the intersection at Simms/Union streets. Due to the increased number of travelers between Lakewood and the DOP, US 6 was paved and widened to a four-lane highway in 1942 (Norman, 2002: 18). By 1943, the DOP employed almost 20,000 people and operated on a constant 24-hour schedule, with many of the workers seeking housing in the surrounding communities.

After the war ended and the DOP closed, the Federal government converted the site into the current Denver Federal Center in 1950. Almost immediately, the Denver Federal Center became the largest installation of government employees in the United States outside of Washington, D.C. (Wilcox, 1994: 75). The facility had a direct impact on Lakewood's suburban community when a number of new subdivisions were formed in Lakewood to accommodate the nearby workforce. These new residential subdivisions, including neighborhoods such as Meadowlark Hills and Lakewood Village, replaced Lakewood's remaining farmland, and signaled the end of the agricultural activity in the vicinity of US 6 and Wadsworth.

Since the 1950s, Lakewood has developed into a thriving suburban city of Denver. In addition to the employment provided by the Denver Federal Center, Lakewood's growth has been encouraged by its close proximity to Denver,

Resource Number: 5JF4563

Temporary Resource Number:

and the frequent upgrades of roads and highways that link Lakewood to the greater metropolitan region. The town was officially incorporated in 1969, and remains one of the largest communities in Colorado.

When US 6 was expanded and paved in 1942, houses such as the Valentine Deviny house located at the southwest corner of the US 6 and Wadsworth Boulevard interchange were demolished. A number of these houses were constructed prior to 1900, while those houses which remain in the project area typically date to the 1940s or later. A few early houses remain along US 6; however, these houses were built at a distance from the road and have thus avoided being directly impacted by road expansion and automobile travel. The majority of houses along US 6 are located in subdivisions which were created in response to the end of World War II, and the creation of the Denver Federal Center in 1950. Those houses in the project area which are not part of a specific subdivision are located on large parcels which were developed out of the lands owned by Valentine Deviny and William W. McIntyre.

36. Sources of information:

Autobee, Kris.

2008 *King Apple Comes to Lakewood*. In The Lakewood Historian Winter 2008. Lakewood, Colorado.

Colorado Historical Society.

2003 *A Guide to Colorado's Historic Architecture and Engineering*. Denver, Colorado: Office of Archaeology and Historic Preservation.

Hill, David R.

1984 *Colorado Urbanization and Planning Context*. Denver: State Historical Society of Colorado.

Holleran, Michael

2005 *Historic Context for Irrigation and Water Supply Ditches and Canals in Colorado*. Colorado Center for Preservation Research, University of Colorado at Denver and Health Sciences Center: Denver, Colorado.

Leonard, Stephen J. and Thomas J. Noel

1990 *Denver: Mining Camp to Metropolis*. University Press of Colorado: Niwot, Colorado.

Preservation Publishing

2002 *Survey Report for the 2001 Cultural Resource Survey of Historic Northeast Lakewood*. Prepared for the City of Lakewood, May.

Rhodes, Diane Lee (with Parsons Engineering)

2002a *An Intensive Historical Archaeological Survey Along the West Corridor Alternative Route, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

2002b *An Inventory of Historic Structures Along the West Corridor Alternative Routes, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

Ryland, Charles S.

1972 "Golden's Resourceful Merchant" in *The Denver Westernaires Roundup*. Vol. XXVIII, No. 9, Nov-Dec.

Resource Number: 5JF4563

Temporary Resource Number:

Sugnet and Associates

1999 *Cultural Resources Inventory of the Proposed Colfax Avenue and Wadsworth Boulevard Improvement Project, City of Lakewood, Colorado*

Wilcox, Patricia K. editor

1976 *76 Centennial Stories of Lakewood, Colorado*. Lakewood Centennial-Bicentennial Commission: Lakewood, Colorado.

1994 *Lakewood-Colorado: An Illustrated Biography*. Lakewood 25th Birthday Commission: Lakewood, Colorado.

Willits, W. F.

1899 *W. F. Willits Farm Map*. Denver Public Library, Western History and Genealogy Division.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: _____

Designating authority:

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture

40. Period of significance: 1918

41. Level of significance: National State Local

42. Statement of significance: The house at 8125 West 6th Avenue Frontage Road recommended eligible for nomination to the NRHP under Criterion C as a good example of the Craftsman architectural style that was popular during the 1910s and 1920s. The style is exemplified by the house's 5/1 sash windows, its steeply clipped side-gabled roof, overhanging eaves, and its cross-gabled entry porch, which is supported by brackets.

43. Assessment of historic physical integrity related to significance: The house at 8125 West 6th Avenue Frontage Road appears to have good historic physical integrity. Built in 1918, the house retains its overall form, its original windows, and has not sustained any major additions or alterations to the exterior.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

Resource Number: 5JF4563

Temporary Resource Number:

45. Is there National Register district potential? Yes ___ No X

Discuss: The houses along West 6th Avenue Frontage Road do not represent enough historical significance to meet National Register criteria for a historic district. Many of the properties along this road have sustained alterations, such as new siding materials and additions. Additionally a number of houses in the area have been demolished and replaced. As a result, the housing no longer conveys enough historical significance to be recommended eligible as contributing buildings in a historic district.

If there is National Register district potential, is this building: Contributing ___ Noncontributing _____

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing _____

VIII. RECORDING INFORMATION

47. Photograph numbers: N/A

Negatives filed at: N/A; digital photography used

48. Report title: Historic Resources Survey, US 6 and Wadsworth Boulevard, Lakewood, CO

49. Date(s): March 25, 2008

50. Recorder(s): Jennifer E. Bryant

51. Organization: TEC, Inc

52. Address: 1746 Cole Boulevard, Suite 265, Golden, CO 80401

53. Phone number(s): 303-273-0231

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395

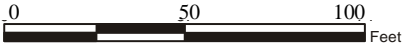
Resource Number: 5JF4563
Temporary Resource Number:

Resource Number: 5JF4563
Temporary Resource Number:

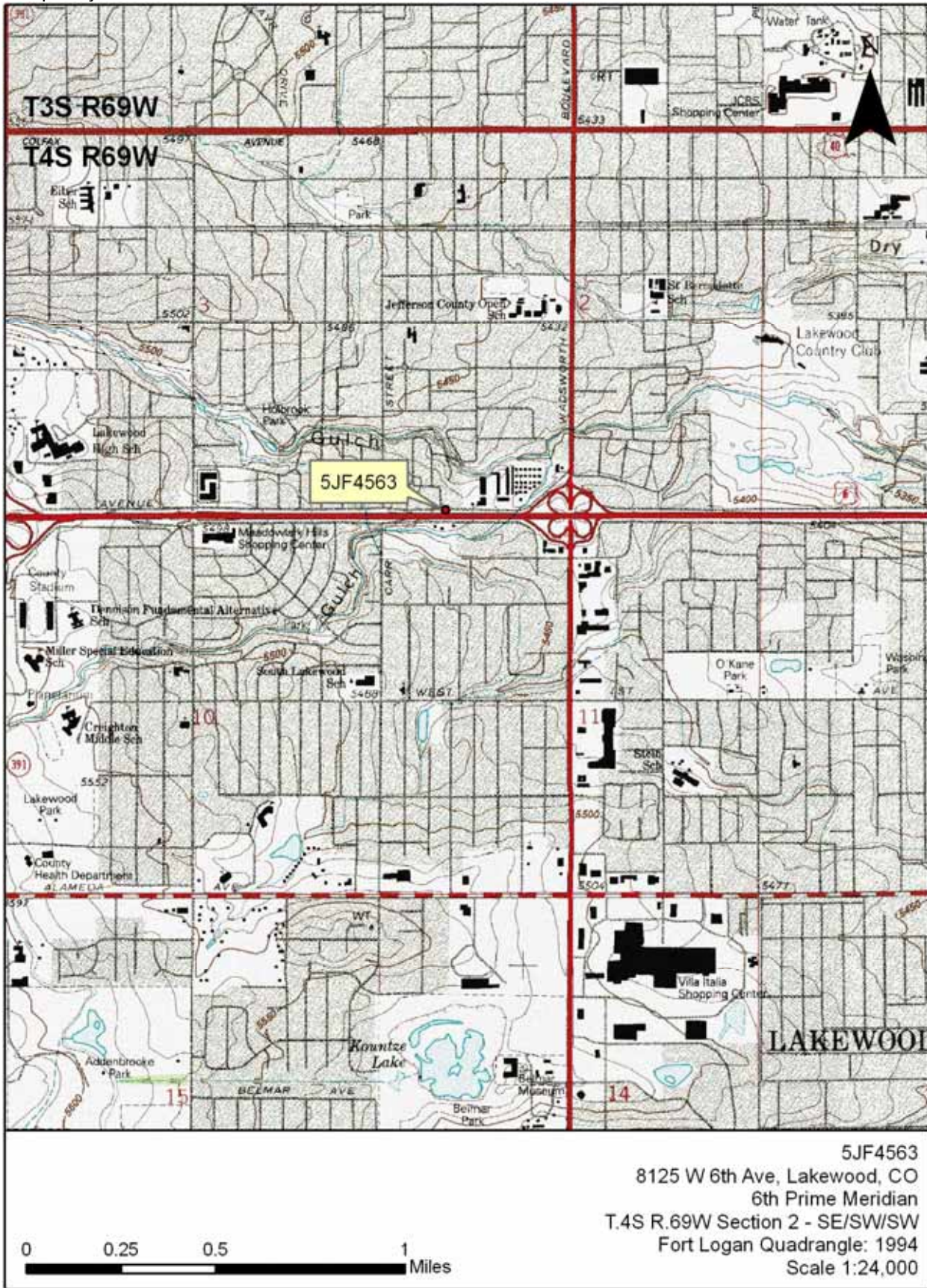


Sketch Map
5JF4563
8125 West 6th Avenue Frontage Road
Lakewood, CO 80215

- - - - Parcel Boundary



Resource Number: 5JF4563
Temporary Resource Number:



Location Map

Resource Number: 5JF4563
Temporary Resource Number:

Photo Log

Property Name: Garcia Residence
Property Location: 8125 West 6th Avenue Frontage Road, Lakewood, Jefferson County, Colorado
Photographer: Carrie Schomig
Date Taken: February 29, 2008
Negatives: none; digital photography used

<u>Photo #</u>	<u>Facing</u>	<u>Description</u>
1	N	South façade
2	NW	South façade

Resource Number: 5JF4563
Temporary Resource Number:



Photograph 1: South façade, view looking North



Photograph 2: South façade, view looking Northwest

Resource Number: 5JF4586
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
 Determined Eligible- NR
 Determined Not Eligible- NR
 Determined Eligible- SR
 Determined Not Eligible- SR
 Need Data
 Contributes to eligible NR District
 Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5JF4586
2. Temporary resource number: 49-112-04-017
3. County: Jefferson
4. City: Lakewood
5. Historic building name: Unknown
6. Current building name: Sinclair Gas Station
7. Building address: 401 Wadsworth
8. Owner name and address: George W. Calkins, 105 South Cherokee Street, Denver, CO 80223

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 4S Range 69W
SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of $\frac{1}{4}$ of section 11
10. UTM reference
Zone 13; 49 29 96 mE 43 96 92 22 mN
11. USGS quad name: Fort Logan
Year: 1965, Rev. 1994 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): N/A Block: 022
Addition: Deviny Park Year of Addition: Unknown
13. Boundary Description and Justification: The boundary is defined by the property's legal boundaries. The site on this lot is bounded by the northern parcel 49-112-04-016, the eastern boundary with Wadsworth Boulevard, the southern boundary with West 4th Avenue, and the western boundary with 7655 West 4th Avenue.

III. Architectural Description

14. Building plan (footprint, shape): Irregular Plan
15. Dimensions in feet: 1,444 square feet
16. Number of stories: 1
17. Primary external wall material(s): Stone, Concrete
18. Roof configuration: Flat
19. Primary external roof material: Asphalt
20. Special features: Garage

Resource Number: 5JF4586
Temporary Resource Number:

21. General architectural description: The Sinclair Gas Station at 401 Wadsworth Boulevard is a one-story, concrete block, gas station with an irregular footprint. This building is a variant of the Oblong Box style of the gas station building type because the two vehicle service bays are separated by the corner office, creating a boxy footprint rather than a typical rectangular plan of the Oblong Box style. However, this structure shares many common elements with the Oblong Box style. The roof is flat covered in rolled asphalt, and consists of two sections, a lower roof over the main office, which located at the southeast corner of the building, and a taller roof over the two vehicular bays located at the southwest and northeast wings of the building. The roof over the office has deep, overhanging, boxed eaves. The foundation is concrete slab. The office consists of full-length, metal-framed, angled, plate-glass commercial windows on the east and south façade. Below the windows are low spandrel walls that are clad in sandstone ashlar veneer. The office has two metal-framed, glass entrance doors with plate-plate transom lights at the east and south facades, both of which may be considered principal facades. The side walls at the office project forward from the façade and are also covered by the sandstone ashlar veneer. The vehicle service bays are concrete-block and each has one bay with an 8/8 multi-light overhead door. Each vehicle bay has multi-light awning windows on the rear, west and north facades. Like the office, one service bay faces south toward 4th Avenue and one bay faces east toward Wadsworth Boulevard. The interior throughout the building retains its original interior finishes, which is concrete block (painted) and drywall.
22. Architectural style/building type: Gas Station: Oblong Box
23. Landscaping or special setting features: The gas station at 401 Wadsworth is located in a suburban commercial setting south of 6th Avenue, along the west corridor of Wadsworth Boulevard. Asphalt paving surrounds the structure. Two concrete islands at the east end of the lot, facing Wadsworth, each contain two gas pumps. There are no shelter canopies over these pumps. The gas pumps appear to be replacement, dating to the ca. 1980s. A pylon sign consisting of an illuminated light box is located at the southeast corner of the lot.
24. Associated buildings, features, or objects: None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1958
Source of information: Jefferson County Assessor Records
26. Architect: Unknown
Source of information:
27. Builder/Contractor: Unknown
Source of information:
28. Original owner: Unknown
Source of information:
29. Construction history (include description and dates of major additions, alterations, or demolitions):

Resource Number: 5JF4586
Temporary Resource Number:

No major additions have occurred to this building. The gas pumps appear to be replacement and it appears they were installed in the ca.1980s, but this date is undetermined.

30. Original location X Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Auto Service

32. Intermediate use(s): N/A

33. Current use(s): Auto Service

34. Site type(s): Gas Station

35. Historical background:

The Sinclair gas station was established on Wadsworth Boulevard 1958 at a time when Lakewood's population was burgeoning into a residential suburban city during the post World War II era. During the decades leading up to that time, Lakewood had been undergoing a transition from an agricultural community into a commercial and residential suburb of Denver. Commercial businesses were established along Wadsworth Boulevard in the 1920s and 1930s and residential subdivisions began to appear to the east and west of Wadsworth as early as the 1930s. The landscape changed more drastically in 1941 when the United States government opened the Denver Ordnance Plant (DOP), a World War II munitions manufacturing plant, southwest of US 6 and Garrison Street in Lakewood. Before the DOP opened, US 6 consisted of a two-lane gravel road between Denver to the intersection at Simms/Union streets. Due to the increased number of travelers between Lakewood and the DOP, US 6 was paved and widened to a four-lane highway in 1942 (Norman, 2002: 18). Following the end of World War II, the Denver Federal Center was established at the DOP site by 1950, bringing more commuters to Lakewood than ever.

The Sinclair gas station's location near the intersection US 6 and Wadsworth was a strategic position in light of the regional importance of both roadways in the late 1950s. Many of the commuters to the Denver Federal Center traveled via Wadsworth and US 6. The Sinclair gas station was one of the roadside establishments of the era to cater to these automobile travelers. Built in 1958, the Sinclair Gas Station opened the same year that Wadsworth Boulevard was widened into a prominent four-lane roadway.

The Sinclair gas station was built from the standardized plans of the Sinclair Oil Corporation. By the 1950s, many national oil companies were using standardized architecture, signage, and corporate logos as part of their place-product-packaging mission to heighten corporate recognition through consistency and repetition. Standardized plans using prefabricated parts were also an economical method for a company to build many filling stations quickly and cheaply (Jones, 2003:76).

Resource Number: 5JF4586

Temporary Resource Number:

Since the filling station building type was first introduced in the 1910s, gas station architecture has adapted to the popular architectural styles of the period. Sinclair Oil (then called Sinclair Consolidated Oil Company until 1943) had adopted a uniform Mission Revival architectural style for its gas stations through the mid-1940s in the Rocky Mountain West. By the mid-1950s, however, Sinclair introduced a new standardized design that was heavily influenced by the International Style, whose popularity had become widespread in America by then. In keeping with the new Modern aesthetic, common corporate gas station designs featured flat roofs, plate-glass windows, steel, and prefabricated steel influenced gas station design. Similarly, the new Sinclair Oil gas stations utilized the rectangular, Oblong Box style without canopies, while others used the boxy, multi-level plan with split service bays separated by an office and showroom with full-height, angled, plate-glass windows, like 401 Wadsworth (Jones, 2003:76, 92). As Wadsworth has since grown and expanded further, and is now a heavily trafficked 6-lane regional highway, the Sinclair gas station at 401 Wadsworth has continued to service its original purpose for the past 50 years.

36. Sources of information:

Autobee, Kris.

2008 *King Apple Comes to Lakewood*. In The Lakewood Historian Winter 2008. Lakewood, Colorado.

Colorado Historical Society.

2003 *A Guide to Colorado's Historic Architecture and Engineering*. Denver, Colorado: Office of Archaeology and Historic Preservation.

Hill, David R.

1984 *Colorado Urbanization and Planning Context*. Denver: State Historical Society of Colorado.

Holleran, Michael

2005 *Historic Context for Irrigation and Water Supply Ditches and Canals in Colorado*. Colorado Center for Preservation Research, University of Colorado at Denver and Health Sciences Center: Denver, Colorado.

Jones, W. Dwayne

2003 *A Field Guide to Gas Stations in Texas*. Austin, Texas: Texas Department of Transportation, Environmental Affairs Division, Historical Studies Report No. 2003-3, October.

Leonard, Stephen J. and Thomas J. Noel

1990 *Denver: Mining Camp to Metropolis*. University Press of Colorado: Niwot, Colorado.

Preservation Publishing

2002 *Survey Report for the 2001 Cultural Resource Survey of Historic Northeast Lakewood*. Prepared for the City of Lakewood, May.

Rhodes, Diane Lee (with Parsons Engineering)

2002a *An Intensive Historical Archaeological Survey Along the West Corridor Alternative Route, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

2002b *An Inventory of Historic Structures Along the West Corridor Alternative Routes, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

Ryland, Charles S.

1972 "Golden's Resourceful Merchant" in *The Denver Westernaires Roundup*. Vol. XXVIII, No. 9, Nov-Dec.

Resource Number: 5JF4586
Temporary Resource Number:

Sugnet and Associates

1999 *Cultural Resources Inventory of the Proposed Colfax Avenue and Wadsworth Boulevard Improvement Project*, City of Lakewood, Colorado

Wilcox, Patricia K. editor

1976 *76 Centennial Stories of Lakewood, Colorado*. Lakewood Centennial-Bicentennial Commission: Lakewood, Colorado.

1994 *Lakewood-Colorado: An Illustrated Biography*. Lakewood 25th Birthday Commission: Lakewood, Colorado.

Willits, W. F.

1899 *W. F. Willits Farm Map*. Denver Public Library, Western History and Genealogy Division.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: _____

Designating authority:

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture, Community Development

40. Period of significance: 1958-1961

41. Level of significance: National State Local

42. Statement of significance: The building at 401 Wadsworth Boulevard is recommended for nomination to the National Register of Historic Places because it meets NRHP Criterion C for its architectural merit. Built in 1958, the building is a good example of a standardized gas station that was built by the Sinclair Oil company during the mid-1950s. The building retains its overall form and materials as it was originally constructed, continues its original function as an operational filling-and-service station, and appears to have not sustained any alterations. The period of significance for this building begins with its construction in 1958 and ends with the construction of the US 6 bridge at Wadsworth Boulevard.

43. Assessment of historic physical integrity related to significance: The building at 401 Wadsworth Boulevard has excellent historic physical integrity. Built in 1958, the building retains its overall form and has not sustained any

Resource Number: 5JF4586

Temporary Resource Number:

major additions or alterations as observed. The only alterations to the setting appear to be the replacement gas pumps located at the east end of the property.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

45. Is there National Register district potential? Yes No

Discuss: The commercial buildings along Wadsworth Boulevard south of 6th Avenue are mostly post-1965 buildings do not sustain enough significance meet NRHP Criteria Consideration G for properties less than 50 years of age with exceptional significance, individually or as a historic district. The commercial landscape dating to the 1950s-era along the Wadsworth corridor is no longer intact.

If there is National Register district potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: N/A

Negatives filed at: N/A; digital photography used

48. Report title: Historic Resources Survey, US 6 and Wadsworth Boulevard, Lakewood, CO

49. Date(s): March 20, 2008

50. Recorder(s): Jennifer E. Bryant

51. Organization: TEC, Inc

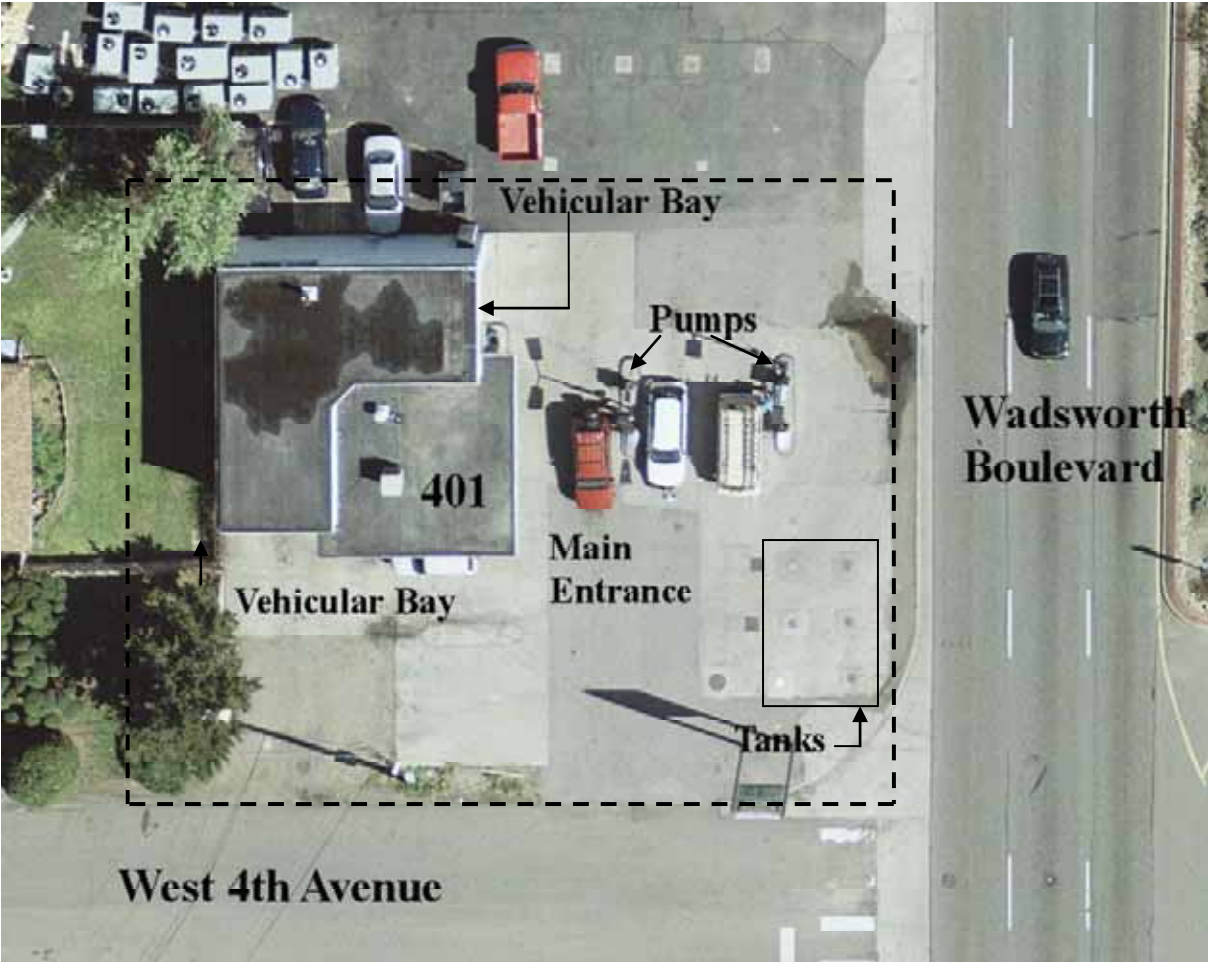
52. Address: 1746 Cole Boulevard, Suite 265, Golden, CO 80401

53. Phone number(s): 303-273-0231

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

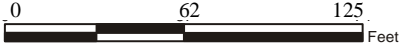
Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395

Resource Number: 5JF4586
Temporary Resource Number:

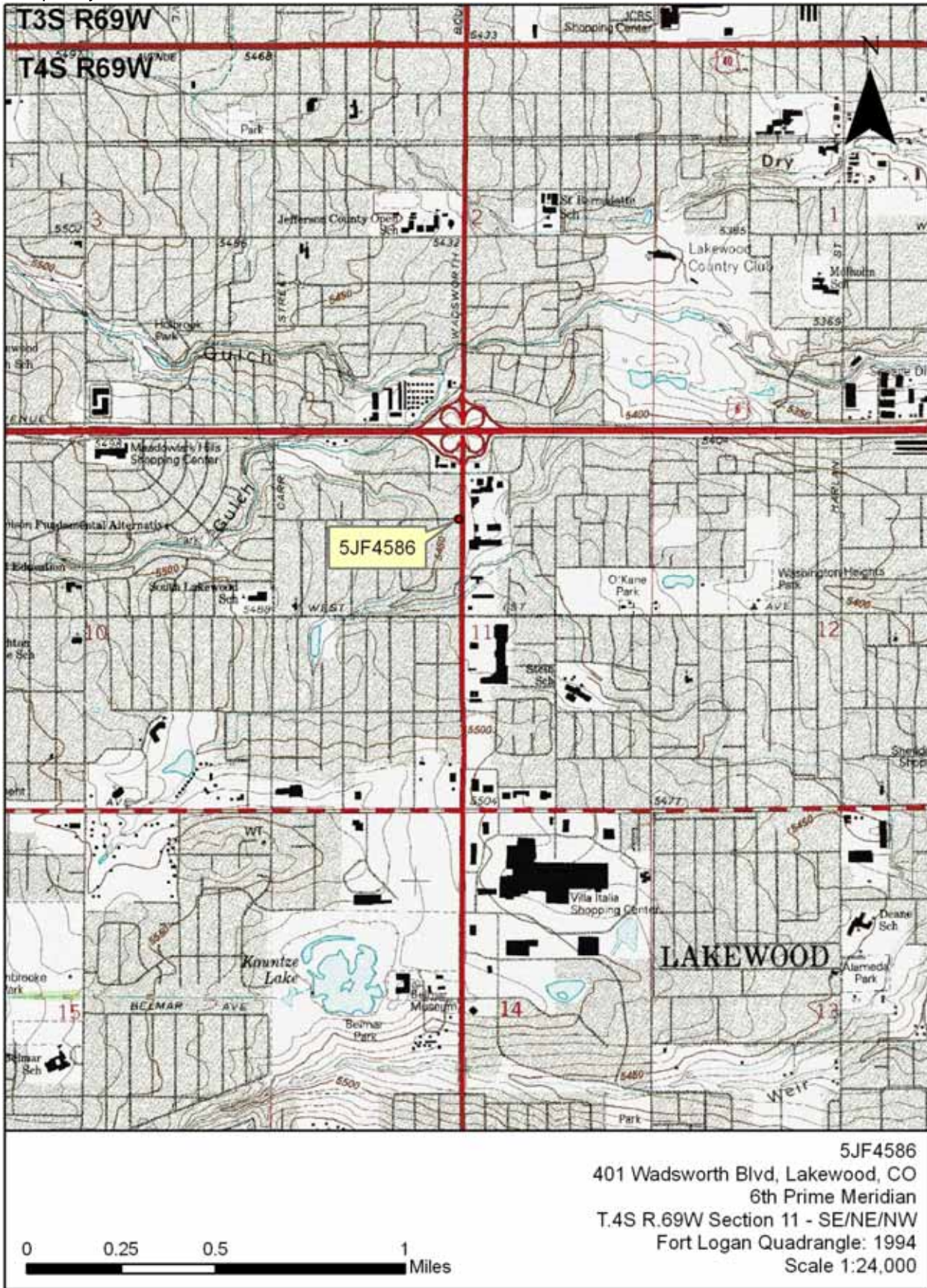


Sketch Map
5JF4586
401 Wadsworth Boulevard
Lakewood, CO 80214

- - - - Parcel Boundary



Resource Number: 5JF4586
Temporary Resource Number:



Location Map

Resource Number: 5JF4586
Temporary Resource Number:

Photo Log

Property Name: Sinclair Gas Station
Property Location: 401 Wadsworth Boulevard, Lakewood, Jefferson County, Colorado
Photographer: Carrie Schomig
Date Taken: February 28, 2008
Negatives: none; digital photography used

<u>Photo #</u>	<u>Facing</u>	<u>Description</u>
1	NW	East and South façades
2	NW	South and East façades and commercial sign
3	SW	East and North façades
4	S, SW	East façade
5	SW	North façade, awning window detail

Resource Number: 5JF4586
Temporary Resource Number:



Photograph 1: East and South façades, view looking Northwest



Photograph 2: South and East façades with commercial sign, view looking Northwest

Resource Number: 5JF4586
Temporary Resource Number:



Photograph 3: East and North façades, view to the Southwest



Photograph 4: East façade, view to the South, Southwest

Resource Number: 5JF4586
Temporary Resource Number:



Photograph 5: North façade, awning window detail, view to the Southwest

Resource Number: 5JF4589
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5JF4589
2. Temporary resource number: 49-101-07-001
3. County: Jefferson
4. City: Lakewood
5. Historic building name: Meadowlark Shopping Center
6. Current building name: Meadowlark Shopping Center
7. Building address: 9050 West 6th Avenue Frontage Road
8. Owner name and address: David H. Barber Trust, 320 Cook Street, Denver, CO 80206

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 4S Range 69W
NW ¼ of NW ¼ of NE ¼ of _____ ¼ of section 10
10. UTM reference
Zone 13; 49 159 2 mE 4397256 mN
11. USGS quad name: _____ Fort Logan
Year: 1965, Rev. 1994 Map scale: 7.5' X 15' _____ Attach photo copy of appropriate map section.
12. Lot(s): N/A Block: 1
Addition: Meadowlark Hills Year of Addition: 1953
13. Boundary Description and Justification: The boundary is defined by the property's legal boundaries. The lot in this site is bounded by the northern boundary with West 6th Avenue Frontage Road, the eastern lot boundary, the southern lot boundary, and the western boundary with Garrison Street.

III. Architectural Description

14. Building plan (footprint, shape): Irregular Plan
15. Dimensions in feet: 44,405 square feet
16. Number of stories: 1
17. Primary external wall material(s): Brick
18. Roof configuration: Flat
19. Primary external roof material: Undetermined
20. Special features: Porch

Resource Number: 5JF4589
Temporary Resource Number:

21. General architectural description: The Meadowlark Shopping Center at 9050 West 6th Avenue Frontage Road is a one-story commercial structure. The building has an irregular plan composed on a long section parallel with West 6th Avenue, and two shorter wings at the ends. The east wing extends to the north toward W. 6th Ave., while the west wing extends to the south, along Garrison Street. The building is composed of continuous storefronts along all of the facades, which are covered by large overhanging metal awnings that hold signage. The storefront walls are clad in brick, while the parapet walls above the awnings are clad in stucco (added in 1992). Behind the parapet, the roof is flat and of an unknown material. The storefronts are connected by continuous concrete walkways, which are covered by the metal awnings along the north façade of the shopping center. Two tall brick towers are located at the northeast and northwest corners of the principle, north façade, and were added to the building 1992. The fenestration throughout the storefronts consists of metal-framed, full-length, plate-glass storefront windows and plate-glass entrance doors. The south and west, rear façades of the building is composed of concrete-block masonry walls with a metal fascia at the roofline.
22. Architectural style/building type: Other Style
23. Landscaping or special setting features: The building at 9050 West 6th Avenue Frontage Road is located in a suburban setting south of 6th Avenue and west of Wadsworth Boulevard. The landscaping consists of a paved vehicle parking lot on the north and west sides of the building. Areas with ornamental plant beds enclosed by brick planters front the walkways. A concrete pylon sign at the corner of 6th Avenue and Garrison Street includes a digital sign, and is located at the northwest corner of the lot.
24. Associated buildings, features, or objects: None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1956
Source of information: Jefferson County Assessor Records
26. Architect: Unknown
Source of information:
27. Builder/Contractor: Unknown
Source of information:
28. Original owner: Property Trust of America Trustee
Source of information: Jefferson County Assessor Records
29. Construction history (include description and dates of major additions, alterations, or demolitions):
According to the Jefferson County Assessor Record office, the shopping center underwent renovations in 1971, but the extent of this project is not known. In 1992, the building gained the stucco-clad façade, seen above the metal awnings and on the southwest portion of the façade. At that time, the brick towers were built. It is likely that the metal awnings were installed at this time as well, but this is unsubstantiated. The building's signage is new.

Resource Number: 5JF4589

Temporary Resource Number:

30. Original location X Moved ____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Commerce/Trade – Specialty Store

32. Intermediate use(s): N/A

33. Current use(s): Commerce/Trade – Specialty Store

34. Site type(s): Commercial Shopping Center

35. Historical background:

The historic context of 9050 West 6th Avenue Frontage Road comprises the historical themes of agriculture, early industry, and transportation in northern Jefferson County. Located five miles west of Denver, Lakewood grew from a small farming community into a suburban city filled out by neighborhood subdivisions in less than a century. In the 1890s and 1900s, Denver exurbanites ventured westward to seek the pastoral landscape of Lakewood. Lakewood was first platted in 1891 as a railroad-oriented suburb, coinciding with new railroad line along 13th Avenue through the Lakewood area to link Denver with the mining center of Golden (Ryland, 1972: 13). The Silver Crash and recession of 1893, however, caused early development to remain modest through the 1920s.

A farm map published in 1899 shows that the areas near the intersection of West 6th Avenue and Wadsworth Boulevard were dominated by large tracts of farmland, and a few small areas of platted subdivisions located near major roadways. By 1900, the West Colfax Avenue had also become a significant artery for horse-driven transportation and soon thereafter, automobile traffic. Development along the Colfax corridor helped spur development in Lakewood. When West Colfax Avenue became a two-lane paved road in 1916, it became the first road in the vicinity to receive blacktop (Sugnet and Associates, 1999:2).

Commercial businesses were established along Wadsworth Boulevard in the 1920s and 1930s, illustrating the beginning of Lakewood's transition from an agricultural community into a commercial and residential suburb of Denver. Residential subdivisions began to appear to the east and west of Wadsworth as early as the 1930s. The landscape changed more drastically in 1941 when the United States government opened the Denver Ordnance Plant (DOP), a World War II munitions manufacturing plant, southwest of US 6 and Garrison Street in Lakewood. Before the DOP opened, US 6 consisted of a two-lane gravel road between Denver to the intersection at Simms/Union streets. Due to the increased number of travelers between Lakewood and the DOP, US 6 was paved and widened to a four-lane highway in 1942 (Norman, 2002: 18). By 1943, the DOP employed almost 20,000 people and operated on a constant 24-hour schedule, with many of the workers seeking housing in the surrounding communities.

After the war ended and the DOP closed, the Federal government converted the site into the current Denver Federal Center in 1950. Almost immediately, the Denver Federal Center became the largest installation of government employees in the United States outside of Washington, D.C. (Wilcox, 1994: 75). The facility had a direct impact on Lakewood's suburban community when a number of new subdivisions were formed in Lakewood to accommodate the nearby workforce. These new residential subdivisions, including neighborhoods such as Meadowlark Hills and

Resource Number: 5JF4589

Temporary Resource Number:

Lakewood Village, replaced Lakewood's remaining farmland, and signaled the end of the agricultural activity in the vicinity of US 6 and Wadsworth.

Since the 1950s, Lakewood has developed into a thriving suburban city of Denver. In addition to the employment provided by the Denver Federal Center, Lakewood's growth has been encouraged by its close proximity to Denver, and the frequent upgrades of roads and highways that link Lakewood to the greater metropolitan region. The town was officially incorporated in 1969, and remains one of the largest communities in Colorado.

In 1953, Charles T. Gore and Daniel J. Kellogg sold their land along US 6 between Carr and Garrison Streets to the Meadowlark Land Company and the Meadowlark Development Company who established the Meadowlark Hills Subdivision in 1954. The subdivision is a prime example of a post World War II era subdivision in Colorado. The houses within the subdivision are primarily one-story Ranch-style homes with one-car garages intermixed with Split-Level style homes. Constructed of concrete blocks with brick facades, the houses are clad in blonde, red, and variegated brick from the Lakewood Brick and Tile Company. Once completed half of the houses within Meadowlark Hills have basements, while half were constructed on concrete foundations without basements. Built primarily between 1954 and 1955, the houses in Meadowlark Hills retain their overall integrity as they were designed.

36. Sources of information:

Autobee, Kris.

2008 *King Apple Comes to Lakewood*. In The Lakewood Historian Winter 2008. Lakewood, Colorado.

Colorado Historical Society.

2003 *A Guide to Colorado's Historic Architecture and Engineering*. Denver, Colorado: Office of Archaeology and Historic Preservation.

Hill, David R.

1984 *Colorado Urbanization and Planning Context*. Denver: State Historical Society of Colorado.

Holleran, Michael

2005 *Historic Context for Irrigation and Water Supply Ditches and Canals in Colorado*. Colorado Center for Preservation Research, University of Colorado at Denver and Health Sciences Center: Denver, Colorado.

Leonard, Stephen J. and Thomas J. Noel

1990 *Denver: Mining Camp to Metropolis*. University Press of Colorado: Niwot, Colorado.

Preservation Publishing

2002 *Survey Report for the 2001 Cultural Resource Survey of Historic Northeast Lakewood*. Prepared for the City of Lakewood, May.

Rhodes, Diane Lee (with Parsons Engineering)

2002a *An Intensive Historical Archaeological Survey Along the West Corridor Alternative Route, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

2002b *An Inventory of Historic Structures Along the West Corridor Alternative Routes, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

Resource Number: 5JF4589
Temporary Resource Number:

Ryland, Charles S.

1972 "Golden's Resourceful Merchant" in *The Denver Westernaires Roundup*. Vol. XXVIII, No. 9, Nov-Dec.

Sugnet and Associates

1999 *Cultural Resources Inventory of the Proposed Colfax Avenue and Wadsworth Boulevard Improvement Project*, City of Lakewood, Colorado.

Wilcox, Patricia K. editor

1976 *76 Centennial Stories of Lakewood, Colorado*. Lakewood Centennial-Bicentennial Commission: Lakewood, Colorado.

1994 *Lakewood-Colorado: An Illustrated Biography*. Lakewood 25th Birthday Commission: Lakewood, Colorado.

Willits, W. F.

