

CULTURAL RESOURCES SURVEY FOR THE I-70/32ND AVENUE INTERCHANGE ENVIRONMENTAL ASSESSMENT

This volume includes:

Errata – June 2006

Cultural Resources Survey – May 2006

Prepared for:

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ERRATA – JUNE 2006

Cultural Resource Survey Management Information Form

III. SITES – Site 5JF4361.1 should be changed to 5JF2229.2

III. SITES – Site 5JF2230.1 should be changed to 5JF2230.3

Abstract, p. I, 2nd paragraph, 3rd line

“A total of sixteen (16) historical resources were inventoried...” should be changed to “A total of seventeen (17) historical resources were inventoried...”

Abstract, p. I, 2nd paragraph, 5th line

“Bayou Ditch” should be changed to “Slough (or Bayou) Ditch”

Figure 1, “Cultural Resources Area of Potential Effects,” p. 3

Labels for 5JF4361.1 and 5JF2230.1 should both be changed to 5JF2229.2; and green ditch segment with label for 5JF2230.3 (Swadley Ditch) should be added

Table 3, Page 19, entry for Swadley Ditch (5JF2230.1)

“Notes” cell should say the following: “This ditch segment was mistakenly identified in 2000 and is actually part of the Slough Ditch.”

Table 3, Page 19, entry for Juchem-Reno Ditch (no site number)

“Notes” cell should say the following: “Historical maps identify this ditch as the *Reno Ditch*.”

8.0 Intensive-level Inventory Results, p. 23, 1st paragraph, 1st sentence

“A total of 16 historical resources...” should be changed to “A total of 17 historical resources...”

8.0 Intensive-level Inventory Results, p. 23, 1st paragraph, 4^t and 5th sentences

“...and three irrigation canal segments (5JF532.2, 5JF5JF4361.1, and 5JF4362.2)” should be changed to “...and four irrigation canal segments (5JF532.2, 5JF2229.2, 5JF2230.3 and 5JF4362.1).”

Table 4, p. 23

Row for sites 5JF4361.1/5JF2230.1 (Bayou Ditch/Swadley Ditch) should be broken into two rows as follows:

5JF2229.2	Slough (or Bayou Ditch Ditch	Agricultural - Irrigation ditch		Not Eligible
5JF2230.3	Swadley Ditch	Agricultural - Irrigation ditch		Not Eligible

8.15 Bayou Ditch segment (5JF4361.1)/Swadley Ditch (5JF2230.1), p.52

Title of Section 8.15 should be changed to “Slough Ditch segment (5JF2229.2).”

8.15.1 Description, p. 52

Replace the first two sentences with the following text:

“This site is a 6,100-ft/1.8-km long segment of the Slough Ditch, extending from the ditch’s headgate on the north bank of Clear Creek, to the ditch’s crossing of 44th Avenue near Ward Road. Although the historical name of the irrigation structure is the “Slough Ditch,” the names “Slough Ditch” and “Bayou Ditch” are presently used interchangeably according to FHU staff hydrologist Ed Lind.. A site number has previously been assigned

to the Slough Ditch ((5JF2229.1) when it was originally recorded in March 2000 by SWCA, Inc. during a cultural resource survey for the proposed Link 5A of the Adesta/CDOT I-70 West Fiber Optic Project. A portion of the same ditch was erroneously recorded by SWCA during the same survey as the Swadley Ditch (5JF2230.1). Yet another ditch segment recorded by SWCA in 2000 west of I-70 was also erroneously identified as part of the Swadley Ditch (5JF2230.2).”

Figures 18 and 19, p. 53

Change site name (Bayou Ditch) to “Slough Ditch,” and site number from 5JF4361.1 to 5JF2229.2”

8.15.2 Site History, p. 54

Replace entire paragraph with the following text:

“USGS topographic maps and information derived from the Colorado Division of Water Resources indicate that the Slough (or Bayou) Ditch draws water from Clear Creek via a headgate located on the north bank of the creek in the SESENESEW of Section 19, T3S, R69W. It was likely originally dug around 1860-1861, since it supplies the Swadley Ditch, which has a water right appropriation date of 5/14/1861. The Slough or Bayou Ditch serves as a feeder ditch to about 28 smaller ditches including the Wadsworth and Swadley Ditches. The Slough or Bayou Ditch also currently supplies a reservoir called Prospect Park Lake.

Based on a review of old topographic maps, the course of the ditch was changed between 1944 and 1957, when the ditch was placed close to the south side of W. 44th Avenue to accommodate development of a small residential subdivision south and southwest of the W. 44th Avenue/Ward Road intersection. A more major re-alignment of the Slough/Bayou Ditch occurred when Interstate 70 (I-70) and State Highway 58 (SH 58) were constructed between 1965 and 1980. At that time, Youngfield Street was realigned to accommodate the I-70/SH 58 interchange, and the ditch crossing of Youngfield was shifted approximately 0.13 mile south of its original crossing, and the course of the ditch west of I-70 was completely changed by the new crossing location as well as extensive gravel mining activity that occurred in this area between 1965 and 1980. The concrete-lined stretch of the ditch paralleling Youngfield Street south of W. 44th Avenue was built c. 1970.”

8.15.3 Significance Evaluation

Replace entire paragraph with the following text:

“Although evidently one a number of early ditches constructed in the late 1850s-early 1860s by farmers in the Clear Creek Valley in the wake of the discovery of placer gold near Golden, no record of a water right for the Slough Ditch was found at the Colorado Division of Water Resources. The Slough Ditch was a small capacity channel originally associated with agriculture, although extensive transformation of agricultural land use in the Clear Creek Valley has occurred in the 20th Century, including prolific urban development, major highway construction, and large-scale gravel mining. As revealed by historical maps, the integrity of location, design, materials, and workmanship of this portion of the Slough or Bayou Ditch has been substantially reduced as a result of these land use changes. For all of these reasons – small size, historical obscurity, physical alteration of portions of the ditch (realignment, concrete lining, diversion through culverts), and loss of association with a significant historic context (agriculture) – the entire ditch is evaluated as ineligible for inclusion on the NRHP.”

Insert new section – 8.16 Swadley Ditch (5JF2230.3), p. 54”

8.16.1 Description

“The Swadley Ditch is a small, excavated, earthen irrigation ditch which conveys water derived from Clear Creek through a headgate on the Slough Ditch (5F2229.2). A very short (<20 ft) segment of the ditch is exposed on the south side of W. 44th Avenue and just west of Xenon Street, between a headgate on the Slough (also called the Bayou) Ditch and a culvert or pipe running beneath W. 44th Avenue and I-70.”

8.16.2 Site History

“The Swadley Ditch, which derives water through the Slough Ditch, has a water right appropriation date of 5/14/1861. The Swadley Ditch originally began at a headgate on the north bank of the Slough Ditch in the NW ¼ of Section 20, in T3S, R69W. This headgate location was changed between 1944 and 1957 when residential development occurred south and southwest of the W. 44th Avenue/Ward Road intersection, at which time the Slough Ditch was also re-aligned. The current headgate is situated on the south edge of W. 44th Avenue, just west of Xenon Street. According to Chris Kerner of the City of Arvada, the Swadley Ditch extends from W. 44th Avenue and I-70 to 58th and Garrison Street, for a total length of approximately 3.5 miles. Also between 1944 and 1957, the Swadley Ditch channel was shifted closer to the edge of the bluffs north of W. 44th Avenue and east of Ward Road. It was originally used for agricultural purposes, but its present role in agriculture is unclear since most farmland in the area has been replaced by urban development.”

8.16.3 Significance Evaluation

“One a number of early ditches constructed in the early 1860s by farmers in the Clear Creek Valley in the wake of the discovery of placer gold near Golden, this small capacity ditch is only 3.5 miles long. The ditch’s association with the important historic context of agriculture has been lost due to the widespread conversion of farmland in the Clear Creek Valley in the 20th Century due to prolific urban development, major highway construction, and large-scale gravel mining. As revealed by historical maps, the integrity of location, design, materials, and workmanship of this portion of the Swadley Ditch has been substantially reduced as a result of these land use changes. For all of these reasons – small size, physical alteration of portions of the ditch (realignment, diversion through culverts), loss of setting and loss of association with a significant historic context (agriculture) – the entire ditch is evaluated as ineligible for inclusion on the NRHP.”

8.16 Reno-Juchem Ditch Segment (5JF4362.1), p. 54
Re-number as 8.17.

Conclusions and Recommendations, p. 57, 1st paragraph, 3rd sentence
Change “16 historical resources” to “17 historical resources.”

Conclusions and Recommendations, p. 57, 2nd paragraph, 1st sentence
Change sentence beginning “These include segments of the Rocky Mountain, Reno-Juchem, and Bayou/Swadley ditches,…” to “These include segments of the Rocky Mountain, Reno-Juchem, Slough/Bayou and Swadley ditches,…”

CDOT PROJECT IM 0703-294

I-70/32nd AVENUE INTERCHANGE ENVIRONMENTAL ASSESSMENT

CULTURAL RESOURCES SURVEY

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COLORADO CULTURAL RESOURCE SURVEY

Cultural Resource Survey Management Information Form

Please complete this form and attach a copy behind the Table of Contents of each standard survey report.

I. PROJECT SIZE

Total federal acres in project: 0 Acres surveyed: 0
Total state acres in project: ~160 Acres surveyed: 0
Total private acres of project: ~262 Acres surveyed: 0
Other: _____ Acres surveyed: _____

Total acres surveyed: ~422 surveyed for historical resources; 0 acres subjected to pedestrian survey due to extensive ground disturbance/ urban development

II. PROJECT LOCATION

Counties: Jefferson
Principal Meridian: 6th
USGS Quad map names and dates: Golden (1965; Revised 1994)

NOTE: The legal location information below is meant to summarize the location of the survey and does not need to be precise.

Township: 3S Range: 69W Sec: 19 1/4s S $\frac{1}{2}$ of N $\frac{1}{2}$; SE; N $\frac{1}{2}$ of SW
Township: 3S Range: 69W Sec: 20 1/4s W $\frac{1}{2}$
Township: 3S Range: 69W Sec: 29 1/4s W $\frac{1}{2}$
Township: 3S Range: 69W Sec: 32 1/4s NW

III. SITES

Smithsonian Number	Resource Type				Eligibility				Management Recommendations						
	Prehistoric	Historical	Paleontological	Unknown	Eligible	Not Eligible	Need Data	Contributes to National Register District	No Further Work	Preserve/Avoid	Monitor	Test	Excavate	Archival Research	Other
5JF532.4		X				X			X						
5JF3803		X			X					X					
5JF4322		X				X			X						
5JF4323		X				X			X						
5JF4324		X				X			X						
5JF4325		X				X			X						
5JF4326		X			X					X					
5JF4327		X			X					X					
5JF4328		X			X					X					
5JF4329		X				X			X						
5JF4330		X				X			X						
5JF4332		X				X			X						
5JF4333		X				X			X						
5JF4334		X				X			X						
5JF4361.1		X				X			X						
5JF4362.1		X				X			X						
5JF2230.1		X				X			X						

IV. ISOLATED FINDS Please note that by definition IFs are not eligible for the National Register and require no further work.

Smithsonian Number	Resource Type			
	Prehistoric	Historical	Paleontological	Unknown

Smithsonian Number	Resource Type			
	Prehistoric	Historical	Paleontological	Unknown

ABSTRACT

In November and December of 2005, Felsburg Holt & Ullevig (FHU) completed an intensive-level cultural resources inventory of an Area of Potential Effect (APE) surrounding proposed improvements to the I-70/32nd Avenue interchange and associated transportation improvements in Jefferson County, Colorado. The investigation was conducted in conjunction with a broader Environmental Assessment (EA) sponsored by the Colorado Department of Transportation (CDOT) in accordance with the National Environmental Policy Act (NEPA). This cultural resource investigation was also required for compliance with Section 106 of the National Historic Preservation Act and Section 4(f) of the Department of Transportation Act.

The APE is located in portions of Wheat Ridge, Lakewood, and unincorporated Jefferson County. One previously recorded historic ditch segment – the Swadley Ditch (5JF2230.1) occurs within the APE. A total of sixteen (16) historical resources were inventoried at the intensive-level and evaluated in terms of eligibility for inclusion on the National Register of Historic Places (NRHP). These include segments of the Rocky Mountain, Reno-Juchem, Bayou, and Swadley ditches, one historic grange building (Maple Grove Grange), three historic farmhouses/farm building complexes, one historic commercial carnation nursery, six modest single family dwellings built between 1904 and 1955, and a small, multi-unit commercial building constructed in 1959. Four of these resources qualify for the NRHP. The Salter Farm (5JF3803) is eligible under Criterion C for architectural importance, a farm complex located at 2800 Youngfield Street is eligible under Criterion A for historical importance, and the Truelson farmhouse and Maple Grove Grange qualify for the NRHP under both Criteria A and C (historical *and* architectural importance). The other resources identified in the APE lack architectural and historical importance and were evaluated as ineligible for the NRHP.

Although the project area is located in proximity to one of the region's major perennial streams, Clear Creek, no prehistoric sites were identified by the survey due to widespread ground disturbance from aggregate mining and urban development. Nevertheless, the potential exists for the occurrence of buried archaeological sites in the project area. However, should any artifacts, features, or bones be exposed by earth-moving activities, work should be halted in the vicinity of the find until it can be evaluated by a qualified archaeologist.

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1.0 INTRODUCTION

In November and December of 2005, Felsburg Holt & Ullevig (FHU) completed an intensive-level cultural resource inventory of the Area of Potential Effect (APE) encompassing proposed improvements to the Interstate 70 (I-70)/32nd Avenue interchange and associated local agency projects located in Jefferson County, Colorado. The inventory was completed in conjunction with a broader Environmental Assessment (EA) sponsored by the City of Wheat Ridge and conducted by the Colorado Department of Transportation (CDOT) in accordance with the National Environmental Policy Act (NEPA). The cultural resource investigation was also required for compliance with Section 106 of the National Historic Preservation Act and Section 4(f) of the Department of Transportation Act.

The proposed transportation improvements are intended to relieve traffic congestion at the I-70/32nd Avenue interchange and to address future transportation demands due to local growth and expanding local retail development. The Proposed Action includes the following specific improvements:

- ▶ Construction of off-set hook ramps at the I-70/32nd Avenue interchange with the westbound hook ramps located north of 32nd Avenue at approximately 38th Avenue and the eastbound hook ramps located at Youngfield Street and 27th Avenue;
- ▶ Widening of 32nd Avenue between approximately Alkire Street and approximately Xenon Street and the widening of Youngfield Street between approximately 35th Avenue and 30th Avenue in the vicinity of the I-70/32nd Avenue interchange;
- ▶ Connection of Cabela Drive with 32nd Avenue west of I-70;
- ▶ Construction of a new diamond interchange on SH 58 west of Eldridge Street;
- ▶ Connection of Cabela Drive with 44th Avenue north of the new interchange on State Highway 58 (SH 58);
- ▶ Relocation of the Jefferson County Clear Creek Bicycle/Pedestrian Trail in the vicinity of the new interchange on SH 58; and
- ▶ Pedestrian and school safety improvements along 32nd Avenue.

The APE is included on the U.S. Geological Survey 7.5' *Golden* topographic quadrangle (1965; Revised 1994), and is encompassed by the following land sections: Township 3 South, Range 69 West, Sections 19, 20, 29, 32 (see **Figure 1**). An Area of Potential Effects (APE) was defined to encompass all possible direct and indirect effects to historic properties from the proposed action/federal undertaking. The limits of the APE were based on the types and locations of historic resources based upon field reconnaissance information, as well as consideration of the specific nature of proposed improvements at specific locations. The APE line followed the proposed project right-of-way (ROW) line where no impacts are anticipated either because no historical resources are present at that location or that no property takes or major changes to the setting are expected to occur. The APE line is broadened around the proposed new/reconstructed transportation facilities, including the I-70/32nd Avenue interchange, the I-70/27th Avenue hook ramps to Youngfield Street, Cabela Drive, and the

proposed new interchange on SH 58 near Eldridge Street. The APE encompasses an estimated 422 acres.