1899 *W. F. Willits Farm Map*. Denver Public Library, Western History and Genealogy Division.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: _____

Designating authority:

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National State Local

42. Statement of significance: The shopping center at 9050 West 6th Avenue Frontage Road does not meet any of the National Register Criteria as an individual resource. Although it is associated with the expansion of housing in Lakewood during the 1950s, the shopping center is not closely associated with this development and, therefore, does not individually meet Criterion A for associations with important events from our past. Historical research has not indicated that people associated with the building have any historical significance and thus does not meet Criterion B. Having been extensively renovated twice, in 1971 and 1992, it does not have enough significance to meet Criterion C. It also does not appear to have the potential to yield information about our prehistory or history that is not already known, and therefore is not recommended to meet Criterion D.

Resource Number: 5JF4589
Temporary Resource Number:

43. Assessment of historic physical integrity related to significance: The shopping center at 9050 West 6th Avenue Frontage Road has poor historic physical integrity. Built in 1956, the center retains its overall form; however, numerous alterations have diminished the building's integrity. The addition of the stucco-clad parapet, the metal awnings, and the brick towers have all significantly diminished the building's historic integrity.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

45. Is there National Register district potential? Yes X No ___

Discuss: The Meadowlark Shopping Center is part of the Meadowlark Hills subdivision in Lakewood. Constructed between 1953 and 1956, Meadowlark Hills is a master-planned development that includes curvilinear, tree-lined streets, parks, and a community shopping center (Figure 1). The Meadowlark Hills Subdivision was a planned development created in 1953 when the Meadowlark Land Corporation purchased the property from Charles T. Gore and Daniel J. Kellogg. Extensive primary research including newspaper archives and historical and municipal repositories identified the subdivision developers as the Meadowlark Land Company, the Meadowlark Development Company, House Beautiful Homes, Inc., but it did not identify contractors or architects associated with the construction. Although the entire neighborhood was not surveyed as part of this survey, a windshield survey through the neighborhood identified six house models of either Ranch-style or Split-Level-style houses, each displaying strong uniformity in architectural design and materials. All of the buildings within the Meadowlark Hills subdivision are faced with a combination of blonde, red, and brown brick that the contractor purchased from the local Lakewood Brick and Tile Company located along 13th Avenue (Norman, 2002:31-32). The consistency in building materials and housing styles bestows strong visual and architectural consistency to the neighborhood as a whole.

The Meadowlark Hills Subdivision is recommended eligible under Criterion A for the neighborhood's establishment in Lakewood during the 1950s. The neighborhood's development during this time reflects an important historic trend in suburban growth within the Denver metropolitan area during the Post World War II era, and is an example of a movement that led to the creation of Lakewood as an independent city in 1969. Meadowlark Hill's establishment during the mid-1950s also coincides with the opening of the nearby Denver Federal Center in 1950. When the Federal Government converted the former DOP into the Denver Federal Center, the new federal campus became a regional center of government operations and employment. Its opening helped revitalized Lakewood as a residential suburb providing middle-class housing to Denver Federal Center employees.

The Meadowlark Hills Subdivision is recommended eligible under Criterion C as an important example of post-World War II neighborhood planning and design principles. Many of the development's features, such as the curvilinear streets and uniform setbacks were design elements recommended by the Federal Housing Administration as early as the 1930s, and set the standard of post-World War II subdivisions nationwide.

Resource Number: 5JF4589

Temporary Resource Number:

Moreover, the housing's consistent informal Ranch Style and Split-level architecture reflects an attempt made by developers to appeal to the consumer during this period of increasing popularity for these trends during the 1950s. Picture windows, low, horizontal profiles, and horizontally oriented bands of windows became distinguishing features of both domestic styles. These elements also were well-adapted to middle-class

suburban developments, such as Meadowlark Hills (Ames and McClelland, 2002:49, 66). Meadowlark Hills is an excellent example of the execution of this suburban model within the greater Denver metropolitan area.

The Meadowlark Hills subdivision maintains a remarkably high degree of historic physical integrity. Unlike many other residential subdivisions of its era, a windshield survey through the neighborhood revealed little to no evidence of demolition, alterations to the front of the house, or other large-scale alterations. The most common alteration to the housing appears to be replacement of original metal-framed windows; however, this renovation is not universal and a large degree of original fenestration appears to remain intact throughout the neighborhood.

The period of significance for the recommended Meadowlark Hills Historic District is the neighborhood's period of construction, 1953-56. The recommended district boundaries encompass the neighborhood's construction limits, as completed in 1956. This area is generally bound by West 6th Avenue/Frontage Road to the north, Carr Street to the east, West 1st Avenue to the south, and Garrison Street to the west. Excepted areas within this area but outside of the boundary include a group of six properties on West Fourth Avenue that were built in the mid-1960s, nearly ten years after Meadowlark Hills was completed. Additionally, the school property at the southeast corner of the neighborhood, South Lakewood Elementary, was constructed in 1994, and therefore not included within the recommended historic district boundary.

If there is National Register district potential, is this building: Contributing ___ Noncontributing X

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing ___

VIII. RECORDING INFORMATION

47. Photograph numbers: N/A

Negatives filed at: N/A; digital photography used

48. Report title: Historic Resources Survey, US 6 and Wadsworth Boulevard, Lakewood, CO

49. Date(s): March 25, 2008

50. Recorder(s): Jennifer E. Bryant

51. Organization: TEC, Inc

52. Address: 1746 Cole Boulevard, Suite 265, Golden, CO 80401

53. Phone number(s): 303-273-0231

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Resource Number: 5JF4589
Temporary Resource Number:

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395

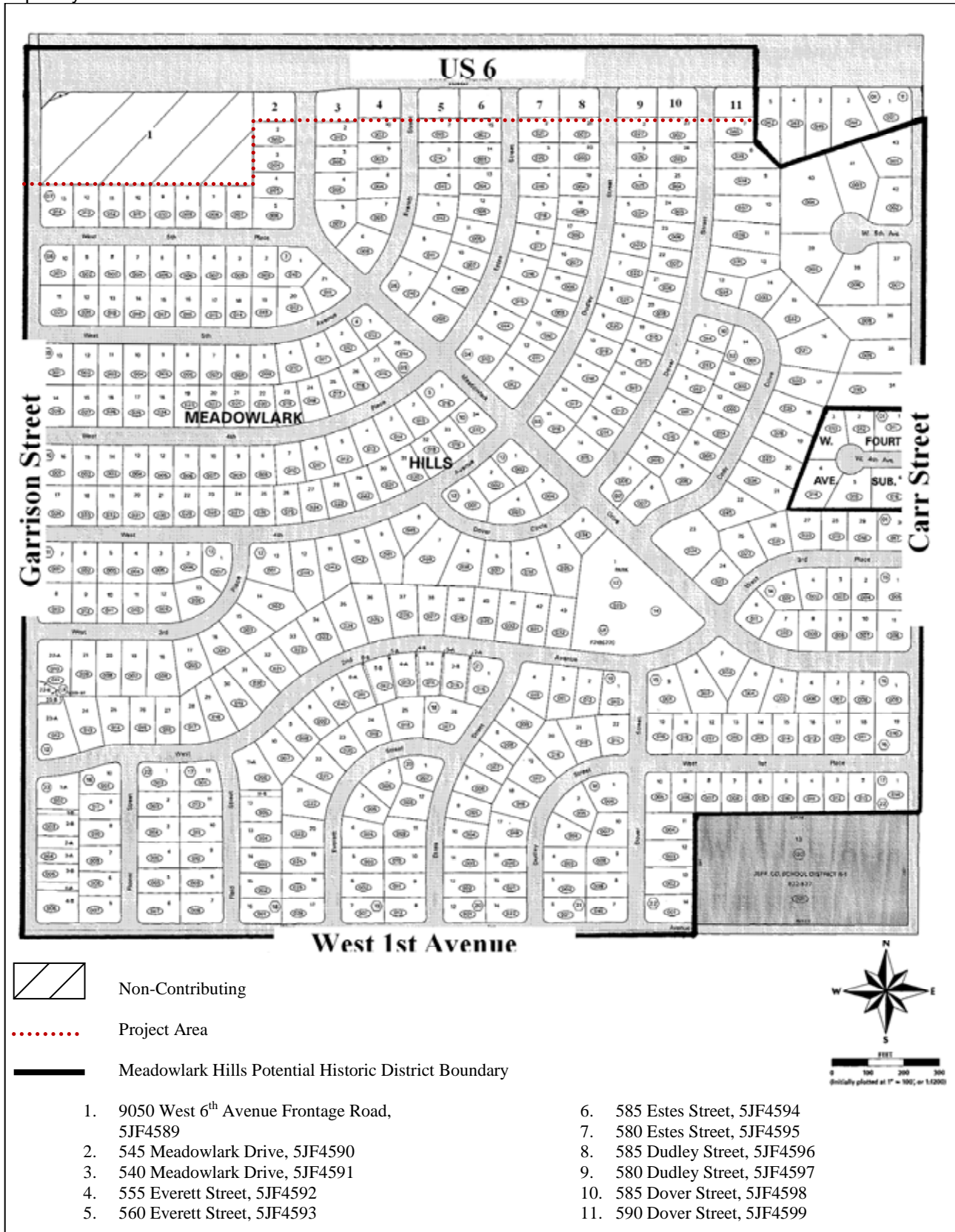


Figure 1: Meadowlark Hills Potential Historic District. Map Courtesy of the Jefferson County Assessor's Office.

Resource Number: 5JF4589
Temporary Resource Number:

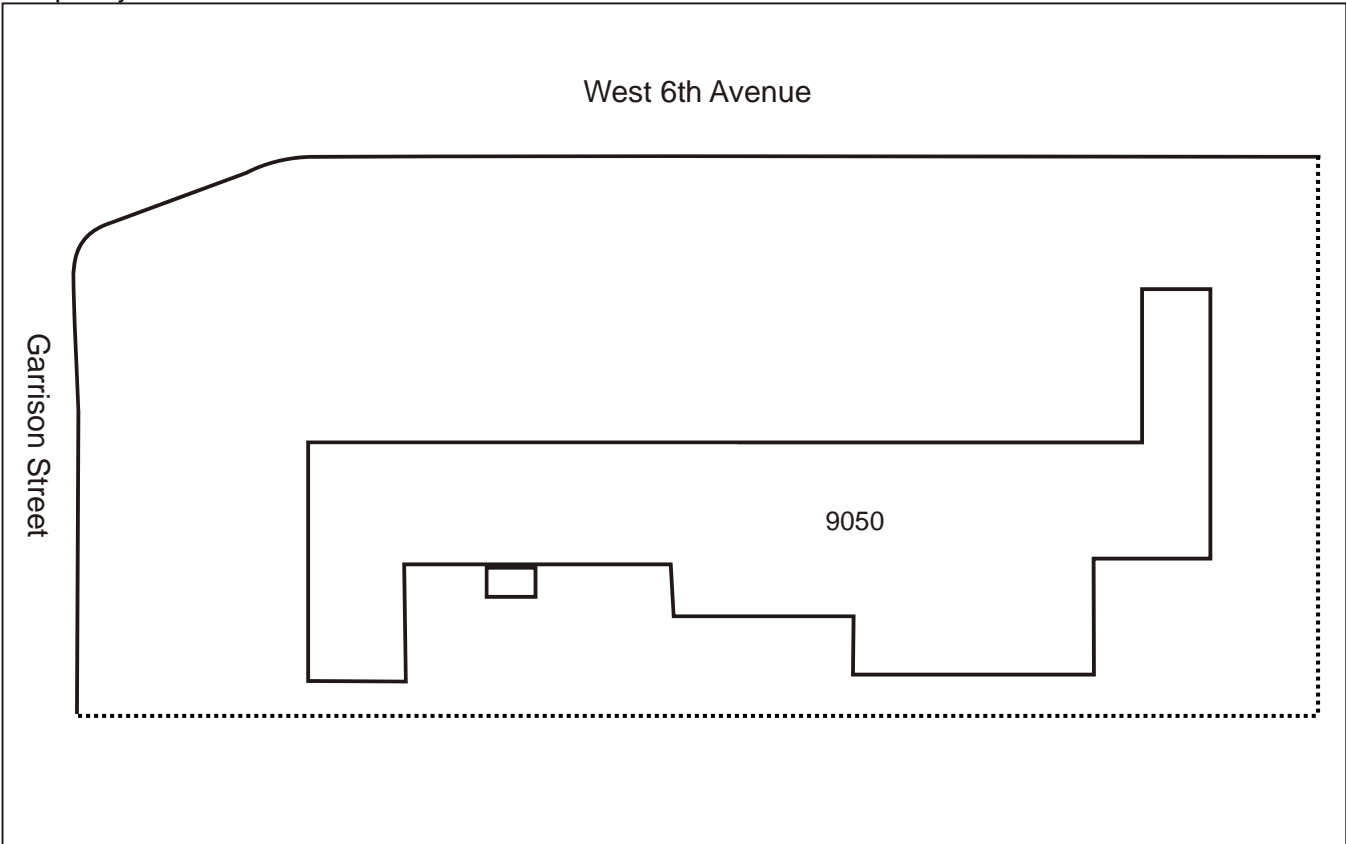


Sketch Map
5JF4589
9050 West 6th Avenue Frontage Road
Lakewood, CO 80215

- - - - Parcel Boundary



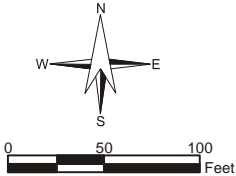
Resource Number: 5JF4589
Temporary Resource Number:



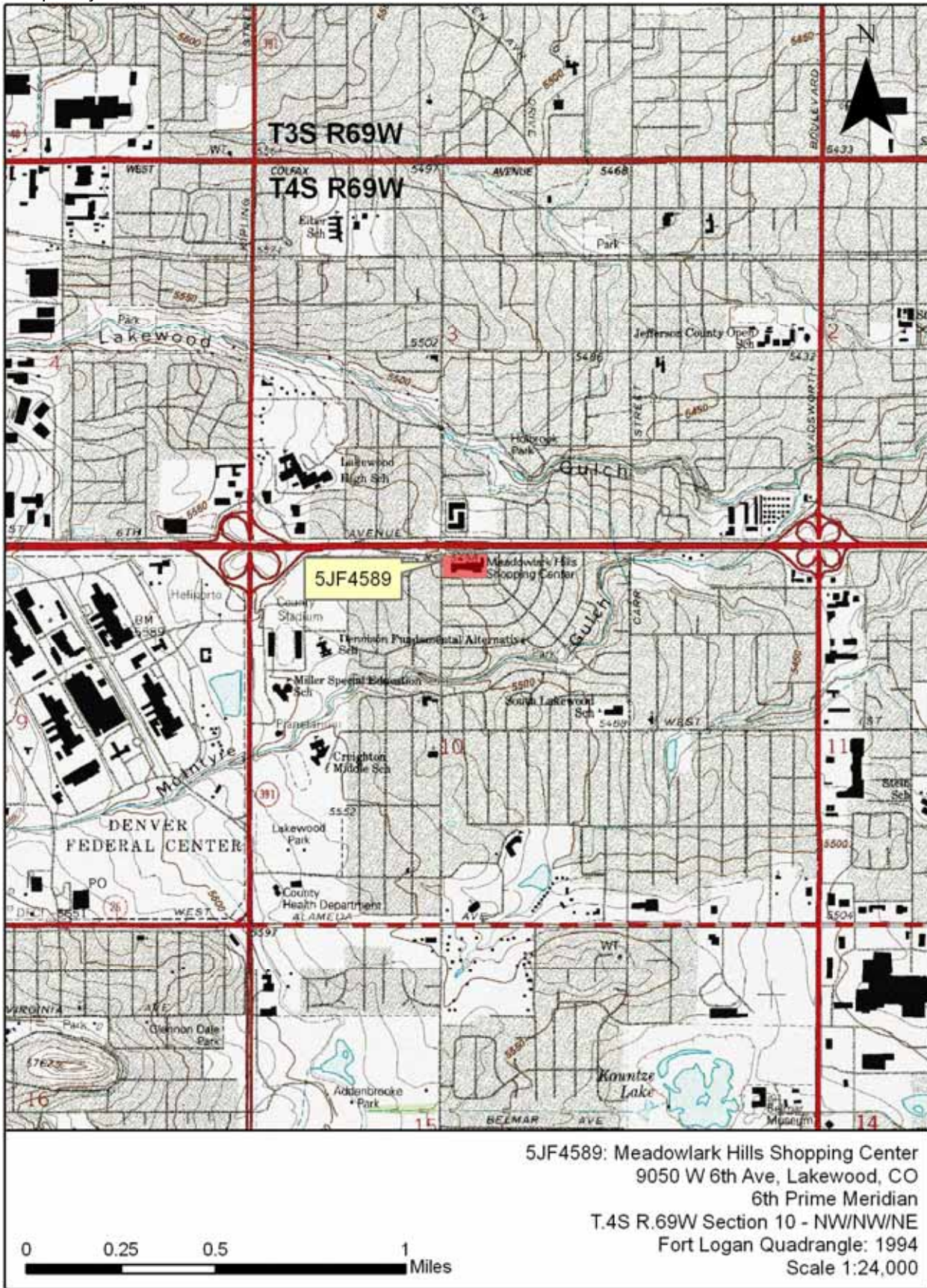
Sketch Map

5JF4589
9050 W. 6th Avenue, Lakewood, CO 80215

..... Parcel Boundary



Resource Number: 5JF4589
Temporary Resource Number:



Location Map

Resource Number: 5JF4589
Temporary Resource Number:

Photo Log

Property Name: Meadowlark Shopping Center
Property Location: 9050 West 6th Avenue Frontage Road, Lakewood, Jefferson County, Colorado
Photographer: Carrie Schomig
Date Taken: February 28, 2008
Negatives: none; digital photography used

<u>Photo #</u>	<u>Facing</u>	<u>Description</u>
1	SE	North and West façades
2	E	North and West façades
3	SW	North façade
4	SE	Office façade

Resource Number: 5JF4589
Temporary Resource Number:



Photograph 1: North and West façades, view looking Southeast



Photograph 2: North and West façades, view looking East

Resource Number: 5JF4589
Temporary Resource Number:



Photograph 3: North façade, view looking Southwest



Photograph 4: Storefront, North façade, view looking Southeast

Resource Number: 5JF4590
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5JF4590
2. Temporary resource number: 49-101-07-002
3. County: Jefferson
4. City: Lakewood
5. Historic building name: Bingham Residence
6. Current building name: Bingham Residence
7. Building address: 545 Meadowlark Drive
8. Owner name and address: Helen L. Bingham, 540 Meadowlark Drive, Lakewood, CO 80226

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 4S Range 69W
NW ¼ of NW ¼ of NE ¼ of _____ ¼ of section 10
10. UTM reference
Zone 13 ; 49 16 42 mE 4397250 mN
11. USGS quad name: Fort Logan
Year: 1965, Rev. 1994 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 0001 Block: 002
Addition: Meadowlark Hills Year of Addition: 1953
13. Boundary Description and Justification: The boundary is defined by the property's legal boundaries. The is bounded by the northern boundary with West 6th Avenue Frontage Road, the eastern boundary with Meadowlark Drive, the southern boundary with 535 Meadowlark Drive, and the western lot boundary with parcel 49-101-07-001.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: 1,159 square feet
16. Number of stories: 1
17. Primary external wall material(s): Brick
18. Roof configuration: Cross-Hipped
19. Primary external roof material: Asphalt
20. Special features: Porch, Car Port

Resource Number: 5JF4590
Temporary Resource Number:

21. General architectural description: The Bingham residence at 545 Meadowlark Drive is a single-family, concrete-block, one-story Ranch style house. It has a rectangular footprint and is clad in blonde brick. The foundation is concrete. The roof is a low-pitched hipped roof that has a shallow forward projection at its north side. The roof has deep, closed eaves, and is covered in asphalt shingles. The fenestration throughout consists of metal-framed casement and plate-glass windows. The principal, east façade consists of three window bays. The two south bays are each divided by four lights. The primary entrance door is located at center. The north bay is a large six-light, plate-glass picture window. Each of the three window bays has decorative shutters. The primary recessed entrance is located on a raised concrete stoop, and is sheltered by an extension of the main roof. A two-car carport is located at the northern end of the principal, east façade and has a flat roof with corrugated metal siding. The interior was not surveyed due to restricted access to the property.
22. Architectural style/building type: Ranch
23. Landscaping or special setting features: The house at 545 Meadowlark Drive is located in a suburban setting south of 6th Avenue and west of Wadsworth Boulevard. The landscaping consists of open, grass-covered lawns on all sides with a paved driveway on the northeastern end of the lot leading from Meadowlark Drive to the carport located on the north end of the principal east façade.
24. Associated buildings, features, or objects: None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1955
Source of information: Jefferson County Assessor Records
26. Architect: Unknown
Source of information:
27. Builder/Contractor: Unknown
Source of information:
28. Original owner: Donald Christopher and Helen L. Bingham
Source of information: Jefferson County Assessor Records
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The car port at the northwest end of the house is a later addition (date undetermined).
30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/Single Dwelling
32. Intermediate use(s): N/A
33. Current use(s): Domestic/Single Dwelling
34. Site type(s): Suburban Home

Resource Number: 5JF4590
Temporary Resource Number:

35. Historical background:

The historic context of 545 Meadowlark Drive comprises the historical themes of agriculture, early industry, and transportation in northern Jefferson County. Located five miles west of Denver, Lakewood grew from a small farming community into a suburban city filled out by neighborhood subdivisions in less than a century. In the 1890s and 1900s, Denver exurbanites ventured westward to seek the pastoral landscape of Lakewood. Lakewood was first platted in 1891 as a railroad-oriented suburb, coinciding with new railroad line along 13th Avenue through the Lakewood area to link Denver with the mining center of Golden (Ryland, 1972: 13). The Silver Crash and recession of 1893, however, caused early development to remain modest through the 1920s.

A farm map published in 1899 shows that the areas near the intersection of West 6th Avenue and Wadsworth Boulevard were dominated by large tracts of farmland, and a few small areas of platted subdivisions located near major roadways. By 1900, the West Colfax Avenue had also become a significant artery for horse-driven transportation and soon thereafter, automobile traffic. Development along the Colfax corridor helped spur development in Lakewood. When West Colfax Avenue became a two-lane paved road in 1916, it became the first road in the vicinity to receive blacktop (Sugnet and Associates, 1999:2).

Commercial businesses were established along Wadsworth Boulevard in the 1920s and 1930s, illustrating the beginning of Lakewood's transition from an agricultural community into a commercial and residential suburb of Denver. Residential subdivisions began to appear to the east and west of Wadsworth as early as the 1930s. The landscape changed more drastically in 1941 when the United States government opened the Denver Ordnance Plant (DOP), a World War II munitions manufacturing plant, southwest of US 6 and Garrison Street in Lakewood. Before the DOP opened, US 6 consisted of a two-lane gravel road between Denver to the intersection at Simms/Union streets. Due to the increased number of travelers between Lakewood and the DOP, US 6 was paved and widened to a four-lane highway in 1942 (Norman, 2002: 18). By 1943, the DOP employed almost 20,000 people and operated on a constant 24-hour schedule, with many of the workers seeking housing in the surrounding communities.

After the war ended and the DOP closed, the Federal government converted the site into the current Denver Federal Center in 1950. Almost immediately, the Denver Federal Center became the largest installation of government employees in the United States outside of Washington, D.C. (Wilcox, 1994: 75). The facility had a direct impact on Lakewood's suburban community when a number of new subdivisions were formed in Lakewood to accommodate the nearby workforce. These new residential subdivisions, including neighborhoods such as Meadowlark Hills and Lakewood Village, replaced Lakewood's remaining farmland, and signaled the end of the agricultural activity in the vicinity of US 6 and Wadsworth.

Since the 1950s, Lakewood has developed into a thriving suburban city of Denver. In addition to the employment provided by the Federal Center, Lakewood's growth has been encouraged by its close proximity to Denver, and the

Resource Number: 5JF4590

Temporary Resource Number:

frequent upgrades of roads and highways that link Lakewood to the greater metropolitan region. The town was officially incorporated in 1969, and remains one of the largest communities in Colorado.

In 1953, Charles T. Gore and Daniel J. Kellogg sold their land along US 6 between Carr and Garrison Streets to the Meadowlark Land Company and the Meadowlark Development Company who established the Meadowlark Hills Subdivision in 1954. The subdivision is a prime example of a post-World War II era subdivision in Colorado. The houses within the subdivision are primarily one-story Ranch style homes with one-car garages intermixed with Split Level style homes. Constructed of concrete blocks with brick facades, the houses are clad in blonde, red, and variegated brick from the Lakewood Brick and Tile Company. Once completed half of the houses within Meadowlark Hills have basements, while half were constructed on concrete foundations without basements. Built primarily between 1954 and 1955, the houses in Meadowlark Hills retain their overall integrity as they were designed.

36. Sources of information:

Autobee, Kris.

2008 *King Apple Comes to Lakewood*. In The Lakewood Historian Winter 2008. Lakewood, Colorado.

Colorado Historical Society.

2003 *A Guide to Colorado's Historic Architecture and Engineering*. Denver, Colorado: Office of Archaeology and Historic Preservation.

Hill, David R.

1984 *Colorado Urbanization and Planning Context*. Denver: State Historical Society of Colorado.

Holleran, Michael

2005 *Historic Context for Irrigation and Water Supply Ditches and Canals in Colorado*. Colorado Center for Preservation Research, University of Colorado at Denver and Health Sciences Center: Denver, Colorado.

Leonard, Stephen J. and Thomas J. Noel

1990 *Denver: Mining Camp to Metropolis*. University Press of Colorado: Niwot, Colorado.

Preservation Publishing

2002 *Survey Report for the 2001 Cultural Resource Survey of Historic Northeast Lakewood*. Prepared for the City of Lakewood, May.

Rhodes, Diane Lee (with Parsons Engineering)

2002a *An Intensive Historical Archaeological Survey Along the West Corridor Alternative Route, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

2002b *An Inventory of Historic Structures Along the West Corridor Alternative Routes, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

Ryland, Charles S.

1972 "Golden's Resourceful Merchant" in *The Denver Westernaires Roundup*. Vol. XXVIII, No. 9, Nov-Dec.

Sugnet and Associates

1999 *Cultural Resources Inventory of the Proposed Colfax Avenue and Wadsworth*

Resource Number: 5JF4590

Temporary Resource Number:

Boulevard Improvement Project, City of Lakewood, Colorado

Wilcox, Patricia K. editor

1976 *76 Centennial Stories of Lakewood, Colorado*. Lakewood Centennial-Bicentennial Commission: Lakewood, Colorado.

1994 *Lakewood-Colorado: An Illustrated Biography*. Lakewood 25th Birthday Commission: Lakewood, Colorado.

Willits, W. F.

1899 *W. F. Willits Farm Map*. Denver Public Library, Western History and Genealogy Division.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: _____

Designating authority:

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National State Local

42. Statement of significance: The house at 545 Meadowlark Drive does not meet any of the National Register Criteria as an individual resource. Although it is associated with the expansion of housing in Lakewood during the 1950s, the house is not closely associated with this movement and, therefore, does not individually meet Criterion A for associations with important events from our past. Historical research has not indicated that people associated with the house have any historical significance and thus does not meet Criterion B. The house is an example of a 1950s and 1960s Ranch style, but it is not the work of a master or a rare example of its type within the broader region and therefore does not have enough significance to meet Criterion C. It also does not appear to have the potential to yield information about our prehistory or history that is not already known, and therefore is not recommended to meet Criterion D. Although this building is not recommended individually eligible, it is recommended as a contributing resource in a potential historic district (see Section 45 below).

43. Assessment of historic physical integrity related to significance: The house at 545 Meadowlark Drive has good historic physical integrity. Built in 1955, the house retains its overall form and has not sustained any major additions or alterations.

Resource Number: 5JF4590
Temporary Resource Number:

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

45. Is there National Register district potential? Yes No

Discuss: The house at 545 Meadowlark Drive is part of the Meadowlark Hills subdivision in Lakewood. Constructed between 1953 and 1956, Meadowlark Hills is a master-planned development that includes curvilinear, tree-lined streets, parks, and a community shopping center (Figure 1). The Meadowlark Hills Subdivision was a planned development created in 1953 when the Meadowlark Land Corporation purchased the property from Charles T. Gore and Daniel J. Kellogg. Extensive primary research including newspaper archives and historical and municipal repositories identified the subdivision developers as the Meadowlark Land Company, the Meadowlark Development Company, House Beautiful Homes, Inc., but it did not identify contractors or architects associated with the construction. Although the entire neighborhood was not surveyed as part of this survey, a windshield survey through the neighborhood identified approximately six or seven house plans or models of either Ranch-style or Split-Level-style houses, each displaying strong uniformity in architectural design and materials. All of the buildings within the Meadowlark Hills subdivision are faced with a combination of blonde, red, and brown brick that the contractor purchased from the local Lakewood Brick and Tile Company located along 13th Avenue (Norman, 2002: 31-32). The consistency in building materials and housing styles bestows strong visual and architectural consistency to the neighborhood as a whole.

The Meadowlark Hills Subdivision is recommended eligible under Criterion A for the neighborhood's establishment in Lakewood during the 1950s. The neighborhood's development during this time reflects an important historic trend in suburban growth within the Denver metropolitan area during the Post World War II era, and is an example of a movement that led to the creation of Lakewood as an independent city in 1969. Meadowlark Hill's establishment during the mid-1950s also coincides with the opening of the nearby Denver Federal Center in 1950. When the Federal Government converted the former DOP into the Federal Center, the new federal campus became a regional center of government operations and employment. Its opening helped revitalized Lakewood as a residential suburb providing middle-class housing to Federal Center employees.

The Meadowlark Hills Subdivision is recommended eligible under Criterion C as an important example of post-World War II neighborhood planning and design principles. Many of the development's features, such as the curvilinear streets and uniform setbacks were design elements recommended by the Federal Housing Administration as early as the 1930s, and set the standard of post-World War II subdivisions nationwide. Moreover, the housing's consistent informal Ranch Style and Split-level architecture reflects an attempt made by developers to appeal to the consumer during this period of increasing popularity for these trends during the 1950s. Picture windows, low, horizontal profiles, and horizontally oriented bands of windows became distinguishing features of both domestic styles. These elements also were well-adapted to middle class suburban developments, such as Meadowlark Hills (Ames and McClelland 2002, 49, 66). Meadowlark Hills is an excellent example of the execution of this suburban model within the greater Denver metropolitan area.

Resource Number: 5JF4590
Temporary Resource Number:

The Meadowlark Hills subdivision maintains a remarkably high degree of historic physical integrity. Unlike many other residential subdivisions of its era, a windshield survey through the neighborhood revealed little to no evidence of demolition, alterations to the front of the house, or other large-scale alterations. The most common

alteration to the housing appears to be replacement of original metal-framed windows; however, this renovation is not universal and a large degree of original fenestration appears to remain intact throughout the neighborhood.

The period of significance for the recommended Meadowlark Hills Historic District is the neighborhood's period of construction, 1953-56. The recommended district boundaries encompass the neighborhood's construction limits, as completed in 1956. This area is generally bound by West 6th Avenue/Frontage Road to the north, Carr Street to the east, West 1st Avenue to the south, and Garrison Street to the west. Excepted areas within this area but outside of the boundary include a group of six properties on West Fourth Avenue that were built in the mid-1960s, nearly ten years after Meadowlark Hills was completed. Additionally, the school property at the southeast corner of the neighborhood, South Lakewood Elementary, was constructed in 1994, and therefore not included within the recommended historic district boundary.

If there is National Register district potential, is this building: Contributing X Noncontributing _____

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing _____

VIII. RECORDING INFORMATION

47. Photograph numbers: N/A

Negatives filed at: N/A; digital photography used

48. Report title: Historic Resources Survey, US 6 and Wadsworth Boulevard, Lakewood, CO

49. Date(s): March 17, 2008

50. Recorder(s): Jennifer E. Bryant

51. Organization: TEC, Inc

52. Address: 1746 Cole Boulevard, Suite 265, Golden, CO 80401

53. Phone number(s): 303-273-0231

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395

Resource Number: 5JF4590
Temporary Resource Number:

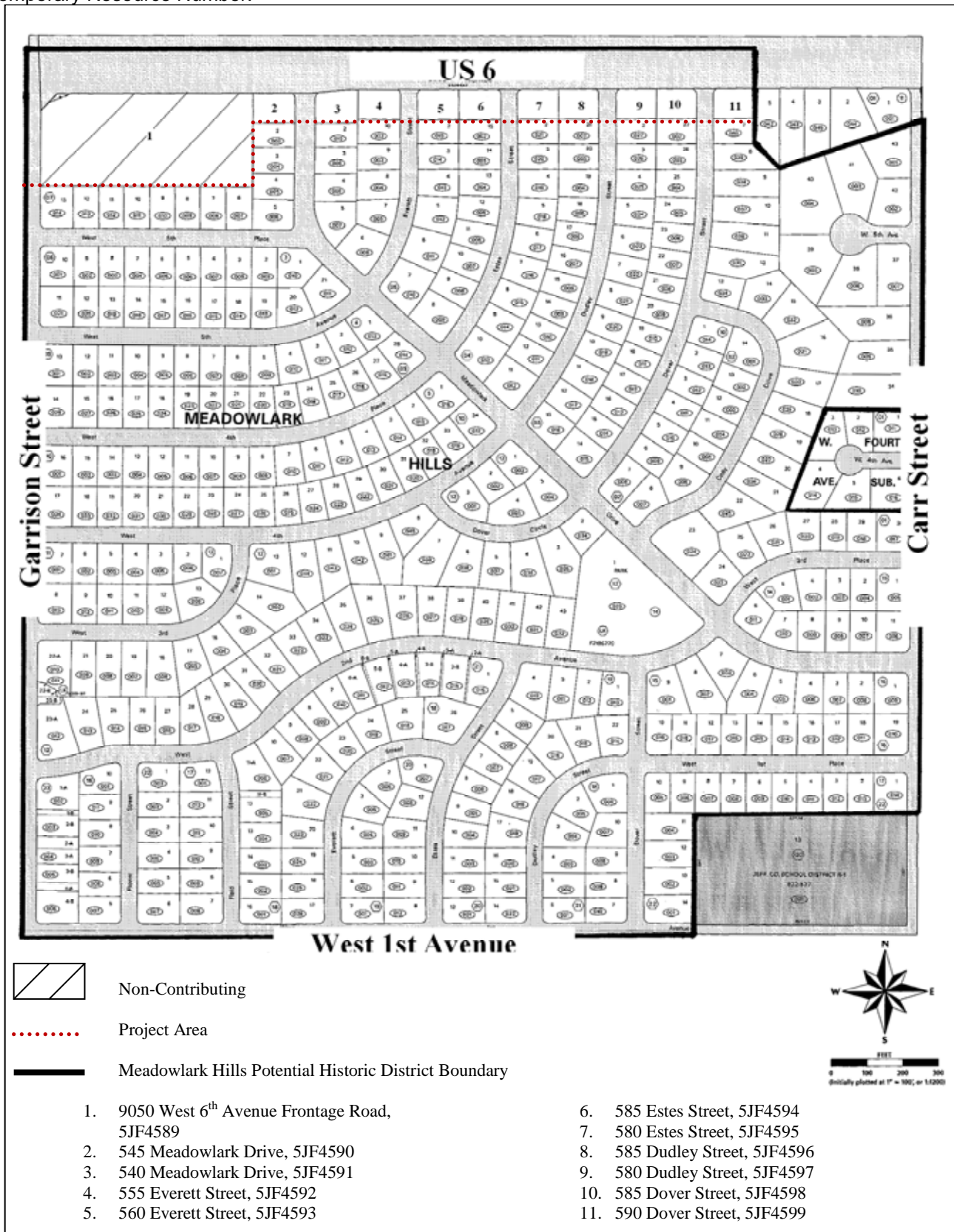


Figure 1: Meadowlark Hills Potential Historic District. Map Courtesy of the Jefferson County Assessor's Office.

Resource Number: 5JF4590
Temporary Resource Number:

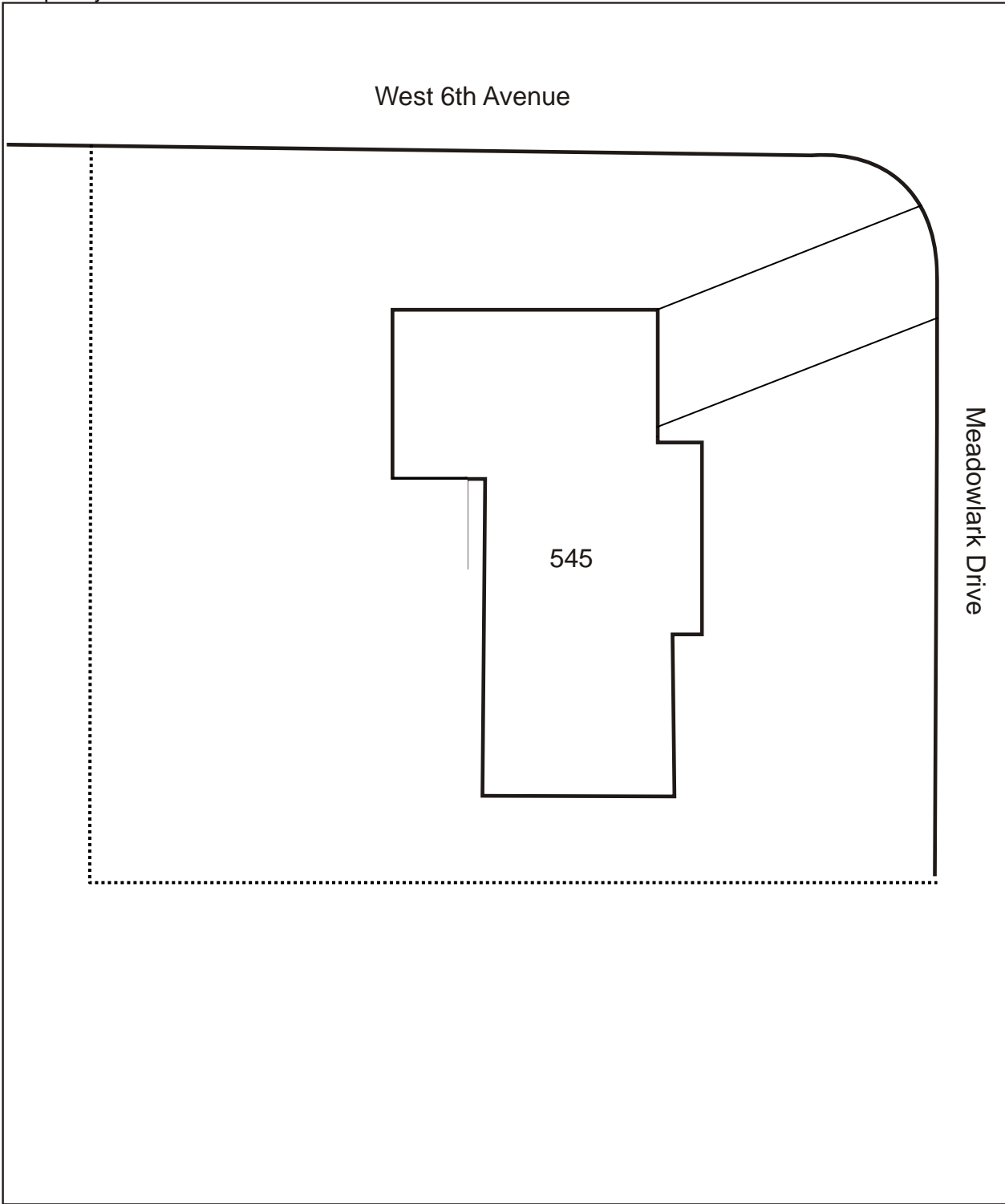


Sketch Map
5JF4590
545 Meadowlark Drive
Lakewood, CO 80226

- - - - Parcel Boundary



Resource Number: 5JF4590
Temporary Resource Number:

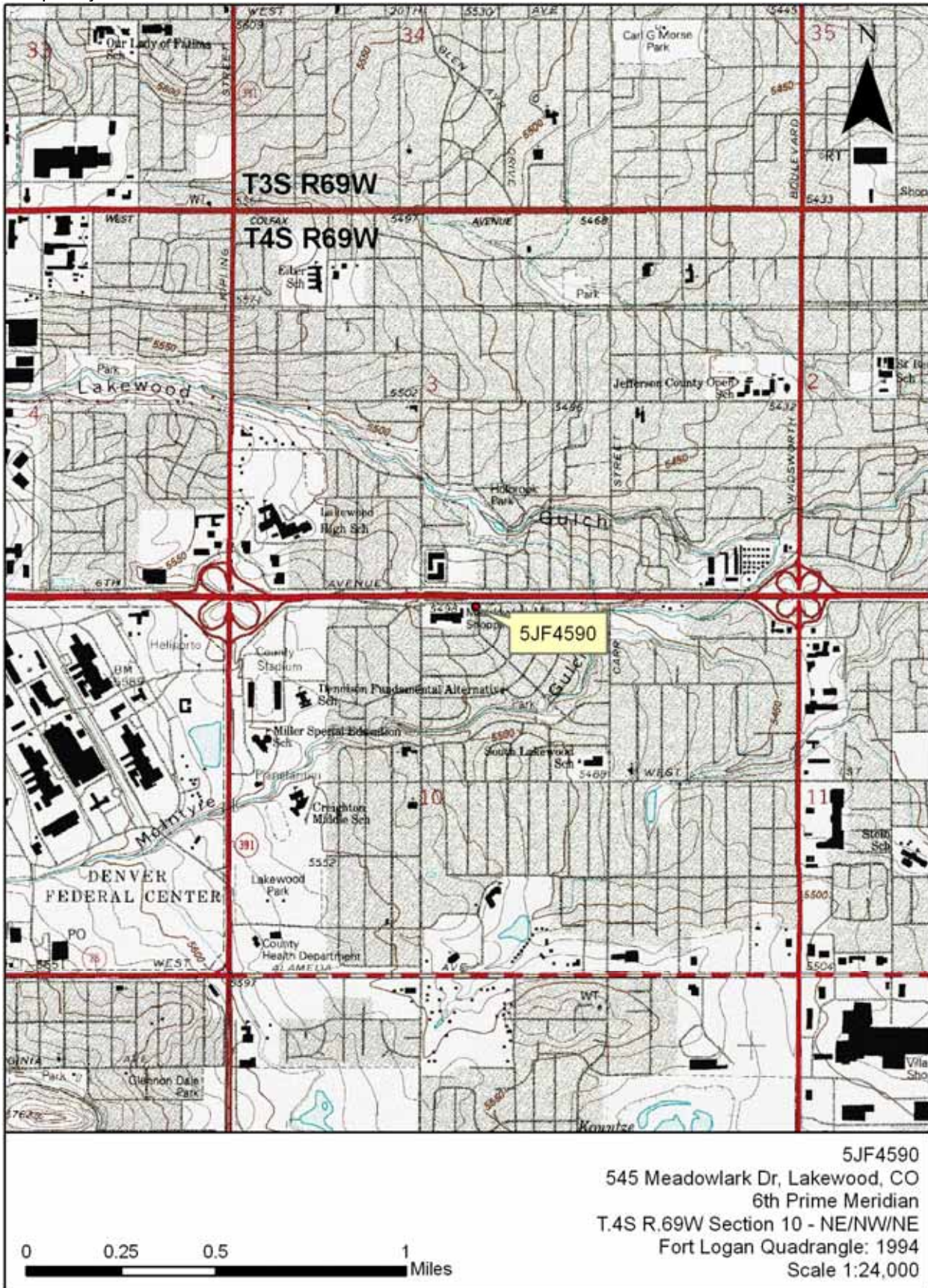


Sketch Map
5JF4590
545 Meadowlark Drive, Lakewood, CO 80226

- Parcel Boundary
- Driveway Boundary

A north arrow pointing up, with 'N' at the top, 'S' at the bottom, 'W' on the left, and 'E' on the right. Below the north arrow is a scale bar with markings at 0, 14, and 28 feet.

Resource Number: 5JF4590
Temporary Resource Number:



Location Map

Resource Number: 5JF4590
Temporary Resource Number:

Photo Log

Property Name: Bingham Residence
Property Location: 545 Meadowlark Drive, Lakewood, Jefferson County, Colorado
Photographer: Jennifer E. Bryant
Date Taken: February 28, 2008
Negatives: none; digital photography used

<u>Photo #</u>	<u>Facing</u>	<u>Description</u>
1	NW	East façade
2	SW	East façade

Resource Number: 5JF4590
Temporary Resource Number:



Photograph 1: East façade, view to the Northwest



Photograph 2: East façade, view to the Southwest

Resource Number: 5JF4590
Temporary Resource Number:

Resource Number: 5JF4591
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5JF4591
2. Temporary resource number: 49-101-06-011
3. County: Jefferson
4. City: Lakewood
5. Historic building name: Davis Residence
6. Current building name: Davis Residence
7. Building address: 540 Meadowlark Drive
8. Owner name and address: Stephen Ray Davis, 540 Meadowlark Drive, Lakewood, CO 80226

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 4S Range 69W
NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of _____ $\frac{1}{4}$ of section 10
10. UTM reference
Zone 13; 49 1673 mE 4397244 mN
11. USGS quad name: _____ Fort Logan
Year: 1965, Rev. 1994 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 0001 Block: 006
Addition: Meadowlark Hills Year of Addition: 1953
13. Boundary Description and Justification: The boundary is defined by the property's legal boundary. The site in this lot is bounded by the northern boundary with West 6th Avenue Frontage Road, the eastern lot boundary with parcel 49-06-001, the southern boundary with 530 Meadowlark Drive, and the western boundary with Meadowlark Drive.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: 1159 square feet
16. Number of stories: 1
17. Primary external wall material(s): Brick
18. Roof configuration: Hipped
19. Primary external roof material: Asphalt
20. Special features: Chimney, Fence

Resource Number: 5JF4591
Temporary Resource Number:

21. General architectural description: The house at 540 Meadowlark is a one-story, single-family residence with a rectangular plan. The house is constructed of concrete block that is clad in blonde brick veneer with red-brick details. The roof is hipped and clad in asphalt shingles, and has deep boxed eaves. The main roof of the house has deep, overhanging eaves along the west, principal façade. The foundation is concrete. The west façade is asymmetrically composed. An red-brick angled wall supports the roof and separates the entrance into two sections just north of the central door. To the south of the central door is a wrought-iron pier that also supports the overhanging roof eave at its south side. The lower ¼ of the principal façade is clad in a horizontal band of red brick. The fenestration is metal-frame sliding windows throughout. On the northern section of the west façade and the western section of the north, side façade both have large plate-glass windows that form a corner window. The south side of the west façade has two horizontal, sliding windows, which are encased by a horizontal band of red-brick veneer. The rear, east façade has with a stucco-clad addition that is covered by a shed roof.
22. Architectural style/building type: Ranch
23. Landscaping or special setting features: The house is set within a suburban setting west of Wadsworth and south of 6th Avenue. A grass-covered lawn flanks of the house on all sides, with a paved driveway on the northern end of the property. Against the west, principal façade of the house are planting beds surrounded by wood supports. The front of the house has an split-rail fence and the rear of the house is enclosed by a six-foot wood privacy fence.
24. Associated buildings, features, or objects: None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1954
Source of information: Jefferson County Assessor Records
26. Architect: Unknown
Source of information:
27. Builder/Contractor: Unknown
Source of information:
28. Original owner: Gilbert R. and Ellen M. Davis
Source of information: Jefferson County Assessor Records
29. Construction history (include description and dates of major additions, alterations, or demolitions):
A stucco addition with a shed roof is attached to the rear, east facade of the house. The date of its construction is unknown.
30. Original location X Moved _____ Date of move(s):

Resource Number: 5JF4591
Temporary Resource Number:

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/Single Dwelling
32. Intermediate use(s): n/a
33. Current use(s): Domestic/Single Dwelling
34. Site type(s): Suburban Home
35. Historical background:

The historic context of 540 Meadowlark Drive comprises the historical themes of agriculture, early industry, and transportation in northern Jefferson County. Located five miles west of Denver, Lakewood grew from a small farming community into a suburban city filled out by neighborhood subdivisions in less than a century. In the 1890s and 1900s, Denver exurbanites ventured westward to seek the pastoral landscape of Lakewood. Lakewood was first platted in 1891 as a railroad-oriented suburb, coinciding with new railroad line along 13th Avenue through the Lakewood area to link Denver with the mining center of Golden (Ryland, 1972: 13). The Silver Crash and recession of 1893, however, caused early development to remain modest through the 1920s.

A farm map published in 1899 shows that the areas near the intersection of West 6th Avenue and Wadsworth Boulevard were dominated by large tracts of farmland, and a few small areas of platted subdivisions located near major roadways. By 1900, the West Colfax Avenue had also become a significant artery for horse-driven transportation and soon thereafter, automobile traffic. Development along the Colfax corridor helped spur development in Lakewood. When West Colfax Avenue became a two-lane paved road in 1916, it became the first road in the vicinity to receive blacktop (Sugnet and Associates, 1999:2).

Commercial businesses were established along Wadsworth Boulevard in the 1920s and 1930s, illustrating the beginning of Lakewood's transition from an agricultural community into a commercial and residential suburb of Denver. Residential subdivisions began to appear to the east and west of Wadsworth as early as the 1930s. The landscape changed more drastically in 1941 when the United States government opened the Denver Ordnance Plant (DOP), a World War II munitions manufacturing plant, southwest of US 6 and Garrison Street in Lakewood. Before the DOP opened, US 6 consisted of a two-lane gravel road between Denver to the intersection at Simms/Union streets. Due to the increased number of travelers between Lakewood and the DOP, US 6 was paved and widened to a four-lane highway in 1942 (Norman, 2002: 18). By 1943, the DOP employed almost 20,000 people and operated on a constant 24-hour schedule, with many of the workers seeking housing in the surrounding communities.

After the war ended and the DOP closed, the Federal government converted the site into the current Denver Federal Center in 1950. Almost immediately, the Denver Federal Center became the largest installation of government employees in the United States outside of Washington, D.C. (Wilcox, 1994: 75). The facility had a direct impact on Lakewood's suburban community when a number of new subdivisions were formed in Lakewood to accommodate the nearby workforce. These new residential subdivisions, including neighborhoods such as Meadowlark Hills and

Resource Number: 5JF4591

Temporary Resource Number:

Lakewood Village, replaced Lakewood's remaining farmland, and signaled the end of the agricultural activity in the vicinity of US 6 and Wadsworth.

Since the 1950s, Lakewood has developed into a thriving suburban city of Denver. In addition to the employment provided by the Federal Center, Lakewood's growth has been encouraged by its close proximity to Denver, and the frequent upgrades of roads and highways that link Lakewood to the greater metropolitan region. The town was officially incorporated in 1969, and remains one of the largest communities in Colorado.

In 1953, Charles T. Gore and Daniel J. Kellogg sold their land along US 6 between Carr and Garrison Streets to the Meadowlark Land Company and the Meadowlark Development Company who established the Meadowlark Hills Subdivision in 1954. The subdivision is a prime example of a post World War II era subdivision in Colorado. The houses within the subdivision are primarily one-story Ranch style homes with one-car garages intermixed with Split Level style homes. Constructed of concrete blocks with brick facades, the houses are clad in blonde, red, and variegated brick from the Lakewood Brick and Tile Company. Once completed half of the houses within Meadowlark Hills have basements, while half were constructed on concrete foundations without basements. Built primarily between 1954 and 1955, the houses in Meadowlark Hills retain their overall integrity as they were designed.

36. Sources of information:

Autobee, Kris.

2008 *King Apple Comes to Lakewood*. In The Lakewood Historian Winter 2008. Lakewood, Colorado.

Colorado Historical Society.

2003 *A Guide to Colorado's Historic Architecture and Engineering*. Denver, Colorado: Office of Archaeology and Historic Preservation.

Hill, David R.

1984 *Colorado Urbanization and Planning Context*. Denver: State Historical Society of Colorado.

Holleran, Michael

2005 *Historic Context for Irrigation and Water Supply Ditches and Canals in Colorado*. Colorado Center for Preservation Research, University of Colorado at Denver and Health Sciences Center: Denver, Colorado.

Leonard, Stephen J. and Thomas J. Noel

1990 *Denver: Mining Camp to Metropolis*. University Press of Colorado: Niwot, Colorado.

Preservation Publishing

2002 *Survey Report for the 2001 Cultural Resource Survey of Historic Northeast Lakewood*. Prepared for the City of Lakewood, May.

Rhodes, Diane Lee (with Parsons Engineering)

2002a *An Intensive Historical Archaeological Survey Along the West Corridor Alternative Route, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

2002b *An Inventory of Historic Structures Along the West Corridor Alternative Routes, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

Resource Number: 5JF4591
Temporary Resource Number:

Ryland, Charles S.

1972 "Golden's Resourceful Merchant" in *The Denver Westernaires Roundup*. Vol. XXVIII, No. 9, Nov-Dec.

Sugnet and Associates

1999 *Cultural Resources Inventory of the Proposed Colfax Avenue and Wadsworth Boulevard Improvement Project*, City of Lakewood, Colorado

Wilcox, Patricia K. editor

1976 *76 Centennial Stories of Lakewood, Colorado*. Lakewood Centennial-Bicentennial Commission: Lakewood, Colorado.

1994 *Lakewood-Colorado: An Illustrated Biography*. Lakewood 25th Birthday Commission: Lakewood, Colorado.

Willits, W. F.

1899 *W. F. Willits Farm Map*. Denver Public Library, Western History and Genealogy Division.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No X Date of designation: _____

Designating authority:

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

___ D. Has yielded, or may be likely to yield, information important in history or prehistory.

___ Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ___ State ___ Local _____

42. Statement of significance: The house at 540 Meadowlark Drive does not meet any of the National Register Criteria as an individual resource. Although it is associated with the expansion of housing in Lakewood during the 1950s, the house is not closely associated with this movement and, therefore, does not individually meet Criterion A for associations with important events from our past. Historical research has not indicated that people associated with the house have any historical significance and thus does not meet Criterion B. The house is an example of a 1950s and 1960s Ranch style, but it is not the work of a master or a rare example of its type within the broader region and therefore does not have enough significance to meet Criterion C. It also does not appear to have the potential to yield information about our prehistory or history that is not already known.

Resource Number: 5JF4591

Temporary Resource Number:

and therefore is not recommended to meet Criterion D. Although this building is not recommended individually eligible, it is recommended as a contributing resource in a potential historic district (see section 45 below).

43. Assessment of historic physical integrity related to significance: The house at 540 Meadowlark Drive has good historic physical integrity. Built in 1954, the house has sustained a stucco-clad addition at the rear. This addition

cannot be seen from the front of the house, and is therefore has a minimal impact to the house's overall integrity as a contributing resource in a historic district.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

45. Is there National Register district potential? Yes X No ___
Discuss: The house at 540 Meadowlark Drive is part of the Meadowlark Hills subdivision in Lakewood. Constructed between 1953 and 1956, Meadowlark Hills is a master-planned development that includes curvilinear, tree-lined streets, parks, and a community shopping center (Figure 1). The Meadowlark Hills Subdivision was a planned development created in 1953 when the Meadowlark Land Corporation purchased the property from Charles T. Gore and Daniel J. Kellogg. Extensive primary research including newspaper archives and historical and municipal repositories identified the subdivision developers as the Meadowlark Land Company, the Meadowlark Development Company, House Beautiful Homes, Inc., but it did not identify contractors or architects associated with the construction. Although the entire neighborhood was not surveyed as part of this survey, a windshield survey through the neighborhood identified six models of either Ranch style or Split Level style houses, each displaying strong uniformity in architectural design and materials. All of the buildings within the Meadowlark Hills subdivision are faced with a combination of blonde, red, and brown brick that the contractor purchased from the local Lakewood Brick and Tile Company located along 13th Avenue (Norman, 2002: 31-32). The consistency in building materials and housing styles bestows strong visual and architectural consistency to the neighborhood as a whole.

The Meadowlark Hills Subdivision is recommended eligible under Criterion A for the neighborhood's establishment in Lakewood during the 1950s. The neighborhood's development during this time reflects an important historic trend in suburban growth within the Denver metropolitan area during the post-World War II era, and is an example of a movement that led to the creation of Lakewood as an independent city in 1969. Meadowlark Hill's establishment during the mid-1950s also coincides with the opening of the nearby Denver Federal Center in 1950. When the Federal Government converted the former DOP into the Denver Federal Center, the new federal campus became a regional center of government operations and employment. Its opening helped revitalized Lakewood as a residential suburb providing middle-class housing to Denver Federal Center employees.

Resource Number: 5JF4591

Temporary Resource Number:

The Meadowlark Hills Subdivision is recommended eligible under Criterion C as an important example of post-World War II neighborhood planning and design principles. Many of the development's features, such as the curvilinear streets and uniform setbacks were design elements recommended by the Federal Housing Administration as early as the 1930s, and set the standard of post-World War II subdivisions nationwide. Moreover, the housing's consistent informal Ranch Style and Split Level architecture reflects an attempt made by developers to appeal to the consumer during this period of increasing popularity for these trends during the 1950s. Picture windows, low, horizontal profiles, and horizontally oriented bands of windows became distinguishing features of both domestic styles. These elements also were well-adapted to middle class

suburban developments, such as Meadowlark Hills (Ames and McClelland 2002, 49, 66). Meadowlark Hills is an excellent example of the execution of this suburban model within the greater Denver metropolitan area.

The Meadowlark Hills subdivision maintains a remarkably high degree of historic physical integrity. Unlike many other residential subdivisions of its era, a windshield survey through the neighborhood revealed little to no evidence of demolition, alterations to the front of the house, or other large-scale alterations. The most common alteration to the housing appears to be replacement of original metal-framed windows; however, this renovation is not universal and a large degree of original fenestration appears to remain intact throughout the neighborhood.

The period of significance for the recommended Meadowlark Hills Historic District is the neighborhood's period of construction, 1953-56. The recommended district boundaries encompass the neighborhood's construction limits, as completed in 1956. This area is generally bound by West 6th Avenue/Frontage Road to the north, Carr Street to the east, West 1st Avenue to the south, and Garrison Street to the west. Excepted areas within this area but outside of the boundary include a group of six properties on West Fourth Avenue that were built in the mid-1960s, nearly ten years after Meadowlark Hills was completed. Additionally, the school property at the southeast corner of the neighborhood, South Lakewood Elementary, was constructed in 1994, and therefore not included within the recommended historic district boundary.

If there is National Register district potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: N/A

Negatives filed at: N/A; digital photography used

48. Report title: Historic Resources Survey, US 6 and Wadsworth Boulevard, Lakewood, CO

49. Date(s): March 11, 2008

50. Recorder(s): Jennifer E. Bryant

51. Organization: TEC, Inc

52. Address: 1746 Cole Boulevard, Suite 265, Golden, CO 80401

Resource Number: 5JF4591
Temporary Resource Number:
53. Phone number(s): 303-273-0231

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395

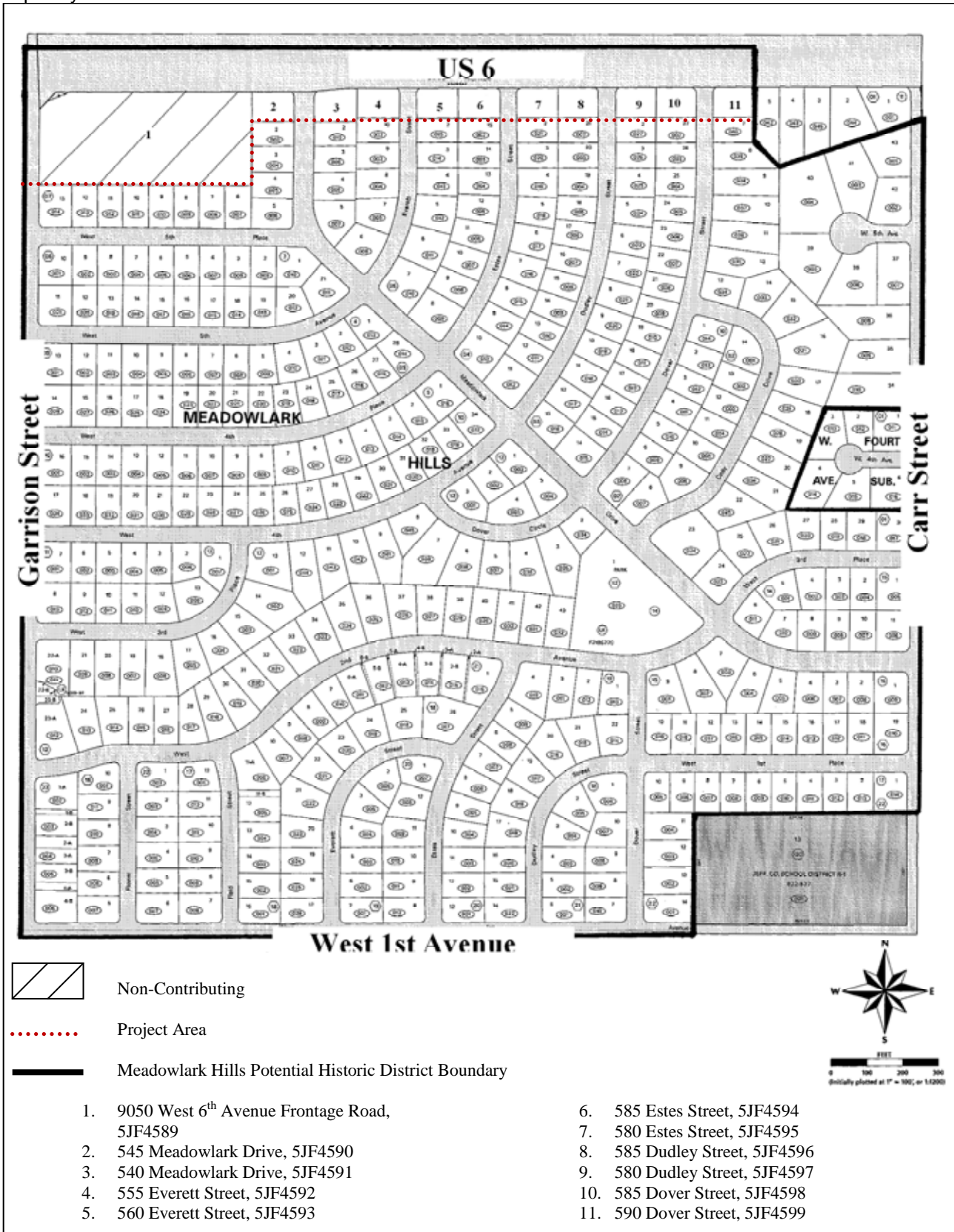


Figure 1: Meadowlark Hills Potential Historic District. Map Courtesy of the Jefferson County Assessor's Office.

Resource Number: 5JF4591
Temporary Resource Number:

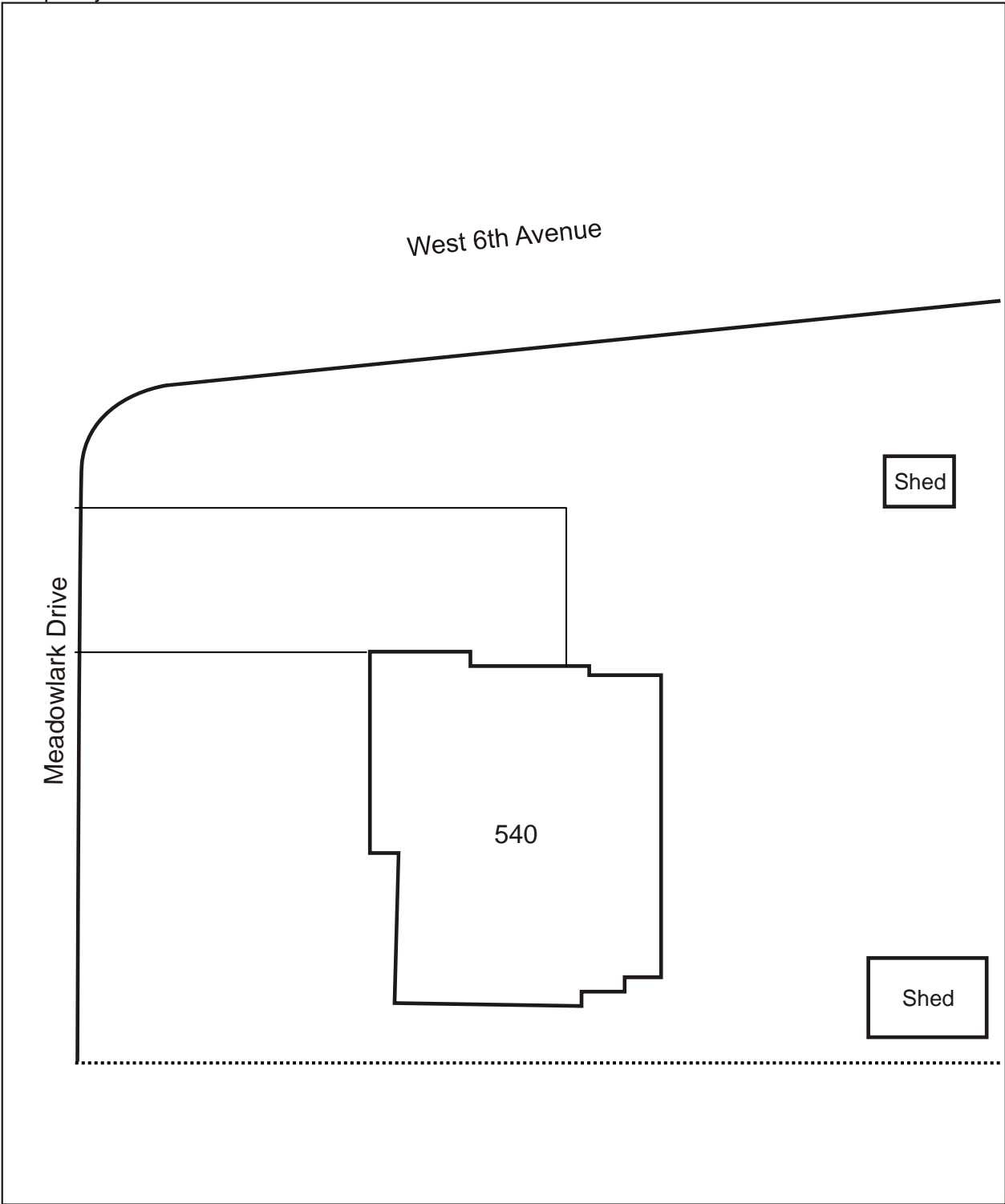


Sketch Map
5JF4591
540 Meadowlark Drive
Lakewood, CO 80226

- - - - Parcel Boundary



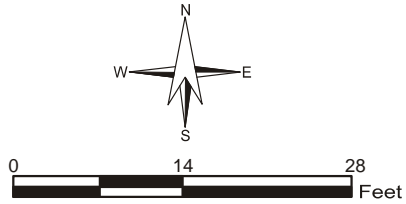
Resource Number: 5JF4591
Temporary Resource Number:



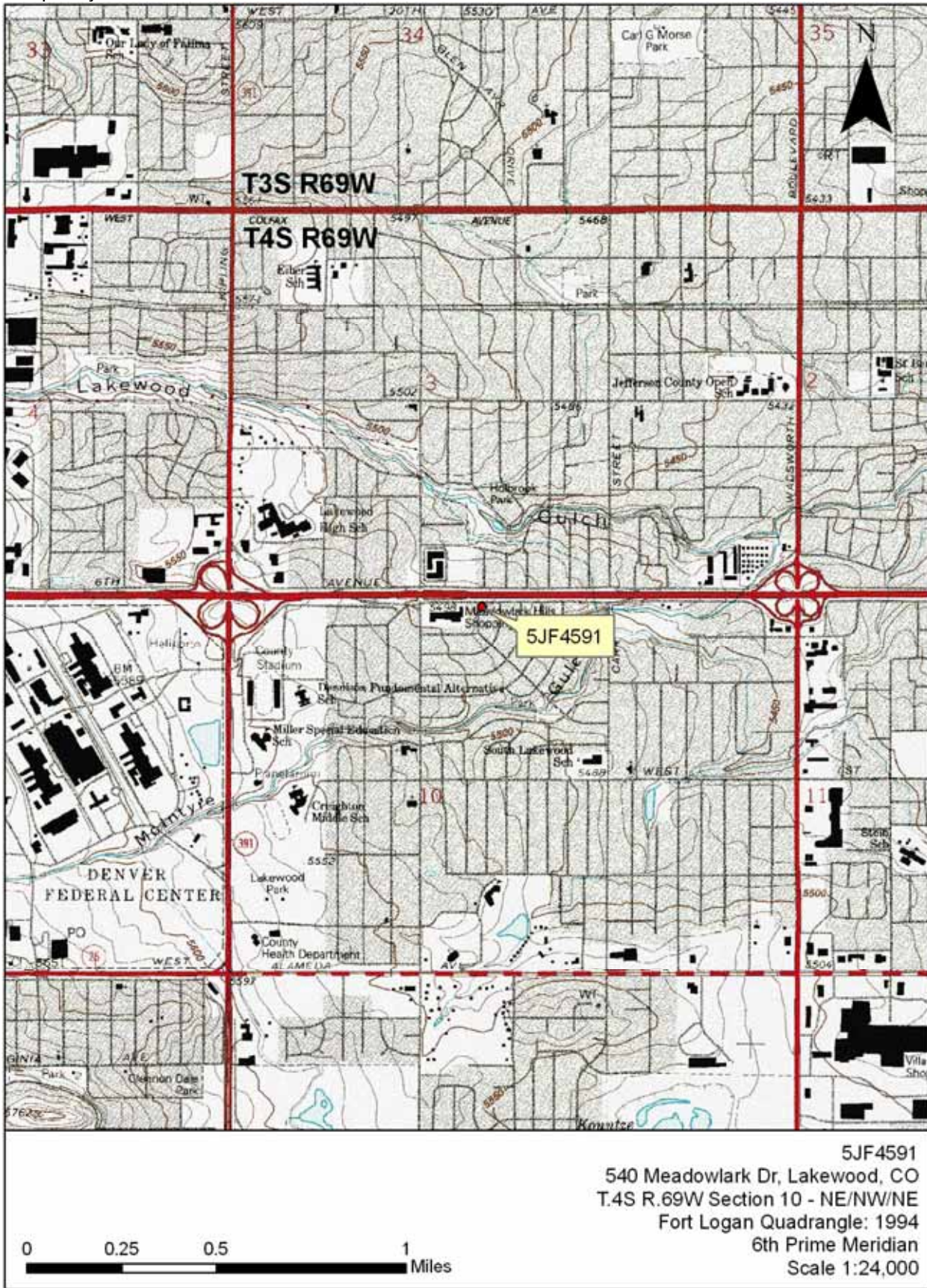
Sketch Map

5JF4591
540 Meadowlark Drive, Lakewood, CO 80226

- Parcel Boundary
- Driveway Boundary



Resource Number: 5JF4591
Temporary Resource Number:



Location Map

Resource Number: 5JF4591
Temporary Resource Number:

Photo Log

Property Name: Davis Residence
Property Location: 540 Meadowlark Drive, Lakewood, CO 80226
Photographer: Jennifer E. Bryant
Date Taken: February 28, 2008
Negatives: none; digital photography used

<u>Photo #</u>	<u>Facing</u>	<u>Description</u>
1	SE	West Façade
2	SW	East Façade

Resource Number: 5JF4591
Temporary Resource Number:



Photograph 1: West Façade, view to the SE



Photograph 2: East Façade, view to the SW

Resource Number: 5JF4591
Temporary Resource Number:

Resource Number: 5JF4592
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
 Determined Eligible- NR
 Determined Not Eligible- NR
 Determined Eligible- SR
 Determined Not Eligible- SR
 Need Data
 Contributes to eligible NR District
 Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5JF4592
2. Temporary resource number: 49-101-06-001
3. County: Jefferson
4. City: Lakewood
5. Historic building name: Moesholder Residence
6. Current building name: Hodson Residence
7. Building address: 555 Everett Street
8. Owner name and address: James A. and Robyn J.M. Hodson, 555 Everett Street, Lakewood, CO 80226

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 4S Range 69W
NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of _____ $\frac{1}{4}$ of section 10
10. UTM reference
Zone 13 ; 49 17 19 mE 4397179 mN
11. USGS quad name: Fort Logan
Year: 1965, Rev. 1994 Map scale: 7.5' X 15' _____ Attach photo copy of appropriate map section.
12. Lot(s): 0011 Block: 0066
Addition: Meadowlark Hills Year of Addition: 1953
13. Boundary Description and Justification: The boundary is defined by the property's legal boundaries. The site in this lot is bounded by the northern boundary with West 6th Avenue Frontage Road, the eastern boundary with Everett Street, the southern lot boundary, and the western lot boundary.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: 1004 square feet
16. Number of stories: 1
17. Primary external wall material(s): Brick
18. Roof configuration: Cross Gable
19. Primary external roof material: Asphalt
20. Special features: Fence

Resource Number: 5JF4592
Temporary Resource Number:

21. General architectural description: The Hodson residence at 555 Everett Street is a single-family, concrete block, one-story, Ranch style house. It has a rectangular footprint and is clad in red brick veneer with blonde-brick accents. The roof is a low-pitched, cross gabled roof, with the front-gable projecting at the north end of the east, principal façade. The roof has deep, closed eaves and is covered in asphalt shingles. The front-gable is clad in horizontal siding. The foundation is concrete. The principal, east façade consists of four bays containing three windows and a primary entrance. The primary entrance is located under the main, side-gabled portion of the house, and includes a porch with a concrete-slab that is sheltered by the cross-gabled overhang. Under the cross gable, the northern window bay consists of a large picture window composed of three casement windows with transom lights. The two southern window bays are two and three-light casement windows, and are encased in blonde brick on all sides. The primary entrance is also flanked by portions of wall with blonde-brick veneer. The interior was not surveyed due to restricted access to the property.
22. Architectural style/building type: Ranch
23. Landscaping or special setting features: The house at 555 Everett Street is located in a suburban setting south of 6th Avenue and west of Wadsworth Boulevard. The landscaping consists of grass-covered lawns on all sides with a paved driveway on the north end of the property. Ornamental plantings are located north of the primary entrance and south of the primary entrance on the east façade of the house.
24. Associated buildings, features, or objects: Two gambrel-roof outbuildings are located at the northwest and southwest corners of the lot. The outbuildings are clad in vertical wood siding and covered in asphalt shingles. A front-gabled outbuilding is located on the front drive at the fence line. The outbuilding is clad in vertical metal siding with asphalt shingles.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1954
Source of information: Jefferson County Assessor Records
26. Architect: Unknown
Source of information:
27. Builder/Contractor: Unknown
Source of information:
28. Original owner: Milton S. and JoAnne Moesholder
Source of information: Jefferson County Assessor Records
29. Construction history (include description and dates of major additions, alterations, or demolitions):
No additions or alterations are observed.
30. Original location X Moved _____ Date of move(s):

Resource Number: 5JF4592
Temporary Resource Number:

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/Single Dwelling
32. Intermediate use(s): N/A
33. Current use(s): Domestic/Single Dwelling
34. Site type(s): Suburban Home
35. Historical background:

The historic context of 555 Everett Street comprises the historical themes of agriculture, early industry, and transportation in northern Jefferson County. Located five miles west of Denver, Lakewood grew from a small farming community into a suburban city filled out by neighborhood subdivisions in less than a century. In the 1890s and 1900s, Denver exurbanites ventured westward to seek the pastoral landscape of Lakewood. Lakewood was first platted in 1891 as a railroad-oriented suburb, coinciding with new railroad line along 13th Avenue through the Lakewood area to link Denver with the mining center of Golden (Ryland, 1972: 13). The Silver Crash and recession of 1893, however, caused early development to remain modest through the 1920s.

A farm map published in 1899 shows that the areas near the intersection of West 6th Avenue and Wadsworth Boulevard were dominated by large tracts of farmland, and a few small areas of platted subdivisions located near major roadways. By 1900, the West Colfax Avenue had also become a significant artery for horse-driven transportation and soon thereafter, automobile traffic. Development along the Colfax corridor helped spur development in Lakewood. When West Colfax Avenue became a two-lane paved road in 1916, it became the first road in the vicinity to receive blacktop (Sugnet and Associates, 1999:2).

Commercial businesses were established along Wadsworth Boulevard in the 1920s and 1930s, illustrating the beginning of Lakewood's transition from an agricultural community into a commercial and residential suburb of Denver. Residential subdivisions began to appear to the east and west of Wadsworth as early as the 1930s. The landscape changed more drastically in 1941 when the United States government opened the Denver Ordnance Plant (DOP), a World War II munitions manufacturing plant, southwest of US 6 and Garrison Street in Lakewood. Before the DOP opened, US 6 consisted of a two-lane gravel road between Denver to the intersection at Simms/Union streets. Due to the increased number of travelers between Lakewood and the DOP, US 6 was paved and widened to a four-lane highway in 1942 (Norman, 2002: 18). By 1943, the DOP employed almost 20,000 people and operated on a constant 24-hour schedule, with many of the workers seeking housing in the surrounding communities.

After the war ended and the DOP closed, the Federal government converted the site into the current Denver Federal Center in 1950. Almost immediately, the Denver Federal Center became the largest installation of government employees in the United States outside of Washington, D.C. (Wilcox, 1994: 75). The facility had a direct impact on Lakewood's suburban community when a number of new subdivisions were formed in Lakewood to accommodate the nearby workforce. These new residential subdivisions, including neighborhoods such as Meadowlark Hills and

Resource Number: 5JF4592

Temporary Resource Number:

Lakewood Village, replaced Lakewood's remaining farmland, and signaled the end of the agricultural activity in the vicinity of US 6 and Wadsworth.

Since the 1950s, Lakewood has developed into a thriving suburban city of Denver. In addition to the employment provided by the Federal Center, Lakewood's growth has been encouraged by its close proximity to Denver, and the frequent upgrades of roads and highways that link Lakewood to the greater metropolitan region. The town was officially incorporated in 1969, and remains one of the largest communities in Colorado.

In 1953, Charles T. Gore and Daniel J. Kellogg sold their land along US 6 between Carr and Garrison streets to the Meadowlark Land Company and the Meadowlark Development Company who established the Meadowlark Hills Subdivision in 1954. The subdivision is a prime example of a post World War II era subdivision in Colorado. The houses within the subdivision are primarily one-story, Ranch style homes with one-car garages intermixed with Split Level style homes. Constructed of concrete blocks with brick facades, the houses are clad in blonde, red, and variegated brick from the Lakewood Brick and Tile Company. Once completed half of the houses within Meadowlark Hills have basements, while half were constructed on concrete foundations without basements. Built primarily between 1954 and 1955, the houses in Meadowlark Hills retain their overall integrity as they were designed.

36. Sources of information:

Autobee, Kris.

2008 *King Apple Comes to Lakewood*. In The Lakewood Historian Winter 2008. Lakewood, Colorado.

Colorado Historical Society.

2003 *A Guide to Colorado's Historic Architecture and Engineering*. Denver, Colorado: Office of Archaeology and Historic Preservation.

Hill, David R.

1984 *Colorado Urbanization and Planning Context*. Denver: State Historical Society of Colorado.