The project that is the subject of this cultural resources survey abuts other CDOT and non-CDOT (local agency) transportation projects. These adjacent projects include the CDOT-planned SH 58/I-70 interchange, a federal undertaking that has been cleared for construction by an EA prepared for CDOT in 2002 (CDOT 2002). The Finding of No Significant Impact (FONSI) was signed in August 2004 (FHWA 2004). Local projects pending the in the vicinity of the I-70/32nd Avenue Interchange project include: 1) construction of an underpass at 40th Avenue under I-70; 2) widening of Youngfield Street from 44th Avenue to 38th Avenue; and 3) construction of Cabela Drive from 40th Avenue to north of Clear Creek. All three of these local agency projects are sponsored by the City of Wheat Ridge.

Jason Marmor, Cultural Resources Specialist for FHU, served as Principal Investigator for the project and was responsible for the field survey, site documentation, and report preparation. The field work was completed on November 1 and 11, 2005, as well as January 3, 2006.

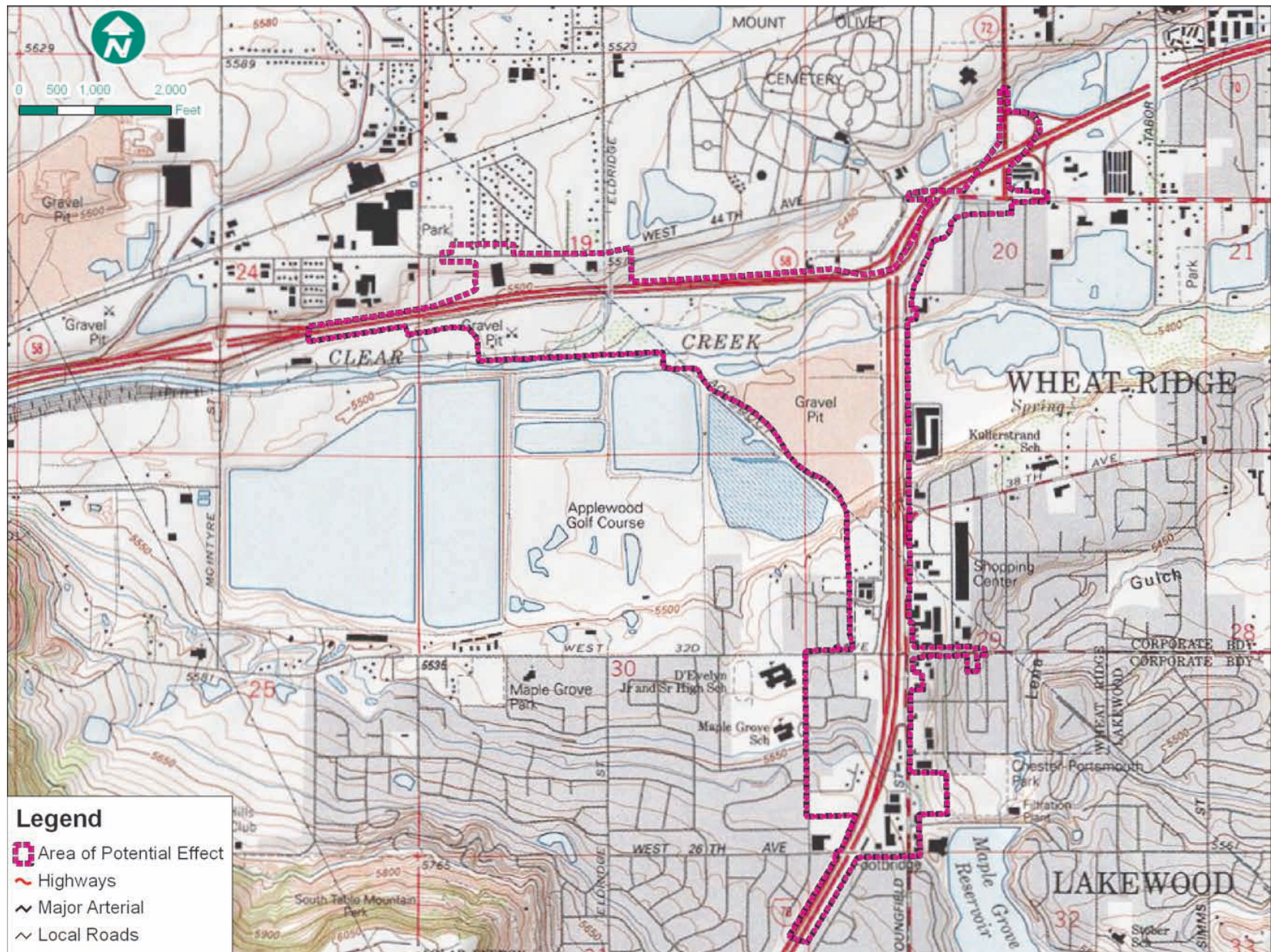


Figure 1

SOURCE: USGS 7.5' Golden Topographic Quadrangle (1965, revised 1994)

Area of Potential Effects

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2.0 ENVIRONMENT

The location of the Proposed Action is in the valley of Clear Creek, a major perennial stream and tributary of the South Platte River. Clear Creek issues from the Front Range of the Rocky Mountains near Golden, flowing between North and South Table Mountains and onto the rolling plains occupied by Denver and its suburbs. The Clear Creek floodplain has been greatly modified by human activity in this area, including gravel mining, construction of water impoundment structures by Coors brewery, and possibly gold dredging during the 1930s.

The project is located at the western edge of the Great Plains physiographic region, a region characterized by rolling plains, a semi-arid climate, and grassland/steppe vegetation. However, most of the land within and adjacent to the APE has been altered by agriculture, residential and commercial development, highways, streets, and railroads. SH 58 follows the Clear Creek Valley into Golden, while I-70 turns sharply southward on a trajectory towards Mount Vernon Canyon, where the interstate begins its passage through the mountains.

Some riparian vegetation exists along the Clear Creek corridor, which parallels SH 58 and then passes beneath I-70, just south of the I-70/SH 58 interchange. Jefferson County has constructed a 10 ft-wide concrete bike path named the Clear Creek Trail along Clear Creek west of I-70. East of I-70, the Clear Creek Trail is maintained by the City of Wheat Ridge. A modern pedestrian bridge crosses over I-70 at 26th Avenue. Elevations in the project area range from a low of approximately 5,420 feet above sea level at the Clear Creek crossing of Youngfield Street, to a high of approximately 5,520 feet at the south end of the project, at Youngfield Street and W. 27th Avenue. Higher elevations also occur along the north side of SH 58, where high bluffs rise to heights of 5,500 to 5,520 feet.

Until the mid- 20th century, land use in the project vicinity was predominantly agricultural, with irrigated farms raising grains such as corn and wheat as well as livestock. Urban growth in the Denver area extended into the Applewood area, which is characterized by post-World War II residential subdivisions and amenities including schools, parks, and Applewood Golf Course. The APE lies within the municipalities of Wheat Ridge and Lakewood as well as unincorporated Jefferson County.

Soils within the APE are alluvial and aeolian in character. Vegetation in the project area includes riparian species along Clear Creek, and a typical western Great Plains mix of native and non-native grasses and weed species on non-cultivated vacant land.

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3.0 PREHISTORIC AND HISTORIC OVERVIEW

Archaeological evidence indicates that human occupation of the South Platte River watershed extends back in time more than 11,000 years. Nomadic populations of Native American hunter-gatherers inhabited what is now Jefferson County for millennia until their displacement by Euroamericans in the mid-1800s.

The project area is located within the Platte River Basin of northeastern Colorado, the prehistory of which is detailed by Gilmore et al. (1999). Four “stages” of cultural development have been defined based on the archaeological record for this basin, and each stage encompasses one or more “periods” distinguished by apparent changes in technological attributes and/or subsistence strategies. The chronological framework of Platte River Basin prehistory is shown in **Table 1**, below.

Table 1. Prehistoric Chronology of the Platte River Basin
(Source: Gilmore et al. 1999)

Stage	Period	Date Range
Paleoindian		12,000 to 5500 B.P.*
	Clovis	12,000 to 11,000 B.P.
	Folsom	11,000 to 10,000 B.P.
	Plano	10,000 to 7,500 B.P.
Archaic		7,500 B.P. to 1,800 B.P.
	Early Archaic	7,500 to 5,000 B.P.
	Middle Archaic	5,000 to 3,000 B.P.
	Late Archaic	3,000 B.P. to A.D. 150
Late Prehistoric	Early Ceramic	A.D. 150 to 1150
	Middle Ceramic	A.D. 1150 to 1540
Protohistoric		A.D. 1540 to 1860
*Before Present		

Archaeological evidence indicates that *Homo sapiens* first appeared in the Platte River Basin during the late Pleistocene – early Holocene. The earliest stage of human occupation in the Platte River Basin is distinguished by a subsistence strategy and toolkit oriented toward the hunting of extinct megafauna, including mammoth and *Bison antiquus*, ancestor of the modern bison. Sites associated with the Paleoindian stage include large game kill and processing sites from the late Pleistocene-early Holocene. Three sequential periods – Clovis, Folsom, and Plano - have been recognized within the Paleoindian stage based upon diagnostic artifacts as well as radiocarbon dates derived from organic materials in these sites.

The Clovis period (12,000 to 11,000 B.P.) is characterized by large, fluted lanceolate points and a focus on mammoth hunting. The Folsom period (11,000-10,000 B.P.) is distinguished by the use of smaller, finely pressure-flaked and fluted lanceolate dart points used to hunt an early form of bison. Much valuable information about Folsom lifeways was obtained from extensive excavations at the famous Lindenmeier site, a Folsom campsite located in the northern uplands of Larimer County. A number of Folsom sites have been recorded along the South Platte drainage in Weld County, including the Powars Site (5WL1369), located near Kersey on a low terrace on the south side of the South Platte River (Gilmore et al. 1999:67), and the Fowler-Parrish Site (5WL100), situated on an ancient sand dune near the town of Orchard. The Fowler-Parrish Site contained two bison bone beds associated with Folsom artifacts.

The final Paleoindian period, Plano (10,000 to 7,500 B.P.), features a wider variety of morphologically distinctive, large, unfluted lanceolate projectile point types utilized for big game hunting. Plano period sites reveal a more diversified strategy of food resource exploitation as well as more sophisticated cooperative hunting techniques suggestive of increased social complexity. Archaeological evidence of Plano culture is well represented in the Platte River Basin.

A transition from the Paleoindian, big game hunting stage to a more diverse subsistence strategy occurred around 7,500 years B.P. The advent of the Archaic Stage corresponds to a climatic shift referred to as the Altithermal, when warmer and drier conditions induced ecological changes and human adaptations to those changes. During the Altithermal, which extended for approximately two millennia, aboriginal groups in western North America apparently adopted a more diverse hunting and gathering subsistence strategy accompanied by the emergence of a toolkit featuring smaller, cruder projectile points (also referred to as “dart” points, and used with the *atlatl*, or dart-thrower), as well as groundstone tools including manos and metates (milling stones). Archaeological evidence reveals a drastic reduction in reliance upon big game, a trend which scholars have attributed to climatic change and possibly over-hunting by humans (Cassells 1983:73). Along with changes in subsistence strategy, a variety of new features appear in the archaeological record at Archaic sites, including hunting blinds, stone boiling pits, and stone circles.

The Archaic Stage has been classified into three distinct periods, including the Early Archaic (c. 5,000 to 3,000 B.C.), the Middle Archaic (c. 3,000 to 1,000 B.C.), and the Late Archaic (c. 3,000 B.C. to A.D. 150). The Early Archaic period is distinguished by a number of different styles of large side- and corner-notched dart points. Relatively few Early Archaic sites have been found on the plains, and much of what has been learned about the period in the Platte River Basin has been derived from sites in the hogbacks/foothills and mountains (Gilmore et al. 1999:102).

The Middle Archaic period corresponds with gradual post-Altithermal climatic change, resulting in wetter and cooler conditions in the Platte River Basin. Archaeological sites from this period reveal an increase in the use of milling stones, reflecting an increased reliance upon vegetal resources, as well as a change in projectile point technology. A variety of replicated projectile point types are associated with the Middle Archaic period, including the stemmed, lanceolate, indented-base Duncan and Hanna points as well as several distinct side-notched forms.

Late Archaic sites are the most abundant of the Archaic Stage subperiods represented in the Platte River Basin. The Late Archaic period is distinguished from the earlier Middle Archaic mainly by the prevalence of large, corner- and side-notched dart points, such as the similar Pelican Lake and Besant styles. Other archaeologically distinguishable traits of the Late Archaic period include a high frequency of groundstone grinding implements as well as butchered bone and bone tools from a variety of animal species (Gilmore et al. 1999:95).

The Late Prehistoric Stage of Platte River Basin prehistory (c A.D. 150 to 1540) is divided into two evolutionary subperiods termed the Early and Middle Ceramic. The Late Prehistoric Stage is distinguished from the earlier Archaic Stage mainly by the appearance of ceramics in the archaeological record as well as by the replacement of atlatls and darts by bows and arrows, the latter equipped with much smaller and lighter projectile points (Gilmore et al. 1999:175). These innovations are believed to have been introduced through contact with Woodland people of the eastern Great Plains and Midwest, and first appear in Early Ceramic period sites in northeastern Colorado. However, unlike Plains Woodland sites further east in Kansas and Nebraska, evidence is generally lacking in Early Ceramic period sites in the Platte River Basin for the adoption of horticulture or the establishment of small, permanent villages. The Plains Woodland tradition has been described as an attenuated version of the Woodland tradition centered in the eastern woodlands of Ohio and Illinois, and contemporaneous sites on the Colorado plains reveal an even more diluted version.

The Middle Ceramic period began around A.D. 1150 and is associated with the development of the Central Plains tradition. The emergence of this tradition corresponds with climatic change resulting in moister conditions on the Central Plains. The archaeological record indicates that the intentional cultivation of plant species, primarily corn, was a major change in subsistence strategy that resulted in technological changes in artifacts as well as the establishment of permanent or semi-permanent camps or villages. Middle Ceramic period components are generally found in multi-component sites atop Early Ceramic materials, suggesting cultural continuity. Diagnostic artifacts associated with the Central Plains tradition include side-notched projectile points, globular, shouldered ceramic vessels, bison scapula hoes, and diamond-shaped, beveled edge bifaces (Gilmore et al. 1999:180). However, only certain similarities are found in Middle Ceramic sites in the Platte River Basin of Colorado. While artifacts such as globular ceramic vessels with flaring rims and small, side-notched projectile points appear in Middle Ceramic period sites in the Platte River Basin, there is virtually no evidence of the formation of villages or permanent camps with earthlodges or other architectural features.

The Protohistoric Stage (A.D. 1540 to 1860), also called the Late Ceramic period, was initiated by European contact during the 16th Century, and continued until permanent settlement by Euroamericans in the mid-19th Century. During this period, a succession of nomadic Plains Indian tribes, including the Plains Apache, Comanche, and Pawnee, occupied portions of the Colorado plains as far west as the Front Range foothills until approximately 1750. The situation changed by approximately 1830, when the Arapaho and Cheyenne achieved dominance in the eastern plains of Colorado (Cassells 1983). The dynamic territorial shifts on the plains from the 17th through the early 19th centuries were fostered in large measure by the introduction of horses from the Spanish, who had gained a foothold in the southwest, and by firearms obtained through trade with British and French fur traders on the eastern and northern margins of the Great Plains. Other trade goods were incorporated into Plains Indian culture, including glass trade beads and metal arrow points. The spread of these commodities gave rise in the 19th

Century to the stereotypical militaristic “horse and gun” cultural tradition that enabled the Plains Indians to temporarily resist the advance of Euroamerican settlement (Secoy 1953). However, by the late 1870s, virtually all of the Plains Indian tribes had been removed to reservations in Oklahoma, Montana, Texas, and South Dakota.

Abundant ethnographic information supplements the archaeological record during this final period of aboriginal prehistory. Sites associated with the Protohistoric Stage include open camps, open lithic scatters, open architectural sites, sheltered camps, sheltered lithic scatters, rock art, trails, scarred trees, and battlefields. Camp sites from this time period often include stone circles (also called “tipi rings”), some of which contain interior hearth features.

Historic EuroAmerican use of the project vicinity may have commenced as early as the 1820s, as fur trappers and traders ventured into Colorado and followed many of its major drainages. Permanent settlement of the greater Denver area was initiated by a gold mining rush to Cherry Creek and Clear Creek in 1858. Numerous prospectors panned and sluiced the placer deposits of Ralston and Clear creeks, which contained particles of gold washed down from the mountains, until more promising discoveries were made along Chicago Creek on the north side of Mount Evans in the winter of 1859, followed by John Gregory’s location of rich gold-bearing veins near the location of the town of Black Hawk (Leonard and Noel 1990:11). One early mining camp was Arapahoe City, located along the north bank of Clear Creek, between North and South Table Mountains, approximately two miles east of Golden” (Manley 1989). A historical monument placed along 44th Avenue a short distance west of McIntyre Street marks the general location of the camp, which contained approximately 30 houses in 1859 and had a population of 80 in 1860 (Villard 1932:138). By 1861 Colorado Territory was established, with Denver being its principal city as well as the main supply center and transportation hub for the burgeoning mining industry.

Another community that sprang up along the banks of Clear Creek was Golden; it was founded on June 12, 1859 as a real estate venture by the Boston Town Company. The town, initially called Golden City, was laid out in a grid pattern on 1,280 acres in a narrow valley flanked by North and South Table Mountains (Noel 1997; Robbins 1962; Stone 1918). Golden was strategically situated as a supply center between the growing settlement of Denver-Auraria and the mines in the mountains. By the end of the summer, Golden City was inhabited by more than 700 people (Stone 1918:147).

The gold rush to the Denver-Golden area brought an influx of opportunity-seekers, some of whom capitalized upon the availability of land and water to establish farms and ranches in the Clear Creek Valley. Prior to 1862, settlers acquired land by squatting or pre-emption. The practice of homesteading began, and agricultural development of the project vicinity expanded, after the U.S. government passed the Homestead Act of 1862 and completed its cadastral survey of townships in northern Colorado in the 1860s. Settlement was accelerated by the establishment of rail links, including the Colorado Central Railroad, which was extended from Denver to Golden in 1870 (Robertson 1991:87).

Numerous trails were blazed during the 1850s and 1860s, providing access to mining areas and settlements in what is now Jefferson County (Scott 1976). Two such routes connecting the nascent city of Denver and the Golden area settlements were called “North Golden Road” and “Middle Golden Road,” both of which may have been branches of the “Old Prospect Trail.” North

Golden Road was reportedly established c. 1862, approaching Golden along the north side of Clear Creek, and was used by the Central Overland California & Pikes Peak Express Stage Line (COC & PP). The North Golden Road was later improved (and in some places straightened) as W. 44th Avenue. Middle Golden Road followed a more southerly route, and was later superceded by W. 32nd Avenue (Scott 1976; Norman 2002a; Norman 2002b). Yet another branch of the trail was the forerunner of W. 38th Avenue in Wheat Ridge. Following the survey of public lands by the General Land Office in the 1860s, roadways were laid out or re-aligned mainly along section or township lines. Such is the case with portions of W. 44th Avenue and W. 32nd Avenue near the project area, which now follow section midlines. Another road that was established along a north-south section-quarter line was Olivet Road, later called Youngfield Street (Wheat Ridge Centennial-Bicentennial Commission 1976:24).

3.1 Agriculture and Community Formation

The farming community of Wheat Ridge was established in the 1860s, with a commercial district taking root along W. 38th Avenue. Wheat Ridge was reportedly named by settler Henry Lee (later State Senator from Colorado, 1885 to 1889) for its prolific production of wheat, which, according to pioneer farmer William W. Wilmore, included yields as high as 60 bushels an acre (Leonard and Noel 1984:310). In the mid-1870s, farmers began to switch from wheat as the principal crop to fruit and vegetables (City of Wheat Ridge 1971). Farmers in this area organized a Farmers' Club that was granted a charter to establish Colorado's first grange-Ceres Grange No. 1 - in 1873 (City of Wheat Ridge 1971). Another community improvement was the Maple Grove School, built in 1880 on the southeast corner of what is now Youngfield Street and 32nd Avenue, just north of the extant Maple Grove Grange building. The land for this school was donated by pioneer farmer Nathaniel O. Stewart (Wheat Ridge Centennial-Bicentennial Commission 1976).

3.2 Irrigation Development

The reliability of agricultural yields in the Wheat Ridge area was enhanced greatly by the development of irrigation systems. The earliest ditches to divert water from Clear Creek were dug in 1859. In that year David K. Wall is credited with constructing one of the earliest ditches near Golden, which enabled him to produce a lucrative crop of vegetables and potatoes. Farmer Jonas Everett Wannamaker reportedly filed the first claim to divert water from Clear Creek in 1859 to irrigate 400 acres of benchland on the north side of Clear Creek (Manley 1989:41). By 1861 four irrigation ditches were in operation, including the Wannamaker Ditch, Swadley Ditch, Wadsworth Ditch, and the Farmers High Line Canal (Dark 1939). Water rights were claimed on the basis of the "doctrine of prior appropriation," which was formalized in 1876 when the new State of Colorado drafted its constitution.

Agriculture flourished in the Clear Creek Valley prior to 1950, and farmers experimented with a variety of crops. Pioneer agriculturalists William Lee, L.K. Perrin, J.B. Wolff, David Brothers, Harpin Davis, J.W. Cook, and W. N. Everett planted fruit trees and tried their luck with small fruit crops. In the Wheat Ridge area, William Lee achieved success with the "Wealthy" variety of apple, an imported, older variety of apple that is able to endure and grow well in colder climates. Lee, an English immigrant, arrived in the Denver area during the gold rush in 1859, and he is credited with planting Colorado's first apple orchard in 1864 (Wheat Ridge Sentinel 1989).

3.3 The Carnation Industry

Carnation growing became a major, lucrative agricultural industry in the greater Denver area beginning in the early 1930s (Denver Post 1934). Carnation nurseries were established in the Wheat Ridge area prior to World War II, and flourished from the late 1940s until the early 1990s. The success of the Denver area's carnation industry can be attributed to several factors, including abundant sunshine and a broadening of public perception of the usefulness of carnations. According to one grower, carnations were used for many years mainly as "funeral flowers," but later were deemed acceptable for household bouquets and corsages (Rocky Mountain News 1946). According to the same source, "in the state's high, dry climate, they attain a sturdiness and keeping quality not found in any other part of the country."

One early leader in the development of the state's commercial carnation industry was Homer L. Pearson, a Wheat Ridge native and nurseryman since 1929. Pearson was active in state and national florist associations, and was chosen director of the American Carnation Society in 1947. Pearson was also active in politics, serving from 1939 to 1947 in the Colorado House of Representatives, for most of that time serving as its Speaker, and from 1947 to 1949 serving as Lieutenant Governor of Colorado.

By the 1960s, Wheat Ridge was a major locus of the international wholesale carnation industry. In 1970 the Wheat Ridge Chamber of Commerce seized on the success of the industry to launch a new tradition – an annual Carnation Festival. The first annual Carnation Festival was held on August 27 and 28, 1970. Production of carnations peaked in 1974, when 193 million flowers were sold.

In the late 1970s and 1980s, rising fuel costs and competition from South American carnation growers forced some Colorado growers out of business and compelled others to switch to growing roses, a more lucrative crop (Denver Post 1973, 1979). By 1991, Colorado cut flower growers produced twice as many roses as carnations. Those nurseries that switched to rose production were faced with similar problems after passage in 1991 of the Andean Trade Preference Act.

3.4 Aggregate Mining

Another notable industry in the Wheat Ridge vicinity is the mining of sand and gravel, or aggregate, in the floodplain of Clear Creek. The early history of this industry is obscure due to the lack of state regulation and permitting prior to 1972 (Arbogast 2002:26). William Lee, who established apple orchards in the vicinity in 1864, reportedly operated a small commercial gravel pit on Clear Creek at 41st Avenue and Olivet (Youngfield) Street prior to his death in 1911.

Growth of the sand and gravel industry paralleled that of the concrete industry. Used primarily as an ingredient in concrete manufacturing, aggregate deposits were not mined on a large scale in this area of the Clear Creek Valley until the 1960s. By 1965, extensive sand and gravel pits were being developed on the south side of Clear Creek and east side of Youngfield Street. The Lee Sand and Gravel Company, which may have evolved from farmer William Lee's small quarry, was being backfilled in the mid-1960s and was later reclaimed for commercial

development as well as a portion reserved by the City of Wheat Ridge as a greenway corridor. Other extensive aggregate mining operations were also developed in the vicinity, near the present I-70/SH 58 interchange, northeast of McIntyre Street and SH 58, and on the west side of I-70 and south of SH 58. After decades of intensive quarrying, the industry has dramatically transformed the landscape, and many abandoned aggregate pits have filled with water and now serve as reservoirs and wildlife habitat (Arbogast et al. 2002).

3.5 Post-World War II Urban Growth

The Wheat Ridge-Lakewood area of Denver experienced prolific population growth after World War II. Prior to World War II, the economies of both communities were based primarily upon agriculture. In 1930, Lakewood was home to 1,552 people, while only 851 residents were counted in nearby Wheat Ridge (Arbogast et. al, 2002:10). During World War II, Lakewood's population swelled after the United States government established a small arms bullet factory – the Denver Ordnance Plant operated by the Remington Arms Company - on a 670-acre site. A robust postwar economy, increased automobile ownership, and a “baby boom” resulted in a national trend of large-scale suburban development, including on the northwestern fringe of Denver. After the war the ordnance plant campus was transformed into the Denver Federal Center, and occupied by a host of federal agencies. By 1950, Wheat Ridge's population had grown to 2,541, and rivaled Lakewood's population of 2,932.

In spite of this trend, agriculture remained an important land use and economic activity in the Wheat Ridge area, as evidenced by construction in 1950 of a new building for the Maple Grove Grange No. 154 on Youngfield Street, just south of W. 32nd Avenue.

Residential and commercial development in this area accelerated in the 1950s and 1960s. The Applewood area reflects this trend. Stretching beyond Wheat Ridge as far north as 38th Avenue, east to Kipling Street, south to 20th Avenue and west of I-70 to Golden at South Table Mountain and Rolling Hills Country Club, this area is not one subdivision but rather a number of contiguous subdivisions developed by various people. The name “Applewood” is attributed to Myron Bunger, who purchased 80 acres at 26th Avenue and Youngfield Street in 1935. Bunger raised strawberries and apple trees on his property, and in 1954 he began subdividing his property and contracting with home builders. Bunger named his new residential area “Applewood Mesa,” and many lots contained Bunger's apple trees which were preserved by covenant (Wheat Ridge Sentinel 1989; Rocky Mountain News 1961; Denver Post 1962).

Another subdivision developed in this area during the mid-1950s was “Applewood Hills,” the brainchild of C.D. Wallace. Wallace's \$8 million “suburban paradise” was located northeast of 20th Avenue and Youngfield Street, overlooking Maple Grove Reservoir, a 60-acre lake then under construction by the Consolidated Mutual Water Company (Denver Post 1954).

Beginning in 1955, a small group of individuals worked to establish a new golf course to serve the residents of Applewood. One member of this group, realtor Don Knowles, located a suitable piece of property adjacent to 32nd Avenue, owned by farmer Tad Knowles. Money was raised by selling memberships, and the group negotiated an option to purchase 240 acres at a price of \$1,600 per acre. Included in the purchase price were water rights to Clear Creek, which runs along the golf course's northern border. The sale was completed in February of 1956, and a temporary clubhouse was soon erected. Construction of Applewood Golf Course's greens and

fairways began in the spring of 1956, with most labor supplied by members. In spite of this shoestring approach, the club struggled financially. In 1968 the situation was resolved when the Adolph Coors Brewing Company (Coors) and the financially strapped country club worked out a deal which involved a land swap and the brewery's construction of an 18-hole championship course, clubhouse, swimming pool and other amenities on a new 180-acre site. As part of that deal, the new Applewood Golf Club was converted into a public-fee facility (Rocky Mountain News 1981).

Initially established in 1873 along Clear Creek in Golden, the Coors brewery has grown into a manufacturing behemoth and is one of the regions largest employers. In addition to its massive concrete factory buildings, Coors owns a number of gravel pits further east along the Clear Creek floodplain in an extensive area bounded roughly by SH 58 on the north, 32nd Avenue on the south, I-70 on the east, and McIntyre Street on the west. Additionally, the company owns a modern, large capacity, concrete, multi-bin grain elevator on the north side of Clear Creek, a short distance east of McIntyre Street. This grain elevator is supplied with grain for beer-making by Coors-owned trains operating on a railroad spur paralleling Eldridge Street. The rail spur crosses over the wide SH 58 corridor via a concrete bridge installed in 1974.

The project area's transformation from farmland to suburbia also included extensive commercial development along Youngfield Street. The most notable new commercial venture was Applewood Shopping Center, developed on a 30-acre parcel on the northeast side of Youngfield Street and 32nd Avenue. The ambitious shopping center project was started in the late 1950s by Conrad Becker and Stewart Smith. Becker, who is credited with opening the first supermarket in the Denver area, had purchased land east of Youngfield Street around 1952 with the intention of farming, and made his home in the former James Truelson farmhouse at 12500 32ND Avenue. According to his daughter, Susan Heritage, Becker raised Holstein cattle before embarking on this ambitious commercial venture. It took many years to develop the site, but by 1989 the Applewood Shopping Center contributed a significant share of Wheat Ridge's total retail sales and sales tax revenues (Wheat Ridge Sentinel 1989).

Population growth and urban development of the Denver metropolitan area continued in the 1960s, and this trend was evident in the Clear Creek Valley as well. By the end of the decade, Wheat Ridge's population had climbed to 29,778, and Lakewood's population exceeded 92,000 (Arbogast 2002:10). In 1969, Wheat Ridge was officially incorporated as a municipality. During this period, many of the farms, nurseries and orchards of Applewood were replaced by further commercial and residential development.

As growth occurred locally as well as regionally and nationally in the 1960s, transportation improvements were required. The most significant of these developments was the construction of a new link in the nation's interstate highway system through the Clear Creek Valley. This federally-funded project – Interstate 70 – was built from east to west, and the stretch extending from Denver to Mt. Vernon Canyon was completed in 1970 (Salek 2006a). SH 58 was originally designated as a state highway in the 1920s, and extended from SH 119 north of Black Hawk, through Golden to Denver along 44th Avenue, ending at Federal Boulevard. A portion of SH 58 extending from US 6 to west of McIntyre Street was replaced by a new expressway by 1971, and by 1973 the expressway was extended eastward to I-70. The following year (1974) it was upgraded to a freeway (Salek 2006b).

Land development and aggregate mining has continued unabated in Jefferson County to the present day. In 2005, Cabela's Retail, Inc., of Sidney, Nebraska filed a development plan for a large parcel lying southwest of the I-70/SH 58 interchange, to include an approximately 225,000 square ft (ft²) retail store catering mainly to hunting and fishing enthusiasts, and an additional 575,000 ft² of retail and commercial development. Development of this parcel, which currently is occupied mainly by reclaimed aggregate pits, in addition to anticipated growth in the area, will require transportation improvements to provide access from I-70 and SH 58. Because these are state or interstate highways, the Colorado Department of Transportation (CDOT) is charged with overseeing the proposed transportation improvements and conducting a review of environmental impacts in accordance with the National Environmental Policy Act (NEPA).

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4.0 FILE SEARCH AND RECONNAISSANCE SURVEY RESULTS

The investigation began with the collection of information about historic and archaeological resources within a larger Cultural Resources Reconnaissance Survey Area drawn around the project, encompassing a broader range of design alternatives than under consideration (see **Figure 2**). This identification effort involved a file search, a review of local planning documents, and reconnaissance field surveys. The results of this effort are presented below.

A file search for the project was completed by the Colorado Historical Society/Office of Archaeology and Historic Preservation (OAHP) on September 15, 2005, in order to identify previously recorded historic and archaeological resources. The file search included Sections 19, 20, 29, 30, 31, and 32 in T3S, R69W; and Sections 24 and 25 in T3S, R70W.