Holleran, Michael

2005 *Historic Context for Irrigation and Water Supply Ditches and Canals in Colorado*. Colorado Center for Preservation Research, University of Colorado at Denver and Health Sciences Center: Denver, Colorado.

Leonard, Stephen J. and Thomas J. Noel

1990 *Denver: Mining Camp to Metropolis*. University Press of Colorado: Niwot, Colorado.

Preservation Publishing

2002 *Survey Report for the 2001 Cultural Resource Survey of Historic Northeast Lakewood*. Prepared for the City of Lakewood, May.

Rhodes, Diane Lee (with Parsons Engineering)

2002a *An Intensive Historical Archaeological Survey Along the West Corridor Alternative Route, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

2002b *An Inventory of Historic Structures Along the West Corridor Alternative Routes, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

Resource Number: 5JF4592
Temporary Resource Number:

Ryland, Charles S.

1972 "Golden's Resourceful Merchant" in *The Denver Westernaires Roundup*. Vol. XXVIII, No. 9, Nov-Dec.

Sugnet and Associates

1999 *Cultural Resources Inventory of the Proposed Colfax Avenue and Wadsworth Boulevard Improvement Project*, City of Lakewood, Colorado

Wilcox, Patricia K. editor

1976 *76 Centennial Stories of Lakewood, Colorado*. Lakewood Centennial-Bicentennial Commission: Lakewood, Colorado.

1994 *Lakewood-Colorado: An Illustrated Biography*. Lakewood 25th Birthday Commission: Lakewood, Colorado.

Willits, W. F.

1899 *W. F. Willits Farm Map*. Denver Public Library, Western History and Genealogy Division.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No X Date of designation: _____

Designating authority:

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

___ D. Has yielded, or may be likely to yield, information important in history or prehistory.

___ Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ___ State ___ Local _____

42. Statement of significance: The house at 485 Balsam Street does not meet any of the National Register Criteria as an individual resource. Although it is associated with the expansion of housing in Lakewood during the 1950s, the house is not closely associated with this movement and, therefore, does not individually meet Criterion A for associations with important events from our past. Historical research has not indicated that people associated with the house have any historical significance and thus does not meet Criterion B. The house is an example of a 1950s and 1960s Ranch style, but it is not the work of a master or a rare example of its type within the broader region and therefore does not have enough significance to meet Criterion C. It also does not appear to have the potential to yield information about our prehistory or history that is not already known.

Resource Number: 5JF4592

Temporary Resource Number:

and therefore is not recommended to meet Criterion D. Although this building is not recommended individually eligible, it is recommended as a contributing resource in a potential historic district (see section 45 below).

43. Assessment of historic physical integrity related to significance: The house at 555 Everett has good historic physical integrity. Built in 1954, the house retains its overall form and has not sustained any major additions or alterations as observed.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

45. Is there National Register district potential? Yes X No ___
Discuss The house at 555 Everett Street is part of the Meadowlark Hills subdivision in Lakewood. Constructed between 1953 and 1956, Meadowlark Hills is a master-planned development that includes curvilinear, tree-lined streets, parks, and a community shopping center (Figure 1). The Meadowlark Hills Subdivision was a planned development created in 1953 when the Meadowlark Land Corporation purchased the property from Charles T. Gore and Daniel J. Kellogg. Extensive primary research including newspaper archives and historical and municipal repositories identified the subdivision developers as the Meadowlark Land Company, the Meadowlark Development Company, House Beautiful Homes, Inc., but it did not identify contractors or architects associated with the construction. Although the entire neighborhood was not surveyed as part of this survey, a windshield survey through the neighborhood identified six models of either Ranch style or Split Level style houses, each displaying strong uniformity in architectural design and materials. All of the buildings within the Meadowlark Hills subdivision are faced with a combination of blonde, red, and brown brick that the contractor purchased from the local Lakewood Brick and Tile Company located along 13th Avenue (Norman, 2002: 31-32). The consistency in building materials and housing styles bestows strong visual and architectural consistency to the neighborhood as a whole.

The Meadowlark Hills Subdivision is recommended eligible under Criterion A for the neighborhood's establishment in Lakewood during the 1950s. The neighborhood's development during this time reflects an important historic trend in suburban growth within the Denver metropolitan area during the Post World War II era, and is an example of a movement that led to the creation of Lakewood as an independent city in 1969. Meadowlark Hill's establishment during the mid-1950s also coincides with the opening of the nearby Denver Federal Center in 1950. When the Federal Government converted the former DOP into the Denver Federal Center, the new federal campus became a regional center of government operations and employment. Its opening helped revitalized Lakewood as a residential suburb providing middle-class housing to Denver Federal Center employees.

Resource Number: 5JF4592

Temporary Resource Number:

The Meadowlark Hills Subdivision is recommended eligible under Criterion C as an important example of post-World War II neighborhood planning and design principles. Many of the development's features, such as the curvilinear streets and uniform setbacks were design elements recommended by the Federal Housing Administration as early as the 1930s, and set the standard of post-World War II subdivisions nationwide. Moreover, the housing's consistent informal Ranch Style and Split Level architecture reflects an attempt made by developers to appeal to the consumer during this period of increasing popularity for these trends during the 1950s. Picture windows, low, horizontal profiles, and horizontally oriented bands of windows became distinguishing features of both domestic styles. These elements also were well-adapted to middle class suburban developments, such as Meadowlark Hills (Ames and McClelland 2002, 49, 66). Meadowlark Hills is an excellent example of the execution of this suburban model within the greater Denver metropolitan area.

The Meadowlark Hills subdivision maintains a remarkably high degree of historic physical integrity. Unlike many other residential subdivisions of its era, a windshield survey through the neighborhood revealed little to no evidence of demolition, alterations to the front of the house, or other large-scale alterations. The most common alteration to the housing appears to be replacement of original metal-framed windows; however, this renovation is not universal and a large degree of original fenestration appears to remain intact throughout the neighborhood.

The period of significance for the recommended Meadowlark Hills Historic District is the neighborhood's period of construction, 1953-56. The recommended district boundaries encompass the neighborhood's construction limits, as completed in 1956. This area is generally bound by West 6th Avenue/Frontage Road to the north, Carr Street to the east, West 1st Avenue to the south, and Garrison Street to the west. Excepted areas within this area but outside of the boundary include a group of six properties on West Fourth Avenue that were built in the mid-1960s, nearly ten years after Meadowlark Hills was completed. Additionally, the school property at the southeast corner of the neighborhood, South Lakewood Elementary, was constructed in 1994, and therefore not included within the recommended historic district boundary.

If there is National Register district potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: N/A

Negatives filed at: N/A; digital photography used

48. Report title: Historic Resources Survey, US 6 and Wadsworth Boulevard, Lakewood, CO

49. Date(s): March 17, 2008

50. Recorder(s): Jennifer E. Bryant

51. Organization: TEC, Inc

52. Address: 1746 Cole Boulevard, Suite 265, Golden, CO 80401

53. Phone number(s): 303-273-0231

Resource Number: 5JF4592

Temporary Resource Number:

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395

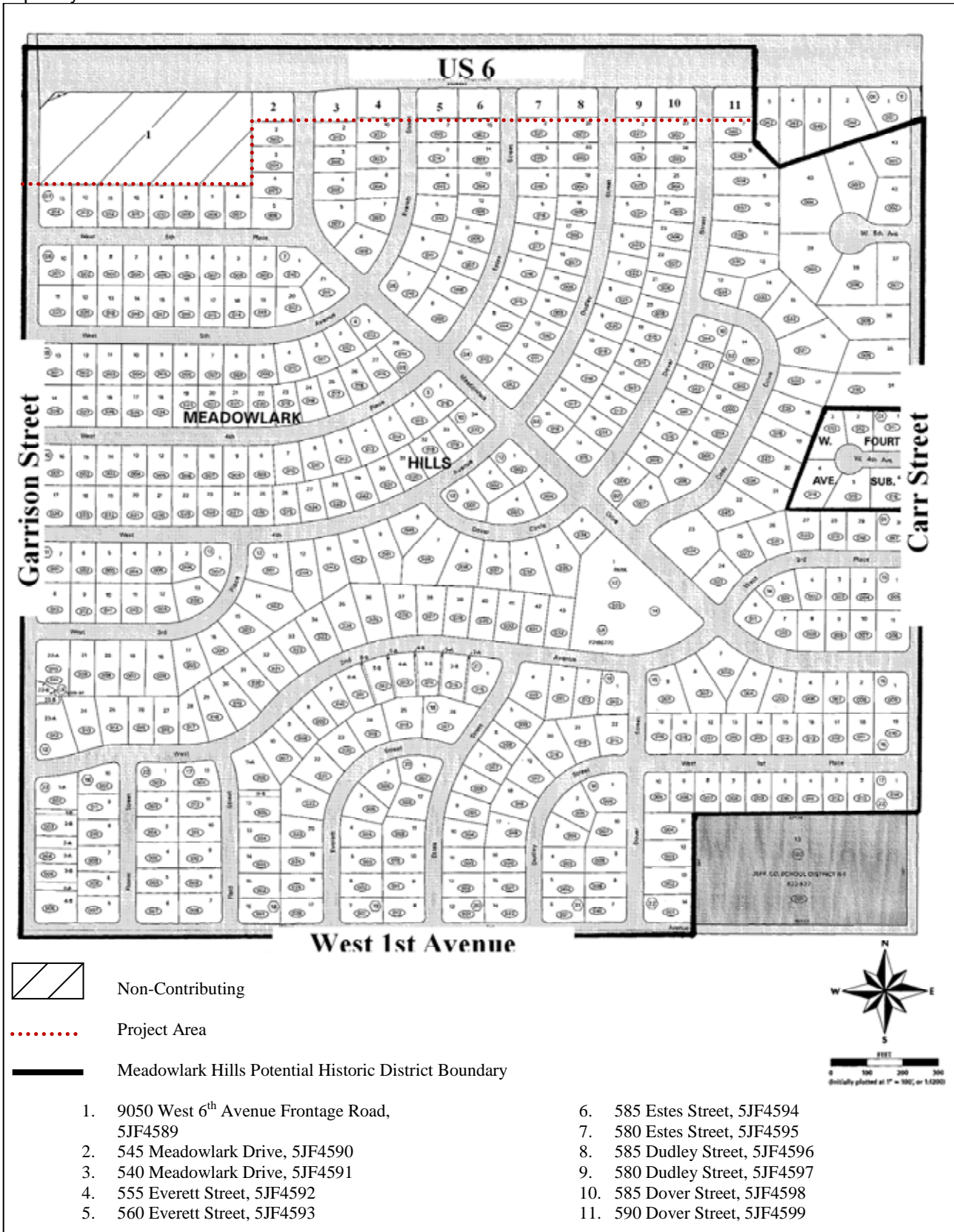


Figure 1: Meadowlark Hills Potential Historic District. Map Courtesy of the Jefferson County Assessor's Office.

Resource Number: 5JF4592
Temporary Resource Number:

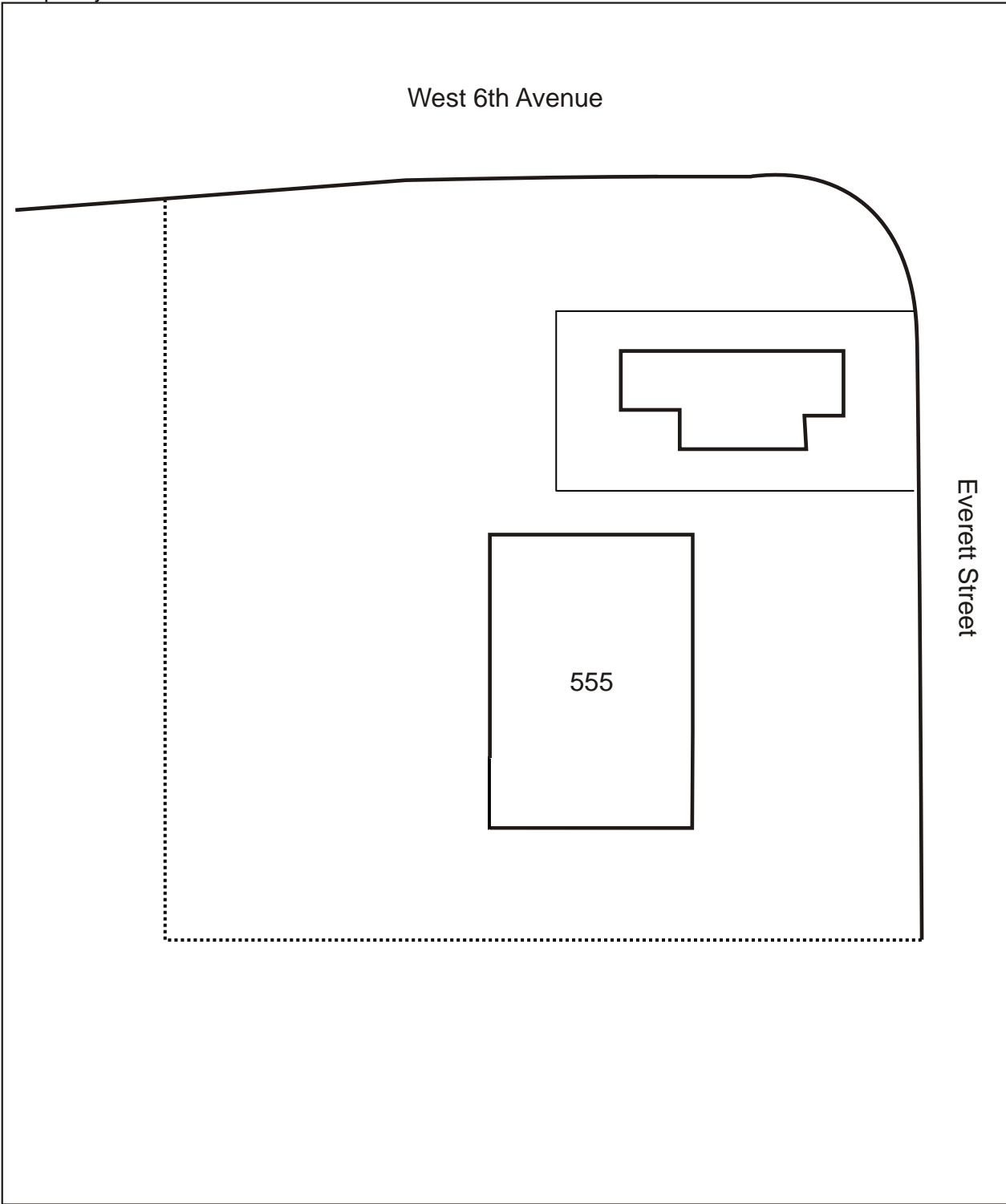


Sketch Map
5JF4592
555 Everett Street
Lakewood, CO 80226

- - - - Parcel Boundary



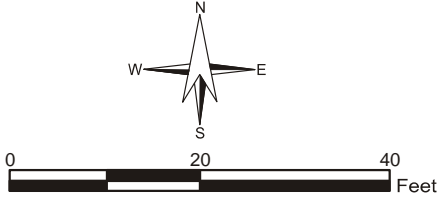
Resource Number: 5JF4592
Temporary Resource Number:



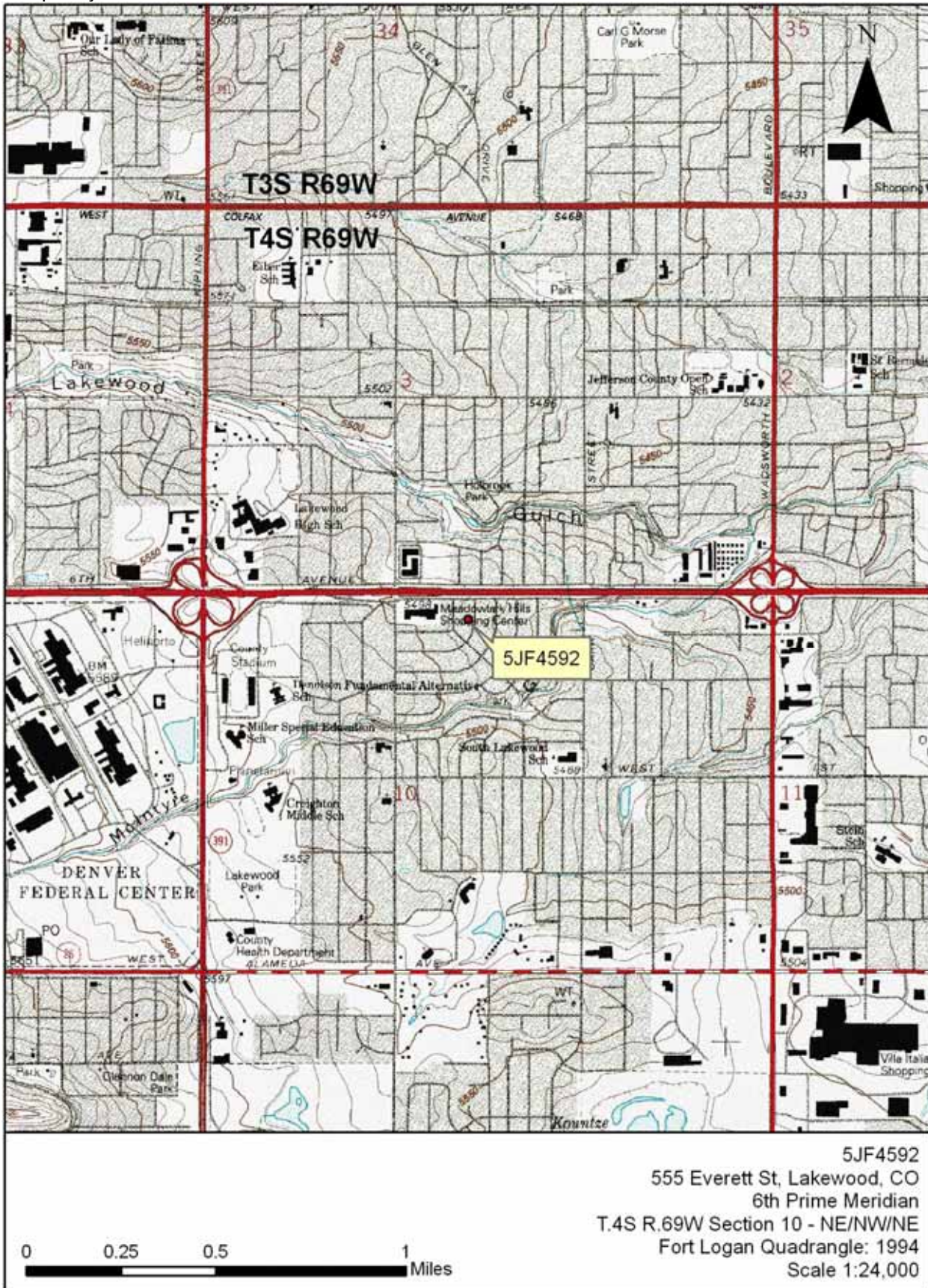
Sketch Map

5JF4592
555 Everett Street, Lakewood, CO 80226

- Parcel Boundary
- Driveway Boundary



Resource Number: 5JF4592
Temporary Resource Number:



Location Map

Resource Number: 5JF4592
Temporary Resource Number:

Photo Log

Property Name: Hodson Residence
Property Location: 555 Everett Street, Lakewood, Jefferson County, Colorado
Photographer: Jennifer E. Bryant
Date Taken: February 28, 2008
Negatives: none; digital photography used

<u>Photo #</u>	<u>Facing</u>	<u>Description</u>
1	NW	East and South façades
2	W	East façade
3	SE	West façade

Resource Number: 5JF4592
Temporary Resource Number:



Photograph 1: East and South façades, view to the Northwest



Photograph 2: East façade, view to the West

Resource Number: 5JF4592
Temporary Resource Number:



Photograph 3: West façade, view to the Southeast

Resource Number: 5JF4592
Temporary Resource Number:

Resource Number: 5JF4593
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5JF4593
2. Temporary resource number: 49-101-05-016
3. County: Jefferson
4. City: Lakewood
5. Historic building name: Greene Residence
6. Current building name: Greene Residence
7. Building address: 560 Everett Street
8. Owner name and address: Janet D. and James W. Greene, 560 Everett Street, Lakewood, CO 80226

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 4S Range 69W
NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of _____ $\frac{1}{4}$ of section 10
10. UTM reference
Zone 13; 49 1751 mE 4397185 mN
11. USGS quad name: Fort Logan
Year: 1965, Rev. 1994 Map scale: 7.5' X 15' _____ Attach photo copy of appropriate map section.
12. Lot(s): 1 Block: 7
Addition: Meadowlark Hills Year of Addition: 1953
13. Boundary Description and Justification: The boundary is defined by the property's legal boundaries. The lot in this site is bounded by the northern boundary with West 6th Avenue Frontage Road, the eastern lot boundary with parcel 49-101-05-001, the southern lot boundary, and the western boundary with Everett Street.

III. Architectural Description

14. Building plan (footprint, shape): L- Shaped Plan
15. Dimensions in feet: 1387 square feet
16. Number of stories: 1
17. Primary external wall material(s): Brick
18. Roof configuration: Hipped
19. Primary external roof material: Asphalt
20. Special features: Attached Garage

Resource Number: 5JF4593

Temporary Resource Number:

21. General architectural description: The Greene residence at 560 Everett Street is a single-family, concrete-block, one-story, Ranch style house. It has an L-shaped plan, and is clad in blonde brick with red brick accents. The roof is a low-pitched, hipped roof with deep, closed eaves covered in asphalt shingles. The foundation is concrete. The principal, west façade consists of four bays consisting of the primary entrance at the north end, one large plate-glass, nine-light picture window north of center, one casement window at center, and one three-light casement window at the south end. The fenestration throughout consists of metal-framed casement and fixed, multi-light windows with brick sills. A raised concrete stoop is located under the primary massing of the roof where it extends slightly over the entrance area on the north end of the principal façade. At the east end of the north, side façade are two attached garage bays (not original). The bay to the far east end is a two-car bay and the second bay is a one-car space. Directly west of the garage bays is a secondary, side entrance with a wrought-iron railing under the primary massing of the roof. Directly west of the entrance is a bay window with wood shingles below the sill. The interior was not surveyed due to restricted access to the property.
22. Architectural style/building type: Ranch
23. Landscaping or special setting features: The house at 560 Everett Street is located in a suburban setting south of 6th Avenue and west of Wadsworth Boulevard. The landscaping consists of open, grass-covered lawns on all sides with a concrete driveway on the northwest end of the lot. Ornamental plantings and trees are around the lot and a semi-circular driveway, which is located on the west end of the lot. A gravel driveway leading to a concrete-slab entry to the garages is located at the northeast corner of the lot leading from West 6th Avenue Frontage Road to the garage.
24. Associated buildings, features, or objects: None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1954
Source of information: Jefferson County Assessor Records
26. Architect: Unknown
Source of information:
27. Builder/Contractor: Unknown
Source of information:
28. Original owner: Janet D. and James W. Greene
Source of information: Jefferson County Assessor Records
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The attached garage bays at the northwest portion of the house appear to be later additions (date undetermined).
30. Original location X Moved _____ Date of move(s):

Resource Number: 5JF4593
Temporary Resource Number:

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/Single Dwelling
32. Intermediate use(s): N/A
33. Current use(s): Domestic/Single Dwelling
34. Site type(s): Suburban Home
35. Historical background:

The historic context of 560 Everett Street comprises the historical themes of agriculture, early industry, and transportation in northern Jefferson County. Located five miles west of Denver, Lakewood grew from a small farming community into a suburban city filled out by neighborhood subdivisions in less than a century. In the 1890s and 1900s, Denver exurbanites ventured westward to seek the pastoral landscape of Lakewood. Lakewood was first platted in 1891 as a railroad-oriented suburb, coinciding with new railroad line along 13th Avenue through the Lakewood area to link Denver with the mining center of Golden (Ryland, 1972: 13). The Silver Crash and recession of 1893, however, caused early development to remain modest through the 1920s.

A farm map published in 1899 shows that the areas near the intersection of West 6th Avenue and Wadsworth Boulevard were dominated by large tracts of farmland, and a few small areas of platted subdivisions located near major roadways. By 1900, the West Colfax Avenue had also become a significant artery for horse-driven transportation and soon thereafter, automobile traffic. Development along the Colfax corridor helped spur development in Lakewood. When West Colfax Avenue became a two-lane paved road in 1916, it became the first road in the vicinity to receive blacktop (Sugnet and Associates, 1999:2).

Commercial businesses were established along Wadsworth Boulevard in the 1920s and 1930s, illustrating the beginning of Lakewood's transition from an agricultural community into a commercial and residential suburb of Denver. Residential subdivisions began to appear to the east and west of Wadsworth as early as the 1930s. The landscape changed more drastically in 1941 when the United States government opened the Denver Ordnance Plant (DOP), a World War II munitions manufacturing plant, southwest of US 6 and Garrison Street in Lakewood. Before the DOP opened, US 6 consisted of a two-lane gravel road between Denver to the intersection at Simms/Union streets. Due to the increased number of travelers between Lakewood and the DOP, US 6 was paved and widened to a four-lane highway in 1942 (Norman, 2002: 18). By 1943, the DOP employed almost 20,000 people and operated on a constant 24-hour schedule, with many of the workers seeking housing in the surrounding communities.

After the war ended and the DOP closed, the Federal government converted the site into the current Denver Federal Center in 1950. Almost immediately, the Denver Federal Center became the largest installation of government employees in the United States outside of Washington, D.C. (Wilcox, 1994: 75). The facility had a direct impact on Lakewood's suburban community when a number of new subdivisions were formed in Lakewood to accommodate the nearby workforce. These new residential subdivisions, including neighborhoods such as Meadowlark Hills and

Resource Number: 5JF4593

Temporary Resource Number:

Lakewood Village, replaced Lakewood's remaining farmland, and signaled the end of the agricultural activity in the vicinity of US 6 and Wadsworth.

Since the 1950s, Lakewood has developed into a thriving suburban city of Denver. In addition to the employment provided by the Federal Center, Lakewood's growth has been encouraged by its close proximity to Denver, and the frequent upgrades of roads and highways that link Lakewood to the greater metropolitan region. The town was officially incorporated in 1969, and remains one of the largest communities in Colorado.

In 1953, Charles T. Gore and Daniel J. Kellogg sold their land along US 6 between Carr and Garrison streets to the Meadowlark Land Company and the Meadowlark Development Company who established the Meadowlark Hills Subdivision in 1954. The subdivision is a prime example of a post World War II era subdivision in Colorado. The houses within the subdivision are primarily one-story, Ranch style homes with one-car garages intermixed with Split Level style homes. Constructed of concrete blocks with brick facades, the houses are clad in blonde, red, and variegated brick from the Lakewood Brick and Tile Company. Once completed half of the houses within Meadowlark Hills have basements, while half were constructed on concrete foundations without basements. Built primarily between 1954 and 1955, the houses in Meadowlark Hills retain their overall integrity as they were designed.

36. Sources of information:

Autobee, Kris.

2008 *King Apple Comes to Lakewood*. In The Lakewood Historian Winter 2008. Lakewood, Colorado.

Colorado Historical Society.

2003 *A Guide to Colorado's Historic Architecture and Engineering*. Denver, Colorado: Office of Archaeology and Historic Preservation.

Hill, David R.

1984 *Colorado Urbanization and Planning Context*. Denver: State Historical Society of Colorado.

Holleran, Michael

2005 *Historic Context for Irrigation and Water Supply Ditches and Canals in Colorado*. Colorado Center for Preservation Research, University of Colorado at Denver and Health Sciences Center: Denver, Colorado.

Leonard, Stephen J. and Thomas J. Noel

1990 *Denver: Mining Camp to Metropolis*. University Press of Colorado: Niwot, Colorado.

Preservation Publishing

2002 *Survey Report for the 2001 Cultural Resource Survey of Historic Northeast Lakewood*. Prepared for the City of Lakewood, May.

Rhodes, Diane Lee (with Parsons Engineering)

2002a *An Intensive Historical Archaeological Survey Along the West Corridor Alternative Route, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

2002b *An Inventory of Historic Structures Along the West Corridor Alternative Routes, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

Resource Number: 5JF4593

Temporary Resource Number:

Ryland, Charles S.

1972 "Golden's Resourceful Merchant" in *The Denver Westernaires Roundup*. Vol. XXVIII, No. 9, Nov-Dec.

Sugnet and Associates

1999 *Cultural Resources Inventory of the Proposed Colfax Avenue and Wadsworth Boulevard Improvement Project*, City of Lakewood, Colorado

Wilcox, Patricia K. editor

1976 *76 Centennial Stories of Lakewood, Colorado*. Lakewood Centennial-Bicentennial Commission: Lakewood, Colorado.

1994 *Lakewood-Colorado: An Illustrated Biography*. Lakewood 25th Birthday Commission: Lakewood, Colorado.

Willits, W. F.

1899 *W. F. Willits Farm Map*. Denver Public Library, Western History and Genealogy Division.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No X Date of designation: _____

Designating authority:

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

___ D. Has yielded, or may be likely to yield, information important in history or prehistory.

___ Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ___ State ___ Local _____

42. Statement of significance: The house at 560 Everett Street does not meet any of the National Register Criteria as an individual resource. Although it is associated with the expansion of housing in Lakewood during the 1950s, the house is not closely associated with this movement and, therefore, does not individually meet Criterion A for associations with important events from our past. Historical research has not indicated that people associated with the house have any historical significance and thus does not meet Criterion B. The house is an example of a 1950s and 1960s Ranch style, but it is not the work of a master or a rare example of its type within the broader region and therefore does not have enough significance to meet Criterion C. It also does not appear to have the potential to yield information about our prehistory or history that is not already known, and therefore is not recommended to meet Criterion D. Although this building is not recommended individually eligible, it is recommended as a contributing resource in a potential historic district (see section 45 below).

Resource Number: 5JF4593
Temporary Resource Number:

43. Assessment of historic physical integrity related to significance: The house at 560 Everett Street has good historic physical integrity. Built in 1954 it retains its overall form on its principal façade, but it has a addition of an attached garage to the rear, northwest portion of the house.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

45. Is there National Register district potential? Yes X No ___
Discuss: The house at 560 Everett Street is part of the Meadowlark Hills subdivision in Lakewood. Constructed between 1953 and 1956, Meadowlark Hills is a master-planned development that includes curvilinear, tree-lined streets, parks, and a community shopping center (Figure 1). The Meadowlark Hills Subdivision was a planned development created in 1953 when the Meadowlark Land Corporation purchased the property from Charles T. Gore and Daniel J. Kellogg. Extensive primary research including newspaper archives and historical and municipal repositories identified the subdivision developers as the Meadowlark Land Company, the Meadowlark Development Company, House Beautiful Homes, Inc., but it did not identify contractors or architects associated with the construction. Although the entire neighborhood was not surveyed as part of this survey, a windshield survey through the neighborhood identified six models of either Ranch style or Split Level style houses, each displaying strong uniformity in architectural design and materials. All of the buildings within the Meadowlark Hills subdivision are faced with a combination of blonde, red, and brown brick that the contractor purchased from the local Lakewood Brick and Tile Company located along 13th Avenue (Norman, 2002: 31-32). The consistency in building materials and housing styles bestows strong visual and architectural consistency to the neighborhood as a whole.

The Meadowlark Hills Subdivision is recommended eligible under Criterion A for the neighborhood's establishment in Lakewood during the 1950s. The neighborhood's development during this time reflects an important historic trend in suburban growth within the Denver metropolitan area during the Post World War II era, and is an example of a movement that led to the creation of Lakewood as an independent city in 1969. Meadowlark Hill's establishment during the mid-1950s also coincides with the opening of the nearby Denver Federal Center in 1950. When the Federal Government converted the former DOP into the Federal Center, the new federal campus became a regional center of government operations and employment. Its opening helped revitalized Lakewood as a residential suburb providing middle-class housing to Federal Center employees.

The Meadowlark Hills Subdivision is recommended eligible under Criterion C as an important example of post-World War II neighborhood planning and design principles. Many of the development's features, such as the curvilinear streets and uniform setbacks were design elements recommended by the Federal Housing Administration as early as the 1930s, and set the standard of post-World War II subdivisions nationwide. Moreover, the housing's consistent informal Ranch Style and Split Level architecture reflects an attempt made by developers to appeal to the consumer during this period of increasing popularity for these trends during the

Resource Number: 5JF4593

Temporary Resource Number:

1950s. Picture windows, low, horizontal profiles, and horizontally oriented bands of windows became distinguishing features of both domestic styles. These elements also were well-adapted to middle class suburban developments, such as Meadowlark Hills (Ames and McClelland, 2002:49, 66). Meadowlark Hills is an excellent example of the execution of this suburban model within the greater Denver metropolitan area.

The Meadowlark Hills subdivision maintains a remarkably high degree of historic physical integrity. Unlike many other residential subdivisions of its era, a windshield survey through the neighborhood revealed little to no evidence of demolition, alterations to the front of the house, or other large-scale alterations. The most common alteration to the housing appears to be replacement of original metal-framed windows; however, this renovation is not universal and a large degree of original fenestration appears to remain intact throughout the neighborhood.

The period of significance for the recommended Meadowlark Hills Historic District is the neighborhood's period of construction, 1953-56. The recommended district boundaries encompass the neighborhood's construction limits, as completed in 1956. This area is generally bound by West 6th Avenue/Frontage Road to the north, Carr Street to the east, West 1st Avenue to the south, and Garrison Street to the west. Excepted areas within this area but outside of the boundary include a group of six properties on West Fourth Avenue that were built in the mid-1960s, nearly ten years after Meadowlark Hills was completed. Additionally, the school property at the southeast corner of the neighborhood, South Lakewood Elementary, was constructed in 1994, and therefore not included within the recommended historic district boundary.

If there is National Register district potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: N/A

Negatives filed at: N/A; digital photography used

48. Report title: Historic Resources Survey, US 6 and Wadsworth Boulevard, Lakewood, CO

49. Date(s): March 20, 2008

50. Recorder(s): Jennifer E. Bryant

51. Organization: TEC, Inc

52. Address: 1746 Cole Boulevard, Suite 265, Golden, CO 80401

53. Phone number(s): 303-273-0231

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395

Resource Number: 5JF4593
Temporary Resource Number:

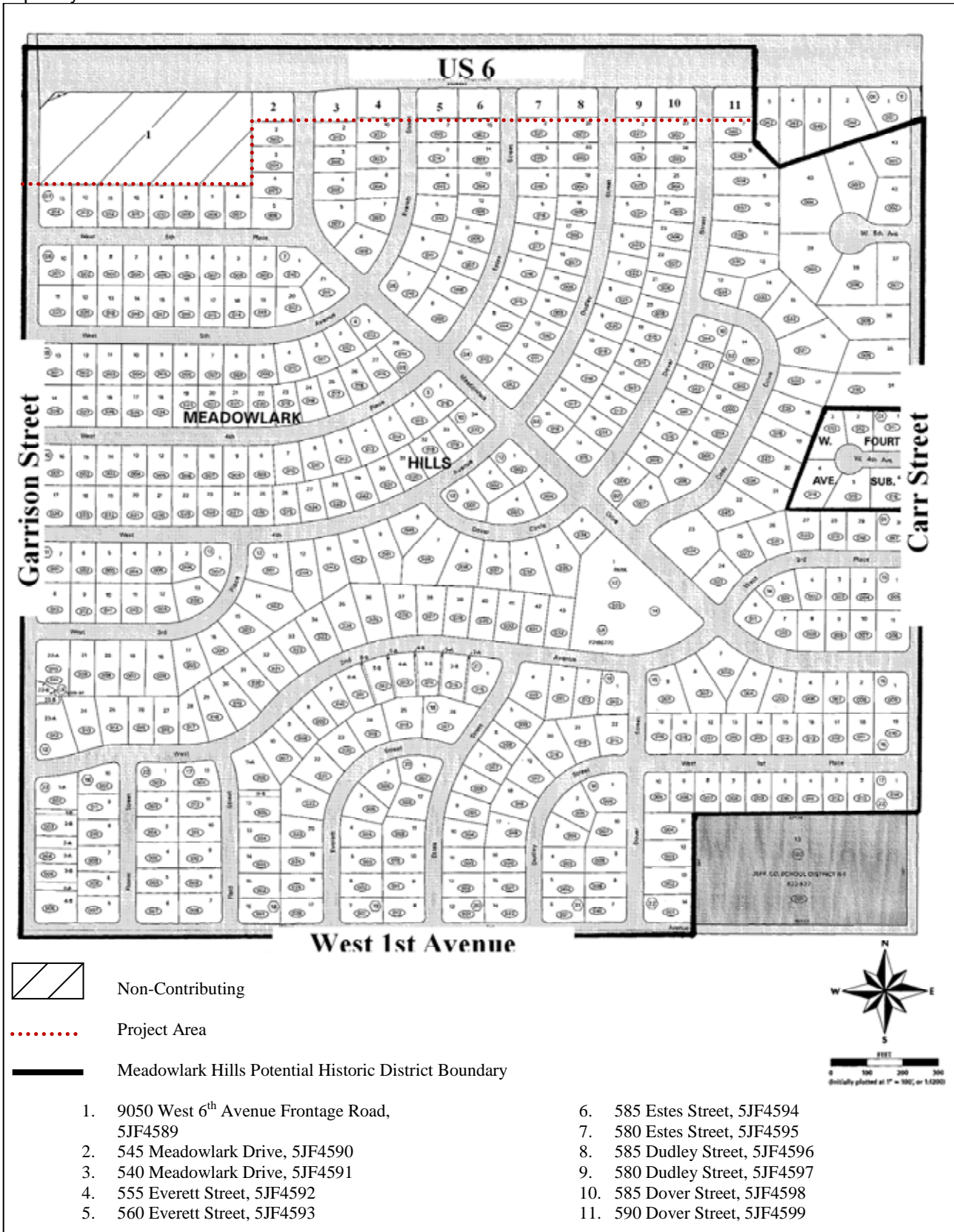


Figure 1: Meadowlark Hills Potential Historic District. Map Courtesy of the Jefferson County Assessor’s Office.