The file search revealed eight previous cultural resource surveys covering portions of the study area, which are arranged from earliest to latest in **Table 2**. All of these surveys were completed for CDOT or its predecessor, the Colorado Department of Highways. Only three of these past projects abut or overlap the I-70/32nd Avenue Interchange Project and are worthy of mention. These include two surveys for proposed installation of buried fiber optic cables in the I-70 right-of-way (ROW). The other relevant survey project was for proposed reconstruction of the I-70/SH 58 interchange. An historical and archaeological resources inventory for the I-70/SH 58 interchange was completed by Weiland Sugnet for CDOT Region 6 in 2001 (Phillips 2001).

Other records reviewed included the *Historic Trail Map of the Greater Denver Area* (Scott, 1976), as well as historical site survey data collected by Jefferson County. The Jefferson County survey data were organized for planning purposes by geographic sub-area, and included:

- 1) Historic sites identified in the Central Plains planning area, and depicted on a map in the *Central Plains Community Plan* (2004). These include sites listed on the NRHP; properties designated as County Historic Landmarks; historic railroad alignments; and all “Cultural Resources for Preservation” identified through a 1999-2000 survey sponsored by the Jefferson County Historical Commission;
- 2) Historic sites identified in the North Plains planning area, but not given priority ratings, as depicted on a map in the *North Plains Community Plan* (1989); and
- 3) Historic sites identified in the Golden Vicinity survey area in the Reconnaissance Survey Report, 1999-2002 Cultural Resource Survey of Unincorporated Jefferson County, sponsored by the Jefferson County Historical Commission.

Reconnaissance “windshield” surveys were completed on April 8, July 7, and August 15, 2005, to identify potentially historic resources and areas that would require pedestrian archaeological survey. This effort was followed by review of Jefferson County Assessor’s online property records to determine dates of construction for buildings and structures identified as potentially historic. Properties with buildings erected in or before 1960 were considered historic resources. This effort identified a large number of buildings and structures meeting the minimum age threshold, although only a smaller subset of these properties were potentially subject to project

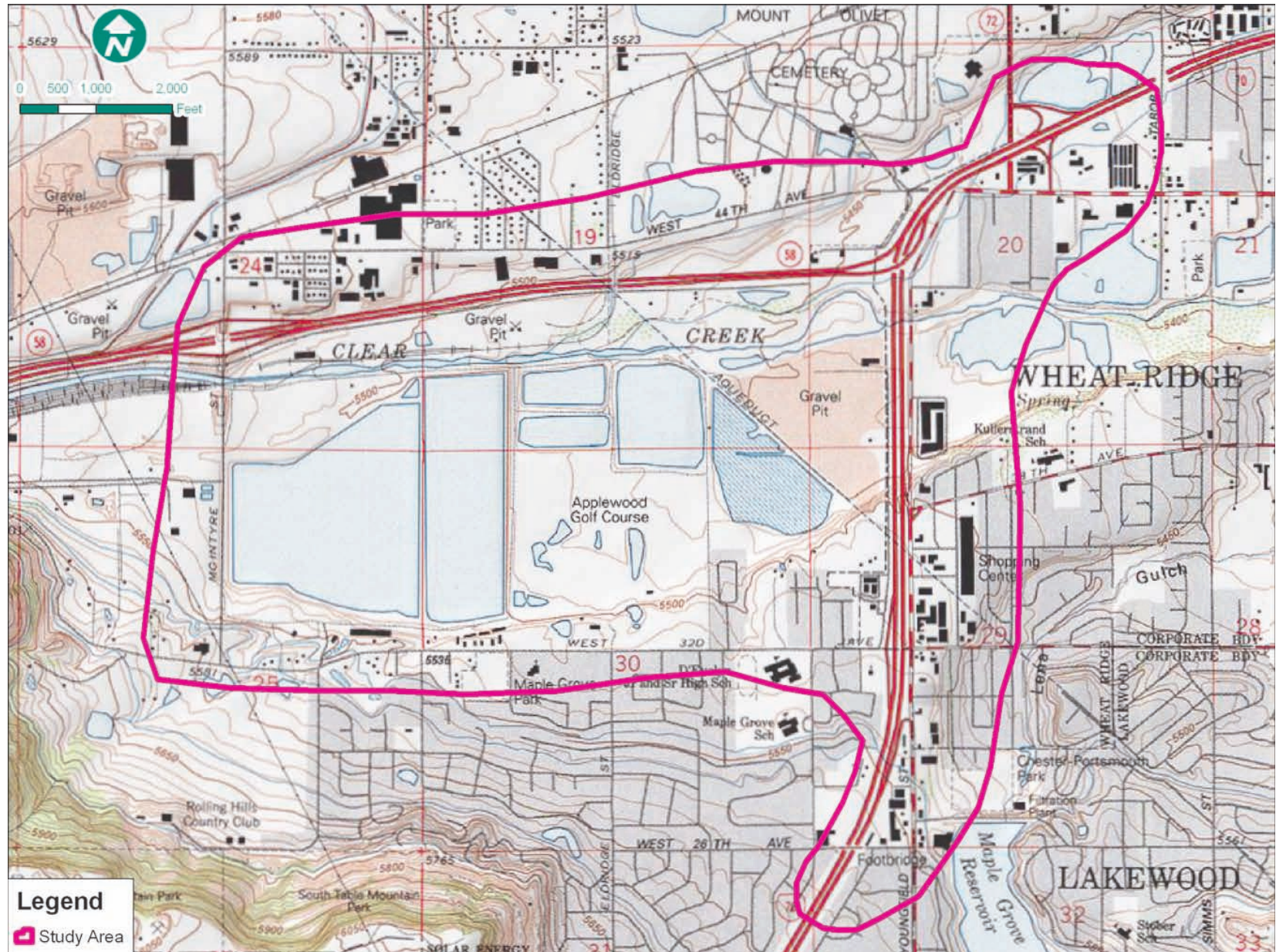


Figure 2

SOURCE: USGS 7.5' Golden Topographic Quadrangle (1965, revised 1994)

Cultural Resources Reconnaissance Survey Area

impacts and thus required additional, intensive-level documentation and evaluation. All of the pre-1960 properties identified by the reconnaissance survey are revealed in this section for informational purposes and to illustrate how the Area of Potential Effects was modified as the project alternatives were refined over time. Properties deemed potentially subject to project impacts were subsequently recorded in accordance with SHPO guidelines onto Colorado Historical Society cultural resource inventory forms and formally evaluated for NRHP-eligibility.

Table 2. Previous Cultural Resource Surveys in the Reconnaissance Survey Area

Date	Project	Project Sponsor	Surveyed By
1984	Class III Historic Survey for 44th Ave. Tabor St. to Ward Rd.,	Colorado Dept. of Highways	Barbara Chocol, Colorado Dept. of Highways
1985	Class III Archaeological Survey of Project CS 11-0070-09, Lena Gulch Interchange	Colorado Dept. of Highways	Steven Wallace, Colorado Dept. of Highways
1986	Reconnaissance Survey – Archaeological Clearance for Project M 1546(1), 44 th Ave. Tabor Street to Youngfield Street	Colorado Dept. of Highways	Debra Angulski, Colorado Dept. of Highways
1989	Class III Historic Resources Survey for Project MR 1506(1), 32 nd Avenue, Kipling St. to Simms St.	Colorado Dept. of Highways	Sally Pearce, Colorado Dept. of Highways
1999	Class III Cultural Resources Survey of Interstates 25, 70, 225, and 270, U.S. Highways 13 and 470 for the Proposed Adesta Communications Fiber Optic System, Colorado	Colorado dept. of Transportation	Mary Painter, Chadwick Jones, and Christian Zier, Centennial Archaeology, Inc.
2000	Class III Cultural Resource Investigations for Link 5A of the Adesta/CDOT I-70 West Fiber Optic Project	Colorado Dept. of Transportation	Andrew H. Sawyer, SWCA, Inc., Denver Metro Office
2001	Historical and Archaeological Resources Inventory (Class III), Interstate-70/State Highway 58 Interchange, CDOT Project No. NH 0703-246	Colorado Dept. of Transportation	Weiland & Sugnet, Inc. - Scott A. Phillips
2004	Reconnaissance Historic Resources Survey – SH 58/I-70 Interchange Reconstruction Addendum	Colorado Dept. of Transportation	Barbara Norgren
2005	Historic Architectural Resources Survey for the Northwest Corridor Transportation Project Alternatives, Broomfield and Jefferson Counties, Colorado	Colorado Dept. of Transportation	Jason Marmor, Felsburg Holt & Ullevig

No archaeological sites have been identified to date within the Reconnaissance Survey Area. Although the Reconnaissance Survey Area includes elevated terrain on both the north and south sides of the Clear Creek floodplain, these areas have been subject to extensive modern development such that there appears to be relatively low potential for the existence of any intact archaeological sites.

Historical sites identified within the Reconnaissance Survey Area are presented in **Table 3**, below. These include historical buildings, mostly dwellings and old farmsteads, scattered along 32nd Avenue, along 44th Avenue and its intersecting streets, and along I-70/Youngfield Street. Only two buildings/building complexes have been previously recorded: an early 20th Century commercial building at 4395 McIntyre Street, evaluated as NRHP-ineligible by FHU for the Northwest Corridor Environmental Impact Statement (EIS) ; and the Salter Farm, (5JF3803), which was determined by the SHPO as Officially Eligible for the State Register of Historic Properties (SRHP) in January 2005. None of the other architectural sites in the Reconnaissance Survey Area had been previously recorded.

Table 3. Cultural Resources Identified within the Reconnaissance Survey Area

Site Number	Address	Site Type/Name	Assessor's Construction Date(s)	NRHP Eligibility	Notes
	13050 32 nd Avenue	Dwelling and outbuildings	1904	Field Determination Not Eligible	
	13211 32 nd Avenue	Brick Ranch-style dwelling	1959	Field Determination Not Eligible	
	13291 32 nd Avenue	Dwellings (2), outbuilding(s)	1931, 1940	Field Determination Not Eligible	
	Schreiner's Resubdivision of Finding's Subdivision	approx. 25 small houses built c. 1947	1947	Field Determination Not Eligible	Bounded by W. 44th Avenue on the north, W. 43rd Avenue on the south, Loveland Street on the west and Kendrick Street on the east. The subdivision also includes lots on Kilmer and Arapahoe Streets
	15000 44 th Avenue	Two story stone dwelling (conv. To comml. use). Identified as the "Allen House"	1900	Field Determination Eligible	This property is identified on a map in Jefferson County's North Plains Community Plan (1989)
	4405 Gardenia Street	Dwelling	1956	Field Determination Not Eligible	
	4415 Gardenia Street	Dwelling	1956	Field Determination Not Eligible	
	4405 Gladiola Street	Dwelling	1947	Field Determination Not Eligible	
	4405 Holman Street	Dwelling	1953	Field Determination Not Eligible	
	4425 Holman Street	Dwelling	1953	Field Determination Not Eligible	

Table 3 Cultural Resources Identified within the Reconnaissance Survey Area (Continued)

Site Number	Address	Site Type/Name	Assessor's Construction Date(s)	NRHP Eligibility	Notes
	14795 44 th Avenue	Farmhouse	1939	Field Determination Not Eligible	
	2635 Youngfield Street	Novacek's Nursery	1949	Field Determination Not Eligible	Identified by Jefferson Co. as a Priority 4 site
	2665 Youngfield Street	Dwelling	1951	Field Determination Not Eligible	
	2675 Youngfield Street	Dwelling (conv. To comml. use)	1952	Field Determination Not Eligible	
	2680 Youngfield Street	Multi-unit commercial building	1959	Field Determination Not Eligible	
	2800 Youngfield Street	Farmstead	1889	Field Determination Eligible?	
5JF412	2860 Youngfield Street	Farmhouse	c. 1880-1905	Destroyed. Site occupied by Bureau of Land Management office building	Identified by OAHF as the "Mystery House" at 2860 Youngfield with an FNE evaluation in 1975
	3130 Youngfield Street	Maple Grove Grange	1950	Field Determination Eligible	
	4160 Youngfield Street	Dwelling	1955	Field Determination Not Eligible	
	12505 44th Avenue	Dwelling (conv. To RV America sales office)	1907	Field Determination Not Eligible	
	12500 44th Avenue	Dwelling	c. 1930s	Field Determination Not Eligible	
	12430 44th Avenue	Dwelling	1941	Field Determination Not Eligible	
	12420 44th Avenue	Dwelling	1937	Field Determination Not Eligible	
	12410 44th Avenue	Dwelling	1939	Field Determination Not Eligible	
	12400 44th Avenue	Dwelling	1939	Field Determination Not Eligible	
	12390 44th Avenue	Dwelling	1946	Field Determination Not Eligible	

Table 3 Cultural Resources Identified within the Reconnaissance Survey Area (Continued)

Site Number	Address	Site Type/Name	Assessor's Construction Date(s)	NRHP Eligibility	Notes
5JF3894	4395 McIntyre Street	Commercial bldg./ garage (Performance Plus Auto Care)	1926	Field Determination Not Eligible	Surveyed for NW Corridor EIS (2005)
5JF3803	3475 Youngfield Service Road	Farmstead (Tudor Revival style brick farmhouse), identified as "Salter Residence"	1938	Field Determination Eligible	Identified by Jefferson Co. as a Priority 5 (highest priority) site; Determined OE for the State Register of Historic
5JF?	Colorado Central Railroad	Railroad		Officially Eligible?	Also identified historically as the Union Pacific Denver & Gulf, and Colorado and Southern Railroads
5JF2229.1	Slough Ditch	Irrigation Ditch		Officially Not Eligible	
5JF2230.1	Swadley Ditch	Irrigation ditch		Officially Not Eligible	
	Juchem-Reno Ditch	Irrigation ditch		Unevaluated	
5JF532	Rocky Mountain Ditch	Irrigation ditch		Unevaluated segment	

Other historical resources identified by the reconnaissance survey in the general project vicinity include historical dwellings located in the 14000 and 15000 blocks of 32nd Avenue, as well as in the 4400 block of Eldridge Street, none of which will be affected by the project. Another site is a substantial stone masonry historical marker placed at the site of Arapahoe City, a gold prospector's camp established during the 1858 "Pike's Peak Gold Rush." The marker stands a short distance west of McIntyre Street, on a turnout along the south side of 44th Avenue. Another historic site in the vicinity is the unevaluated Mt. Olivet cemetery, near the northeastern portion of the Reconnaissance Survey Area.

5.0 OBJECTIVES AND RESEARCH DESIGN

The purposes of this investigation were to 1) identify and evaluate the significance of all cultural resources that might potentially be affected by the I-70/32nd Avenue interchange project; and 2) provide management recommendations for any cultural resources identified within or immediately adjacent to the APE. The results of the study are intended to facilitate compliance with Section 106 of the National Historic Preservation Act of 1966 (as amended).

The location of the Proposed Action encompasses a stretch of Clear Creek, a regionally important watercourse utilized prehistorically by Native Americans, followed in the mid-19th Century by EuroAmerican farmers. Based on archaeological data for the Platte River Basin summarized by Gilmore et al. (1999), the South Platte River watershed is known to have been occupied by prehistoric aboriginal groups extending back to the earliest (Clovis) stage of the Paleoindian period. However, despite the potential long term occupation by nomadic hunter-gatherers, the discovery of intact prehistoric archaeological sites on the surface is unlikely due to extensive ground disturbance resulting from gravel mining, irrigated agriculture and road building, as well as post-World War II residential and commercial development. It was estimated that low-moderate potential exists for the occurrence of buried Native American archaeological sites in the APE, due to the likelihood of past periodic flooding of Clear Creek resulting in the deposition of sediments.

Archival research and reconnaissance surveys of the Study Area (which encompasses the APE) revealed that historical use of this locale is primarily associated with agriculture. This historical context is discussed in general terms in the *Colorado Plains Historic Context* (Mehls 1984), and more specifically in a recently historic context document for unincorporated Jefferson County (Norman 2002b).