Resource Number: 5JF4593
Temporary Resource Number:

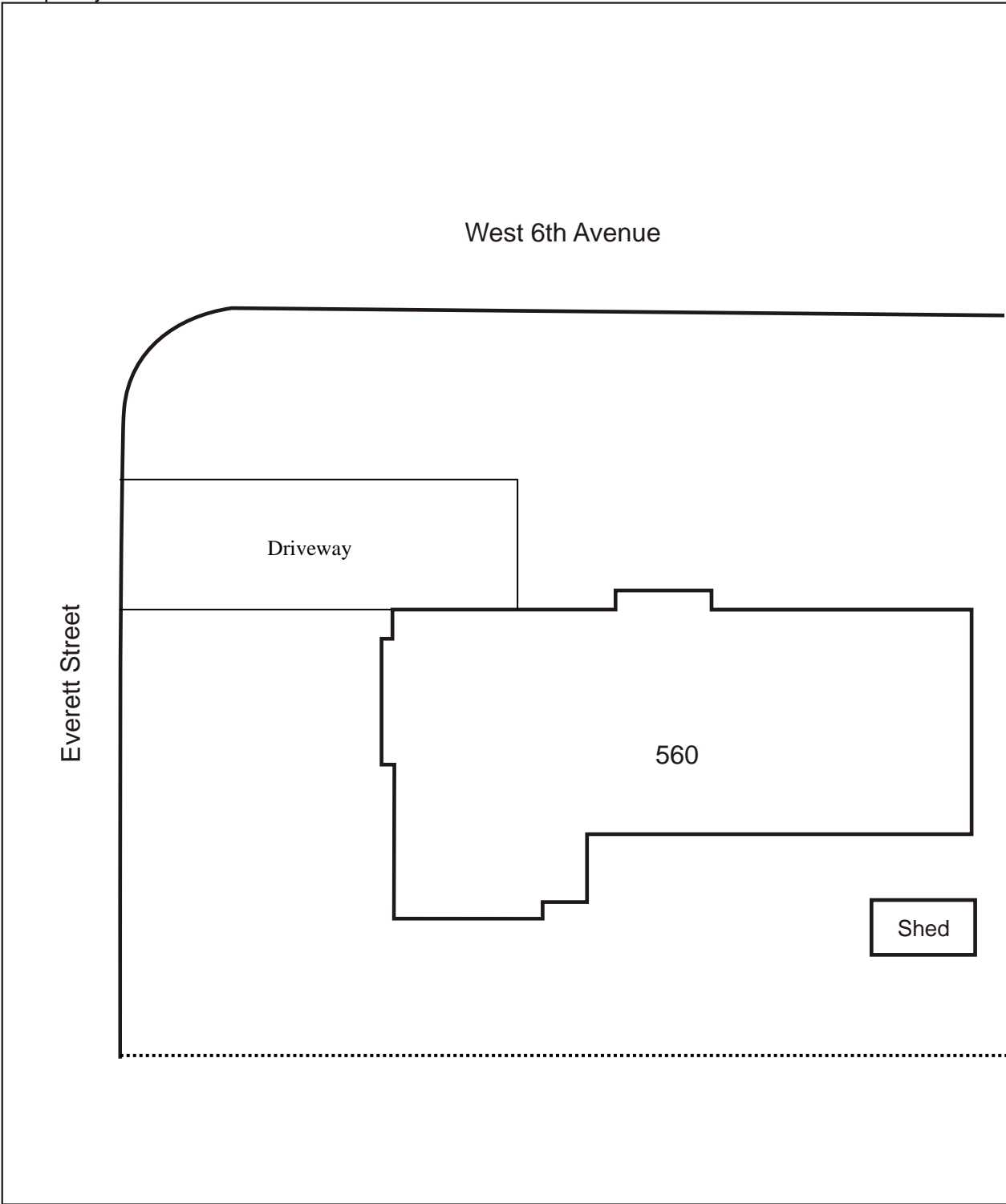


Sketch Map
5JF4593
560 Everett Street
Lakewood, CO 80226

- - - - Parcel Boundary



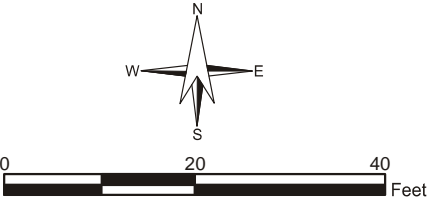
Resource Number: 5JF4593
Temporary Resource Number:



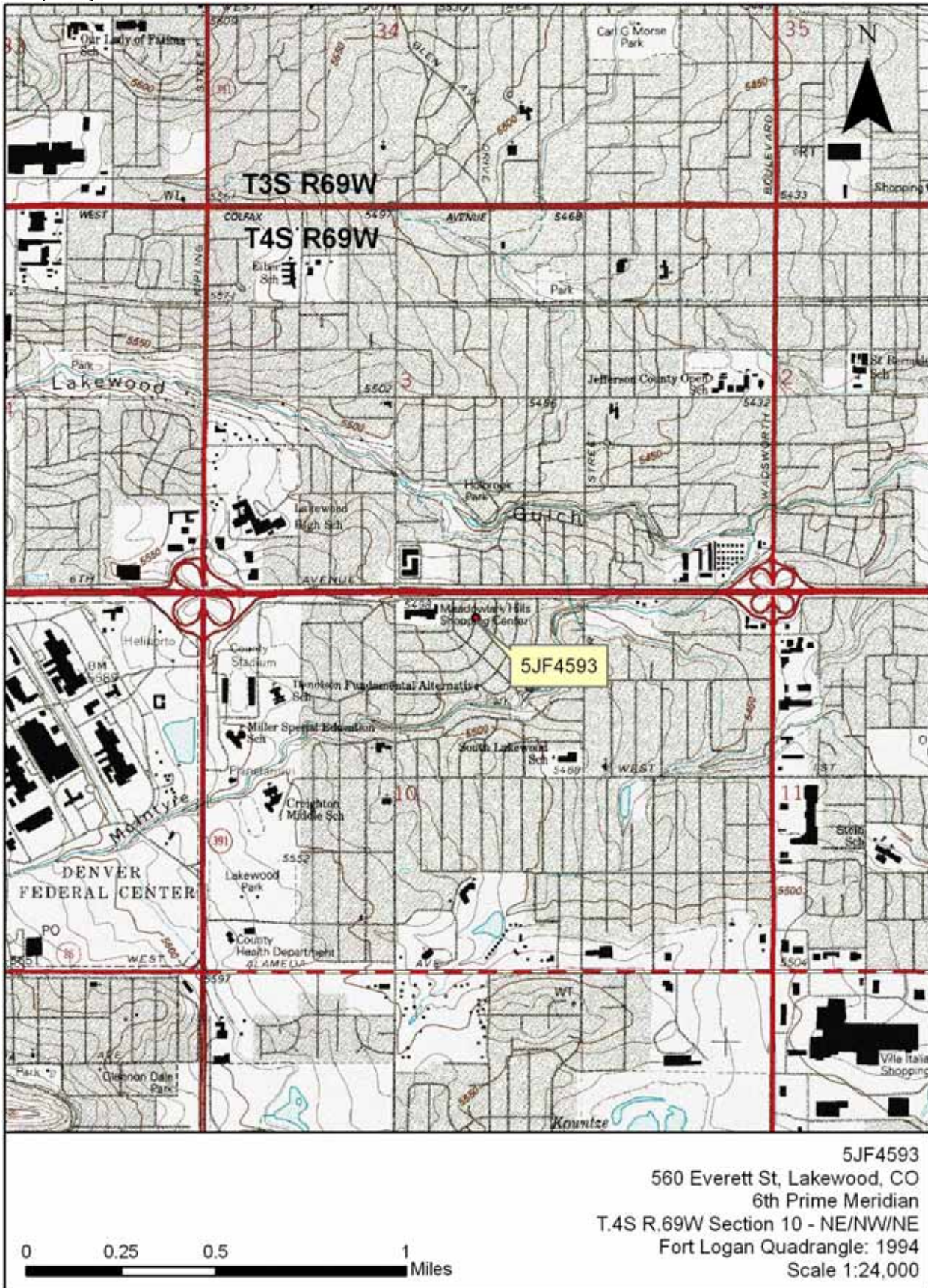
Sketch Map

5JF4593
560 Everett Street, Lakewood, CO 80226

- Parcel Boundary
- Driveway Boundary



Resource Number: 5JF4593
Temporary Resource Number:



Location Map

Resource Number: 5JF4593
Temporary Resource Number:

Photo Log

Property Name: Greene Residence
Property Location: 560 Everett Street, Lakewood, Jefferson County, Colorado
Photographer: Carrie Schomig
Date Taken: February 28, 2008
Negatives: none; digital photography used

<u>Photo #</u>	<u>Facing</u>	<u>Description</u>
1	SE	West and North façades
2	NE	West and South façades

Resource Number: 5JF4593
Temporary Resource Number:



Photograph 1: West and North façades, view looking Southeast



Photograph 2: West and South façades, view looking Northeast

Resource Number: 5JF4593
Temporary Resource Number:

Resource Number: 5JF4594
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5JF4594
2. Temporary resource number: 49-101-05-001
3. County: Jefferson
4. City: Lakewood
5. Historic building name: Kelly Residence
6. Current building name: Anderson Residence
7. Building address: 585 Estes Street
8. Owner name and address: Ellen Anderson, 585 Estes Street, Lakewood, CO 80226

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 4S Range 69W
NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of _____ $\frac{1}{4}$ of section 10
10. UTM reference
Zone 13; 49 18 17 mE 4397240 mN
11. USGS quad name: _____ Fort Logan
Year: 1965, Rev. 1994 Map scale: 7.5' X 15' _____ Attach photo copy of appropriate map section.
12. Lot(s): 16 Block: 7
Addition: Meadowlark Hills Year of Addition: 1953
13. Boundary Description and Justification: The boundary is defined by the property's legal boundaries. The site in this lot is bounded by the northern boundary with West 6th Avenue Frontage Road, the eastern boundary with Estes Street, the southern lot boundary, and the western lot boundary.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: 1159 square feet
16. Number of stories: 1
17. Primary external wall material(s): Brick
18. Roof configuration: Cross Gabled
19. Primary external roof material: Asphalt
20. Special features: Fence

Resource Number: 5JF4594
Temporary Resource Number:

21. General architectural description: The house at 585 Estes Street is a single-family, concrete block, one-story, rectangular plan, Ranch style house clad in blonde brick with red-brick details. The roof is a low-pitched hipped roof with a forward-projecting front gable on the north end. The roof has closed eaves and is covered in asphalt shingles. The front gable is clad in vertical wood siding with a scalloped edge at the bottom. The foundation is concrete. The fenestration consists of a large metal-framed picture window, and sliding vinyl windows that appear to be replacement, with brick sills throughout. The house has an asymmetrical façade. The exterior is clad in blonde brick with red brick on the bottom third of the wall. A vertical wood siding addition is located at the northwest end of the north façade, and appears to be attached to the house at the rear. The addition has a flat roof and a small shed roof addition on its north façade. The interior of the house was not surveyed due to restricted access to the property.
22. Architectural style/building type: Ranch
23. Landscaping or special setting features: The house at 585 Estes Street is located in a suburban setting south of 6th Avenue and west of Wadsworth Boulevard. The landscaping consists of grass-covered lawns with ornamental plantings. A brick planting bed is located along the south side of the principal, east façade. A concrete driveway is located at the northeast end of the lot leading to a concrete slab parking area. A six-foot wood fence encloses the rear yard.
24. Associated buildings, features, or objects: None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1954
Source of information: Jefferson County Assessor Records
26. Architect: Unknown
Source of information:
27. Builder/Contractor: Unknown
Source of information:
28. Original owner: William L. and Olga J. Kelly
Source of information: Jefferson County Assessor Records
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The original windows appear to be replacement, and the one-car garage is a later addition (dates not known).
30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/Single Dwelling
32. Intermediate use(s): N/A
33. Current use(s): Domestic/Single Dwelling

Resource Number: 5JF4594
Temporary Resource Number:

34. Site type(s): Suburban Home

35. Historical background:

The historic context of 585 Estes Street comprises the historical themes of agriculture, early industry, and transportation in northern Jefferson County. Located five miles west of Denver, Lakewood grew from a small farming community into a suburban city filled out by neighborhood subdivisions in less than a century. In the 1890s and 1900s, Denver exurbanites ventured westward to seek the pastoral landscape of Lakewood. Lakewood was first platted in 1891 as a railroad-oriented suburb, coinciding with new railroad line along 13th Avenue through the Lakewood area to link Denver with the mining center of Golden (Ryland, 1972: 13). The Silver Crash and recession of 1893, however, caused early development to remain modest through the 1920s.

A farm map published in 1899 shows that the areas near the intersection of West 6th Avenue and Wadsworth Boulevard were dominated by large tracts of farmland, and a few small areas of platted subdivisions located near major roadways. By 1900, the West Colfax Avenue had also become a significant artery for horse-driven transportation and soon thereafter, automobile traffic. Development along the Colfax corridor helped spur development in Lakewood. When West Colfax Avenue became a two-lane paved road in 1916, it became the first road in the vicinity to receive blacktop (Sugnet and Associates, 1999:2).

Commercial businesses were established along Wadsworth Boulevard in the 1920s and 1930s, illustrating the beginning of Lakewood's transition from an agricultural community into a commercial and residential suburb of Denver. Residential subdivisions began to appear to the east and west of Wadsworth as early as the 1930s. The landscape changed more drastically in 1941 when the United States government opened the Denver Ordnance Plant (DOP), a World War II munitions manufacturing plant, southwest of US 6 and Garrison Street in Lakewood. Before the DOP opened, US 6 consisted of a two-lane gravel road between Denver to the intersection at Simms/Union streets. Due to the increased number of travelers between Lakewood and the DOP, US 6 was paved and widened to a four-lane highway in 1942 (Norman, 2002: 18). By 1943, the DOP employed almost 20,000 people and operated on a constant 24-hour schedule, with many of the workers seeking housing in the surrounding communities.

After the war ended and the DOP closed, the Federal government converted the site into the current Denver Federal Center in 1950. Almost immediately, the Denver Federal Center became the largest installation of government employees in the United States outside of Washington, D.C. (Wilcox, 1994: 75). The facility had a direct impact on Lakewood's suburban community when a number of new subdivisions were formed in Lakewood to accommodate the nearby workforce. These new residential subdivisions, including neighborhoods such as Meadowlark Hills and Lakewood Village, replaced Lakewood's remaining farmland, and signaled the end of the agricultural activity in the vicinity of US 6 and Wadsworth.

Since the 1950s, Lakewood has developed into a thriving suburban city of Denver. In addition to the employment provided by the Federal Center, Lakewood's growth has been encouraged by its close proximity to Denver, and the

Resource Number: 5JF4594

Temporary Resource Number:

frequent upgrades of roads and highways that link Lakewood to the greater metropolitan region. The town was officially incorporated in 1969, and remains one of the largest communities in Colorado.

In 1953, Charles T. Gore and Daniel J. Kellogg sold their land along US 6 between Carr and Garrison Streets to the Meadowlark Land Company and the Meadowlark Development Company who established the Meadowlark Hills Subdivision in 1954. The subdivision is a prime example of a post World War II era subdivision in Colorado. The houses within the subdivision are primarily one-story Ranch style homes with one-car garages intermixed with Split Level style homes. Constructed of concrete blocks with brick facades, the houses are clad in blonde, red, and variegated brick from the Lakewood Brick and Tile Company. Once completed half of the houses within Meadowlark Hills have basements, while half were constructed on concrete foundations without basements. Built primarily between 1954 and 1955, the houses in Meadowlark Hills retain their overall integrity as they were designed.

36. Sources of information:

Autobee, Kris.

2008 *King Apple Comes to Lakewood*. In The Lakewood Historian Winter 2008. Lakewood, Colorado.

Colorado Historical Society.

2003 *A Guide to Colorado's Historic Architecture and Engineering*. Denver, Colorado: Office of Archaeology and Historic Preservation.

Hill, David R.

1984 *Colorado Urbanization and Planning Context*. Denver: State Historical Society of Colorado.

Holleran, Michael

2005 *Historic Context for Irrigation and Water Supply Ditches and Canals in Colorado*. Colorado Center for Preservation Research, University of Colorado at Denver and Health Sciences Center: Denver, Colorado.

Leonard, Stephen J. and Thomas J. Noel

1990 *Denver: Mining Camp to Metropolis*. University Press of Colorado: Niwot, Colorado.

Preservation Publishing

2002 *Survey Report for the 2001 Cultural Resource Survey of Historic Northeast Lakewood*. Prepared for the City of Lakewood, May.

Rhodes, Diane Lee (with Parsons Engineering)

2002a *An Intensive Historical Archaeological Survey Along the West Corridor Alternative Route, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

2002b *An Inventory of Historic Structures Along the West Corridor Alternative Routes, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

Ryland, Charles S.

1972 "Golden's Resourceful Merchant" in *The Denver Westernaires Roundup*. Vol. XXVIII, No. 9, Nov-Dec.

Sugnet and Associates

1999 *Cultural Resources Inventory of the Proposed Colfax Avenue and Wadsworth Boulevard Improvement Project*, City of Lakewood, Colorado

Resource Number: 5JF4594

Temporary Resource Number:

Wilcox, Patricia K. editor

1976 *76 Centennial Stories of Lakewood, Colorado*. Lakewood Centennial-Bicentennial Commission: Lakewood, Colorado.

1994 *Lakewood-Colorado: An Illustrated Biography*. Lakewood 25th Birthday Commission: Lakewood, Colorado.

Willits, W. F.

1899 *W. F. Willits Farm Map*. Denver Public Library, Western History and Genealogy Division.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: _____

Designating authority:

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National State Local

42. Statement of significance: The house at 585 Estes Street does not meet any of the National Register Criteria as an individual resource. Although it is associated with the expansion of housing in Lakewood during the 1950s, the house is not closely associated with this movement and, therefore, does not individually meet Criterion A for associations with important events from our past. Historical research has not indicated that people associated with the house have any historical significance and thus does not meet Criterion B. The house is an example of a 1950s and 1960s Ranch style, but it is not the work of a master or a rare example of its type within the broader region and therefore does not have enough significance to meet Criterion C. It also does not appear to have the potential to yield information about our prehistory or history that is not already known, and therefore is not recommended to meet Criterion D. Although this building is not recommended individually eligible, it is recommended as a contributing resource in a potential historic district (see section 45 below).

43. Assessment of historic physical integrity related to significance: The house at 585 Estes Street has fair historic physical integrity due to the one-car addition at its south facade. This addition is sympathetic to the remainder of the house, and is located at the side, reducing its visual impact to the principal facade. Thus, the house retains enough historical integrity to convey its original form as a contributing resource in a historic district.

Resource Number: 5JF4594
Temporary Resource Number:

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ____ Not Eligible X Need Data ____

45. Is there National Register district potential? Yes X No

Discuss: The house at 585 Estes Street is part of the Meadowlark Hills subdivision in Lakewood. Constructed between 1953 and 1956, Meadowlark Hills is a master-planned development that includes curvilinear, tree-lined streets, parks, and a community shopping center (Figure 1). The Meadowlark Hills Subdivision was a planned development created in 1953 when the Meadowlark Land Corporation purchased the property from Charles T. Gore and Daniel J. Kellogg. Extensive primary research including newspaper archives and historical and municipal repositories identified the subdivision developers as the Meadowlark Land Company, the Meadowlark Development Company, House Beautiful Homes, Inc., but it did not identify contractors or architects associated with the construction. Although the entire neighborhood was not surveyed as part of this survey, a windshield survey through the neighborhood identified six models of either Ranch style or Split Level style houses, each displaying strong uniformity in architectural design and materials. All of the buildings within the Meadowlark Hills subdivision are faced with a combination of blonde, red, and brown brick that the contractor purchased from the local Lakewood Brick and Tile Company located along 13th Avenue (Norman, 2002: 31-32). The consistency in building materials and housing styles bestows strong visual and architectural consistency to the neighborhood as a whole.

The Meadowlark Hills Subdivision is recommended eligible under Criterion A for the neighborhood's establishment in Lakewood during the 1950s. The neighborhood's development during this time reflects an important historic trend in suburban growth within the Denver metropolitan area during the Post World War II era, and is an example of a movement that led to the creation of Lakewood as an independent city in 1969. Meadowlark Hill's establishment during the mid-1950s also coincides with the opening of the nearby Denver Federal Center in 1950. When the Federal Government converted the former DOP into the Federal Center, the new federal campus became a regional center of government operations and employment. Its opening helped revitalized Lakewood as a residential suburb providing middle-class housing to Federal Center employees.

The Meadowlark Hills Subdivision is recommended eligible under Criterion C as an important example of post-World War II neighborhood planning and design principles. Many of the development's features, such as the curvilinear streets and uniform setbacks were design elements recommended by the Federal Housing Administration as early as the 1930s, and set the standard of post-World War II subdivisions nationwide. Moreover, the housing's consistent informal Ranch Style and Split Level architecture reflects an attempt made by developers to appeal to the consumer during this period of increasing popularity for these trends during the 1950s. Picture windows, low, horizontal profiles, and horizontally oriented bands of windows became distinguishing features of both domestic styles. These elements also were well-adapted to middle class

Resource Number: 5JF4594

Temporary Resource Number:

suburban developments, such as Meadowlark Hills (Ames and McClelland, 2002:49, 66). Meadowlark Hills is an excellent example of the execution of this suburban model within the greater Denver metropolitan area.

The Meadowlark Hills subdivision maintains a remarkably high degree of historic physical integrity. Unlike many other residential subdivisions of its era, a windshield survey through the neighborhood revealed little to no

evidence of demolition, alterations to the front of the house, or other large-scale alterations. The most common alteration to the housing appears to be replacement of original metal-framed windows; however, this renovation is not universal and a large degree of original fenestration appears to remain intact throughout the neighborhood.

The period of significance for the recommended Meadowlark Hills Historic District is the neighborhood's period of construction, 1953-56. The recommended district boundaries encompass the neighborhood's construction limits, as completed in 1956. This area is generally bound by West 6th Avenue/Frontage Road to the north, Carr Street to the east, West 1st Avenue to the south, and Garrison Street to the west. Excepted areas within this area but outside of the boundary include a group of six properties on West Fourth Avenue that were built in the mid-1960s, nearly ten years after Meadowlark Hills was completed. Additionally, the school property at the southeast corner of the neighborhood, South Lakewood Elementary, was constructed in 1994, and therefore not included within the recommended historic district boundary.

If there is National Register district potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: N/A

Negatives filed at: N/A; digital photography used

48. Report title: Historic Resources Survey, US 6 and Wadsworth Boulevard, Lakewood, CO

49. Date(s): March 20, 2008

50. Recorder(s): Jennifer E. Bryant

51. Organization: TEC, Inc

52. Address: 1746 Cole Boulevard, Suite 265, Golden, CO 80401

53. Phone number(s): 303-273-0231

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395

Resource Number: 5JF4594
Temporary Resource Number:

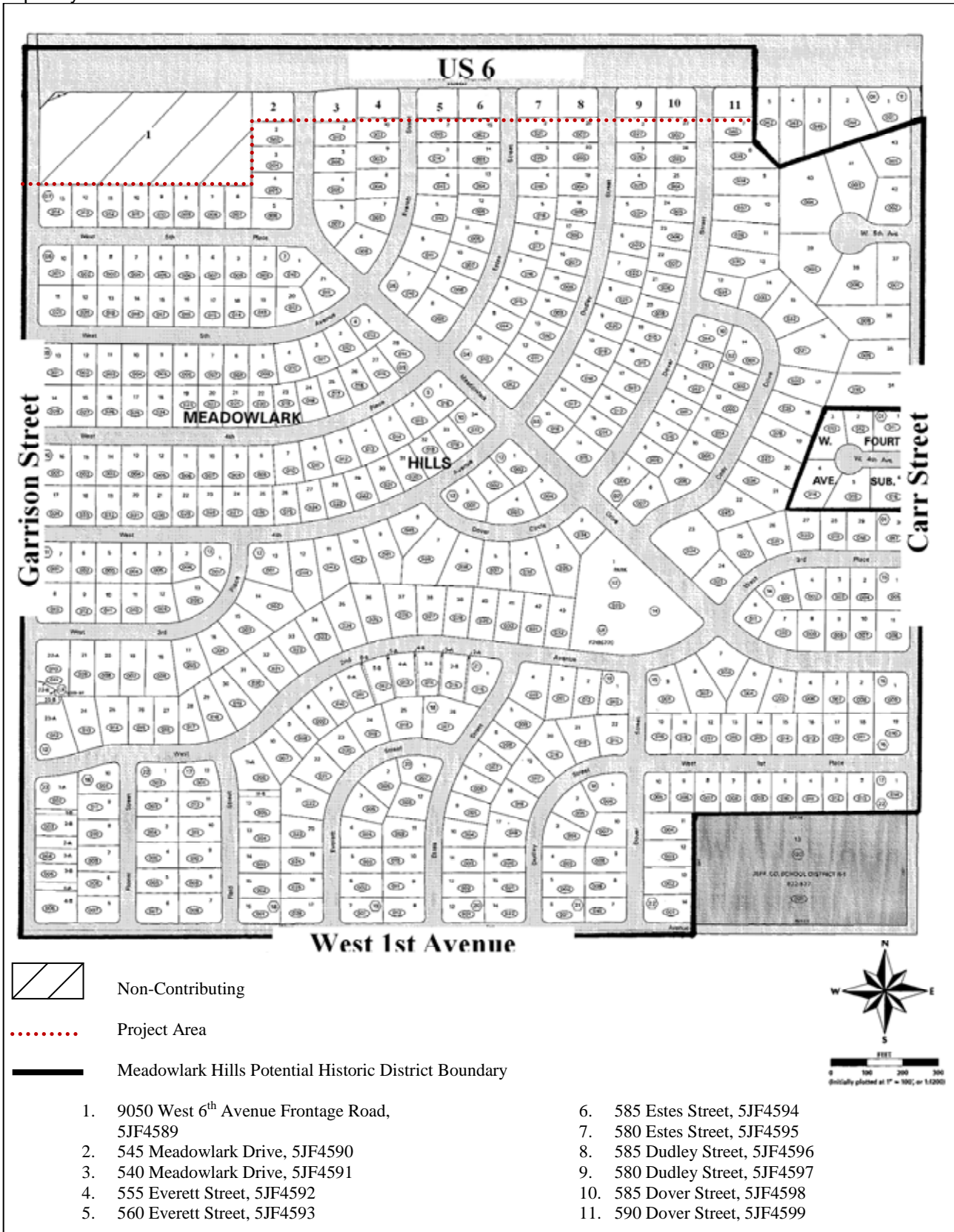


Figure 1: Meadowlark Hills Potential Historic District. Map Courtesy of the Jefferson County Assessor’s Office.

Resource Number: 5JF4594
Temporary Resource Number:

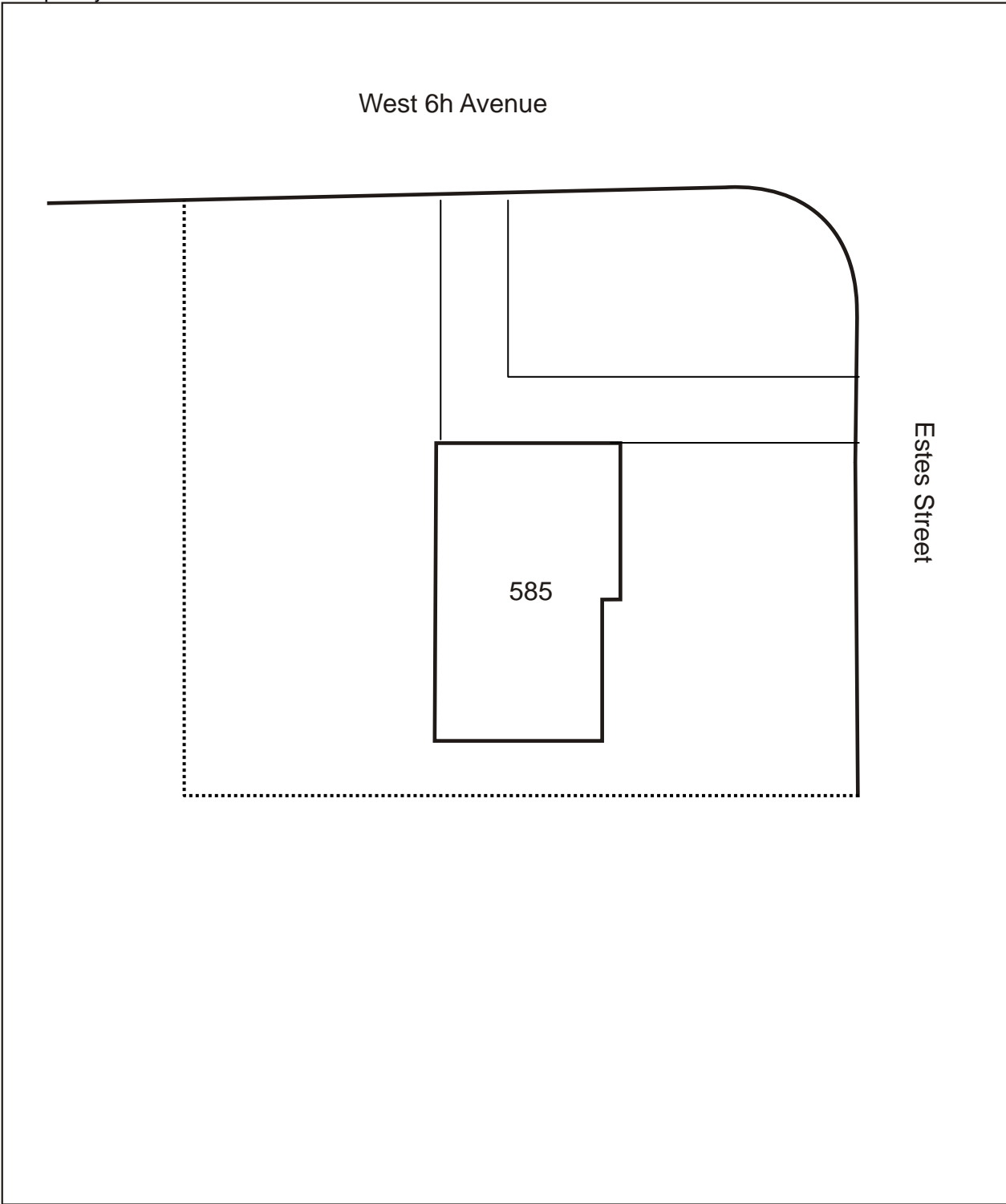


Sketch Map
5JF4594
585 Estes Street
Lakewood, CO 80226

--- Parcel Boundary



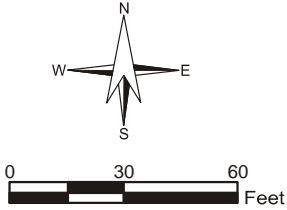
Resource Number: 5JF4594
Temporary Resource Number:



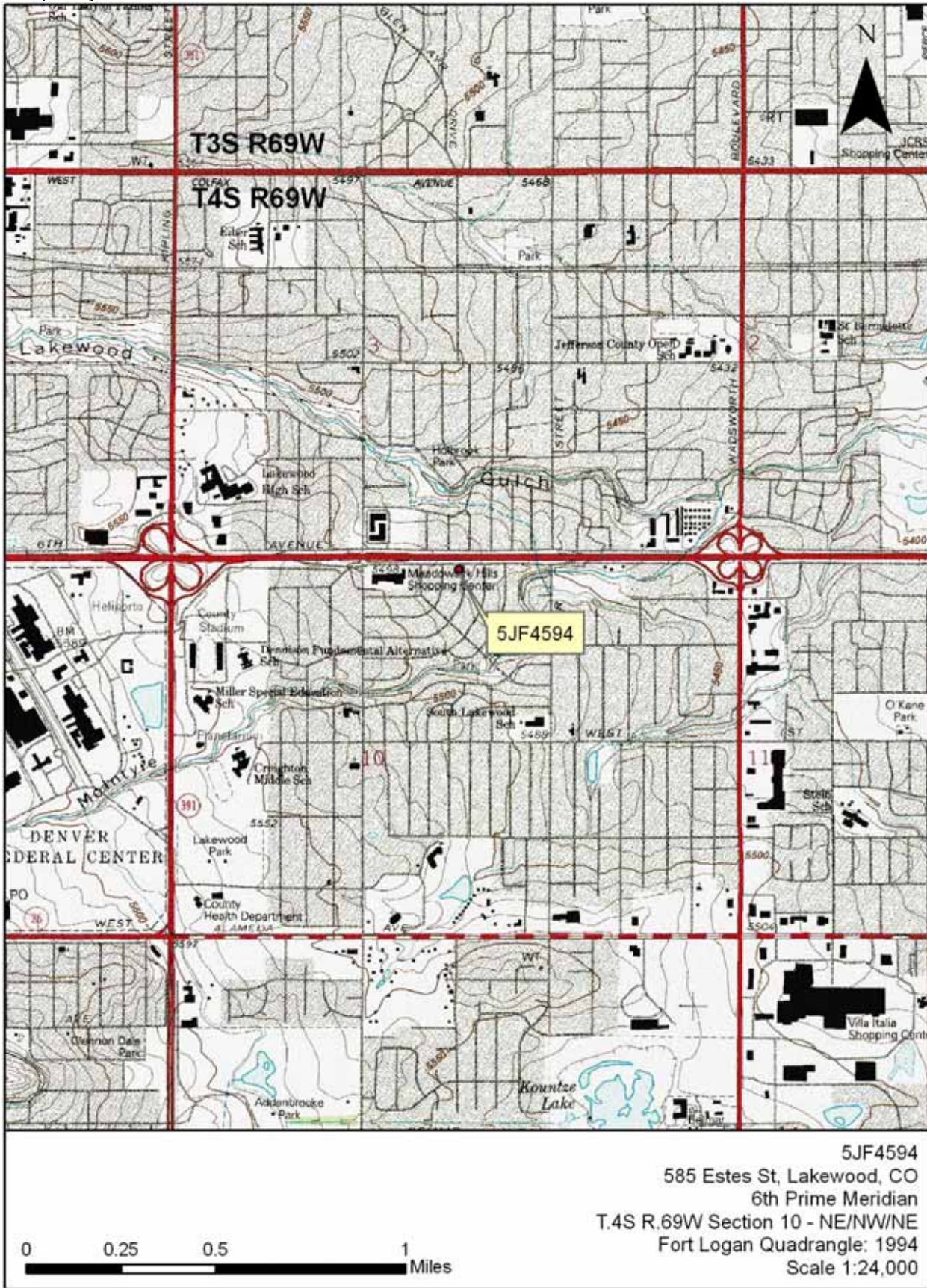
Sketch Map

5JF4594
585 Estes Street, Lakewood, CO 80226

- Driveway Boundary
- Parcel Boundary



Resource Number: 5JF4594
Temporary Resource Number:



Location Map

Resource Number: 5JF4594
Temporary Resource Number:

Photo Log

Property Name: Anderson Residence
Property Location: 585 Estes Street
Photographer: Carrie Schomig
Date Taken: February 28, 2008
Negatives: none; digital photography used

<u>Photo #</u>	<u>Facing</u>	<u>Description</u>
1	NW	East and South façades
2	SW	East and North façades

Resource Number: 5JF4594
Temporary Resource Number:



Photograph 1: East and South façades, view looking Northwest



Photograph 2: East and North façades, view looking Southwest

Resource Number: 5JF4594
Temporary Resource Number:

Resource Number: 5JF4595
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5JF4595
2. Temporary resource number: 49-101-04-022
3. County: Jefferson
4. City: Lakewood
5. Historic building name: Olson Residence
6. Current building name: Crossman Residence
7. Building address: 580 Estes Street
8. Owner name and address: Walter B. and Betty Crossman, 580 Estes Street, Lakewood, CO 80226

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 4S Range 69W
NW ¼ of NE ¼ of NE ¼ of _____ ¼ of section 10
10. UTM reference
Zone 13 ; 49 18 45 mE 4397226 mN
11. USGS quad name: Fort Logan
Year: 1965, Rev. 1994 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 1 Block: 8
Addition: Meadowlark Hills Year of Addition: 1953
13. Boundary Description and Justification: The boundary is defined by the property's legal boundaries. The site in this lot is bounded by the northern boundary with West 6th Avenue Frontage Road, the eastern lot boundary, the southern lot boundary, and the western boundary with Estes Street.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: 1159 square feet
16. Number of stories: 1
17. Primary external wall material(s): Brick
18. Roof configuration: Hipped
19. Primary external roof material: Asphalt
20. Special features: Attached Garage

Resource Number: 5JF4595
Temporary Resource Number:

21. General architectural description: The Crossman residence at 580 Estes Street is a single-family, concrete block, one-story Ranch style house. It has a rectangular footprint, and is clad in blonde brick with red brick accents. The roof is a low-pitched, hipped roof with closed, overhanging eaves, and is covered in asphalt shingles. The foundation is concrete. The principal, west façade is composed of four bays consisting of three windows and the primary entrance. The primary entrance is located on a raised concrete stoop covered by the main massing of the roof. A projecting brick wall is located to the north of the door and is angled from the foundation to the edge of the roof. Two large, plate-glass windows meet at the corner of the west and north façades. A one-car, wood-frame garage addition is attached to the primary house along the house's north façade. The garage is clad in wood siding and has a low-pitched hipped roof that extends from under the eave of the house's primary roof. The interior of the house was not surveyed due to restricted access to the property.
22. Architectural style/building type: Ranch
23. Landscaping or special setting features: The house at 580 Estes Street is located in a suburban setting south of 6th Avenue and west of Wadsworth Boulevard. The landscaping consists of grass-covered lawns on all sides with a paved driveway leading from Estes Street to the attached one-car garage on the north boundary of the lot.
24. Associated buildings, features, or objects: None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1954
Source of information: Jefferson County Assessor Records
26. Architect: Unknown
Source of information:
27. Builder/Contractor: Unknown
Source of information:
28. Original owner: Thrace B. and Agnes E. Olson
Source of information: Jefferson County Assessor Records
29. Construction history (include description and dates of major additions, alterations, or demolitions):
A one-car garage has been added to the north end of the principal west façade (date undetermined). The garage is clad in wood with a hipped roof. The date of the addition is unknown. The windows also appear to be replacement.
30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/Single Dwelling
32. Intermediate use(s): N/A

Resource Number: 5JF4595

Temporary Resource Number:

33. Current use(s): Domestic/Single Dwelling

34. Site type(s): Suburban Home

35. Historical background:

The historic context of 580 Estes Street comprises the historical themes of agriculture, early industry, and transportation in northern Jefferson County. Located five miles west of Denver, Lakewood grew from a small farming community into a suburban city filled out by neighborhood subdivisions in less than a century. In the 1890s and 1900s, Denver exurbanites ventured westward to seek the pastoral landscape of Lakewood. Lakewood was first platted in 1891 as a railroad-oriented suburb, coinciding with new railroad line along 13th Avenue through the Lakewood area to link Denver with the mining center of Golden (Ryland, 1972: 13). The Silver Crash and recession of 1893, however, caused early development to remain modest through the 1920s.

A farm map published in 1899 shows that the areas near the intersection of West 6th Avenue and Wadsworth Boulevard were dominated by large tracts of farmland, and a few small areas of platted subdivisions located near major roadways. By 1900, the West Colfax Avenue had also become a significant artery for horse-driven transportation and soon thereafter, automobile traffic. Development along the Colfax corridor helped spur development in Lakewood. When West Colfax Avenue became a two-lane paved road in 1916, it became the first road in the vicinity to receive blacktop (Sugnet and Associates, 1999:2).

Commercial businesses were established along Wadsworth Boulevard in the 1920s and 1930s, illustrating the beginning of Lakewood's transition from an agricultural community into a commercial and residential suburb of Denver. Residential subdivisions began to appear to the east and west of Wadsworth as early as the 1930s. The landscape changed more drastically in 1941 when the United States government opened the Denver Ordnance Plant (DOP), a World War II munitions manufacturing plant, southwest of US 6 and Garrison Street in Lakewood. Before the DOP opened, US 6 consisted of a two-lane gravel road between Denver to the intersection at Simms/Union streets. Due to the increased number of travelers between Lakewood and the DOP, US 6 was paved and widened to a four-lane highway in 1942 (Norman, 2002: 18). By 1943, the DOP employed almost 20,000 people and operated on a constant 24-hour schedule, with many of the workers seeking housing in the surrounding communities.

After the war ended and the DOP closed, the Federal government converted the site into the current Denver Federal Center in 1950. Almost immediately, the Denver Federal Center became the largest installation of government employees in the United States outside of Washington, D.C. (Wilcox, 1994: 75). The facility had a direct impact on Lakewood's suburban community when a number of new subdivisions were formed in Lakewood to accommodate the nearby workforce. These new residential subdivisions, including neighborhoods such as Meadowlark Hills and Lakewood Village, replaced Lakewood's remaining farmland, and signaled the end of the agricultural activity in the vicinity of US 6 and Wadsworth.

Resource Number: 5JF4595

Temporary Resource Number:

Since the 1950s, Lakewood has developed into a thriving suburban city of Denver. In addition to the employment provided by the Federal Center, Lakewood's growth has been encouraged by its close proximity to Denver, and the frequent upgrades of roads and highways that link Lakewood to the greater metropolitan region. The town was officially incorporated in 1969, and remains one of the largest communities in Colorado.

In 1953, Charles T. Gore and Daniel J. Kellogg sold their land along US 6 between Carr and Garrison Streets to the Meadowlark Land Company and the Meadowlark Development Company who established the Meadowlark Hills Subdivision in 1954. The subdivision is a prime example of a post World War II era subdivision in Colorado. The houses within the subdivision are primarily one-story, Ranch style homes with one-car garages intermixed with Split Level style homes. Constructed of concrete blocks with brick facades, the houses are clad in blonde, red, and variegated brick from the Lakewood Brick and Tile Company. Once completed half of the houses within Meadowlark Hills have basements, while half were constructed on concrete foundations without basements. Built primarily between 1954 and 1955, the houses in Meadowlark Hills retain their overall integrity as they were designed.

36. Sources of information:

Autobee, Kris.

2008 *King Apple Comes to Lakewood*. In The Lakewood Historian Winter 2008. Lakewood, Colorado.

Colorado Historical Society.

2003 *A Guide to Colorado's Historic Architecture and Engineering*. Denver, Colorado: Office of Archaeology and Historic Preservation.

Hill, David R.

1984 *Colorado Urbanization and Planning Context*. Denver: State Historical Society of Colorado.

Holleran, Michael

2005 *Historic Context for Irrigation and Water Supply Ditches and Canals in Colorado*. Colorado Center for Preservation Research, University of Colorado at Denver and Health Sciences Center: Denver, Colorado.

Leonard, Stephen J. and Thomas J. Noel

1990 *Denver: Mining Camp to Metropolis*. University Press of Colorado: Niwot, Colorado.

Preservation Publishing

2002 *Survey Report for the 2001 Cultural Resource Survey of Historic Northeast Lakewood*. Prepared for the City of Lakewood, May.

Rhodes, Diane Lee (with Parsons Engineering)

2002a *An Intensive Historical Archaeological Survey Along the West Corridor Alternative Route, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

2002b *An Inventory of Historic Structures Along the West Corridor Alternative Routes, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

Ryland, Charles S.

1972 "Golden's Resourceful Merchant" in *The Denver Westernaires Roundup*. Vol. XXVIII, No. 9, Nov-Dec.

Resource Number: 5JF4595
Temporary Resource Number:

Sugnet and Associates

1999 *Cultural Resources Inventory of the Proposed Colfax Avenue and Wadsworth Boulevard Improvement Project*, City of Lakewood, Colorado

Wilcox, Patricia K. editor

1976 *76 Centennial Stories of Lakewood, Colorado*. Lakewood Centennial-Bicentennial Commission: Lakewood, Colorado.

1994 *Lakewood-Colorado: An Illustrated Biography*. Lakewood 25th Birthday Commission: Lakewood, Colorado.

Willits, W. F.

1899 *W. F. Willits Farm Map*. Denver Public Library, Western History and Genealogy Division.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No X Date of designation: _____

Designating authority:

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

___ D. Has yielded, or may be likely to yield, information important in history or prehistory.

___ Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ___ State ___ Local _____

42. Statement of significance: The house at 580 Estes Street does not meet any of the National Register Criteria as an individual resource. Although it is associated with the expansion of housing in Lakewood during the 1950s, the house is not closely associated with this movement and, therefore, does not individually meet Criterion A for associations with important events from our past. Historical research has not indicated that people associated with the house have any historical significance and thus does not meet Criterion B. The house is an example of a 1950s and 1960s Ranch style, but it is not the work of a master or a rare example of its type within the broader region and therefore does not have enough significance to meet Criterion C. It also does not appear to have the potential to yield information about our prehistory or history that is not already known, and therefore is not recommended to meet Criterion D. Although this building is not recommended individually eligible, it is recommended as a contributing resource in a potential historic district (see section 45 below).

Resource Number: 5JF4595

Temporary Resource Number:

43. Assessment of historic physical integrity related to significance: The house at 580 Estes Street has fair historic physical integrity. Built in 1954, the house retains its overall form with the exception of the one-car garage addition.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

45. Is there National Register district potential? Yes No

Discuss: The house at 580 Estes Street is part of the Meadowlark Hills subdivision in Lakewood. Constructed between 1953 and 1956, Meadowlark Hills is a master-planned development that includes curvilinear, tree-lined streets, parks, and a community shopping center (Figure 1). The Meadowlark Hills Subdivision was a planned development created in 1953 when the Meadowlark Land Corporation purchased the property from Charles T. Gore and Daniel J. Kellogg. Extensive primary research including newspaper archives and historical and municipal repositories identified the subdivision developers as the Meadowlark Land Company, the Meadowlark Development Company, House Beautiful Homes, Inc., but it did not identify contractors or architects associated with the construction. Although the entire neighborhood was not surveyed as part of this survey, a windshield survey through the neighborhood identified six models of either Ranch style or Split Level style houses, each displaying strong uniformity in architectural design and materials. All of the buildings within the Meadowlark Hills subdivision are faced with a combination of blonde, red, and brown brick that the contractor purchased from the local Lakewood Brick and Tile Company located along 13th Avenue (Norman, 2002: 31-32). The consistency in building materials and housing styles bestows strong visual and architectural consistency to the neighborhood as a whole.

The Meadowlark Hills Subdivision is recommended eligible under Criterion A for the neighborhood's establishment in Lakewood during the 1950s. The neighborhood's development during this time reflects an important historic trend in suburban growth within the Denver metropolitan area during the Post World War II era, and is an example of a movement that led to the creation of Lakewood as an independent city in 1969. Meadowlark Hill's establishment during the mid-1950s also coincides with the opening of the nearby Denver Federal Center in 1950. When the Federal Government converted the former DOP into the Denver Federal Center, the new federal campus became a regional center of government operations and employment. Its opening helped revitalized Lakewood as a residential suburb providing middle-class housing to Denver Federal Center employees.

The Meadowlark Hills Subdivision is recommended eligible under Criterion C as an important example of post-World War II neighborhood planning and design principles. Many of the development's features, such as the curvilinear streets and uniform setbacks were design elements recommended by the Federal Housing Administration as early as the 1930s, and set the standard of post-World War II subdivisions nationwide. Moreover, the housing's consistent informal Ranch Style and Split Level style architecture reflects an attempt made by developers to appeal to the consumer during this period of increasing popularity for these trends

Resource Number: 5JF4595

Temporary Resource Number:

during the 1950s. Picture windows, low, horizontal profiles, and horizontally oriented bands of windows became distinguishing features of both domestic styles. These elements also were well-adapted to middle class suburban developments, such as Meadowlark Hills (Ames and McClelland, 2002:49, 66). Meadowlark Hills is an excellent example of the execution of this suburban model within the greater Denver metropolitan area.

The Meadowlark Hills subdivision maintains a remarkably high degree of historic physical integrity. Unlike many other residential subdivisions of its era, a windshield survey through the neighborhood revealed little to no

evidence of demolition, alterations to the front of the house, or other large-scale alterations. The most common alteration to the housing appears to be replacement of original metal-framed windows; however, this renovation is not universal and a large degree of original fenestration appears to remain intact throughout the neighborhood.

The period of significance for the recommended Meadowlark Hills Historic District is the neighborhood's period of construction, 1953-56. The recommended district boundaries encompass the neighborhood's construction limits, as completed in 1956. This area is generally bound by West 6th Avenue/Frontage Road to the north, Carr Street to the east, West 1st Avenue to the south, and Garrison Street to the west. Excepted areas within this area but outside of the boundary include a group of six properties on West Fourth Avenue that were built in the mid-1960s, nearly ten years after Meadowlark Hills was completed. Additionally, the school property at the southeast corner of the neighborhood, South Lakewood Elementary, was constructed in 1994, and therefore not included within the recommended historic district boundary.

If there is National Register district potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: N/A

Negatives filed at: N/A

48. Report title: Historic Resources Survey, US 6 and Wadsworth Boulevard, Lakewood, CO

49. Date(s): March 17, 2008

50. Recorder(s): Jennifer E. Bryant

51. Organization: TEC, Inc

52. Address: 1746 Cole Boulevard, Suite 265, Golden, CO 80401

53. Phone number(s): 303-273-0231

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Resource Number: 5JF4595
Temporary Resource Number:

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395

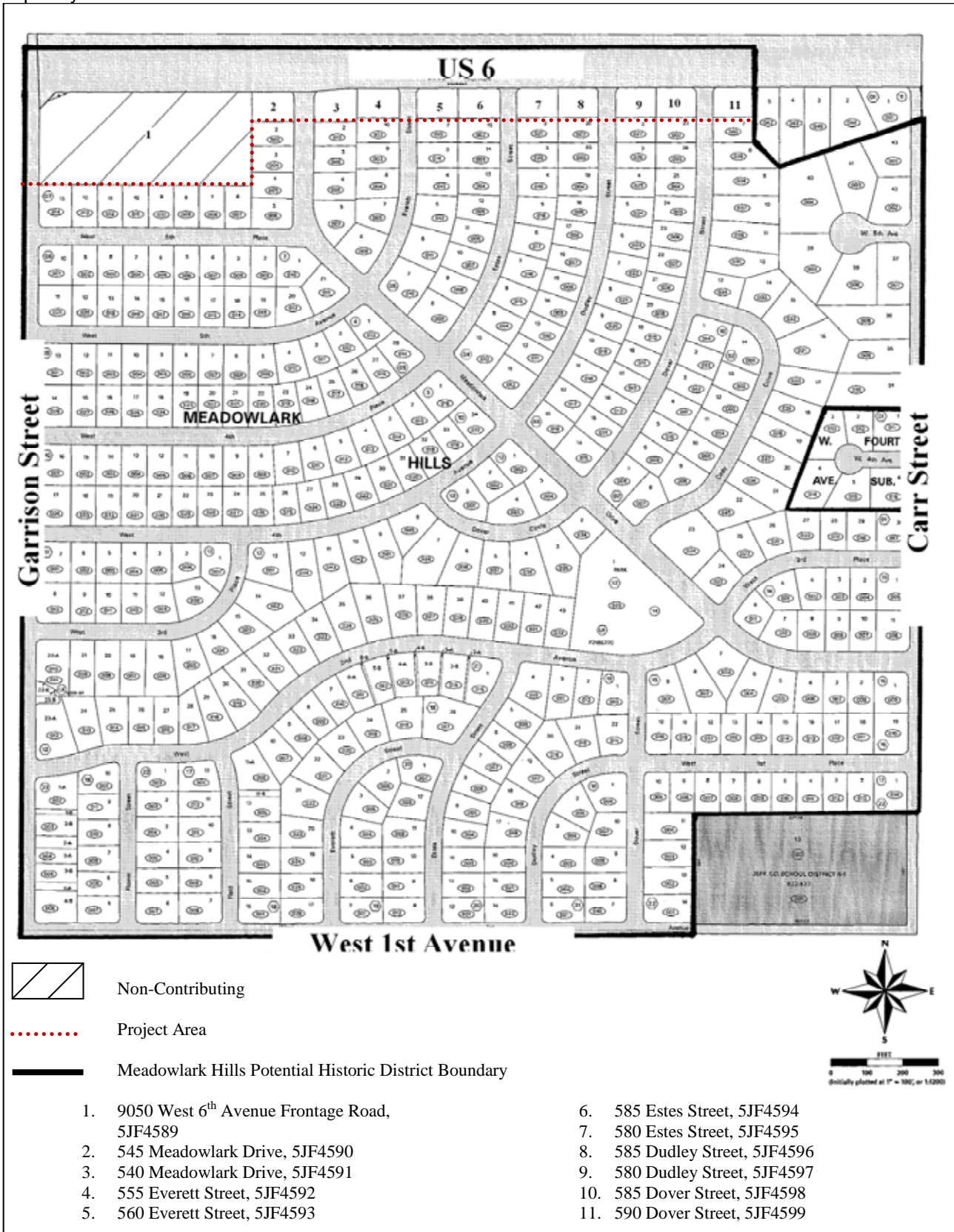


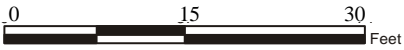
Figure 1: Meadowlark Hills Potential Historic District. Map Courtesy of the Jefferson County Assessor's Office.

Resource Number: 5JF4595
Temporary Resource Number:

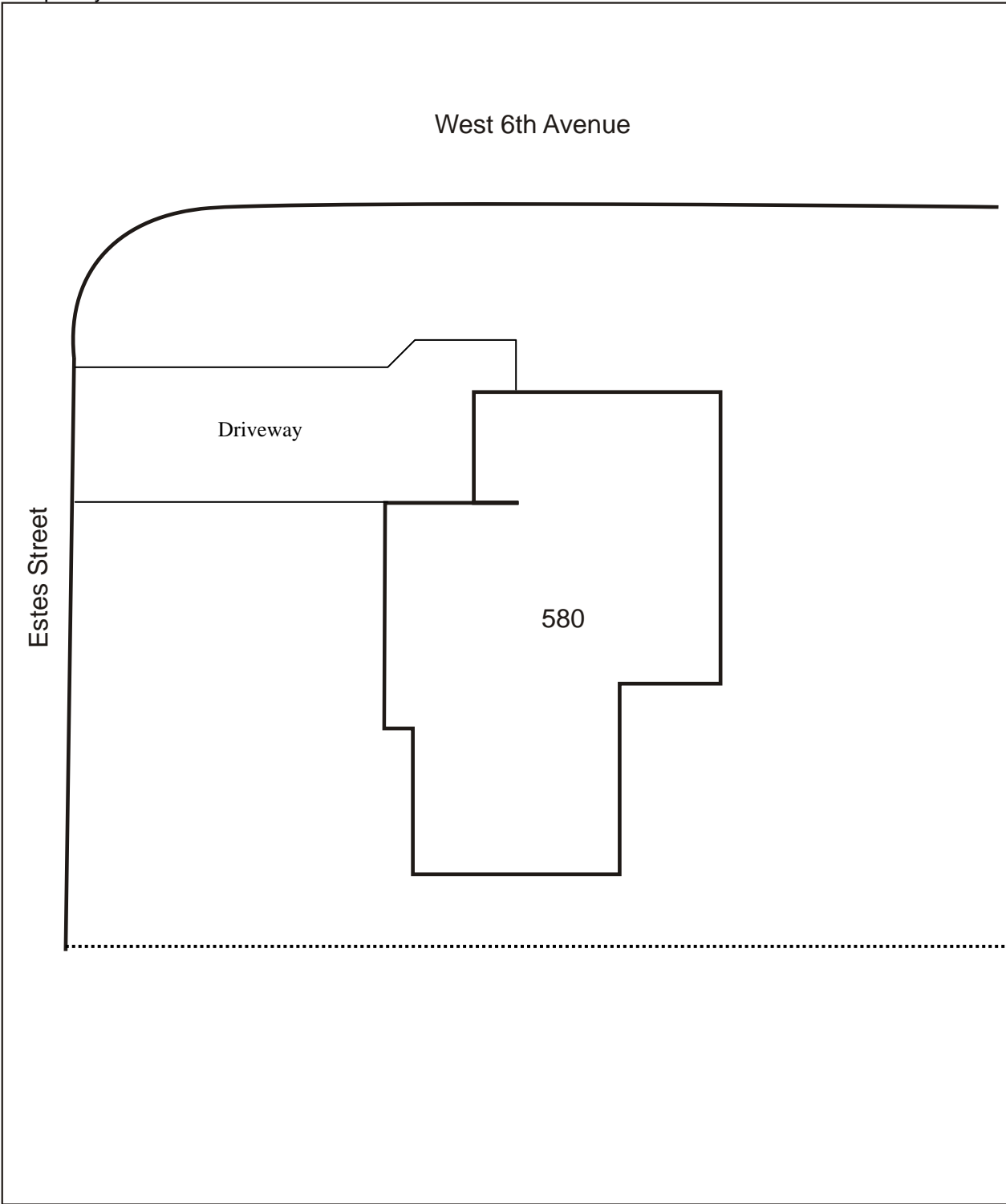


Sketch Map
5JF4595
580 Estes Street
Lakewood, CO 80226

- - - - Parcel Boundary



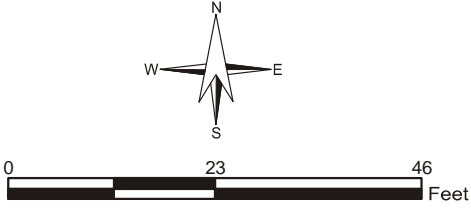
Resource Number: 5JF4595
Temporary Resource Number:



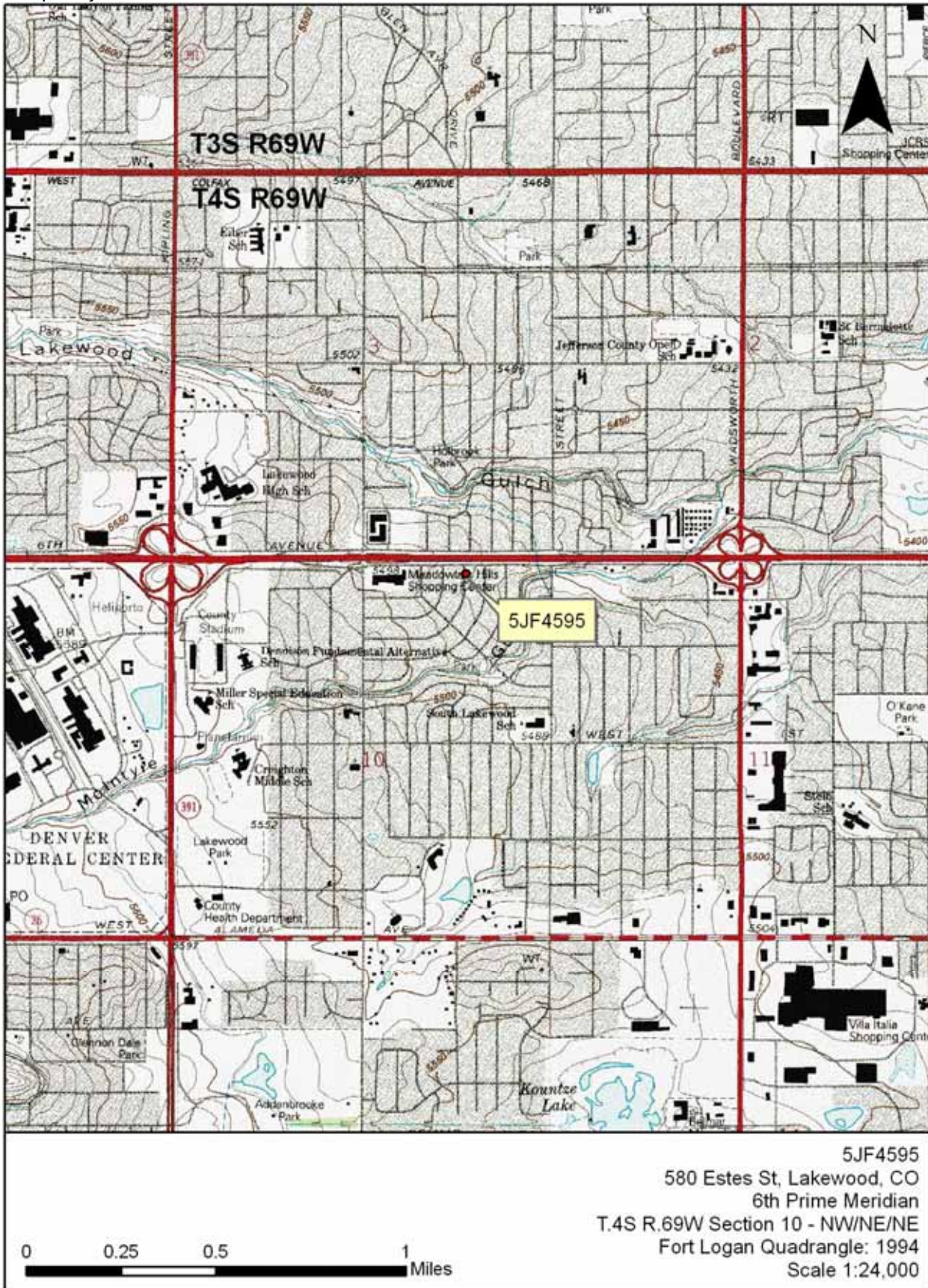
Sketch Map

5JF4595
580 Estes Street, Lakewood, CO 80226

- Parcel Boundary
- Driveway Boundary



Resource Number: 5JF4595
Temporary Resource Number:



Location Map

Resource Number: 5JF4595
Temporary Resource Number:

Photo Log

Property Name: Crossman Residence
Property Location: 580 Estes Street, Lakewood, Jefferson County, Colorado
Photographer: Jennifer E. Bryant
Date Taken: February 28, 2008
Negatives: none; digital photography used

<u>Photo #</u>	<u>Facing</u>	<u>Description</u>
1	NE	West façade
2	SE	West façade

Resource Number: 5JF4595
Temporary Resource Number:



Photograph 1: West façade, view to the Northeast



Photograph 2: West façade, view to the Southeast

Resource Number: 5JF4595
Temporary Resource Number:

Resource Number: 5JF4596
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5JF4596
2. Temporary resource number: 49-101-04-001
3. County: Jefferson
4. City: Lakewood
5. Historic building name: Oney Residence
6. Current building name: Brookshier Residence
7. Building address: 585 Dudley Street
8. Owner name and address: David and Janice Brookshier, 585 Dudley Street, Lakewood, CO 80226

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 4S Range 69W
NW ¼ of NE ¼ of NE ¼ of _____ ¼ of section 10
10. UTM reference
Zone 13; 49 19 09 mE 4397234 mN
11. USGS quad name: _____ Fort Logan
Year: 1965, Rev. 1994 Map scale: 7.5' X 15' _____ Attach photo copy of appropriate map section.
12. Lot(s): 22 Block: 8
Addition: Meadowlark Hills Year of Addition: 1953
13. Boundary Description and Justification: The boundary is defined by the property's legal boundaries. The site in this lot is bounded on the northern boundary with West 6th Avenue Frontage Road, the eastern boundary with Dudley Street, the southern lot boundary, and the western lot boundary.

III. Architectural Description

14. Building plan (footprint, shape): L-Shaped Plan
15. Dimensions in feet: 1519 square feet
16. Number of stories: 1
17. Primary external wall material(s): Brick
18. Roof configuration: Cross-Hipped
19. Primary external roof material: Asphalt
20. Special features: Attached Garage

Resource Number: 5JF4596

Temporary Resource Number:

21. General architectural description: The Brookshier residence at 585 Dudley Street is a single-family, concrete-block, one-story, Ranch style house. It has an L-shaped footprint, and is clad in red brick veneer with blonde-brick accents. The roof is a low-pitched, cross-hipped roof with closed eaves, and is covered in asphalt shingles. The foundation is concrete. The fenestration throughout consists of metal-framed casement windows. The primary entrance is located on the principal, east façade and is covered by an extension of the cross-hipped roof. A wrought iron pier supports this roof extension, along with a decorative brick wall with three square open spaces, on the north side of the entrance. A nearly full-length, four-light casement window is located at the corner of the east and north facades. At the west end of the north, rear façade is a two-car attached garage. The interior was not surveyed due to restricted access to the property.
22. Architectural style/building type: Ranch
23. Landscaping or special setting features: The house at 585 Dudley Street is located in a suburban setting south of 6th Avenue and west of Wadsworth Boulevard. The landscaping consists of grass-covered lawns on all sides with a paved driveway leading from West 6th Avenue Frontage Road to the attached garage at the northwest corner of the house and from the garage to Dudley Street.
24. Associated buildings, features, or objects: An outbuilding clad in vertical vinyl siding with a front-gable roof covered in asphalt shingles is located at the southwest corner of the lot.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1954
Source of information: Jefferson County Assessor Records
26. Architect: Unknown
Source of information:
27. Builder/Contractor: Unknown
Source of information:
28. Original owner: Frank W. and Frances E. Oney
Source of information: Jefferson County Assessor Records
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The rear, two-car garage appears to be a later addition (date undetermined). The windows also appear to be replacement.
30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/Single Dwelling
32. Intermediate use(s): N/A
33. Current use(s): Domestic/Single Dwelling
34. Site type(s): Suburban Home

Resource Number: 5JF4596
Temporary Resource Number:

35. Historical background:

The historic context of 585 Dudley Street comprises the historical themes of agriculture, early industry, and transportation in northern Jefferson County. Located five miles west of Denver, Lakewood grew from a small farming community into a suburban city filled out by neighborhood subdivisions in less than a century. In the 1890s and 1900s, Denver exurbanites ventured westward to seek the pastoral landscape of Lakewood. Lakewood was first platted in 1891 as a railroad-oriented suburb, coinciding with new railroad line along 13th Avenue through the Lakewood area to link Denver with the mining center of Golden (Ryland, 1972: 13). The Silver Crash and recession of 1893, however, caused early development to remain modest through the 1920s.

A farm map published in 1899 shows that the areas near the intersection of West 6th Avenue and Wadsworth Boulevard were dominated by large tracts of farmland, and a few small areas of platted subdivisions located near major roadways. By 1900, the West Colfax Avenue had also become a significant artery for horse-driven transportation and soon thereafter, automobile traffic. Development along the Colfax corridor helped spur development in Lakewood. When West Colfax Avenue became a two-lane paved road in 1916, it became the first road in the vicinity to receive blacktop (Sugnet and Associates, 1999:2).

Commercial businesses were established along Wadsworth Boulevard in the 1920s and 1930s, illustrating the beginning of Lakewood's transition from an agricultural community into a commercial and residential suburb of Denver. Residential subdivisions began to appear to the east and west of Wadsworth as early as the 1930s. The landscape changed more drastically in 1941 when the United States government opened the Denver Ordnance Plant (DOP), a World War II munitions manufacturing plant, southwest of US 6 and Garrison Street in Lakewood. Before the DOP opened, US 6 consisted of a two-lane gravel road between Denver to the intersection at Simms/Union streets. Due to the increased number of travelers between Lakewood and the DOP, US 6 was paved and widened to a four-lane highway in 1942 (Norman, 2002: 18). By 1943, the DOP employed almost 20,000 people and operated on a constant 24-hour schedule, with many of the workers seeking housing in the surrounding communities.

After the war ended and the DOP closed, the Federal government converted the site into the current Denver Federal Center in 1950. Almost immediately, the Denver Federal Center became the largest installation of government employees in the United States outside of Washington, D.C. (Wilcox, 1994: 75). The facility had a direct impact on Lakewood's suburban community when a number of new subdivisions were formed in Lakewood to accommodate the nearby workforce. These new residential subdivisions, including neighborhoods such as Meadowlark Hills and Lakewood Village, replaced Lakewood's remaining farmland, and signaled the end of the agricultural activity in the vicinity of US 6 and Wadsworth.

Since the 1950s, Lakewood has developed into a thriving suburban city of Denver. In addition to the employment provided by the Denver Federal Center, Lakewood's growth has been encouraged by its close proximity to Denver,

Resource Number: 5JF4596

Temporary Resource Number:

and the frequent upgrades of roads and highways that link Lakewood to the greater metropolitan region. The town was officially incorporated in 1969, and remains one of the largest communities in Colorado.

In 1953, Charles T. Gore and Daniel J. Kellogg sold their land along US 6 between Carr and Garrison Streets to the Meadowlark Land Company and the Meadowlark Development Company who established the Meadowlark Hills Subdivision in 1954. The subdivision is a prime example of a post World War II era subdivision in Colorado. The houses within the subdivision are primarily one-story, Ranch style homes with one-car garages intermixed with Split Level style homes. Constructed of concrete blocks with brick facades, the houses are clad in blonde, red, and variegated brick from the Lakewood Brick and Tile Company. Once completed half of the houses within Meadowlark Hills have basements, while half were constructed on concrete foundations without basements. Built primarily between 1954 and 1955, the houses in Meadowlark Hills retain their overall integrity as they were designed.

36. Sources of information:

Autobee, Kris.

2008 *King Apple Comes to Lakewood*. In The Lakewood Historian Winter 2008. Lakewood, Colorado.

Colorado Historical Society.

2003 *A Guide to Colorado's Historic Architecture and Engineering*. Denver, Colorado: Office of Archaeology and Historic Preservation.

Hill, David R.

1984 *Colorado Urbanization and Planning Context*. Denver: State Historical Society of Colorado.

Holleran, Michael

2005 *Historic Context for Irrigation and Water Supply Ditches and Canals in Colorado*. Colorado Center for Preservation Research, University of Colorado at Denver and Health Sciences Center: Denver, Colorado.

Leonard, Stephen J. and Thomas J. Noel

1990 *Denver: Mining Camp to Metropolis*. University Press of Colorado: Niwot, Colorado.

Preservation Publishing

2002 *Survey Report for the 2001 Cultural Resource Survey of Historic Northeast Lakewood*. Prepared for the City of Lakewood, May.

Rhodes, Diane Lee (with Parsons Engineering)

2002a *An Intensive Historical Archaeological Survey Along the West Corridor Alternative Route, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

2002b *An Inventory of Historic Structures Along the West Corridor Alternative Routes, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

Ryland, Charles S.

1972 "Golden's Resourceful Merchant" in *The Denver Westernaires Roundup*. Vol. XXVIII, No. 9, Nov-Dec.

Sugnet and Associates

1999 *Cultural Resources Inventory of the Proposed Colfax Avenue and Wadsworth*

Resource Number: 5JF4596

Temporary Resource Number:

Boulevard Improvement Project, City of Lakewood, Colorado

Wilcox, Patricia K. editor

1976 *76 Centennial Stories of Lakewood, Colorado*. Lakewood Centennial-Bicentennial Commission: Lakewood, Colorado.

1994 *Lakewood-Colorado: An Illustrated Biography*. Lakewood 25th Birthday Commission: Lakewood, Colorado.

Willits, W. F.

1899 *W. F. Willits Farm Map*. Denver Public Library, Western History and Genealogy Division.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: _____

Designating authority:

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National State Local

42. Statement of significance: The house at 585 Dudley Street does not meet any of the National Register Criteria as an individual resource. Although it is associated with the expansion of housing in Lakewood during the 1950s, the house is not closely associated with this movement and, therefore, does not individually meet Criterion A for associations with important events from our past. Historical research has not indicated that people associated with the house have any historical significance and thus does not meet Criterion B. The house is an example of a 1950s and 1960s Ranch style, but it is not the work of a master or a rare example of its type within the broader region and therefore does not have enough significance to meet Criterion C. It also does not appear to have the potential to yield information about our prehistory or history that is not already known, and therefore is not recommended to meet Criterion D. Although this building is not recommended individually eligible, it is recommended as a contributing resource in a potential historic district (see section 45 below).

43. Assessment of historic physical integrity related to significance: The house at 585 Dudley Street has good historic physical integrity. Built in 1954, the house retains its overall form and has not sustained any major additions or alterations as observed.

Resource Number: 5JF4596
Temporary Resource Number:

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

45. Is there National Register district potential? Yes X No ___

Discuss: The house at 585 Dudley Street is part of the Meadowlark Hills subdivision in Lakewood. Constructed between 1953 and 1956, Meadowlark Hills is a master-planned development that includes curvilinear, tree-lined streets, parks, and a community shopping center (Figure 1). The Meadowlark Hills Subdivision was a planned development created in 1953 when the Meadowlark Land Corporation purchased the property from Charles T. Gore and Daniel J. Kellogg. Extensive primary research including newspaper archives and historical and municipal repositories identified the subdivision developers as the Meadowlark Land Company, the Meadowlark Development Company, House Beautiful Homes, Inc., but it did not identify contractors or architects associated with the construction. Although the entire neighborhood was not surveyed as part of this survey, a windshield survey through the neighborhood identified approximately six or seven house plans or models of either Ranch style or Split Level style houses, each displaying strong uniformity in architectural design and materials. All of the buildings within the Meadowlark Hills subdivision are faced with a combination of blonde, red, and brown brick that the contractor purchased from the local Lakewood Brick and Tile Company located along 13th Avenue (Norman, 2002: 31-32). The consistency in building materials and housing styles bestows strong visual and architectural consistency to the neighborhood as a whole.

The Meadowlark Hills Subdivision is recommended eligible under Criterion A for the neighborhood's establishment in Lakewood during the 1950s. The neighborhood's development during this time reflects an important historic trend in suburban growth within the Denver metropolitan area during the Post World War II era, and is an example of a movement that led to the creation of Lakewood as an independent city in 1969. Meadowlark Hill's establishment during the mid-1950s also coincides with the opening of the nearby Denver Federal Center in 1950. When the Federal Government converted the former DOP into the Denver Federal Center, the new federal campus became a regional center of government operations and employment. Its opening helped revitalized Lakewood as a residential suburb providing middle-class housing to Denver Federal Center employees.

The Meadowlark Hills Subdivision is recommended eligible under Criterion C as an important example of post-World War II neighborhood planning and design principles. Many of the development's features, such as the curvilinear streets and uniform setbacks were design elements recommended by the Federal Housing Administration as early as the 1930s, and set the standard of post-World War II subdivisions nationwide. Moreover, the housing's consistent informal Ranch Style and Split Level style architecture reflects an attempt made by developers to appeal to the consumer during this period of increasing popularity for these trends during the 1950s. Picture windows, low, horizontal profiles, and horizontally oriented bands of windows became distinguishing features of both domestic styles. These elements also were well-adapted to middle class suburban developments, such as Meadowlark Hills (Ames and McClelland, 2002:49, 66). Meadowlark

Resource Number: 5JF4596

Temporary Resource Number:

Hills is an excellent example of the execution of this suburban model within the greater Denver metropolitan area.

The Meadowlark Hills subdivision maintains a remarkably high degree of historic physical integrity. Unlike many other residential subdivisions of its era, a windshield survey through the neighborhood revealed little to no

evidence of demolition, alterations to the front of the house, or other large-scale alterations. The most common alteration to the housing appears to be replacement of original metal-framed windows; however, this renovation is not universal and a large degree of original fenestration appears to remain intact throughout the neighborhood.

The period of significance for the recommended Meadowlark Hills Historic District is the neighborhood's period of construction, 1953-56. The recommended district boundaries encompass the neighborhood's construction limits, as completed in 1956. This area is generally bound by West 6th Avenue/Frontage Road to the north, Carr Street to the east, West 1st Avenue to the south, and Garrison Street to the west. Excepted areas within this area but outside of the boundary include a group of six properties on West Fourth Avenue that were built in the mid-1960s, nearly ten years after Meadowlark Hills was completed. Additionally, the school property at the southeast corner of the neighborhood, South Lakewood Elementary, was constructed in 1994, and therefore not included within the recommended historic district boundary.

If there is National Register district potential, is this building: Contributing ___ Noncontributing _____

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing _____

VIII. RECORDING INFORMATION

47. Photograph numbers: N/A

Negatives filed at: N/A; digital photography used

48. Report title: Historic Resources Survey, US 6 and Wadsworth Boulevard, Lakewood, CO

49. Date(s): March 17, 2008

50. Recorder(s): Jennifer E. Bryant

51. Organization: TEC, Inc

52. Address: 1746 Cole Boulevard, Suite 265, Golden, CO 80401

53. Phone number(s): 303-273-0231

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395

Resource Number: 5JF4596
Temporary Resource Number:

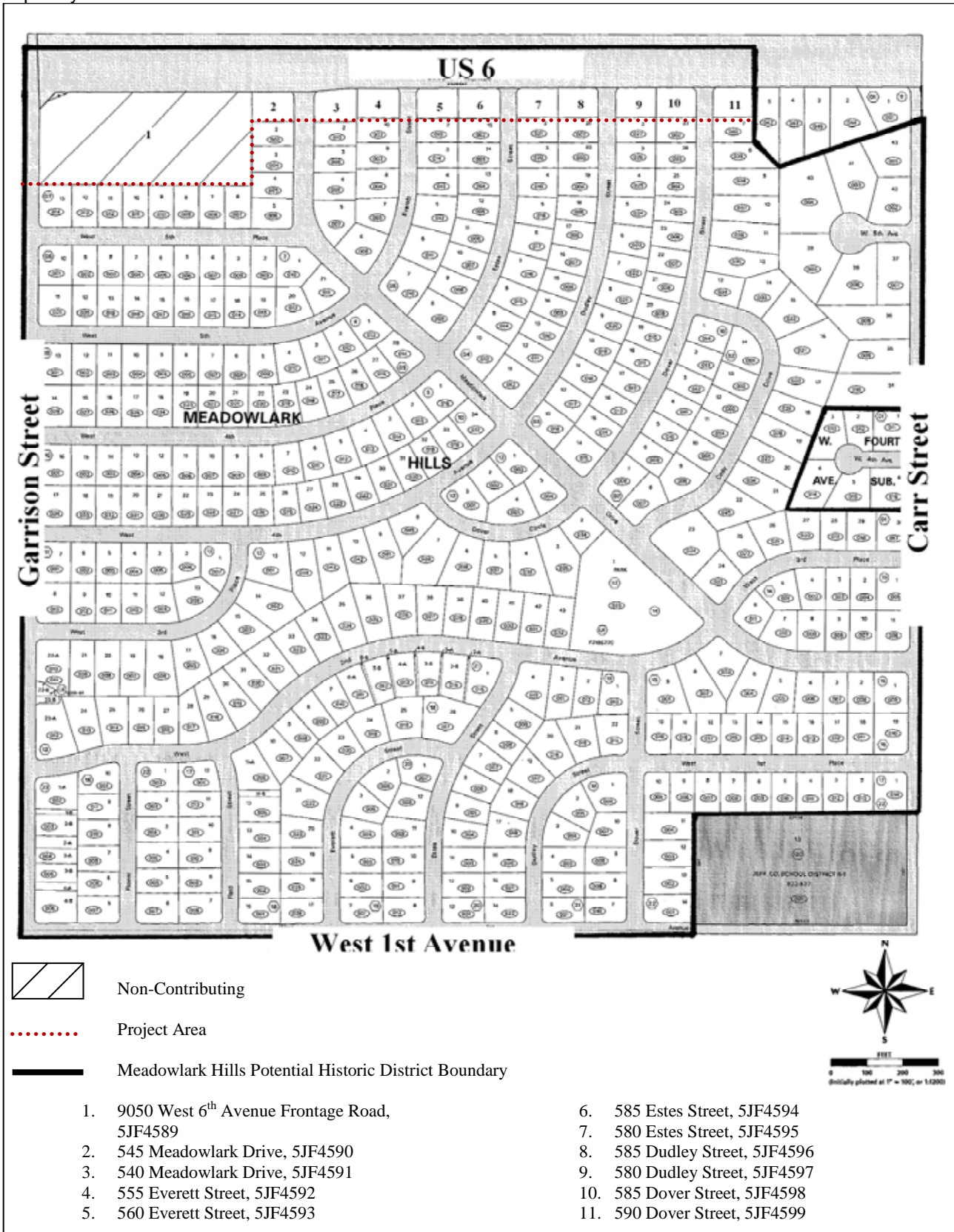


Figure 1: Meadowlark Hills Potential Historic District. Map Courtesy of the Jefferson County Assessor's Office.