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6.0 METHODOLOGY

The intensive-level cultural resource inventory of the APE for the I-70/32nd Avenue Interchange EA involved the following steps:

- ▶ A preliminary reconnaissance survey to identify obviously historical and potentially historical buildings and features, and to locate and assess the archaeological potential of all undeveloped lands;
- ▶ Archival research to determine construction dates for specific properties;
- ▶ Detailed recording of all properties meeting the minimum age criterion (45 years).

Cultural resources are classified as *sites* or *isolated finds*. *Sites* are defined as remnants of past human activity consisting of a cluster of five or more associated artifacts and/or features. An *artifact* is defined as any object made or modified by human beings. *Features* are defined as generally non-portable, manmade constructions, landscape modifications, or artifact concentrations resulting from or associated with a specific human activity. Localities with fewer than five artifacts and no features, or solitary, isolated features are classified as *isolated finds*. In general, cultural resources must be at least 50 years old to be considered *historic*.

Cultural resources encountered during the survey were located, mapped, and described. Site locations were plotted on the *Golden* USGS topographic quadrangle map. Black-and-white 35 millimeter photographs and color digital images were taken of sites and the project area. Descriptive and historical information was entered electronically onto the appropriate Colorado Cultural Resources Inventory forms.

Limited archival research was completed in order to facilitate development of a historical context for the project vicinity, and to aid in the significance evaluation of any historical sites identified during the survey. Research was conducted at the Jefferson County Courthouse in Golden, the Denver Public Library, Western History Department, and the Jefferson County Public Library in Wheat Ridge. Jefferson County Assessor's property records were reviewed to determine dates of construction for buildings within the APE. Platting dates for subdivisions were obtained from the Jefferson County Clerk & Recorder's office. Other records reviewed include previous cultural resource survey reports and site forms, and secondary sources on state and local history.

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7.0 SIGNIFICANCE EVALUATION CRITERIA

Cultural resources are evaluated for significance in terms of eligibility for inclusion on the National Register of Historic Places (NRHP). To be considered significant, cultural resources must be over 50 years old, possess sufficient integrity, and meet one or more of the NRHP evaluation criteria. These evaluation criteria, as specified in 36 CFR 60, are as follows:

“The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association *and*

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; *or*
- B. That are associated with the lives of persons significant in our past; *or*
- C. That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; *or*
- D. That have yielded, or may be likely to yield, information important in prehistory or history.”

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8.0 INTENSIVE-LEVEL INVENTORY RESULTS

A total of 16 historical resources were identified by the survey, half of which are associated in one way or another with agriculture. These include three late 19th to early 20th Century farmsteads (5JF3803, 5JF4326, and 5JF4328); a carnation nursery established in 1949 (5JF4322); a grange building/farmer’s meeting hall (5JF4327), and three irrigation canal segments (5JF532.2, 5JF5JF4361.1, and 5JF4362.2). Eight other historic architectural properties were recorded and evaluated for significance, including one house built in 1904 along 32nd Avenue (5JF4329), six dwellings constructed between 1939 and 1955 (5JF4323-5JF4324, 5JF4330, and 5JF4332-5JF4334), and one small multi-unit commercial building erected in 1959 (5JF4325). No undisturbed areas with the potential to contain prehistoric sites were identified in the undeveloped portions of the study area, primarily due to extensive gravel mining, urban development, as well as past periodic flooding and alteration of Clear Creek. Summary data about each recorded site is presented in **Table 4**, and more detailed information is provided below in Sections 8.1 through 8.16. Site locations (all historic architectural sites) are shown on **Figure 3**.

Table 4. Historical Resources in the APE

Site No.	Address	Property Type	Year Built	NRHP-eligibility
5JF532.2	Rocky Mountain Ditch segment	Agricultural - Irrigation ditch	1879	Not Eligible
5JF3803	3475 Youngfield Service Road	Agricultural - Farmhouse and outbuildings	1950	Eligible
5JF4322	2635 Youngfield Street	Agricultural - Novacek’s Carnation Nursery	1949	Not Eligible
5JF4323	2665 Youngfield Street	House	1951	Not Eligible
5JF4324	2675 Youngfield Street	Converted dwelling	1952	Not Eligible
5JF4325	2680 Youngfield Street	Multi-unit Commercial	1959	Not Eligible
5JF4326	2800 Youngfield Street	Agricultural - Farmhouse and outbuildings	1889	Eligible
5JF4327	3130 Youngfield Street	Agricultural – Maple Grove Grange #154	1950	Eligible
5JF4328	12500 32 nd Avenue	Agricultural – farm house and barn	1899	Eligible
5JF4329	13050 32 nd Avenue	Dwelling	1904	Not Eligible
5JF4330	4160 Youngfield Street	Dwelling	1955	Not Eligible
5JF4332	14795 44 th Avenue	Converted dwelling	1939	Not Eligible
5JF4333	4405 Holman Street	Dwelling	1953	Not Eligible
5JF4334	4405 Gladiola Street	Dwelling	1947	Not Eligible
5JF4361.1/ 5JF2230.1	Bayou Ditch/Swadley Ditch	Agricultural - Irrigation ditch		Not Eligible
5JF4362.1	Reno-Juchem Ditch	Agricultural - Irrigation ditch		Not Eligible

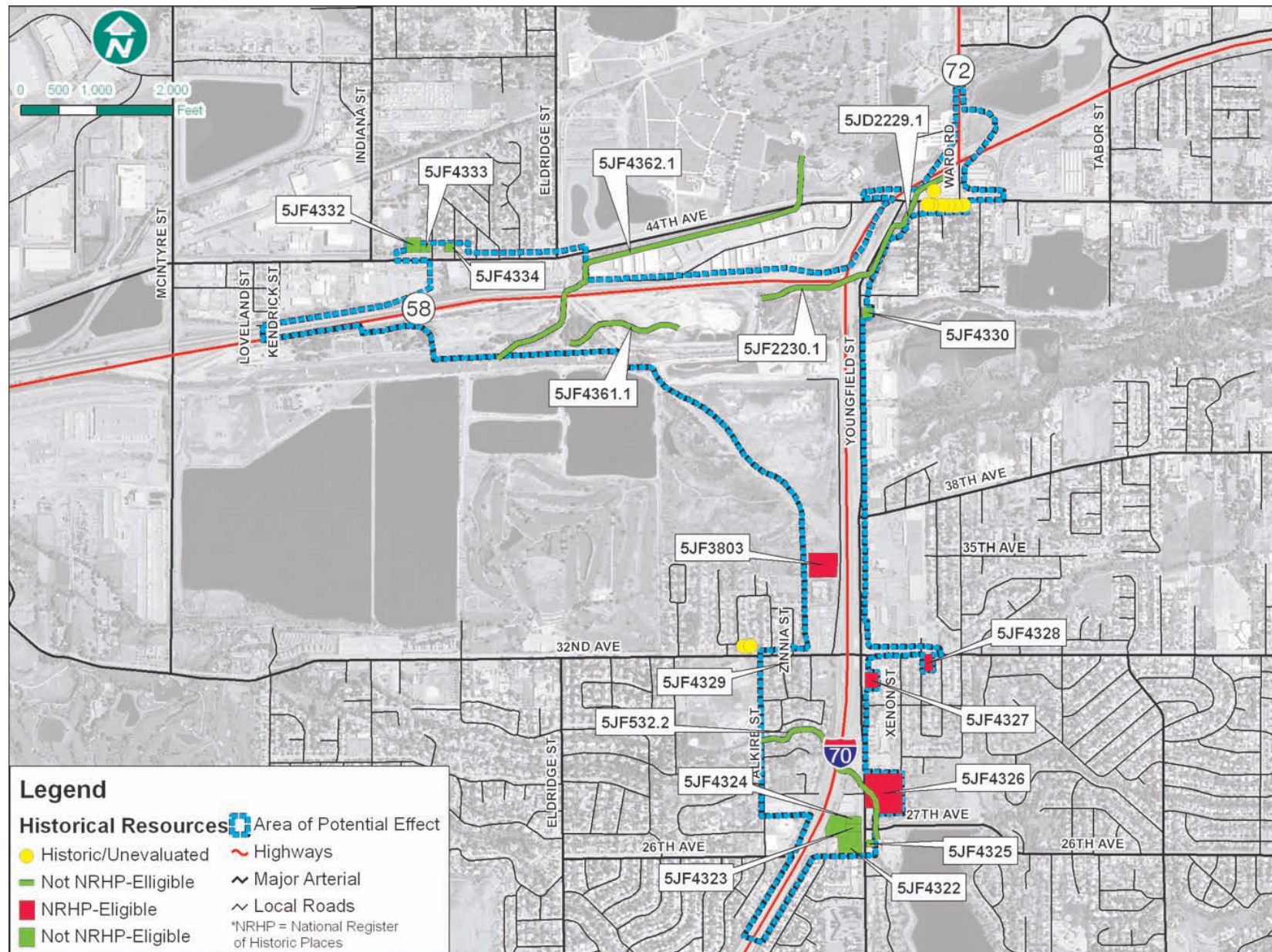


Figure 3

SOURCE: USGS 7.5' Golden Topographic Quadrangle (1965, revised 1994)

Historic Sites Identified within the I-70 / 32nd Avenue APE

8.1 Rocky Mountain Ditch segment (5JF532.4)

8.1.1 Description

The site is a 2,600 foot (ft) long segment of the Rocky Mountain Ditch, extending from its crossing of Alkire Street just south of Maple Grove School, winding eastward through the back yards of a post-World War II subdivision, then passing in a southeasterly trajectory in a culvert beneath I-70. On the east side of I-70, the canal is piped beneath Youngfield Street, then is open on the east side of the 2800 block of Youngfield, where it winds through a historic farm (see **Figure 4**), turning south and continuing to 27th Street, which it passes beneath in a culvert. Only a small portion of the ditch was inspected in the field, due to lack of access. The ditch is an open, earthen channel, measuring approximately 12 to 15 ft wide at the top, and about 4 ft deep. The headgate of the Rocky Mountain Ditch is located on the south bank of Clear Creek, several miles upstream in the vicinity of the Coors brewery. Note: This segment encompasses a tiny 100 ft/30 meter (m)-long segment within existing CDOT right-of-way that was recorded in 2000 by SWCA in a survey for the Adesta/CDOT I-70 West Project. The segment recorded in 2000 was designated 5JF532.2.

Figure 4. Rocky Mountain Ditch segment (5JF532.4) Looking North from 27th Avenue



8.1.2 Site History

The earliest water right appropriated for diversion of water from Clear Creek through the Rocky Mountain Ditch was recorded on February 25, 1860 in Colorado Territory, and the claim was adjudicated on October 4, 1884. The ditch may have been constructed during the mining boom that commenced in 1858-59 in the mountains along Clear Creek, North Clear Creek, and Russell Gulch, creating a demand for agricultural products, and producing a supply of discouraged prospectors eager to try their luck at farming. The ditch currently conveys water to the Maple Grove Reservoir east of I-70.

8.1.3 Significance Evaluation

This earthen ditch has lost nearly all of its integrity of setting, as nearly all the farmland that it traversed in the late 19th and early 20th centuries has been transformed by residential and commercial development in Applewood as well as construction of the wide I-70 highway corridor. These impacts are clearly shown on the USGS Golden 7.5' quadrangle. It currently snakes its way through suburban development on both sides of I-70. The ditch's physical integrity has been impacted directly by construction of I-70. Because of lack of integrity, the entire canal, including segment 5JF532.4, is evaluated as not eligible for inclusion on the NRHP.

8.2 Salter Farm, 3803 Youngfeld Service Road (5JF3803)

8.2.1 Description

This property is the vacant Salter farmstead, located on the west side of Youngfield Service Road and I-70, a short distance north of 32nd Avenue. The site, which occupies a 2.535-acre remnant parcel of the historical farm, contains a brick farmhouse (see **Figure 5**), a substantial brick garage/apartment, several other historic and modern wood frame outbuildings, and other features associated with historic agricultural use of the property. Each feature is described below:

Figure 5. Salter Farmhouse, 3803 Youngfield Service Road (5JF3803), Looking West



8.2.1.1 Feature 1 – Historic Brick Farmhouse

This 1.5-story, Tudor-style, brick dwelling was reportedly built in 1938 with rough-textured, buff-colored brick probably derived from the Golden Fire Brick Company. The main mass of the building is covered by an intersecting, steeply-sloped gable roof, clad with composition shingles. A long, 1-story, brick, hip-roofed rear wing extends southward beyond the main part of the dwelling, and has an entry on its south side, accessed via a small open porch with pipe handrails. The dwelling's distinctive features include an asymmetrically-sloped front gable, a projecting vestibule covered by a similar asymmetrically-sloped gable, a brick canted bay window, and a dormer with a clipped gable on the facade. The dwelling is fenestrated throughout with single, double, and triple sets of 3/1 light, sash-and-transom windows, painted white. All the windows have sloped header sills and soldier brick lintels. The vestibule has an arched doorway containing the original glazed, multi-light front door, surmounted by an embossed splayed wooden sunburst element. A massive exterior chimney is affixed to the dwelling's north elevation, its stack tapering and straightening before rising above the roof. No alterations are visible.

8.2.1.2 Feature 2 – Historic Garage and Apartment

Located directly behind (west of) the brick farmhouse, this rectangular-plan, two-story building is constructed of the same type of buff-colored brick as the house. The structure was reportedly constructed in 1941, three years after the house was built. It is covered by a low-pitched hip roof with boxed eaves. The building's first floor is utilized as a four-bay garage. The two central

garage bays are equipped with glazed, three-part wooden tilt-up doors, and the end bays have large hinged triple-panel glazed doors. The upper story serves as living quarters and is accessed on its narrower east and west ends by long wooden stairways and landings. The east side door to this apartment is a historic glazed wooden unit with 9-lights, while the west side door is a historic unglazed/painted wooden door. Both are equipped with modern storm doors. The building's upper story is fenestrated with tandem sets of 3/1 sash-and-transom windows similar to those installed on the farmhouse. No alterations other than the installation of storm/screen doors are evident.

8.2.1.3 Feature 3 – Historic Shop

This historic wood frame outbuilding is located a short distance southwest of the garage/apartment (Feature 2). It consists of a gabled central wing and large lean-to additions on each side. It is probable that the side wings are in fact additions. Newspaper insulation was found with a March 12, 1953 date, suggesting that it was either built or enlarged in 1953. The building measures 24 ft long x 40 ft wide. The lean-to wings have very low-pitched shed roofs. The exterior walls are clad with board-and-batten siding which was likely painted but now is very weathered. Battens are absent on the façade/east elevation. The side wings have crudely poured concrete floors. On the front/east side of these wings are large openings with hinged doors made of vertical boards. An unglazed wooden personnel door is placed on the front of the gabled central section of the building. Beneath the gable on the east elevation is a small fixed 4-light window. The north wall is fenestrated with two fixed 6-light windows. The roof is covered with rolled asphalt roofing. The exact function of this outbuilding is unknown but it appears to have served as a shop for the farm. More recently it was used as an auto repair garage and tool shed (Jefferson County Historical Commission 2005). The building is in relatively poor condition, and is deteriorating. Siding has fallen off the west and south elevations, exposing the interior of the southern lean-to wing.

8.2.1.4 Feature 4 – Gabled Historic Shed

Located northwest of the shop building (Feature 3), this very small (approximately 12 ft N-S x 8 ft E-W) wood frame structure appears to be of historic age. Its exact date of construction is unknown. It is covered by a gable roof clad with asphalt shingles. The exterior walls are clad with horizontal board (drop or tongue-in-groove) siding. A windowless window opening is located on its east side. Doors have been removed on its south side, exposing the interior. When recorded, this building was being used to store lumber. The structure is in fair condition.

8.2.1.5 Feature 5 – Small Historic Shed

This tiny (approximately 8 ft x 10 ft) wood frame shed has a shed roof and is located northwest of the shop building (Feature 3). It appears to be more than 50 years old, but its exact date of construction is unknown. This utilitarian structure is clad with weathered horizontal board (drop or tongue-in-groove) siding. A crude hinged door is installed on the south elevation. A tandem set of fixed 6-light windows is placed on the east elevation, covered by chicken wire. This building contains racks and is used for storage. It may have originally served as a chicken coop. The outbuilding is intact but deteriorating due to disuse.