Resource Number: 5JF4596
Temporary Resource Number:

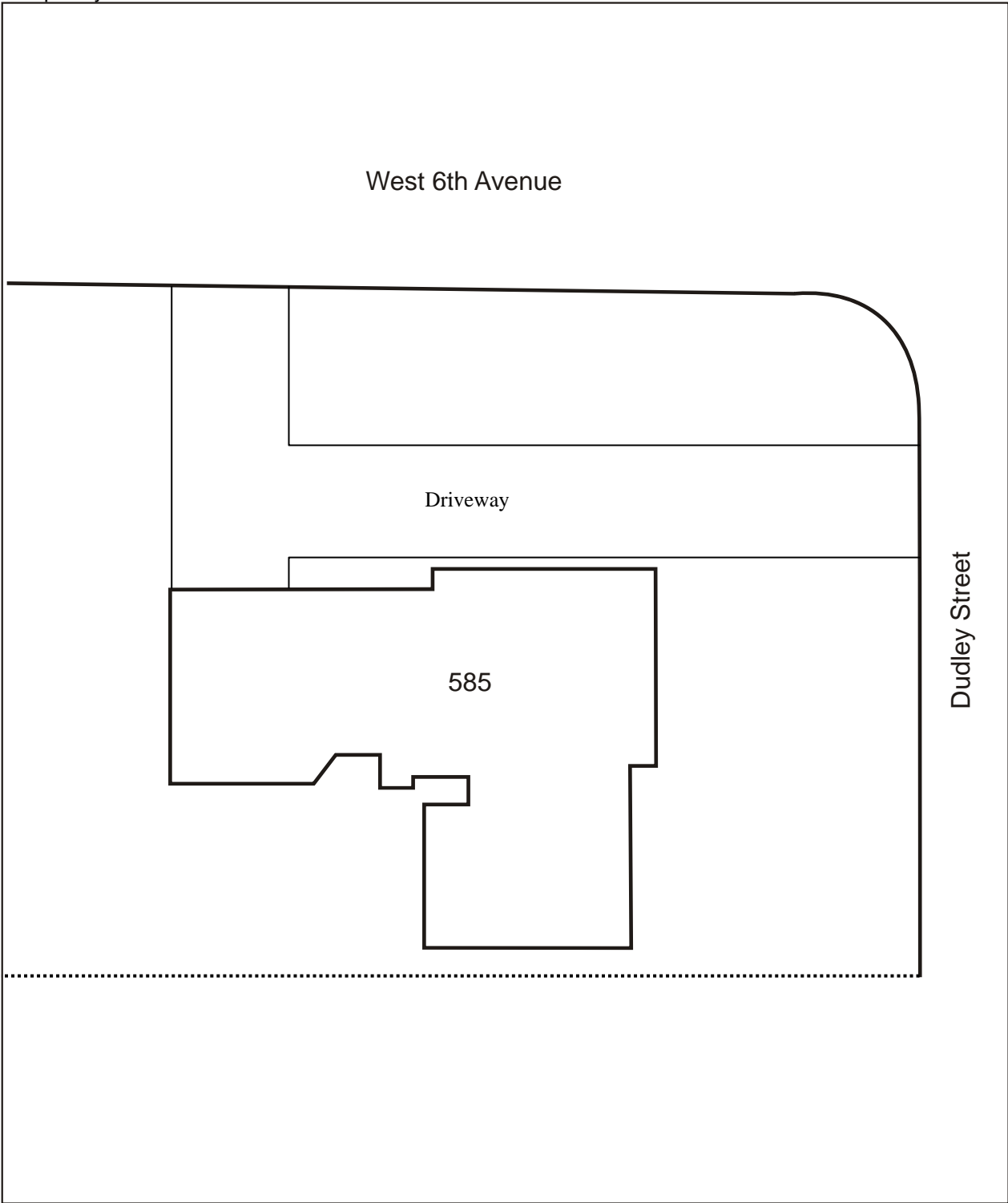


Sketch Map
5JF4596
585 Dudley Street
Lakewood, CO 80226

- - - - Parcel Boundary



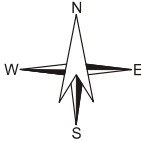
Resource Number: 5JF4596
Temporary Resource Number:



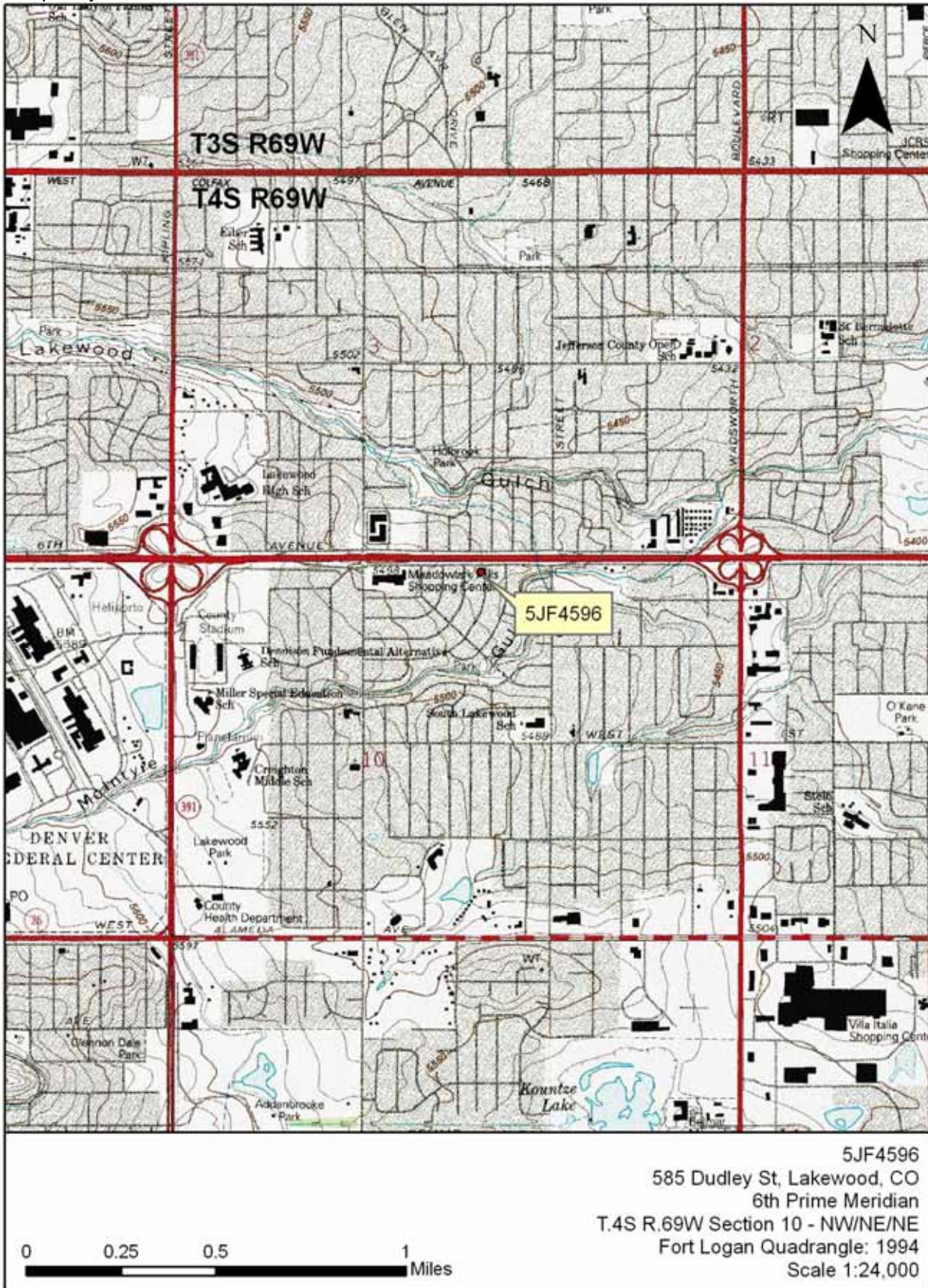
Sketch Map

5JF4596
585 Dudley Street, Lakewood, CO 80226

- Parcel Boundary
- Driveway Boundary



Resource Number: 5JF4596
Temporary Resource Number:



Location Map

Resource Number: 5JF4596
Temporary Resource Number:

Photo Log

Property Name: Brookshier Residence
Property Location: 585 Dudley Street, Lakewood, Jefferson County, Colorado
Photographer: Jennifer E. Bryant
Date Taken: February 28, 2008
Negatives: none; digital photography used

<u>Photo #</u>	<u>Facing</u>	<u>Description</u>
1	NW	East and South façades
2	SW	East and North façades

Resource Number: 5JF4596
Temporary Resource Number:



Photograph 1: East and South façades, view to the Northwest



Photograph 2: East and North façades, view to the Southwest

Resource Number: 5JF4596
Temporary Resource Number:

Resource Number: 5JF4597
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5JF4597
2. Temporary resource number: 49-101-04-001
3. County: Jefferson
4. City: Lakewood
5. Historic building name: Brandiger Residence
6. Current building name: Unknown
7. Building address: 580 Dudley Street
8. Owner name and address: Hai Phong Bui Family Trust, 8358 West 62nd Place, Arvada, CO 80004

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 4S Range 69W
NW ¼ of NE ¼ of NE ¼ of _____ ¼ of section 10
10. UTM reference
Zone 13; 49 19 39 mE 4397228 mN
11. USGS quad name: Fort Logan
Year: 1965, Rev. 1994 Map scale: 7.5' X 15' _____ Attach photo copy of appropriate map section.
12. Lot(s): 1 Block: 9
Addition: Meadowlark Hills Year of Addition: 1953
13. Boundary Description and Justification: The boundary is defined by the property's legal boundaries. The lot in this site is bounded by the northern boundary with West 6th Avenue Frontage Road, the eastern lot boundary, the southern lot boundary, and the western boundary with Dudley Street.

III. Architectural Description

14. Building plan (footprint, shape): L-Shaped Plan
15. Dimensions in feet: 1159 square feet
16. Number of stories: 1
17. Primary external wall material(s): Brick
18. Roof configuration: Cross Gabled
19. Primary external roof material: Asphalt
20. Special features: Fence

Resource Number: 5JF4597
Temporary Resource Number:

21. General architectural description: The house at 580 Dudley Street is a single-family, concrete-block, one-story, Ranch style house. It has an L-shaped plan and is clad in blonde brick with red stone accents. The roof is a low-pitched hipped roof with a shallow projecting front gable on the north end, and is covered in asphalt shingles with overhanging, closed eaves. The cross-gable is clad in horizontal. The foundation is concrete. The fenestration throughout consists of metal-framed casement windows. The principal, west façade consists of four bays containing two four-light casement windows, a large three-light casement picture window, and the primary entrance. The primary entrance is located at the southeast corner of the front-gabled portion of the facade. A decorative brick wall with square voids divides the primary entrance from the three-light casement window to its north. A wrought iron pier supports the southwest corner the cross-gable's eaves. Decorative red stone is located at the foundation of the house, below the window sill of the picture window, as well as in between the two, four-light casement windows on the south end of the principal façade.
22. Architectural style/building type: Ranch
23. Landscaping or special setting features: The house at 580 Dudley Street is located in a suburban setting south of 6th Avenue and west of Wadsworth Boulevard. The landscaping consists of grass-covered lawns on all sides with a paved driveway on the northwest end of the property leading from Dudley Street to the open parking area north of the house. A six-foot wood fence encloses the back yard and a three-foot fence is located along West 6th Avenue Frontage Road.
24. Associated buildings, features, or objects: None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1954
Source of information: Jefferson County Assessor Records
26. Architect: Unknown
Source of information:
27. Builder/Contractor: Unknown
Source of information:
28. Original owner: Frederick J. and Mary Jane Brandiger
Source of information: Jefferson County Assessor Records
29. Construction history (include description and dates of major additions, alterations, or demolitions):
No additions or alterations are observed.
30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/Single Dwelling
32. Intermediate use(s): N/A

Resource Number: 5JF4597
Temporary Resource Number:

33. Current use(s): Domestic/Single Dwelling

34. Site type(s): Suburban Home

35. Historical background:

The historic context of 580 Dudley Street comprises the historical themes of agriculture, early industry, and transportation in northern Jefferson County. Located five miles west of Denver, Lakewood grew from a small farming community into a suburban city filled out by neighborhood subdivisions in less than a century. In the 1890s and 1900s, Denver exurbanites ventured westward to seek the pastoral landscape of Lakewood. Lakewood was first platted in 1891 as a railroad-oriented suburb, coinciding with new railroad line along 13th Avenue through the Lakewood area to link Denver with the mining center of Golden (Ryland, 1972: 13). The Silver Crash and recession of 1893, however, caused early development to remain modest through the 1920s.

A farm map published in 1899 shows that the areas near the intersection of West 6th Avenue and Wadsworth Boulevard were dominated by large tracts of farmland, and a few small areas of platted subdivisions located near major roadways. By 1900, the West Colfax Avenue had also become a significant artery for horse-driven transportation and soon thereafter, automobile traffic. Development along the Colfax corridor helped spur development in Lakewood. When West Colfax Avenue became a two-lane paved road in 1916, it became the first road in the vicinity to receive blacktop (Sugnet and Associates, 1999:2).

Commercial businesses were established along Wadsworth Boulevard in the 1920s and 1930s, illustrating the beginning of Lakewood's transition from an agricultural community into a commercial and residential suburb of Denver. Residential subdivisions began to appear to the east and west of Wadsworth as early as the 1930s. The landscape changed more drastically in 1941 when the United States government opened the Denver Ordnance Plant (DOP), a World War II munitions manufacturing plant, southwest of US 6 and Garrison Street in Lakewood. Before the DOP opened, US 6 consisted of a two-lane gravel road between Denver to the intersection at Simms/Union streets. Due to the increased number of travelers between Lakewood and the DOP, US 6 was paved and widened to a four-lane highway in 1942 (Norman, 2002: 18). By 1943, the DOP employed almost 20,000 people and operated on a constant 24-hour schedule, with many of the workers seeking housing in the surrounding communities.

After the war ended and the DOP closed, the Federal government converted the site into the current Denver Federal Center in 1950. Almost immediately, the Denver Federal Center became the largest installation of government employees in the United States outside of Washington, D.C. (Wilcox, 1994: 75). The facility had a direct impact on Lakewood's suburban community when a number of new subdivisions were formed in Lakewood to accommodate the nearby workforce. These new residential subdivisions, including neighborhoods such as Meadowlark Hills and Lakewood Village, replaced Lakewood's remaining farmland, and signaled the end of the agricultural activity in the vicinity of US 6 and Wadsworth.

Resource Number: 5JF4597

Temporary Resource Number:

Since the 1950s, Lakewood has developed into a thriving suburban city of Denver. In addition to the employment provided by the Denver Federal Center, Lakewood's growth has been encouraged by its close proximity to Denver,

and the frequent upgrades of roads and highways that link Lakewood to the greater metropolitan region. The town was officially incorporated in 1969, and remains one of the largest communities in Colorado.

In 1953, Charles T. Gore and Daniel J. Kellogg sold their land along US 6 between Carr and Garrison Streets to the Meadowlark Land Company and the Meadowlark Development Company who established the Meadowlark Hills Subdivision in 1954. The subdivision is a prime example of a post World War II era subdivision in Colorado. The houses within the subdivision are primarily one-story, Ranch style homes with one-car garages intermixed with Split Level style homes. Constructed of concrete blocks with brick facades, the houses are clad in blonde, red, and variegated brick from the Lakewood Brick and Tile Company. Once completed half of the houses within Meadowlark Hills have basements, while half were constructed on concrete foundations without basements. Built primarily between 1954 and 1955, the houses in Meadowlark Hills retain their overall integrity as they were designed.

36. Sources of information:

Autobee, Kris.

2008 *King Apple Comes to Lakewood*. In The Lakewood Historian Winter 2008. Lakewood, Colorado.

Colorado Historical Society.

2003 *A Guide to Colorado's Historic Architecture and Engineering*. Denver, Colorado: Office of Archaeology and Historic Preservation.

Hill, David R.

1984 *Colorado Urbanization and Planning Context*. Denver: State Historical Society of Colorado.

Holleran, Michael

2005 *Historic Context for Irrigation and Water Supply Ditches and Canals in Colorado*. Colorado Center for Preservation Research, University of Colorado at Denver and Health Sciences Center: Denver, Colorado.

Leonard, Stephen J. and Thomas J. Noel

1990 *Denver: Mining Camp to Metropolis*. University Press of Colorado: Niwot, Colorado.

Preservation Publishing

2002 *Survey Report for the 2001 Cultural Resource Survey of Historic Northeast Lakewood*. Prepared for the City of Lakewood, May.

Rhodes, Diane Lee (with Parsons Engineering)

2002a *An Intensive Historical Archaeological Survey Along the West Corridor Alternative Route, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

2002b *An Inventory of Historic Structures Along the West Corridor Alternative Routes, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

Resource Number: 5JF4597

Temporary Resource Number:

Ryland, Charles S.

1972 "Golden's Resourceful Merchant" in *The Denver Westernaires Roundup*. Vol. XXVIII, No. 9, Nov-Dec.

Sugnet and Associates

1999 *Cultural Resources Inventory of the Proposed Colfax Avenue and Wadsworth*

Boulevard Improvement Project, City of Lakewood, Colorado

Wilcox, Patricia K. editor

1976 *76 Centennial Stories of Lakewood, Colorado*. Lakewood Centennial-Bicentennial Commission: Lakewood, Colorado.

1994 *Lakewood-Colorado: An Illustrated Biography*. Lakewood 25th Birthday Commission: Lakewood, Colorado.

Willits, W. F.

1899 *W. F. Willits Farm Map*. Denver Public Library, Western History and Genealogy Division.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No X Date of designation: _____

Designating authority:

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

___ D. Has yielded, or may be likely to yield, information important in history or prehistory.

___ Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ___ State ___ Local _____

42. Statement of significance: The house at 580 Dudley Street does not meet any of the National Register Criteria as an individual resource. Although it is associated with the expansion of housing in Lakewood during the 1950s, the house is not closely associated with this movement and, therefore, does not individually meet Criterion A for associations with important events from our past. Historical research has not indicated that people associated with the house have any historical significance and thus does not meet Criterion B. The house is an example of a 1950s and 1960s Ranch style, but it is not the work of a master or a rare example of its type within the broader region and therefore does not have enough significance to meet Criterion C. It also does not appear to have the potential to yield information about our prehistory or history that is not already known, and therefore is not recommended to meet Criterion D. Although this building is not recommended individually eligible, it is recommended as a contributing resource in a potential historic district (see section 45 below).

Resource Number: 5JF4597
Temporary Resource Number:

43. Assessment of historic physical integrity related to significance: The house at 580 Dudley Street has good historic physical integrity. Built in 1954, the house retains its overall form and has not sustained any major additions or alterations.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ____ Not Eligible X Need Data ____

45. Is there National Register district potential? Yes X No ____
Discuss: The house at 580 Dudley Street is part of the Meadowlark Hills subdivision in Lakewood. Constructed between 1953 and 1956, Meadowlark Hills is a master-planned development that includes curvilinear, tree-lined streets, parks, and a community shopping center (Figure 1). The Meadowlark Hills Subdivision was a planned development created in 1953 when the Meadowlark Land Corporation purchased the property from Charles T. Gore and Daniel J. Kellogg. Extensive primary research including newspaper archives and historical and municipal repositories identified the subdivision developers as the Meadowlark Land Company, the Meadowlark Development Company, House Beautiful Homes, Inc., but it did not identify contractors or architects associated with the construction. Although the entire neighborhood was not surveyed as part of this survey, a windshield survey through the neighborhood identified six models of either Ranch style or Split Level style houses, each displaying strong uniformity in architectural design and materials. All of the buildings within the Meadowlark Hills subdivision are faced with a combination of blonde, red, and brown brick that the contractor purchased from the local Lakewood Brick and Tile Company located along 13th Avenue (Norman, 2002: 31-32). The consistency in building materials and housing styles bestows strong visual and architectural consistency to the neighborhood as a whole.

The Meadowlark Hills Subdivision is recommended eligible under Criterion A for the neighborhood's establishment in Lakewood during the 1950s. The neighborhood's development during this time reflects an important historic trend in suburban growth within the Denver metropolitan area during the Post World War II era, and is an example of a movement that led to the creation of Lakewood as an independent city in 1969. Meadowlark Hill's establishment during the mid-1950s also coincides with the opening of the nearby Denver Federal Center in 1950. When the Federal Government converted the former DOP into the Denver Federal Center, the new federal campus became a regional center of government operations and employment. Its opening helped revitalized Lakewood as a residential suburb providing middle-class housing to Denver Federal Center employees.

The Meadowlark Hills Subdivision is recommended eligible under Criterion C as an important example of post-World War II neighborhood planning and design principles. Many of the development's features, such as the curvilinear streets and uniform setbacks were design elements recommended by the Federal Housing Administration as early as the 1930s, and set the standard of post-World War II subdivisions nationwide. Moreover, the housing's consistent informal Ranch Style and Split Level style architecture reflects an attempt made by developers to appeal to the consumer during this period of increasing popularity for these trends

Resource Number: 5JF4597

Temporary Resource Number:

during the 1950s. Picture windows, low, horizontal profiles, and horizontally oriented bands of windows became distinguishing features of both domestic styles. These elements also were well-adapted to middle-class suburban developments, such as Meadowlark Hills (Ames and McClelland, 2002:49, 66). Meadowlark Hills is an excellent example of the execution of this suburban model within the greater Denver metropolitan area.

The Meadowlark Hills subdivision maintains a remarkably high degree of historic physical integrity. Unlike many other residential subdivisions of its era, a windshield survey through the neighborhood revealed little to no evidence of demolition, alterations to the front of the house, or other large-scale alterations. The most common alteration to the housing appears to be replacement of original metal-framed windows; however, this renovation is not universal and a large degree of original fenestration appears to remain intact throughout the neighborhood.

The period of significance for the recommended Meadowlark Hills Historic District is the neighborhood's period of construction, 1953-56. The recommended district boundaries encompass the neighborhood's construction limits, as completed in 1956. This area is generally bound by West 6th Avenue/Frontage Road to the north, Carr Street to the east, West 1st Avenue to the south, and Garrison Street to the west. Excepted areas within this area but outside of the boundary include a group of six properties on West Fourth Avenue that were built in the mid-1960s, nearly ten years after Meadowlark Hills was completed. Additionally, the school property at the southeast corner of the neighborhood, South Lakewood Elementary, was constructed in 1994, and therefore not included within the recommended historic district boundary.

If there is National Register district potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: N/A

Negatives filed at: N/A; digital photography used

48. Report title: Historic Resources Survey, US 6 and Wadsworth Boulevard, Lakewood, CO

49. Date(s): March 20, 2008

50. Recorder(s): Jennifer E. Bryant

51. Organization: TEC, Inc

52. Address: 1746 Cole Boulevard, Suite 265, Golden, CO 80401

53. Phone number(s): 303-273-0231

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395

Resource Number: 5JF4597
Temporary Resource Number:

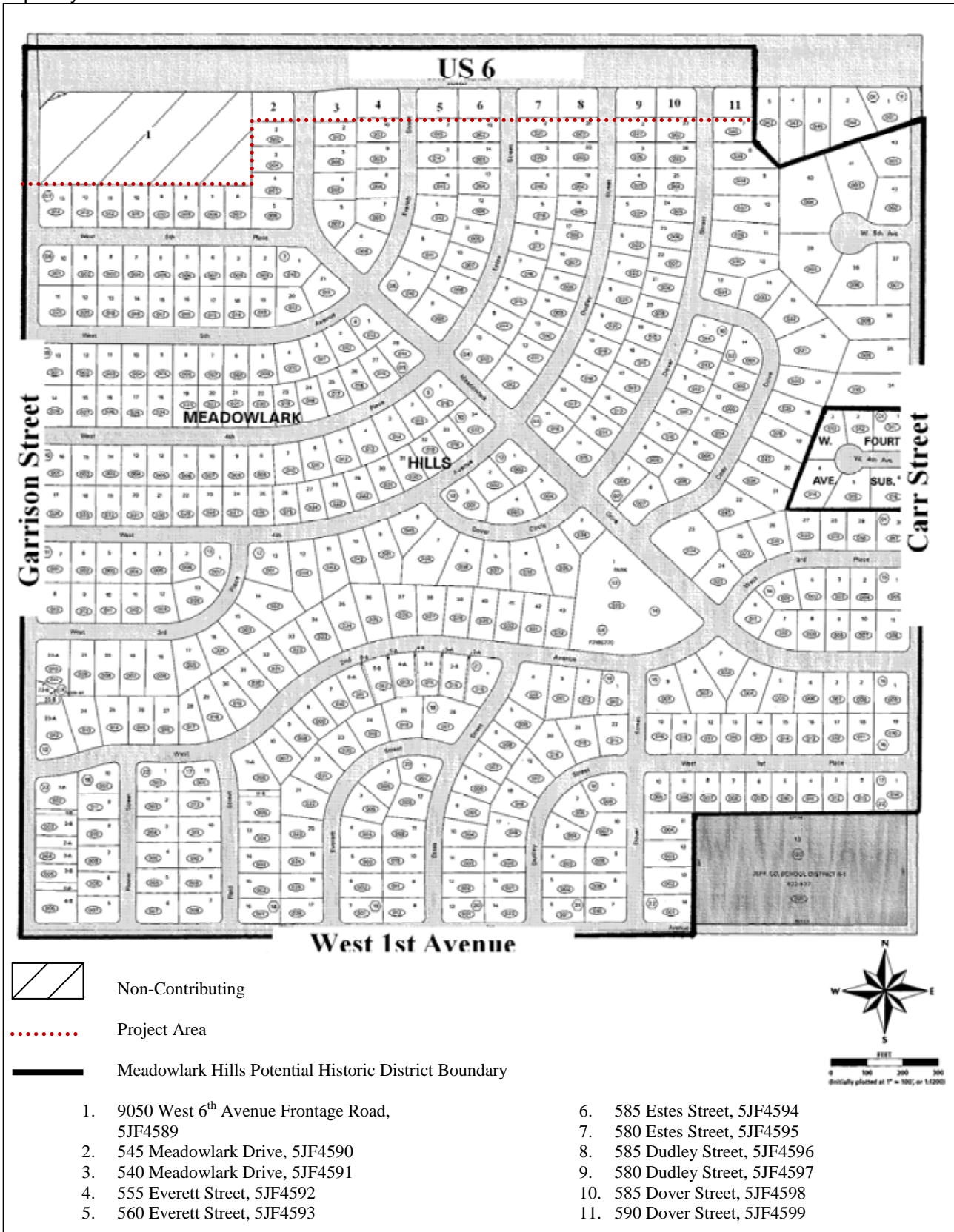


Figure 1: Meadowlark Hills Potential Historic District. Map Courtesy of the Jefferson County Assessor's Office.

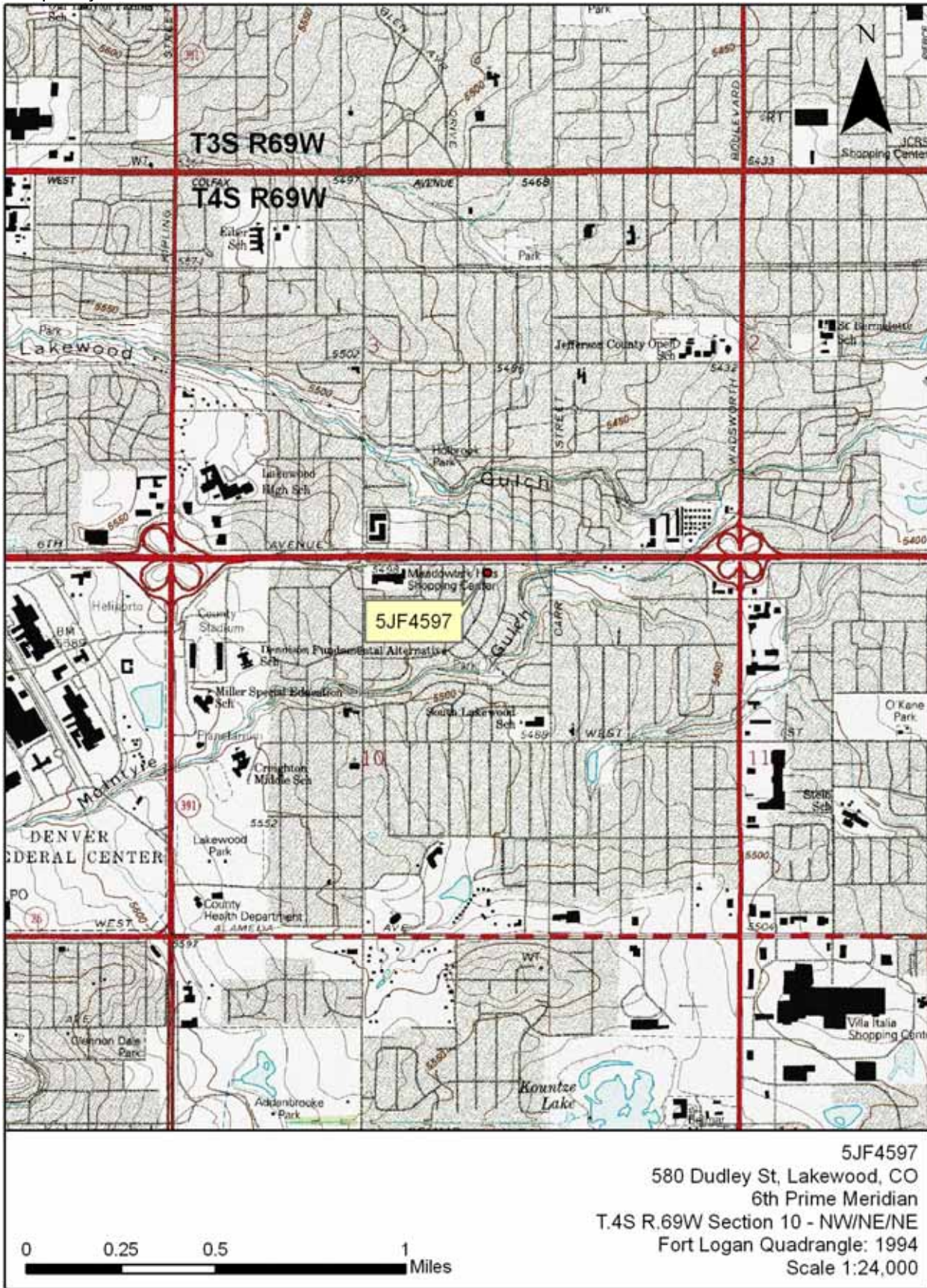
Resource Number: 5JF4597
Temporary Resource Number:



Sketch Map
5JF4597
580 Dudley Street
Lakewood, CO 80226
- - - - Parcel Boundary



Resource Number: 5JF4597
Temporary Resource Number:



Location Map

Resource Number: 5JF4597
Temporary Resource Number:

Photo Log

Property Name: 580 Dudley Street
Property Location: 580 Dudley Street, Lakewood, Jefferson County, Colorado
Photographer: Carrie Schomig
Date Taken: February 28, 2008
Negatives: none; digital photography used

<u>Photo #</u>	<u>Facing</u>	<u>Description</u>
1	SE	West and North façades
2	E	West façade

Resource Number: 5JF4597
Temporary Resource Number:



Photograph 1: West and North façades, view looking Southeast



Photograph 2: West façade, view looking East

Resource Number: 5JF4598
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5JF4598
2. Temporary resource number: 49-101-03-001
3. County: Jefferson
4. City: Lakewood
5. Historic building name: Rawlings Residence
6. Current building name: Unknown
7. Building address: 585 Dover Street
8. Owner name and address: 585 Dover Street Trust, 2620 South Parker Road, Aurora, CO 80014

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 4S Range 69W
NW ¼ of NE ¼ of NE ¼ of _____ ¼ of section 10
10. UTM reference
Zone 13 ; 492001 mE 4397235 mN
11. USGS quad name: Fort Logan
Year: 1965, Rev. 1994 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 28 Block: 9
Addition: Meadowlark Hills Year of Addition: 1953
13. Boundary Description and Justification: The boundary is defined by the property's legal boundaries. The site in this lot is bounded by the northern boundary with West 6th Avenue Frontage Road, the eastern boundary with Dover Street, the southern lot boundary, and the western lot boundary.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: 1107 square feet
16. Number of stories: 1
17. Primary external wall material(s): Brick
18. Roof configuration: Hipped
19. Primary external roof material: Asphalt
20. Special features: Chimney, Attached Garage, Fence

Resource Number: 5JF4598
Temporary Resource Number:

21. General architectural description: The house at 585 Dover street is a single-family, concrete-block, one-story, Ranch style house. It has a rectangular footprint and is clad in blonde brick. The roof is a low-pitched, hipped roof with closed, overhanging eaves, and is covered in asphalt shingles. The foundation is concrete. The principal, east façade consists of five bays. The southern bay consists of an attached, one-car garage with an overhead door. The three windows along the principal façade consist of multi-light casement windows. The window to the south consists of a nine-light, plate-glass picture window. The two windows to the north are three-light, casement windows with transom lights. The primary entrance is located at the center, and is partly covered by a shallow extension of the main roof. The interior was not surveyed due to restricted access to the property.
22. Architectural style/building type: Ranch
23. Landscaping or special setting features: The house at 585 Dover Street is located in a suburban setting south of 6th Avenue and west of Wadsworth Boulevard. The landscaping consists of grass-covered lawns on all sides. Ornamental shrubs line the east façade of the house.
24. Associated buildings, features, or objects: None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1954
Source of information: Jefferson County Assessor Records
26. Architect: Unknown
Source of information:
27. Builder/Contractor: Unknown
Source of information:
28. Original owner: Harvey T. and Thelma G. Rawlings
Source of information: Jefferson County Assessor Records
29. Construction history (include description and dates of major additions, alterations, or demolitions):
No additions or alterations observed.
30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/Single Dwelling
32. Intermediate use(s): N/A
33. Current use(s): Domestic/Single Dwelling
34. Site type(s): Suburban Home
35. Historical background:

Resource Number: 5JF4598
Temporary Resource Number:

The historic context of 585 Dover Street comprises the historical themes of agriculture, early industry, and transportation in northern Jefferson County. Located five miles west of Denver, Lakewood grew from a small farming community into a suburban city filled out by neighborhood subdivisions in less than a century. In the 1890s and 1900s, Denver exurbanites ventured westward to seek the pastoral landscape of Lakewood. Lakewood was first platted in 1891 as a railroad-oriented suburb, coinciding with new railroad line along 13th Avenue through the Lakewood area to link Denver with the mining center of Golden (Ryland, 1972: 13). The Silver Crash and recession of 1893, however, caused early development to remain modest through the 1920s.

A farm map published in 1899 shows that the areas near the intersection of West 6th Avenue and Wadsworth Boulevard were dominated by large tracts of farmland, and a few small areas of platted subdivisions located near major roadways. By 1900, the West Colfax Avenue had also become a significant artery for horse-driven transportation and soon thereafter, automobile traffic. Development along the Colfax corridor helped spur development in Lakewood. When West Colfax Avenue became a two-lane paved road in 1916, it became the first road in the vicinity to receive blacktop (Sugnet and Associates, 1999:2).

Commercial businesses were established along Wadsworth Boulevard in the 1920s and 1930s, illustrating the beginning of Lakewood's transition from an agricultural community into a commercial and residential suburb of Denver. Residential subdivisions began to appear to the east and west of Wadsworth as early as the 1930s. The landscape changed more drastically in 1941 when the United States government opened the Denver Ordnance Plant (DOP), a World War II munitions manufacturing plant, southwest of US 6 and Garrison Street in Lakewood. Before the DOP opened, US 6 consisted of a two-lane gravel road between Denver to the intersection at Simms/Union streets. Due to the increased number of travelers between Lakewood and the DOP, US 6 was paved and widened to a four-lane highway in 1942 (Norman, 2002: 18). By 1943, the DOP employed almost 20,000 people and operated on a constant 24-hour schedule, with many of the workers seeking housing in the surrounding communities.

After the war ended and the DOP closed, the Federal government converted the site into the current Denver Federal Center in 1950. Almost immediately, the Denver Federal Center became the largest installation of government employees in the United States outside of Washington, D.C. (Wilcox, 1994: 75). The facility had a direct impact on Lakewood's suburban community when a number of new subdivisions were formed in Lakewood to accommodate the nearby workforce. These new residential subdivisions, including neighborhoods such as Meadowlark Hills and Lakewood Village, replaced Lakewood's remaining farmland, and signaled the end of the agricultural activity in the vicinity of US 6 and Wadsworth.

Since the 1950s, Lakewood has developed into a thriving suburban city of Denver. In addition to the employment provided by the Denver Federal Center, Lakewood's growth has been encouraged by its close proximity to Denver, and the frequent upgrades of roads and highways that link Lakewood to the greater metropolitan region. The town was officially incorporated in 1969, and remains one of the fastest growing communities in Colorado.

Resource Number: 5JF4598
Temporary Resource Number:

In 1953, Charles T. Gore and Daniel J. Kellogg sold their land along US 6 between Carr and Garrison Streets to the Meadowlark Land Company and the Meadowlark Development Company who established the Meadowlark Hills Subdivision in 1954. The subdivision is a prime example of a post World War II era subdivision in Colorado. The houses within the subdivision are primarily one-story, Ranch style homes with one-car garages intermixed with Split Level style homes. Constructed of concrete blocks with brick facades, the houses are clad in blonde, red, and variegated brick from the Lakewood Brick and Tile Company. Once completed half of the houses within Meadowlark Hills have basements, while half were constructed on concrete foundations without basements. Built primarily between 1954 and 1955, the houses in Meadowlark Hills retain their overall integrity as they were designed.

36. Sources of information:

Autobee, Kris.

2008 *King Apple Comes to Lakewood*. In The Lakewood Historian Winter 2008. Lakewood, Colorado.

Colorado Historical Society.

2003 *A Guide to Colorado's Historic Architecture and Engineering*. Denver, Colorado: Office of Archaeology and Historic Preservation.

Hill, David R.

1984 *Colorado Urbanization and Planning Context*. Denver: State Historical Society of Colorado.

Holleran, Michael

2005 *Historic Context for Irrigation and Water Supply Ditches and Canals in Colorado*. Colorado Center for Preservation Research, University of Colorado at Denver and Health Sciences Center: Denver, Colorado.

Leonard, Stephen J. and Thomas J. Noel

1990 *Denver: Mining Camp to Metropolis*. University Press of Colorado: Niwot, Colorado.

Preservation Publishing

2002 *Survey Report for the 2001 Cultural Resource Survey of Historic Northeast Lakewood*. Prepared for the City of Lakewood, May.

Rhodes, Diane Lee (with Parsons Engineering)

2002a *An Intensive Historical Archaeological Survey Along the West Corridor Alternative Route, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

2002b *An Inventory of Historic Structures Along the West Corridor Alternative Routes, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

Ryland, Charles S.

1972 "Golden's Resourceful Merchant" in *The Denver Westernaires Roundup*. Vol. XXVIII, No. 9, Nov-Dec.

Sugnet and Associates

1999 *Cultural Resources Inventory of the Proposed Colfax Avenue and Wadsworth Boulevard Improvement Project*, City of Lakewood, Colorado

Resource Number: 5JF4598

Temporary Resource Number:

Wilcox, Patricia K. editor

1976 *76 Centennial Stories of Lakewood, Colorado*. Lakewood Centennial-Bicentennial Commission: Lakewood, Colorado.

1994 *Lakewood-Colorado: An Illustrated Biography*. Lakewood 25th Birthday Commission: Lakewood, Colorado.

Willits, W. F.

1899 *W. F. Willits Farm Map*. Denver Public Library, Western History and Genealogy Division.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: _____

Designating authority:

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National State Local

42. Statement of significance: The house at 585 Dover Street does not meet any of the National Register Criteria as an individual resource. Although it is associated with the expansion of housing in Lakewood during the 1950s, the house is not closely associated with this movement and, therefore, does not individually meet Criterion A for associations with important events from our past. Historical research has not indicated that people associated with the house have any historical significance and thus does not meet Criterion B. The house is an example of a 1950s and 1960s Ranch style, but it is not the work of a master or a rare example of its type within the broader region and therefore does not have enough significance to meet Criterion C. It also does not appear to have the potential to yield information about our prehistory or history that is not already known, and therefore is not recommended to meet Criterion D. Although this building is not recommended individually eligible, it is recommended as a contributing resource in a potential historic district (see section 45 below).