8.2.1.6 Feature 6 – Modern Shed

This very small (approximately 8 ft x 8 ft) prefabricated sheet metal shed is located north of the shop (Feature 3), and is covered by a very low-pitched gable roof. On the east elevation are large hinged wooden double doors with diagonal bracing. The building is in very good condition. It is of relatively recent construction and is not considered a historic resource.

8.2.1.7 Feature 7 - Modern Shed

This small (approximately 8 ft x 12 ft), modern, front-gabled, prefabricated sheet metal building is located northwest of the 2-story brick garage/apartment. The shed is located on the east side of an unpaved access road or driveway. A hinged wooden door with diagonal bracing is placed on the shed's west elevation, and a concrete apron extends in front of this doorway. The very low-pitched roof is also clad with sheet metal. The building is in very good condition. It is of relatively recent construction and is not considered a historic resource.

8.2.1.8 Feature 8 – Historic Outbuilding

This historic wood frame outbuilding is located northwest of the 2-story brick garage/apartment. Its exact date of construction is unknown. The structure is located on the east side of an unpaved access road or driveway. The exact function of this small historic building is not known. It rests on a foundation of stacked bricks. The structure measures approximately 10 ft x 16 ft and is covered by a moderately-pitched front gable roof clad with (rusted) ribbed sheet metal. A stovepipe exits the north side of the roof. The building was clad with weathered, square-cut wood shingles, although the siding is gone from the south and east elevations. The east elevation is clad with plywood and is equipped with a large, hinged, painted plywood door. A small sealed square window is present on the west elevation. This building is in deteriorating condition and has poor integrity.

8.2.1.9 Feature 9 – Chinchilla Pens?

This feature is located at the site's northwestern corner. It consists of the remains of two, parallel, disintegrating, crudely constructed, long wood frame structures oriented north-south. Each structure consists of crude 4 x 4" and 2 x 4" frame walls, several feet high, covered with plywood sheathing. The age of this structure is undetermined, but what remains suggests that the structures were built less than 50 years ago. The easternmost structure remnant is fitted with semicircular-arched welded steel roof ribs. The structures have dirt floors, which now are heavily overgrown with weedy vegetation. The features appeared to have each measured approximately 50 ft long x 8 ft wide. According to Don Davis of Project One Development Services, these structures were supposedly used by the Salter family for commercially raising chinchillas. This claim has not been verified.

8.2.1.10 Feature 10 - Small Building Foundation

Adjoining a historic shed designated Feature 9 (see above), this feature is a rectangular patch of bare earth outlined with timbers. The feature measures approximately 8 ft x 16 ft, and evidently served as the foundation for a small outbuilding of unknown function. A broken-up

concrete porch slab (approximately 8 ft x 4 ft) is located on the south side of the foundation, marking the location of the building's entry. The building that stood here was either moved to another location or razed.

8.2.2 Site History

This historic farmstead is located on land that was originally part of a 160 acre homestead patented in 1866 by two Civil War veterans, Peter Eskins and Mariana Pacheco. In 1893, 274 acres of land encompassing the future site of the Salter farm was subdivided. The Roxbury Gardens subdivision was platted by Alfred M. Hawley, George M. Forbes, H.J. Alexander, and Thomas Shanly, and contained 28 rectangular agricultural lots each containing approximately 9.8 acres.

Numerous farms were established in this area of Jefferson County by the end of the nineteenth century. A wide variety of crops and livestock were raised in the Clear Creek Valley. Widespread fruit orchards planted in the early 1900s influenced the naming of the area near the Salter farm as "Applewood."

This particular historic farm was established during the latter part of the Great Depression – in 1939 – by the Salter family. William J. and Clarice E. Salter (entered as "Solter" on typed deeds kept at the Jefferson County Clerk and Recorder's Office) obtained title to the property (Lot 16 of Roxbury Gardens) from John Good & Company, on March 7, 1939 (Warranty Deed, Book 401, p. 50). The extant farm buildings were therefore probably erected by William Salter Jr., beginning in the late 1930s. The Salters built the substantial brick Tudor-style farmhouse in 1939, probably using bricks produced by the nearby Golden Fire Brick Company. In 1941 the Salters built a two story, brick, multi-bay garage with upstairs apartment. (Note: The Jefferson County Assessor's property record erroneously indicates that the house was built in 1938).

William Salter occupied the farm for over 60 years, until Mr. Salter passed away in 2004 or 2005. The property was owned following his death by Beverly Jean Salter, whose relationship to Mr. Salter is unknown.

The specific types of agricultural activities practiced on the Salter Farm are undetermined, and unfortunately, the farmland that extending behind (west of) the farmstead buildings has been excavated away and thus can provide no clues. According to one source (Don Davis, Project One Integrated Services, personal communication, November 1, 2005), the Salters raised chinchillas on the property. Presumably raising fur-bearing animals was supplemental to growing crops and orchards and/or raising livestock. According to the 1939 deed, the parcel came with legal rights to use water from the Stewart Lee and Eskins Ditch.

Farms of the Applewood area have been replaced by residential and commercial development that has intensified in the very late 20th and very early 21st centuries. I-70 was constructed between 1960 and 1993, with the segment paralleling Youngfield Street completed in 1970, passing in a north-south alignment along the east edge of the Salter property. As part of that project, Youngfield Service Road was constructed as a frontage road. The property was recently annexed to the City of Wheat Ridge, and in March of 2005 it was sold to outdoor recreation supplier Cabela's Retail, Inc., and will be part of the approximately 800,000 ft² planned development.

8.2.3 Significance Evaluation:

The Salter Farm buildings have been previously identified as significant. The farmhouse was identified by Jefferson County as a Priority 5 (highest priority) “Cultural Resource for Preservation” in the Central Plains planning area, as depicted on a map in the Central Plains Community Plan (2004). The latter determination was made as a result of a 1999-2000 survey sponsored by the Jefferson County Historical Commission. In 2005, this property was also determined officially eligible by the Colorado State Historic Preservation Office for inclusion on the State Register of Historic Properties (SRHP). As a result of the intensive-level survey and Section 106 review for the I-70/32nd Avenue Interchange EA, FHWA and CDOT determined this property to be eligible for inclusion on the NRHP. The SHPO concurred with this eligibility determination on February 23, 2006.

The brick farmhouse is an unmodified, excellent example of Tudor style brick residential architecture, a historical revival style that was popular in America between 1890 and 1940 (McAlester and McAlester 1988:355) but is uncommon in Colorado’s agricultural areas. The farmhouse retains character-defining characteristics of the style, and qualifies for the NRHP under Criterion C. The associated 2-story brick garage/apartment also retains excellent integrity and contributes to the site’s architectural significance. The other historic outbuildings on the property are nondescript, deteriorating agricultural structures that do not contribute the site’s architectural significance.

8.3 Novaceks’ Carnation Nursery, 2635 Youngfield Street (5JF4322)

8.3.1 Description

This property is the Novacek Carnation Nursery, located on the northwest corner of Youngfield Street and West 26th Avenue in Wheat Ridge (see **Figure 6**). The 2.8-acre property contains a complex of large commercial greenhouses providing nearly 40,000 square feet of growing space, as well as a historic agricultural shed, a Ranch-style dwelling occupied by Novacek family members, and a detached garage. These features are described in greater detail below:

Figure 6. Novacek’s Carnation Nursery, 2635 Youngfield Street (5JF4322), Looking Southwest



8.3.1.1 Greenhouse Complex

This complex of attached greenhouse buildings extends nearly 450 feet north-south. The southern half of the complex measures 117 ft wide and is composed of five attached gable-roofed greenhouses. Two large greenhouses occupy the north end of the complex, and bridging these two sections are two smaller greenhouses and a combination “sorting and boiler room.” Adjoining the boiler room is a tall metal chimney stack for the boiler. The greenhouses are specialized commercial structures designed to use solar energy to germinate and grow plants on a large scale. The greenhouse buildings all have wood framed glass walls and roofs. Ventilation fans are installed at intervals along the exterior walls of the greenhouses. A number of entries provide access to the interiors of the greenhouse complex, including three similar painted/glazed doors (each with four fixed lights) on the south end of the complex. The entire assemblage of buildings, including boiler room, comprises 39,669 ft² of floor area.

The Jefferson County Assessor’s property record indicates that the greenhouse complex was built in stages between 1949 and 1966. The complex now contains 10 attached structures, each one built in a different year. The most visible portion of the greenhouse complex – the south and east sides of the southern section – was built in 1963.

8.3.1.2 Dwelling

Built in 1949, this single story, 968 ft² Ranch-style dwelling is a wood frame structure with a low-pitched front-gable roof. A narrower hipped rear wing projects from the southwest side of the house. The dwelling’s exterior walls are clad with what appears to be wide synthetic (vinyl or aluminum) lapped siding. An inset front porch with a wrought iron balustrade railing occupies the

south half of the façade, and the roof overhang is supported by a decorative wrought-iron post. The front porch is elevated, and is faced with red faux-sandstone veneer. Similar veneer is applied to the lower portion of the façade, the exposed basement walls, and on the outside of a pier supporting an extension of the gabled roof on the right side of the façade. The front gable is embellished with a scalloped bargeboard. The façade is fenestrated with a large picture window (to the left of the main entry), and a 3-part casement window to the right of the front porch. A large intersecting gable is present on the south elevation. The south elevation is fenestrated with a large 3-part window near the front of the house; farther back are a wide 1/1 double-hung window and a small (fixed?) 4-light window near the rear end of the house. The north elevation is fenestrated with three 1/1 double-hung windows. The dwelling appears very well-maintained and is in excellent condition. No alterations were noted except for possible replacement of original siding.

8.3.1.3 Detached Garage

This small, detached, wood frame, one-car garage is located close to the dwelling's southwest corner. The garage is a plain structure with a hip roof and lapped (synthetic?) siding. The garage's date of construction is unknown, but it probably was erected at the same time as the house (1949).

8.3.1.4 Agricultural Shed

This small agricultural building is located northwest of the dwelling and appears to be more than 45 years old. It is a plain utilitarian wood frame structure with a shed roof. The shed is clad with clapboard siding. The shed faces south, and on its south elevation are a personnel door, a large hinged double door, and banks of small 1/1 windows.

8.3.2 Site History

In 1949 Joe and Lucille Novacek relocated from their West Slope farm to Wheat Ridge to start a commercial carnation nursery. When the Novaceks arrived, this area of Jefferson County was mainly devoted to agriculture. Widespread fruit orchards established in the early 1900s influenced the naming of the area as Applewood. The Novaceks acquired a 2.8 acre parcel along Youngfield Street and in 1949 constructed a 1-story Ranch-style house. In that same year they started construction of the nursery buildings. Greenhouse buildings were added in 1949, 1950, 1951, 1952, 1953, 1955, 1956, 1959, 1963 and 1966. The Novaceks were assisted in the enterprise by their sons.

Carnation growing became a major, lucrative agricultural industry in the greater Denver area beginning in the early 1930s. Carnation nurseries were established in the Wheat Ridge area prior to World War II, and flourished from the late 1940s until the early 1990s.

Wheat Ridge had become a major locus of the international wholesale carnation industry by the 1960s. In 1970 the Wheat Ridge Chamber of Commerce seized on the success of the industry to launch a new tradition – an annual Carnation Festival. The first annual Carnation Festival was held on August 27 and 28, 1970. Production of carnations peaked in 1974, when 193 million

flowers were sold. At its zenith, more than 100 carnation growers (not all in Wheat Ridge) were reportedly in operation.

In the late 1970s and 1980s, competition from South American carnation growers forced some Colorado growers out of business and compelled others to switch to growing roses, a more lucrative crop. By 1991, Colorado cut flower growers produced twice as many roses as carnations. Those nurseries that switched to rose production were faced with similar problems after passage in 1991 of the Andean Trade Preference Act.

The nursery's co-founder, Joe Novacek, passed away in 1981. His widow, Lucille, still resides in the house they built on the property. Son Jerol Novacek continues to operate the nursery in spite of the difficult market conditions for domestic carnation growers. In order to survive, Novacek's has had to switch some of its flower production to more profitable plants, including bedding plants and more fragile types of cut flowers.

Over time, many of the farms, nurseries and orchards of Applewood have been replaced by commercial and residential development. The Applewood area's agricultural character was further altered by construction, in 1970, of I-70 through the Clear Creek Valley.

8.3.3 Significance Evaluation

Novacek's Nursery has been previously identified as locally significant. The property was identified by Jefferson County as a Priority 4 (on a scale of 1-5, 5 being the highest priority) "Cultural Resource for Preservation" in the Central Plains planning area, as depicted on a map in the Central Plains Community Plan (2004). The latter determination was made as a result of a 1999-2000 survey sponsored by the Jefferson County Historical Commission.

The property was reviewed for significance for the I-70/32nd Avenue interchange project. The property's historic setting has been greatly altered by commercial and residential development as well as construction of nearby I-70 in the latter half of the 20th Century; otherwise, it retains relatively good physical integrity. The property is associated with the commercial carnation growing industry in Jefferson County, an industry which flourished from the late 1940s through the early 1990s. Because of the fact that much of the industry's success occurred less than 45 years ago – in the 1960s and 1970s – the Novacek property is not presently associated with a historically significant pattern of events. Neither the single family dwelling nor the greenhouse complex is a noteworthy example of an architectural style or property type. For all of these reasons the Novacek Carnation Nursery does not qualify as eligible for inclusion on the NRHP. The SHPO concurred that the Novacek nursery is Officially Not Eligible on February 23, 2006.

8.4 2665 Youngfield Street (54323)

Description: This modest Ranch-style dwelling is located on the west side of Youngfield Street opposite W. 27th Avenue (see **Figure 7**). The house is a single story, wood frame building with board-and-batten siding and a low-pitched hip roof with projecting, boxed eaves. A hipped wing projects from the left/south side of the façade, and is fenestrated with a tandem set of 6/1 double-hung windows. On the right side of this projecting hipped wing is the main entry, and the right side of the façade is fenestrated with two windows, including a large 3-part window composed of a large central pane flanked by narrower 1/1 double-hung windows. The dwelling's south elevation contains two identical 6/1 double-hung windows. In interior brick chimney rises from the roof, near the roof crest. A carport composed of a shed roof supported by 4 x 4" wood posts is attached to the north end of the house.

Figure 7. 2665 Youngfield Street (5JF4323), Looking West



8.4.1 Site History

This property is associated with post-World War II urban development in the Denver metropolitan area, and more specifically of the Applewood area encompassing portions of Lakewood, Wheat Ridge, and unincorporated Jefferson County. This modest Ranch-style single family home was built in 1951 in Applewood, two years after the adjacent property was transformed (1949) into Novacek's Carnation Nursery. The house next door (2675 Youngfield Street) was built a year later – in 1952 – and both houses may have been built by the same developer/builder. The original owner of 2665 Youngfield Street may have been Francis J. Wall, who was listed as its owner/occupant in the 1957 Denver city directory. In the 1960s and 1970s, the home was owned by Carl C. Jones. The house changed ownership several times

between the late 1970s and 2000, when it was acquired by its current owner, Susan B. Gage. In the 50 years since the house was built, the area has changed substantially, with construction of nearby I-70 and an interchange at 32nd Avenue in 1970, and commercial development of Youngfield Street both north and south of the property.

8.4.2 Significance Evaluation

No information was found to suggest that this small post-World War II dwelling was associated with a significant trend in local, state, or national history. The property is a modified example of Ranch-style domestic architecture in a mixed-use setting, and lacks sufficient integrity or historical importance to qualify for inclusion on the NRHP.

8.5 2675 Youngfield Street (5JF4324)

8.5.1 Description

This property, located on the west side of Youngfield Street, contains a single-story, stucco-coated Ranch-style dwelling and an attached (formerly detached) garage converted to commercial use (see **Figure 8**). The dwelling is covered by a low-pitched hip roof with boxed eaves. The corners of the house are decorated with simulated quoins. A hipped wing projects from the right side of the façade. The main entry is located on the left side of this projecting hipped wing, and is equipped with modern glazed/painted door with 9 lights. The façade is fenestrated with two large 3-part windows, each composed of a large central pane flanked by narrower 1-light sidelights or casements. Another entry is located on the south elevation. The former detached garage is located near the dwelling's southwest corner, and has been attached to the house by a short addition. The garage also has a hipped roof, and its corners are adorned with simulated quoins. Garage doors on its front/east side have been replaced with a tandem set of windows and a personnel door. A large rear addition was made to the west end of the house in 1970.

Figure 8. 2675 Youngfield Street (5JF4324), Looking West



8.5.2 Site History

This property is associated with post-World War II urban development in the Denver metropolitan area, and more specifically of the Applewood area encompassing portions of Lakewood, Wheat Ridge, and unincorporated Jefferson County. This modest Ranch-style single family home was built in 1952 in Applewood, the year after the house next door (2665 Youngfield Street) was built, and three years after the establishment in 1949 of nearby Novacek's Carnation Nursery (2635 Youngfield Street). Both houses (2665 and 2675 Youngfield) may have been built by the same developer/builder. The original owner of 2675 Youngfield Street may have been Albert Kayser, who was listed as its owner/occupant in the 1957 Denver city directory. The house was acquired in the early 1960s by veterinarian John R. Evans, Jr., who used it for his Belmont Animal Clinic. The veterinary clinic operated at this location until c. 1977, when it was sold to Linda Cummings. Cummings established a specialized archaeology/paleo-environmental laboratory in the dwelling, and the business has operated successfully from this location to the present (2006). However, in the 50 years since the house was built, the area has changed substantially, with construction of nearby I-70 and an interchange at 32nd Avenue in 1970, as well as commercial development of Youngfield Street both north and south of the property.

8.5.3 Significance Evaluation

Notwithstanding its poor architectural integrity, no information was found to suggest that this small post-World War II dwelling was associated with a significant trend in local, state, or national history. The property is a highly modified example of Ranch-style domestic architecture in a mixed use setting, and lacks sufficient architectural integrity and historical importance to qualify for the NRHP.

8.6 2680 Youngfield Street (5JF4325)

8.6.1 Description

This historic multi-unit commercial/office building is located on the east side of Youngfield Street in the Applewood area of Lakewood (see **Figure 9**). The plain, 1-story building is constructed of light red brick, and is covered by a low-pitched side-gable roof. The roof extends at a lower pitch beyond the front of the building to cover a full-width veranda, supported by a series of 4 x 4" posts. The building is divided into three separate office/store spaces, each with a door and window on the façade. The central commercial unit is smaller than the end units. Each unit is equipped with a painted wood door with 9-lights above a recessed lower panel with an "X" relief pattern. The larger end units are fenestrated with very wide multi-light, metal frame casement windows, while the central unit has a smaller 2/2 window. All windows on the building have brick header sills. The gable ends on the building's north and south sides are clad with board-and-batten siding. The south elevation contains a centrally-located entry flanked by 1 x 1 windows. The building appears unmodified and in very good condition.

Figure 9. 2680 Youngfield Street (5JF4325), Looking East-Northeast



8.6.2 Site History

This property is associated with post-World War II urban development in the Denver metropolitan area, and more specifically of the Applewood area encompassing portions of Lakewood, Wheat Ridge, and unincorporated Jefferson County. This small multi-unit commercial building was erected in 1959. Commercial development expanded along Youngfield Street in the 1950s and 1960s, as the Applewood area transformed from agricultural

to primarily residential in character. Numerous small commercial buildings were erected along Youngfield street south of 32nd Avenue, while the Applewood Shopping Center was developed on the east side of Youngfield Street north of 32nd Avenue. The original owner(s) and early history of this building are unknown. Businesses that have occupied the building since 1976 include Applewood Sanitation, Applewood Mesa Realty, the American Mobilehome Association, Clemens Agency, Inc., College PK Sanitation, State Farm Insurance, American Underwriters, Moran Construction, Wheat Ridge Insurance, Erickson & Associates, Shared Treasures, Lucky Pup Grooming², Mr. B's Formalwear, REB Inc., and Denver Tux.

8.6.3 Significance Evaluation

No information was found to suggest that this small post-World War II commercial building was associated with a significant trend in local, state, or national history. The 46-year old property is an austere, small-scale, multi-unit strip-type commercial building of simple design, and does not represent a well-defined, significant architectural tradition. For these reasons the property does not qualify for inclusion on the NRHP.

8.7 2800 Youngfield Street (5JF4326)

Description: This 5.7-acre agricultural property on the east side of Youngfield Street may be the remnant of a larger farm, and contains a wood frame farmhouse built in 1889, a historic gabled wood frame barn, other small outbuildings, and pasture land (see **Figure 10**). The Rocky Mountain Ditch (5JF532) flows through the property.

Figure 10. 2800 Youngfield Street (5JF4326), Looking East-Northeast



The farmhouse is situated near the southwestern corner of the property. It is a 1½ story, wood frame Folk Victorian style house clad with horizontal board siding. The dwelling is covered by a steeply-pitched front gable roof with wide overhanging open eaves and exposed scroll-sawn rafter tails. Large gabled dormers are placed on the north and south elevations, each containing a tall, narrow 1/1 double-hung window. Decorative fish-scale shingles are applied to the face of all gables on the house.

An open front porch projects from the right side of the façade, and contains the main entry. The porch is covered by a shed roof with a small decorative gable on top. The porch roof is supported by turned spindle posts spanned by decorative beaded friezes. To the left of the porch on the façade is a large 1/1 double-hung window. Beneath the front gable is a double-hung 1/1 attic window.

The north elevation is fenestrated with three 1/1 double-hung windows. A small lean-to addition covered by a shed roof is located at the rear end of north elevation. The south elevation features a projecting square-sided bay window, behind which is a long open porch with a shed roof supported by 4 x 4" posts. Two interior chimneys with corbelled collars rise from the peak of the roof, offset toward each end of the house. The house to be relatively unmodified, but its condition is judged to only be fair.

A historic wood frame barn is located north of the farmhouse. It is a rectangular-plan, front-gabled building clad with vertical board siding. The structure is covered by a moderately-pitched gable roof clad with asphalt shingles. A hayloft door is placed beneath the gable peak on the front (west) side of the building. The barn is painted red on all sides except the front/west side, which is painted white. When recorded, the barn paint was well-weathered.

8.7.1 Site History

This property is associated with the agricultural history of the Applewood area of Jefferson County. The early history of this farm is unknown. A Folk Victorian farmhouse was built along Olivet Road (later renamed Youngfield Street) in 1889, and other agricultural outbuildings were also erected on the property. Denver city directories indicate that the property was owned in from at least as early as 1957 through the late 1970s or early 1980s by Charles Bosick and has changed hands several times since then. The agricultural setting of the area was transformed by prolific post-World War II suburban development in the Applewood area, as farmland was converted into residential subdivisions and shopping centers, and Youngfield Street became an important north-south road. During the 1950s and 1960s, businesses sprang up along Youngfield Street, and Applewood Shopping Center was laid out north of W. 32nd Avenue.

8.7.2 Significance Evaluation

This property has not been previously recorded or evaluated for significance. Although very little information was found about the history of this specific farm, containing a farmhouse reportedly constructed in 1889, it is one of the few remaining agricultural properties in the Applewood area. From the 1870s to the 1950s, the Applewood area of Lakewood and Wheat Ridge was well known as a productive farming area producing a variety of crops including grains, fruits, and vegetables. Although the 5.7-acre farm may be a remnant of a larger

farm property, it retains a cluster of agricultural buildings and pastureland that convey its association with this historically significant pattern of events that once formed the basis of the local economy. For these reasons, the property qualifies for inclusion on the NRHP under Criterion A.

8.8 Maple Grove Grange #154, 3130 Youngfield Street (5JF4327)

Description: This property is a rectangular-plan, 3,216 ft², 1-story brick meeting hall building with rough-textured buff-colored brick walls and a barrel roof (see **Figure 11**). Its symmetrically-arranged façade features a stepped parapet with a painted signboard stating “MAPLE GROVE GRANGE No. 154,” and a projecting glazed vestibule with a half-hipped roof and a south-facing entry. The lower wall of the vestibule is red brick, and above this on all sides are large fixed windows and large transom lights. A pink granite cornerstone is placed near the building’s northwest corner, and bears the following inscription: “MAPLE GROVE GRANGE 154 ... Jan 15, 1950.” The long north and south side elevations feature a series of buttresses placed at intervals along the length of the building. Between these buttresses are 1 x 1 casement windows with sloped brick header sills. An enclosed basement stairwell projects from the grange hall’s south elevation. This stairwell room has brick walls and is covered by a nearly flat roof. A large evaporative cooler has been installed on the stairwell room’s roof. The building appears virtually unmodified and in excellent condition.

Figure 11. Maple Grove Grange #154, 3130 Youngfield Street (5JF4327), Looking Northeast



8.8.1 Site History

The National Grange was organized in 1857 as a society for “Patrons of Husbandry.” The Grange was an educational and a secret fraternal order organized for the education of sound farming techniques and to act as a social and political society for agricultural communities.

The roots of Colorado’s grange organization extend back to formation of “farmers’ clubs” as early as December 1870 with the establishment of the Union Colony’s (Greeley) club. By 1872, there were nine clubs in the state. Colorado’s first Grange organized in February 1873 when members of the Clear Creek Valley Farmers’ Club voted to become part of the National Grange Society. They became Ceres Grange, No. 1, with George F. Packard as Master in what is now Wheat Ridge. By the end of 1873, 46 local chapters of the state Grange society were organized. Representatives met on January 27, 1874, in Denver to organize the State Grange of Colorado.

During the 1880s and 90s, the National Grange lobbied for legislation to protect farmers. Legislative improvements ranged from regulation of railroad rates for transportation of goods, fair water rights, and rural electric power. They worked to start land-grant colleges, such as Colorado State University. The society provided insurance for its members, created co-operative stores, and promoted an opportunity for socialization. It was especially strong in the truck farming region of Denver.

In Jefferson County, the Maple Grove Grange No. 154 was organized on February 27, 1907, with 25 members and quickly grew to over sixty members in its first year. The Maple Grove Grange met at the Maple Grove School (formerly located on the southeast corner of Youngfield and 32nd Avenue) for many years before moving its meetings to a members’ barn. Although it lacked a permanent building, the membership was active in the community organizing fund raisers and a drill team, and supporting war efforts. In 1945 it had the largest membership in the state. Finally on June 14, 1951, a building was completed through volunteer efforts and the first regular meeting was held. More than fifty years later, the Maple Grove Grange remains in use as a social gathering place for community activities.

8.8.2 Significance Evaluation

This property has not been previously recorded or evaluated for significance. The Maple Grove Grange building retains excellent architectural integrity and embodies both historical and architectural significance. Until recently, agriculture was the primary economic activity and land use in the Wheat Ridge area of Jefferson County. The grange organization housed in this building played an important role in the social organization and support of the local agricultural community. For these reasons the property qualifies for inclusion on the NRHP under Criterion A. The unmodified building is also an excellent example of grange/meeting hall architecture in Colorado from the post-World War II period, and therefore qualifies for the NRHP under Criterion C. The SHPO has concurred with FHWA and CDOT and has determined (on February 23, 2006) that the Maple Grove Grange is Officially Eligible for the NRHP.

8.9 Truelson Farmhouse, 12500 W. 32nd Avenue (5JF4328)

8.9.1 Description

This site consists of a historic, 2-story, brick farmhouse and an associated historic barn (enclosed by a newly built building), located on the southeast corner of 32nd Avenue and Wright Court in Applewood (see **Figure 12**). The Late Victorian-style farmhouse has a rectangular plan and is symmetrically arranged. The dwelling is covered by a relatively steeply-pitched side gable roof clad with asphalt shingles. Distinguishing features include pressed red brick walls, dressed sandstone sills, and dormers. The gable faces are clad with patterned (pointed and fish-scale) shingles. The façade features a projecting, open front porch with a brick closed rail and short Tuscan columns supporting a bellcast hip roof. Above the porch is a large gabled dormer. The main entry is centered on the façade and consists of a wide stained oak door with (non-original) glass block sidelights. Flanking the main entrance are identical large 1/1 sash-and-transom windows with geometric-pattern leaded glass transoms. The large gabled dormer on the façade has returning eaves, a Classical pediment embellished by dentils, and contains a doorway surmounted by a fanlight, and flanked by narrow fixed 1-light windows. The main roof and dormer roof have boxed eaves. At both ends of the roof are red brick chimneys.

The east elevation is fenestrated with four windows: a large 1/1 double-hung window near the front of the house, a smaller, fixed, square first floor window, and two small, identical 1/1 double hung upper story windows. The west elevation is fenestrated with three first floor windows (two identical small fixed square windows with geometric-patterned leaded glass, and a wide 1/1 double-hung window with frosted/textured glass) and two 1/1 double-hung upper story windows. The rear (south elevation) of the dwelling is dominated by a large, projecting, wood frame, enclosed rear porch covered by a nearly flat roof. This porch appears to be clad with non-original synthetic clapboard siding. The porch contains three windows and an entry, offset to the east. Above this porch on the roof is a wide double-hipped dormer clad with patterned wood shingles.

The dwelling is in excellent, well-maintained condition. The only exterior modifications noted were glass block sidelights flanking the main entry on the façade, re-siding of the rear porch, and replacement of the upper story door on the front dormer with a modern unit.

Figure 12. Truelson Farmhouse, 12500 32nd Avenue (5JF4328), Looking East-Southeast



8.9.2 Site History

This farmhouse was built in 1899 by James Truelson, a Danish immigrant (b. 1803) who settled in the Applewood area of Jefferson County in the 1880s. Truelson acquired land in 1890 from Nathaniel O. Stewart, who obtained a military patent in 1865. Truelson reportedly erected a shanty on this property until a handsome 2-story brick house was built in 1899. Truelson's farm was named Shadow Valley Farm, and produced vegetables, livestock and honey (Susan Heritage, personal communication, November 11, 2005). The farmhouse's "country kitchen" was featured in *Better Homes and Gardens* magazine in the late 1930s. The Shadow Valley Farm was owned and occupied by Truelson family members, including Bert Wilson (James Truelson's grandson) until 1952, when it was sold to Conrad Becker. Becker raised Holstein cattle on the property but is best known as the developer of nearby Applewood Shopping Center. Following World War II, the Applewood area was transformed from agricultural/pastoral to urban residential and commercial uses. The farm was subdivided and sold off, with the exception of the two lots containing the farmhouse and barn. The property is currently owned and used as a residence by Susan Heritage, daughter of Conrad Becker.

8.9.3 Significance Evaluation

This property has not been previously recorded or evaluated for significance. This historic farmhouse is a very well-preserved example of late 19th Century, Late Victorian brick domestic architecture, and contains a variety of hallmark features including Tuscan porch columns, pediment and dentils, sandstone window sills, patterned wood shingles applied to the gable faces, etc. The house is locally significant for architectural importance under Criterion C. The

Truelson farmhouse is also important for its association with a historically significant pattern of events: agriculture in Jefferson County. For this reason the site also qualifies as eligible for the NRHP under Criterion A. The site's period of significance is limited to its period of ownership/occupancy by the Truelson family.

8.10 13050 32nd Avenue (5JF4329)

8.10.1 Description

This property, located on the south side of 32nd Avenue on the west side of the I-70/32nd Avenue interchange, consists of a modified, historic, 1½-story, wood frame dwelling clad with clapboard siding (see **Figure 13**). The house is covered by a steeply-pitched hip roof with boxed eaves. A gabled, enclosed and glazed front porch/vestibule projects from the façade, and contains a left/east side entry. The gable of the enclosed front porch is embellished with splayed trim boards. The porch is fenestrated with two large windows each consisting of a large central pane flanked by narrower sashes. The east elevation features three non-original canted bay windows with large fixed lights on all facets. Farther back on the east elevation are three identical small 1/1 light, double-hung windows. The west elevation is largely screened from view by a cedar privacy fence. A substantial rear addition 28 ft x 23.5 ft' (658 ft²) was attached to the house in 1995, and features a wide shed dormer on the west elevation. The house appears to be in good to very good condition.