43. Assessment of historic physical integrity related to significance: The house at 585 Dover Street has good historic physical integrity. Built in 1954, the house retains its overall form and has not sustained any major additions or alterations.

Resource Number: 5JF4598
Temporary Resource Number:

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

45. Is there National Register district potential? Yes X No ___

Discuss: The house at 585 Dover Street is part of the Meadowlark Hills subdivision in Lakewood. Constructed between 1953 and 1956, Meadowlark Hills is a master-planned development that includes curvilinear, tree-lined streets, parks, and a community shopping center (Figure 1). The Meadowlark Hills Subdivision was a planned development created in 1953 when the Meadowlark Land Corporation purchased the property from Charles T. Gore and Daniel J. Kellogg. Extensive primary research including newspaper archives and historical and municipal repositories identified the subdivision developers as the Meadowlark Land Company, the Meadowlark Development Company, House Beautiful Homes, Inc., but it did not identify contractors or architects associated with the construction. Although the entire neighborhood was not surveyed as part of this survey, a windshield survey through the neighborhood identified six models of either Ranch style or Split Level style houses, each displaying strong uniformity in architectural design and materials. All of the buildings within the Meadowlark Hills subdivision are faced with a combination of blonde, red, and brown brick that the contractor purchased from the local Lakewood Brick and Tile Company located along 13th Avenue (Norman, 2002:31-32). The consistency in building materials and housing styles bestows strong visual and architectural consistency to the neighborhood as a whole.

The Meadowlark Hills Subdivision is recommended eligible under Criterion A for the neighborhood's establishment in Lakewood during the 1950s. The neighborhood's development during this time reflects an important historic trend in suburban growth within the Denver metropolitan area during the Post World War II era, and is an example of a movement that led to the creation of Lakewood as an independent city in 1969. Meadowlark Hill's establishment during the mid-1950s also coincides with the opening of the nearby Denver Federal Center in 1950. When the Federal Government converted the former DOP into the Denver Federal Center, the new federal campus became a regional center of government operations and employment. Its opening helped revitalized Lakewood as a residential suburb providing middle-class housing to Denver Federal Center employees.

The Meadowlark Hills Subdivision is recommended eligible under Criterion C as an important example of post-World War II neighborhood planning and design principles. Many of the development's features, such as the curvilinear streets and uniform setbacks were design elements recommended by the Federal Housing Administration as early as the 1930s, and set the standard of post-World War II subdivisions nationwide. Moreover, the housing's consistent informal Ranch style and Split Level style architecture reflects an attempt made by developers to appeal to the consumer during this period of increasing popularity for these trends during the 1950s. Picture windows, low, horizontal profiles, and horizontally oriented bands of windows became distinguishing features of both domestic styles. These elements also were well-adapted to middle class suburban developments, such as Meadowlark Hills (Ames and McClelland, 2002:49, 66). Meadowlark

Resource Number: 5JF4598

Temporary Resource Number:

Hills is an excellent example of the execution of this suburban model within the greater Denver metropolitan area.

The Meadowlark Hills subdivision maintains a remarkably high degree of historic physical integrity. Unlike many other residential subdivisions of its era, a windshield survey through the neighborhood revealed little to no evidence of demolition, alterations to the front of the house, or other large-scale alterations. The most common alteration to the housing appears to be replacement of original metal-framed windows; however, this renovation is not universal and a large degree of original fenestration appears to remain intact throughout the neighborhood.

The period of significance for the recommended Meadowlark Hills Historic District is the neighborhood's period of construction, 1953-56. The recommended district boundaries encompass the neighborhood's construction limits, as completed in 1956. This area is generally bound by West 6th Avenue/Frontage Road to the north, Carr Street to the east, West 1st Avenue to the south, and Garrison Street to the west. Excepted areas within this area but outside of the boundary include a group of six properties on West Fourth Avenue that were built in the mid-1960s, nearly ten years after Meadowlark Hills was completed. Additionally, the school property at the southeast corner of the neighborhood, South Lakewood Elementary, was constructed in 1994, and therefore not included within the recommended historic district boundary.

If there is National Register district potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: N/A

Negatives filed at: N/A; digital photography used

48. Report title: Historic Resources Survey, US 6 and Wadsworth Boulevard, Lakewood, CO

49. Date(s): March 17, 2008

50. Recorder(s): Jennifer E. Bryant

51. Organization: TEC, Inc

52. Address: 1746 Cole Boulevard, Suite 265, Golden, CO 80401

53. Phone number(s): 303-273-0231

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395

Resource Number: 5JF4598
Temporary Resource Number:

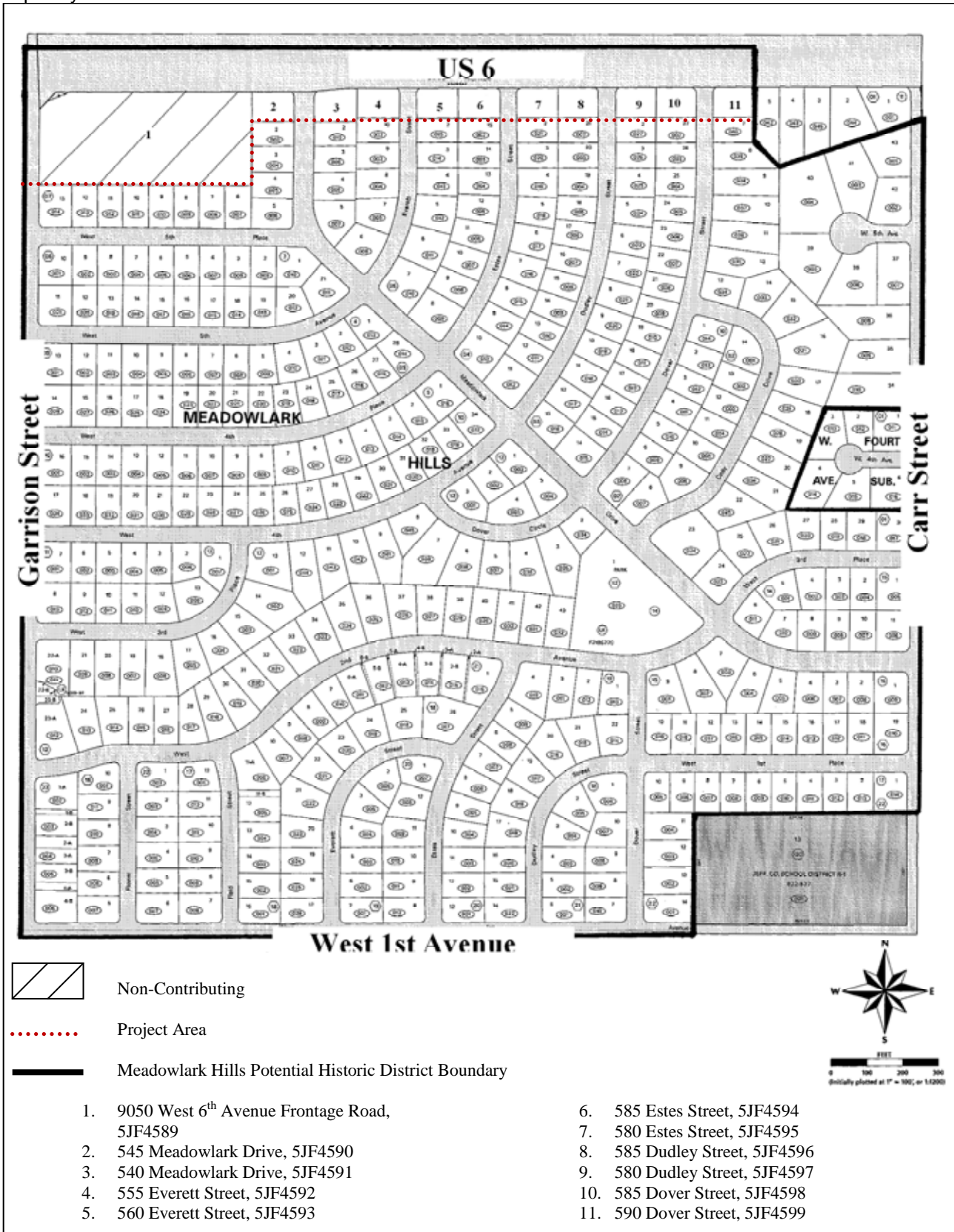


Figure 1: Meadowlark Hills Potential Historic District. Map Courtesy of the Jefferson County Assessor's Office.

Resource Number: 5JF4598
Temporary Resource Number:

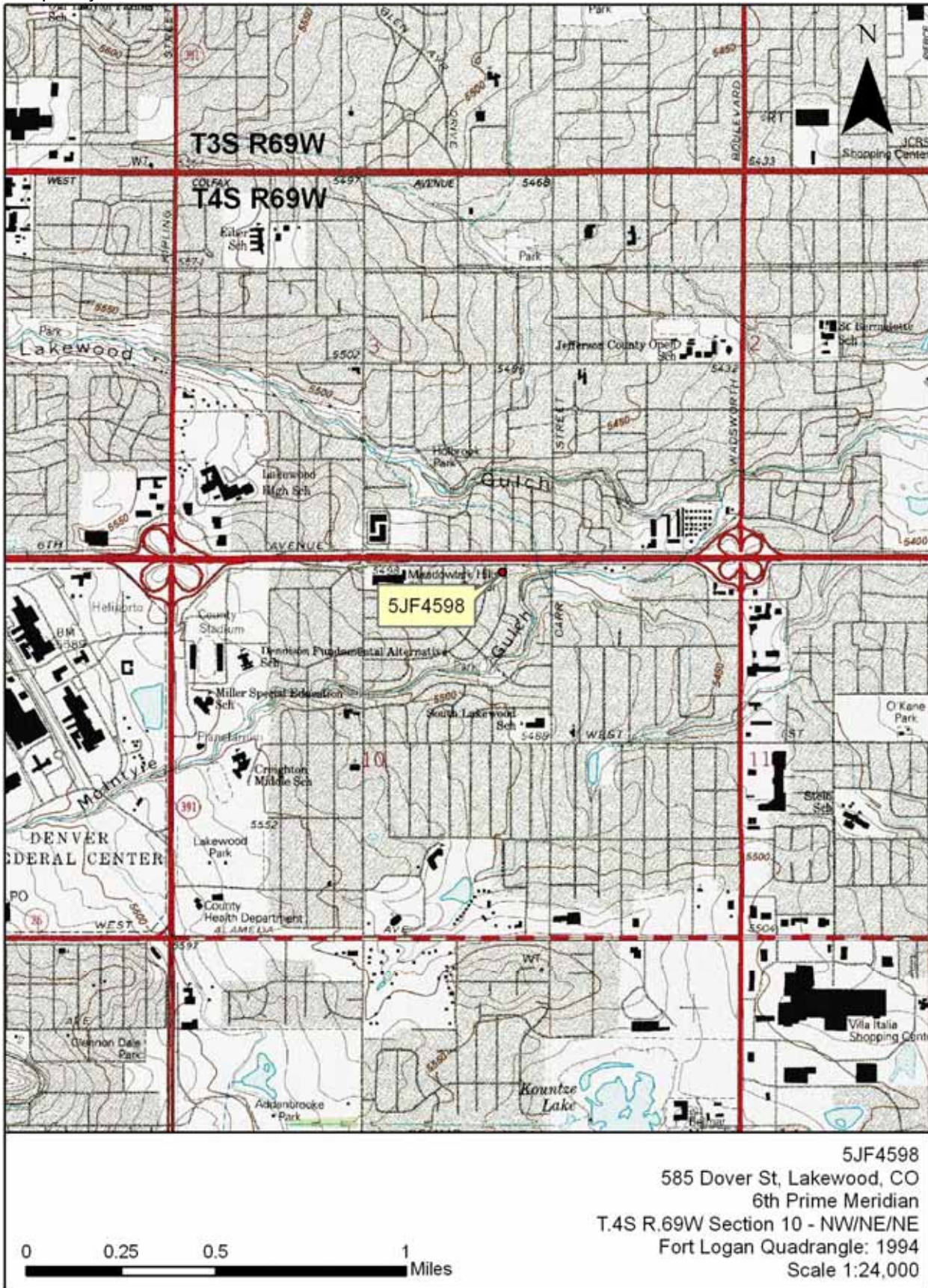


Sketch Map
5JF4598
585 Dover Street
Lakewood, CO 80226

- - - - Parcel Boundary



Resource Number: 5JF4598
Temporary Resource Number:



Location Map

Resource Number: 5JF4598
Temporary Resource Number:

Photo Log

Property Name: 585 Dover Street
Property Location: 585 Dover Street, Lakewood, Jefferson County, Colorado
Photographer: Jennifer E. Bryant
Date Taken: February 29, 2008
Negatives: none; digital photography used

<u>Photo #</u>	<u>Facing</u>	<u>Description</u>
1	NW	East and South façades
2	SW	East and North façades

Resource Number: 5JF4598
Temporary Resource Number:



Photograph 1: East and South façades, view to the Northwest



Photograph 2: East and North façades, view to the Southwest

Resource Number: 5JF4599
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5JF4599
2. Temporary resource number: 49-101-01-041
3. County: Jefferson
4. City: Lakewood
5. Historic building name: Newcomb Residence
6. Current building name: Martinez Residence
7. Building address: 590 Dover Street
8. Owner name and address: Esteban Martinez, 590 Dover Street, Lakewood, CO 80226

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 4S Range 69W
NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of _____ $\frac{1}{4}$ of section 10
10. UTM reference
Zone 13; 492032 mE 4397245 mN
11. USGS quad name: _____ Fort Logan
Year: 1965, Rev. 1994 Map scale: 7.5' X 15' _____ Attach photo copy of appropriate map section.
12. Lot(s): 6 Block: 11
Addition: Meadowlark Hills Year of Addition: 1953
13. Boundary Description and Justification: The boundary is defined by the property's legal boundaries. The site in this lot is bounded by the northern boundary with West 6th Avenue Frontage Road, the eastern lot boundary, the southern lot boundary, and the western boundary with Dover Street.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: 1,448 square feet
16. Number of stories: 2
17. Primary external wall material(s): Brick
18. Roof configuration: Hipped
19. Primary external roof material: Asphalt
20. Special features: Attached Garage, Fence

Resource Number: 5JF4599
Temporary Resource Number:

21. General architectural description: The Martinez residence at 590 Dover Street is a single-family, concrete-block, Split Level style house. It has a rectangular footprint and is clad in blond brick. The roof is a low-pitched hipped roof with closed eaves and wood trim, and is covered in asphalt shingles. The foundation is concrete. The fenestration throughout consists of metal-framed, plate-glass and sliding windows with brick sills. The principal, west façade consists of three bays containing one sliding window at the second story, a large, full-length, three-light, plate-glass picture window at the north end of the façade, and the primary entrance at center. An attached, one-car garage is located at the north end of the house, and is covered by the house's main hipped roof. The two-story section is attached to the south end of the principal façade. A one-story, wood-frame addition is located at the rear, east facade of the house. The interior was not surveyed due to restricted access to the property.
22. Architectural style/building type: Split Level
23. Landscaping or special setting features: The house at 590 Dover Street is located in a suburban setting south of 6th Avenue and west of Wadsworth Boulevard. The landscaping consists of grass-covered lawns enclosed by a four-foot wrought-iron fence along Dover Street, a four-foot fence along W. 6th Ave., and a six-foot wood fence at the rear of the property. A paved driveway leads from Dover Street to the one-car garage at the north end principal façade. A red-brick planting bed is located along the west façade of the house.
24. Associated buildings, features, or objects: A small storage shed is located on the east end of the property. A one-story, wood-frame outbuilding with a low-pitched gable roof is located in the rear yard.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1955
Source of information: Jefferson County Assessor Records
26. Architect: Unknown
Source of information:
27. Builder/Contractor: Unknown
Source of information:
28. Original owner: Edward L. and Carol H. Newcomb
Source of information: Jefferson County Assessor Records
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The rear façade has a one-story, wood frame addition (date of construction undetermined).
30. Original location X Moved ____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/Single Dwelling
32. Intermediate use(s): N/A
33. Current use(s): Domestic/Single Dwelling

Resource Number: 5JF4599

Temporary Resource Number:

34. Site type(s): Suburban Home

35. Historical background:

The historic context of 590 Dover Street comprises the historical themes of agriculture, early industry, and transportation in northern Jefferson County. Located five miles west of Denver, Lakewood grew from a small farming community into a suburban city filled out by neighborhood subdivisions in less than a century. In the 1890s and 1900s, Denver exurbanites ventured westward to seek the pastoral landscape of Lakewood. Lakewood was first platted in 1891 as a railroad-oriented suburb, coinciding with new railroad line along 13th Avenue through the Lakewood area to link Denver with the mining center of Golden (Ryland, 1972: 13). The Silver Crash and recession of 1893, however, caused early development to remain modest through the 1920s.

A farm map published in 1899 shows that the areas near the intersection of West 6th Avenue and Wadsworth Boulevard were dominated by large tracts of farmland, and a few small areas of platted subdivisions located near major roadways. By 1900, the West Colfax Avenue had also become a significant artery for horse-driven transportation and soon thereafter, automobile traffic. Development along the Colfax corridor helped spur development in Lakewood. When West Colfax Avenue became a two-lane paved road in 1916, it became the first road in the vicinity to receive blacktop (Sugnet and Associates, 1999:2).

Commercial businesses were established along Wadsworth Boulevard in the 1920s and 1930s, illustrating the beginning of Lakewood's transition from an agricultural community into a commercial and residential suburb of Denver. Residential subdivisions began to appear to the east and west of Wadsworth as early as the 1930s. The landscape changed more drastically in 1941 when the United States government opened the Denver Ordnance Plant (DOP), a World War II munitions manufacturing plant, southwest of US 6 and Garrison Street in Lakewood. Before the DOP opened, US 6 consisted of a two-lane gravel road between Denver to the intersection at Simms/Union streets. Due to the increased number of travelers between Lakewood and the DOP, US 6 was paved and widened to a four-lane highway in 1942 (Norman, 2002: 18). By 1943, the DOP employed almost 20,000 people and operated on a constant 24-hour schedule, with many of the workers seeking housing in the surrounding communities.

After the war ended and the DOP closed, the Federal government converted the site into the current Denver Federal Center in 1950. Almost immediately, the Denver Federal Center became the largest installation of government employees in the United States outside of Washington, D.C. (Wilcox, 1994: 75). The facility had a direct impact on Lakewood's suburban community when a number of new subdivisions were formed in Lakewood to accommodate the nearby workforce. These new residential subdivisions, including neighborhoods such as Meadowlark Hills and Lakewood Village, replaced Lakewood's remaining farmland, and signaled the end of the agricultural activity in the vicinity of US 6 and Wadsworth.

Since the 1950s, Lakewood has developed into a thriving suburban city of Denver. In addition to the employment provided by the Denver Federal Center, Lakewood's growth has been encouraged by its close proximity to Denver,

Resource Number: 5JF4599

Temporary Resource Number:

and the frequent upgrades of roads and highways that link Lakewood to the greater metropolitan region. The town was officially incorporated in 1969, and remains one of the largest communities in Colorado.

In 1953, Charles T. Gore and Daniel J. Kellogg sold their land along US 6 between Carr and Garrison Streets to the Meadowlark Land Company and the Meadowlark Development Company who established the Meadowlark Hills Subdivision in 1954. The subdivision is a prime example of a post World War II era subdivision in Colorado. The houses within the subdivision are primarily one-story, Ranch style homes with one-car garages intermixed with Split Level style homes. Constructed of concrete blocks with brick facades, the houses are clad in blonde, red, and variegated brick from the Lakewood Brick and Tile Company. Once completed half of the houses within Meadowlark Hills have basements, while half were constructed on concrete foundations without basements. Built primarily between 1954 and 1955, the houses in Meadowlark Hills retain their overall integrity as they were designed.

36. Sources of information:

Autobee, Kris.

2008 *King Apple Comes to Lakewood*. In The Lakewood Historian Winter 2008. Lakewood, Colorado.

Colorado Historical Society.

2003 *A Guide to Colorado's Historic Architecture and Engineering*. Denver, Colorado: Office of Archaeology and Historic Preservation.

Hill, David R.

1984 *Colorado Urbanization and Planning Context*. Denver: State Historical Society of Colorado.

Holleran, Michael

2005 *Historic Context for Irrigation and Water Supply Ditches and Canals in Colorado*. Colorado Center for Preservation Research, University of Colorado at Denver and Health Sciences Center: Denver, Colorado.

Leonard, Stephen J. and Thomas J. Noel

1990 *Denver: Mining Camp to Metropolis*. University Press of Colorado: Niwot, Colorado.

Preservation Publishing

2002 *Survey Report for the 2001 Cultural Resource Survey of Historic Northeast Lakewood*. Prepared for the City of Lakewood, May.

Rhodes, Diane Lee (with Parsons Engineering)

2002a *An Intensive Historical Archaeological Survey Along the West Corridor Alternative Route, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

2002b *An Inventory of Historic Structures Along the West Corridor Alternative Routes, Regional Transportation District, Denver and Jefferson Counties, Colorado*. Prepared for RTD, Denver, Colorado.

Ryland, Charles S.

1972 "Golden's Resourceful Merchant" in *The Denver Westernaires Roundup*. Vol. XXVIII, No. 9, Nov-Dec.

Sugnet and Associates

1999 *Cultural Resources Inventory of the Proposed Colfax Avenue and Wadsworth*

Resource Number: 5JF4599

Temporary Resource Number:

Boulevard Improvement Project, City of Lakewood, Colorado

Wilcox, Patricia K. editor

1976 *76 Centennial Stories of Lakewood, Colorado*. Lakewood Centennial-Bicentennial Commission: Lakewood, Colorado.

1994 *Lakewood-Colorado: An Illustrated Biography*. Lakewood 25th Birthday Commission: Lakewood, Colorado.

Willits, W. F.

1899 *W. F. Willits Farm Map*. Denver Public Library, Western History and Genealogy Division.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: _____

Designating authority:

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National State Local

42. Statement of significance: The house at 590 Dover Street does not meet any of the National Register Criteria as an individual resource. Although it is associated with the expansion of housing in Lakewood during the 1950s, the house is not closely associated with this movement and, therefore, does not individually meet Criterion A for associations with important events from our past. Historical research has not indicated that people associated with the house have any historical significance and thus does not meet Criterion B. The house is an example of a 1950s Split Level style, but it is not the work of a master or a rare example of its type within the broader region and therefore does not have enough significance to meet Criterion C. It also does not appear to have the potential to yield information about our prehistory or history that is not already known, and therefore is not recommended to meet Criterion D. Although this building is not recommended individually eligible, it is recommended as a contributing resource in a potential historic district (see section 45 below).

43. Assessment of historic physical integrity related to significance: The house at 590 Dover Street has good historic physical integrity. It has a wood-framed addition at the rear façade, but this cannot be seen from the front of the house and has not adversely impacted the façade and overall integrity as a contributing resource.

Resource Number: 5JF4599
Temporary Resource Number:

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

45. Is there National Register district potential? Yes X No

Discuss: The house at 590 Dover Street is part of the Meadowlark Hills subdivision in Lakewood. Constructed between 1953 and 1956, Meadowlark Hills is a master-planned development that includes curvilinear, tree-lined streets, parks, and a community shopping center (Figure 1). The Meadowlark Hills Subdivision was a planned development created in 1953 when the Meadowlark Land Corporation purchased the property from Charles T. Gore and Daniel J. Kellogg. Extensive primary research including newspaper archives and historical and municipal repositories identified the subdivision developers as the Meadowlark Land Company, the Meadowlark Development Company, House Beautiful Homes, Inc., but it did not identify contractors or architects associated with the construction. Although the entire neighborhood was not surveyed as part of this survey, a windshield survey through the neighborhood identified six models of either Ranch style or Split Level style houses, each displaying strong uniformity in architectural design and materials. All of the buildings within the Meadowlark Hills subdivision are faced with a combination of blonde, red, and brown brick that the contractor purchased from the local Lakewood Brick and Tile Company located along 13th Avenue (Norman, 2002: 31-32). The consistency in building materials and housing styles bestows strong visual and architectural consistency to the neighborhood as a whole.

The Meadowlark Hills Subdivision is recommended eligible under Criterion A for the neighborhood's establishment in Lakewood during the 1950s. The neighborhood's development during this time reflects an important historic trend in suburban growth within the Denver metropolitan area during the Post World War II era, and is an example of a movement that led to the creation of Lakewood as an independent city in 1969. Meadowlark Hill's establishment during the mid-1950s also coincides with the opening of the nearby Denver Federal Center in 1950. When the Federal Government converted the former DOP into the Denver Federal Center, the new federal campus became a regional center of government operations and employment. Its opening helped revitalized Lakewood as a residential suburb providing middle-class housing to Denver Federal Center employees.

The Meadowlark Hills Subdivision is recommended eligible under Criterion C as an important example of post-World War II neighborhood planning and design principles. Many of the development's features, such as the curvilinear streets and uniform setbacks were design elements recommended by the Federal Housing Administration as early as the 1930s, and set the standard of post-World War II subdivisions nationwide. Moreover, the housing's consistent informal Ranch Style and Split Level style architecture reflects an attempt made by developers to appeal to the consumer during this period of increasing popularity for these trends during the 1950s. Picture windows, low, horizontal profiles, and horizontally oriented bands of windows became distinguishing features of both domestic styles. These elements also were well-adapted to middle

Resource Number: 5JF4599

Temporary Resource Number:

class suburban developments, such as Meadowlark Hills (Ames and McClelland, 2002:49, 66). Meadowlark Hills is an excellent example of the execution of this suburban model within the greater Denver metropolitan area.

The Meadowlark Hills subdivision maintains a remarkably high degree of historic physical integrity. Unlike many other residential subdivisions of its era, a windshield survey through the neighborhood revealed little to no evidence of demolition, alterations to the front of the house, or other large-scale alterations. The most common alteration to the housing appears to be replacement of original metal-framed windows; however, this renovation is not universal and a large degree of original fenestration appears to remain intact throughout the neighborhood.

The period of significance for the recommended Meadowlark Hills Historic District is the neighborhood's period of construction, 1953-56. The recommended district boundaries encompass the neighborhood's construction limits, as completed in 1956. This area is generally bound by West 6th Avenue/Frontage Road to the north, Carr Street to the east, West 1st Avenue to the south, and Garrison Street to the west. Excepted areas within this area but outside of the boundary include a group of six properties on West Fourth Avenue that were built in the mid-1960s, nearly ten years after Meadowlark Hills was completed. Additionally, the school property at the southeast corner of the neighborhood, South Lakewood Elementary, was constructed in 1994, and therefore not included within the recommended historic district boundary.

If there is National Register district potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: N/A

Negatives filed at: N/A; digital photography used

48. Report title: Historic Resources Survey, US 6 and Wadsworth Boulevard, Lakewood, CO

49. Date(s): March 20, 2008

50. Recorder(s): Jennifer E. Bryant

51. Organization: TEC, Inc

52. Address: 1746 Cole Boulevard, Suite 265, Golden, CO 80401

53. Phone number(s): 303-273-0231

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Resource Number: 5JF4599
Temporary Resource Number:

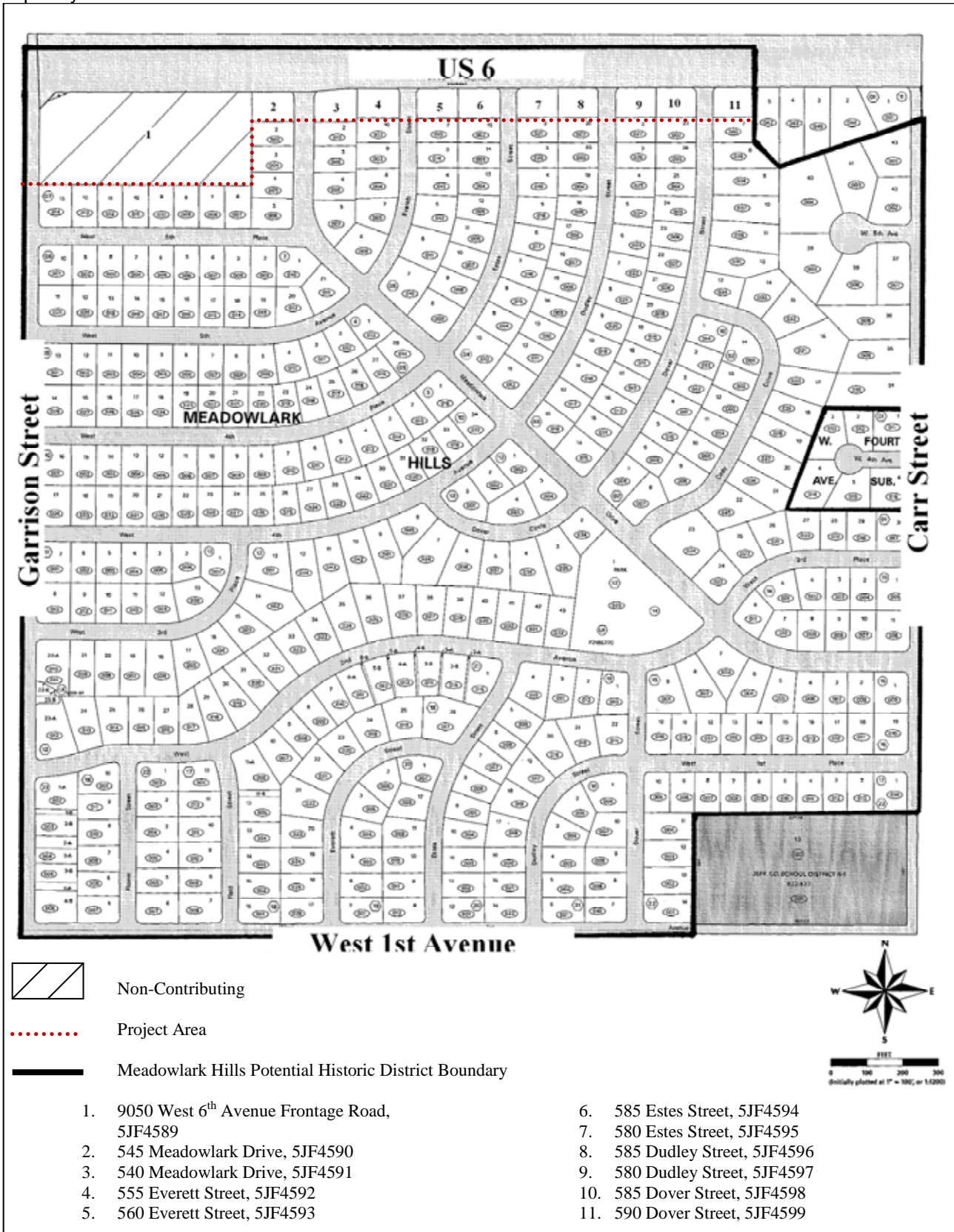
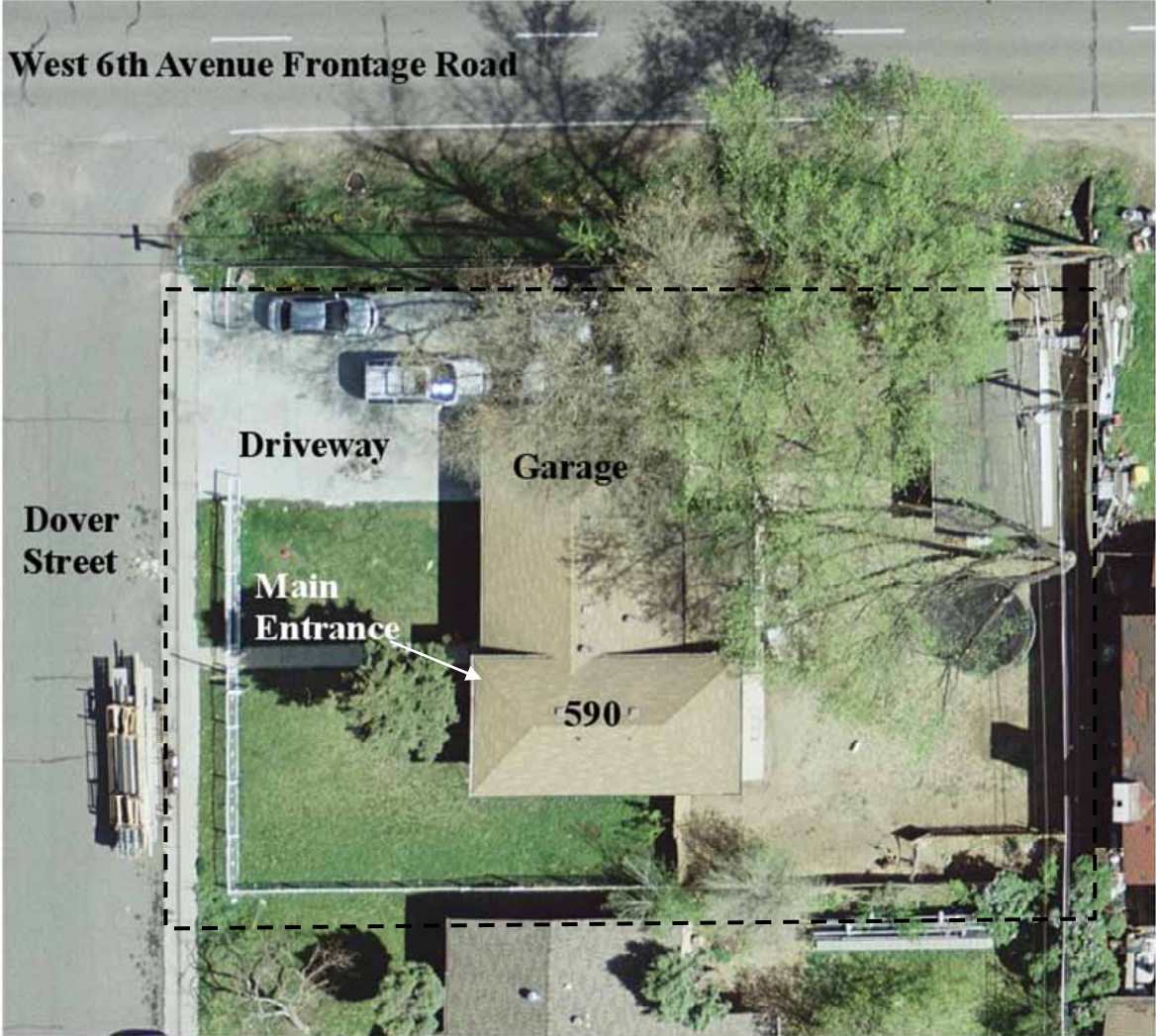


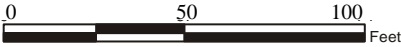
Figure 1: Meadowlark Hills Potential Historic District. Map Courtesy of the Jefferson County Assessor's Office.

Resource Number: 5JF4599
Temporary Resource Number:

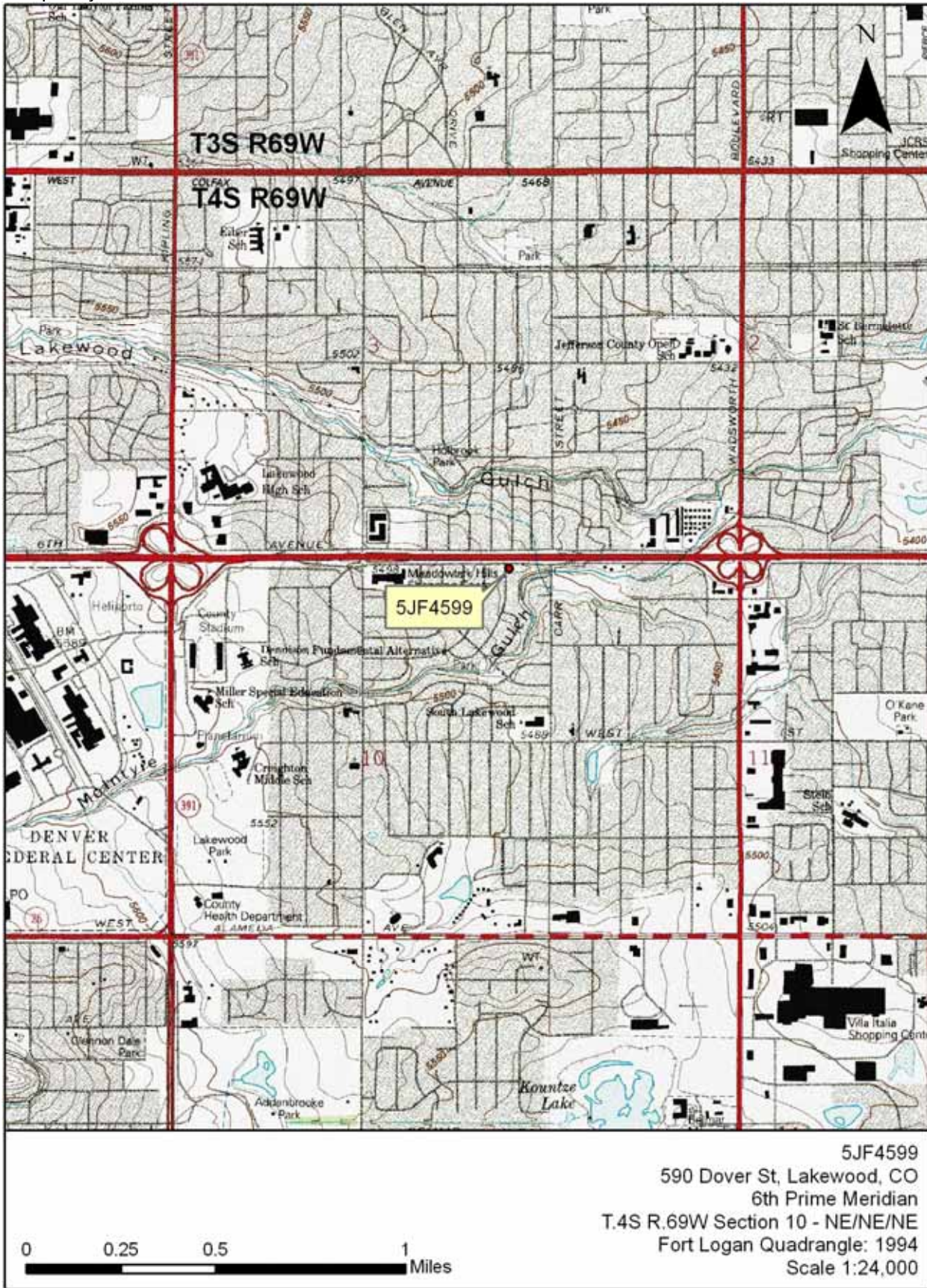


Sketch Map
5JF4599
590 Dover Street
Lakewood, CO 80226

- - - - Parcel Boundary



Resource Number: 5JF4599
Temporary Resource Number:



Location Map

Resource Number: 5JF4599
Temporary Resource Number:

Photo Log

Property Name: Martinez Residence
Property Location: 590 Dover Street, Lakewood, Jefferson County, Colorado
Photographer: Carrie Schomig
Date Taken: February 28, 2008
Negatives: none; digital photography used

<u>Photo #</u>	<u>Facing</u>	<u>Description</u>
1	NE	West and South façades
2	SE	West and North façades

Resource Number: 5JF4599
Temporary Resource Number:



Photograph 1: West and South façades, view looking Northeast



Photograph 2: West and North façades, view looking Southeast