Figure 13. 13050 32nd Avenue (5JF4329), Looking West



8.10.2 Site History

This modest wood frame house was built in 1904 in the Applewood area of Jefferson County. Its original owners and early history are unknown. The dwelling may have originally served as a farmhouse, prior to the development of the surrounding post-World War II residential subdivision(s). Occupants from the early 1960s to the present (2006) include M.C. Everitt (1963 to 1964), Larry E. Watson (1966 to 1969), Clifford G. Rose (1970 to 1977), Tim Hoops (1983 to 1988), P. Rubano (1989 to 1999), and the Youngs – Gina and Vincent (2000-present).

8.10.3 Significance Evaluation

This property has not been previously recorded or evaluated for significance. The architectural integrity of this modest dwelling has been substantially diminished by construction of a large rear addition, and by installation of bay windows, skylights and an evaporative cooler. The property's history is obscure. It was one of many scattered pre-World War II dwellings in the Applewood area. The site does not appear to be associated with a significant trend in local, state, or national history. For all of these reasons the property does not qualify for inclusion on the NRHP.

8.11 4160 Youngfield Street (5JF4330)

Description: This property, located on the banks of Clear Creek on the east side of Youngfield Street, consists of a modest, 1-story, brick Ranch-style dwelling built in 1955, along with a large, wood frame outbuilding that also appears to be of historic age. The dwelling has a rectangular plan, and its exterior walls are constructed of rough-textured, buff-colored brick (see **Figure 14**). The building is covered by a low-pitched hip roof, with a small intersecting gable extending over an inset porch at the dwelling's north end. Other distinctive features include a massive, wide red brick exterior chimney on the north end of the house, and a small diamond-shaped window on the façade, just right of the inset front porch. Fenestration includes 1 x 1 casement or sliding sash windows and a large tandem set of 9-light windows on the south elevation, and two windows of unknown type on the north elevation. The façade/west elevation is largely hidden behind a wooden privacy fence. No modifications were evident.

Figure 14. 4160 Youngfield Street (5JF4330), Looking Southwest



8.11.1 Site History

This 0.4-acre property and its Ranch-style brick house are associated with widespread post-World War II settlement and urban growth of Jefferson County. The house was built in 1955, and the wood frame outbuilding was probably built shortly thereafter. This occurred in the midst of a decade during which considerable residential and commercial development occurred in rural Wheat Ridge and Lakewood (including Applewood), including along Youngfield Street. Most of the new houses constructed in this area during the 1950s were clustered in newly platted subdivisions, rather than in isolated locations on larger lots. It is possible (but unverified) that this house and outbuilding were originally used for agricultural purposes, and that it may have originally occupied a larger parcel that was later subdivided and sold off, leaving only 0.4-acres. The dwelling's original owner and chain of occupancy were not determined. According to the Jefferson County Assessor's property record, the property changed hands in 1972, 1993, 1997, and 2004. The current owners are Linda and Edward Howard.

8.11.2 Significance Evaluation

This property has not been previously recorded or evaluated for significance. No information was found to suggest that this small isolated dwelling was associated with a significant trend or pattern of events in local, state, or national history. It is associated with a diffuse historical trend: the generalized and widespread population growth and new construction in the greater Denver area, including Lakewood and Wheat Ridge, during the 1950s. This brick, Ranch-style house appears to be a rather ordinary, small-scale, example of residential architecture, built in large numbers – mainly in residential subdivisions – throughout the Denver metropolitan area

between c. 1935 and 1975. For all of these reasons the property does not qualify for inclusion on the NRHP.

8.12 14795 44th Avenue (5JF4332)

8.12.1 Description

This property consists of a small, plain, historic, stuccoed brick frame dwelling and associated historic and modern outbuildings located on a .88-acre parcel on the north side of W. 44th Avenue on the outskirts of Golden (see **Figure 15**). The dwelling is a 1-story, vernacular dwelling covered by a clipped gable roof. An enclosed front porch covered by a low-pitched gable roof projects from the west/left side of the façade, and contains an east-facing side entry. The main entry is accessed via a non-original stained wood door containing 8 lights. Painted trim boards span the sided elevations at the roof level. The façade is fenestrated with several non-original windows, including 1x1 sliding sash units and a casement window. A plastered interior chimney exits the roof, offset to the right/east. The east and west side elevations are fenestrated with small non-original 1 x 1 sliding sash windows. A side entry is located on the east elevation, offset towards the front of the house.

A stuccoed rear wing with a clipped gable roof projects from the house's northwest corner. This addition is equipped with a sliding glass door on its front/south side, and a large 3-part window is installed on its west elevation. The design of this rear wing matches the design of the main, front part of the house. The house appears to be in very good, well-maintained condition.

Two outbuildings are present on the property, including 1) a small (12 ft x 16 ft), historic, gabled wood frame shed or utility building, clad with horizontal board siding; located directly behind (north of) the dwelling's rear wing; and 2) a large (35 ft x 23 ft) stuccoed wood frame barn of unknown age, covered by a gambrel roof. The barn is located behind the dwelling and northeast of the small historic shed. A small hay loft door is present on the structures south elevation. The stucco finish on the barn is probably non-original.

Figure 15. 14795 44th Avenue (5JF4332), Looking North



8.12.2 Site History

According to the Jefferson County Assessor's property record, this modest single family dwelling was erected in 1939. Its original owner and chain of occupancy are unknown. The property has been extensively modified and was converted to commercial use by Grandview Landscape & Irrigation Corporation.

8.12.3 Significance Evaluation

This property has not been previously recorded or evaluated for significance. This small single family dwelling has been extensively modified, and thus exhibits poor architectural integrity. Therefore, the property cannot qualify as eligible for the NRHP.

8.13 4405 Holman Street (5JF4333)

8.13.1 Description

This property consists of a small (976 ft²), 1-story, wood frame Ranch-style dwelling, located on a 0.39-acre lot on the northwest corner of 44th Avenue and Homan Street in the Golden vicinity. (see **Figure 16**) The plain dwelling has a nearly square plan, and is covered by a low-pitched, asphalt shingle-clad hip roof with wide overhanging eaves. Its walls are clad with original horizontal board siding. An inset front porch occupies the southern half of the façade, and contains the main entry and a large picture window. The main entry is equipped with a stained wooden door. The roof over the porch is supported by decorative wrought-iron posts. The house

fenestrated on all elevations with single and tandem sets of 1/1, double-hung windows. A wide, massive exterior chimney constructed of buff-colored brick is attached to the dwelling's south elevation. A side entry is placed on the north elevation, near the front of the house, and close to a detached garage. The house appears unaltered and is in good condition.

Figure 16. 4405 Holman Street (5JF4333), Looking Northwest



8.13.2 Site History

According to the Jefferson County Assessor's property record, this small Ranch-style dwelling was constructed shortly after the end of World War II (1953) upon a 0.39-acre lot near Golden. The houses in this residential area appear to have been built individually over a period of time rather than as a contemporaneous subdivision. Its original owner and chain of occupancy are unknown. The property is currently owned by Leroy W. Meints and remains in use as a single family dwelling.

8.13.3 Significance Evaluation

This property has not been previously recorded or evaluated for significance. No information was found to suggest that this small dwelling is associated with a historically important trend in local, state, or national history. The dwelling is a small-scale example of Ranch-style domestic architecture, which was popular in America mainly between 1935 and 1975 (McAlester and McAlester 1988:355). Ranch-style houses were built in very large numbers throughout the greater Denver metropolitan area, mainly in speculative residential subdivisions. This compact example does not represent the hallmark rambling or sprawling form that Ranch-style houses typically have. For these reasons the property lacks historical or architectural significance and does not qualify for inclusion on the NRHP.

8.14 4405 Gladiola Street (5JF4334)

Description: This property consists of a small, 1-story Tudor-style dwelling and an associated modern detached garage/shop building, located on the northwest corner of 44th Avenue and Gladiola Street in the Golden vicinity (see **Figure 17**). The wood frame house consists of a side-gabled front wing with a steeply-pitched roof, and a narrower, intersecting-gabled rear wing. The dwelling is clad with what appears to be vinyl lapped siding, and the building is fenestrated throughout with single and tandem small 1/1, double-hung windows. A red brick exterior chimney is affixed to the south side of the front wing. The main entry is offset to the right/north on the façade, and is covered by a small shed-roofed canopy. On the back (west) side of the front wing is an elevated concrete porch with a decorative wrought-iron balustrade railing. The house appears to be in excellent, well-maintained condition.

Figure 17. 4405 Gladiola Street (5JF4334), Looking Northwest



Two outbuildings are associated with this historic house, including a modern garage/shop building located southwest of the house, and a historic wood frame chicken coop or shed located directly behind the dwelling. The garage/shop building is accessed via a driveway from Gladiola Street. It is a wood frame structure clad with painted wood paneling, and it is covered by a very low-pitched, asphalt shingle-clad, front-gabled roof. The historic chicken coop or shed is located just north of the garage/shop, and is a rectangular plan, wood frame structure covered by a shed roof. Its walls are clad with horizontal wood siding.

8.14.1 Site History

According to the Jefferson County Assessor's property record, this small Tudor-style dwelling was constructed shortly after the end of World War II (1947) upon a 0.32-acre lot near Golden. The houses in this residential area appear to have been built individually over a period of time rather than as a contemporaneous subdivision. Its original owner and chain of occupancy are unknown. The property is currently owned by Leroy W. Meints and remains in use as a single family dwelling.

8.14.2 Significance Evaluation

This property has not been previously recorded or evaluated for significance. No information was found to suggest that this small dwelling is associated with a historically important trend in local, state, or national history. The dwelling is a relatively plain, small-scale example of Tudor-style domestic architecture, a style which was popular in America mainly between 1890 and 1940 (McAlester and McAlester 1988:355). The house appears to have been re-sided with vinyl siding, changing its original appearance and reducing its integrity. For these reasons the property lacks historical or architectural significance and does not qualify for inclusion on the NRHP.

8.15 Bayou Ditch segment (5JF4361.1)/Swadley Ditch (5JF2230.1)

8.15.1 Description

This site is a 6,700-ft/2.0-km long segment of the Bayou Ditch, extending from the ditch's headgate on the north bank of Clear Creek, to the ditch's crossing of 44th Avenue near Ward Road. The site was previously recorded and evidently misidentified as the Swadley Ditch (5JF2230.1). Only a small portion of the ditch was inspected in the field, due to lack of access. The ditch is earthen west of I-70 (see **Figure 18**), and concrete-lined east of I-70. (see **Figure 19**) Its estimated dimensions are 12 ft to 15 ft wide at the top and about four ft deep. The headgate of the Bayou Ditch is located in the SESENE of Section 19, T3S, R69W. The ditch follows a meandering course across the Clear Creek floodplain, passing under I-70 via a culvert beneath the I-70/SH 58 interchange. The ditch is conveyed beneath Youngfield Street, on the east side of which it is concrete-lined. The ditch turns east at the Youngfield/ 44th Avenue intersection, and just east of Ward Road it turns northeastward and passes beneath the roadway and I-70.

Figure 18. Bayou Ditch Segment (5JF4361.1) on West Side of I-70



Figure 19. Bayou Ditch segment (5JF4361.1) on East Side of I-70, Looking Toward I-70/SH 58 Interchange



8.15.2 Site History

No mention was found of the Bayou Ditch in the Colorado Division of Water Resources' list of water rights in the South Platte River watershed. However, the Swadley Ditch, which appears to be a branch of this ditch, has a water right appropriation date of 5/14/1861, suggesting that the Bayou Ditch was built about the same time or slightly earlier. No other historical information was found about the Bayou Ditch.

8.15.3 Significance Evaluation

This relatively small-capacity ditch appears to have been previously recorded as the Swadley Ditch (5JF2230.1), and in May of 2000 it was determined Officially Not Eligible for the NRHP. Hydrologic data collected for the I-70/32nd Avenue interchange EA indicated that this irrigation ditch is actually called the Bayou Ditch, and that the Swadley Ditch is a branch that departs in a north-northeasterly trajectory from the Bayou Ditch just east of the Youngfield Street/44th Avenue intersection. This finding was attributed to the nearly complete alteration of the historic setting due to urban development, extensive gravel mining, and the loss of farmland in this area. The recorder concurs with that earlier determination of ineligibility.

8.16 Reno-Juchem Ditch Segment (5JF4362.1)

8.16.1 Description

The site is a 5,000 ft/1.5-km long segment of the Reno-Juchem Ditch, extending from its headgate on Clear Creek to its crossing of 44th Avenue. Only a small portion of the ditch was inspected in the field, due to lack of access. The ditch is estimated to be approximately 12 ft to 15 ft wide at the top and about four ft deep. The headgate of the Reno-Juchem Ditch is located in the SWNESW of Section 19, T3S, R69W. The ditch follows a meandering, generally northeasterly course across the Clear Creek floodplain, turning north to cross SH 58 via a long, buried cast concrete culvert located adjacent to a railroad bridge spanning SH 58 at Eldridge Street (see **Figure 20**). On the north side of SH 58 the ditch water is raised via a pipe approximately 25 ft in elevation to the top of the bluffs on the north side of the Clear Creek Valley. From this point the canal turns and follows an east-northeasterly trajectory parallel to and south of 44th Avenue, along the edge of a modern industrial park before turning north and crossing 44th Avenue and continuing onto Mt. Olivet Cemetery.

Figure 20. Reno-Juchem Ditch Segment (5JF4362.1) Near SH 58, Looking Southeast



8.16.2 Site History

A water right for diversion of water from Clear Creek through the Reno-Juchem Ditch was recorded on May 14, 1861 in Colorado Territory, and the claim was adjudicated on October 4, 1884. The ditch may have been constructed during the mining boom that commenced in 1858-59 in the mountains along Clear Creek, North Clear Creek, and Russell Gulch, creating a demand for agricultural products, and producing a supply of discouraged prospectors eager to try their luck at farming. The full extent of this ditch is unknown. It appears to currently supply two reservoirs on Mt. Olivet Cemetery. Water rights for the Mt. Olivet Reservoirs 1 and 2 were recorded on December 31, 1917 and December 31, 1928. (The cemetery opened in 1892 on land that formerly served as the farm of Bishop Joseph P. Machebeuf). The Reno-Juchem ditch was presumably constructed or owned originally by one or more owners with the names “Reno” and/or “Juchem.” The latter name is known to be associated with an early Jefferson County farmer named Henry J. Juchem, who later settled in Arvada.

8.16.3 Significance Evaluation

This property has not been previously recorded or evaluated for significance. This earthen ditch is a relatively small-capacity structure that appears to currently supply two small reservoirs on Mt. Olivet Cemetery. The entire ditch appears to be approximately two miles long. It does not represent an important example of irrigation engineering nor does it appear to have served an important role in the agricultural development of Jefferson County. For these reasons the entire Reno-Juchem ditch is evaluated as not eligible for inclusion on the NRHP.

9.0 CONCLUSIONS AND RECOMMENDATIONS

An intensive-level (Class III) cultural resources inventory completed in November and December of 2005 for the I-70/32nd Avenue interchange EA identified and documented a total of 16 historical resources within the APE.

These include segments of the Rocky Mountain, Reno-Juchem, and Bayou/Swadley ditches, one historic grange building (Maple Grove Grange), three historic farmhouses/farm building complexes, one historic commercial carnation nursery, six modest single family dwellings built between 1904 and 1955, and a small, multi-unit 1-story commercial building constructed in 1959. Four of these resources qualify for the NRHP. The Salter Farm (5JF3803) is eligible under Criterion C for architectural importance, a small farm at 2800 Youngfield Street (5JF4326) is eligible under Criterion A for historical importance, while the Truelson farmhouse and Maple Grove Grange qualify for the NRHP under both Criteria A and C (historical and architectural importance). The other resources identified in the APE lack sufficient architectural and historical importance and were evaluated as ineligible for the NRHP.

Although the Proposed Action is located in proximity to one of the region's major perennial streams, Clear Creek, no prehistoric sites were identified by the survey due to widespread ground disturbance. Nevertheless, the potential exists for the occurrence of buried archaeological sites in this area. In light of this fact, should any artifacts, features, or bones be exposed by earth-moving activities, work should be halted in the vicinity of the find until it can be evaluated by a qualified archaeologist.

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