

APPENDIX B – AGENCY COORDINATION

SHPO CONSULTATION

April 21, 2014

Mr. Edward C. Nichols
State Historic Preservation Officer
History Colorado
1200 Broadway
Denver, CO 80203

SUBJECT: APE Modification, Updated Determinations of Eligibility and Effects, and Section 4(f) *De Minimis* Notification; CDOT Project No. CC 0881-025: Federal Boulevard Improvements Environmental Assessment between 7th Avenue and Holden Place, Denver County, Colorado (CHS # 55407)

Dear Mr. Nichols:

This letter is to notify you of changes to the Area of Potential Effects (APE) and seek concurrence on determinations of National Register of Historic Places (NRHP) eligibility and effects for the project referenced above, which was previously consulted on with your office in August 2009 (Appendix A) as a part of the Planning and Environmental Linkages Study completed in 2009. Since that time, additional project details have been determined, allowing for the modification of the APE to reflect the specific project impacts. In addition, the previous survey effort was updated as a part of the Environmental Assessment (EA) initiated in January 2014 for Federal Boulevard between 7th Avenue and Howard Place to include properties that have since turned 50-years old as well as some properties that were omitted from the original survey effort. The updated information has been documented as an Addendum to the Determinations of Eligibility Report (Appendix B).

Project Description

The Proposed Action Alternative (Proposed Action) for the Federal Boulevard EA is to add a third northbound lane between 7th Avenue to Howard Place as well as a raised median to improve mobility and safety. This widening will meet AASHTO and CDOT standards and manage access by limiting left- and right-turn movements at non-signalized points. The bridge over Lakewood Gulch was reconstructed previously to accommodate three northbound lanes as a part of the Regional Transit District FasTracks West Corridor Light Rail project. It is currently striped to allow two lanes of northbound traffic and will be re-striped to three lanes as a part of the Proposed Action.

Cross walks at the 8th Avenue and 10th Avenue signalized intersections are also included and the sidewalks on both the east and west sides of the street will be brought up to Americans with Disability Act (ADA) standards; this will match the existing and planned sections of Federal Boulevard to the north and south. Access to bus service, which connects to local and regional destinations as well as the greater transit system including the nearby West Line of light rail transit, will be improved as will bus stops. Additionally connectivity to the Weir Gulch Trail would be enhanced including better signage for the trail which supports the Bicycle Master Plan (CCD, 2001). These improvements are anticipated to improve mobility, safety, and enhance multi-modal options within the corridor.

Area of Potential Effects

The previous APE included every parcel fronting Federal Boulevard between 5th Avenue and Howard Place, and in several areas along the east side of Federal Boulevard, a second parcel deep to account for potential indirect impacts resulting from the demolition of buildings fronting the Federal Boulevard. Since that time, specifics regarding right-of-way (ROW) acquisition were developed and the project limits were lessened, allowing for the APE to be narrowed to include only those areas where direct or indirect impacts will occur along Federal Boulevard from 7th Avenue on the south to West Holden Place on the north. The APE was expanded along the south side of 9th Avenue to include proposed sidewalk and access improvements, and

includes two parcels between West 7th Avenue and West Severn Place that do not front Federal Boulevard. These properties were included in the APE because of the potential for indirect impacts when the buildings to the west are demolished to construct the project. North of this area, the parcels east of those fronting Federal Boulevard are not yet fifty years old or were separated from the area where impacts will occur by a great distance and/or geographic features that create a barrier from the potential indirect impacts and therefore were excluded from the revised APE. The APE includes all parcels containing buildings or structures that are fifty-years old or older that have the potential for direct or indirect impacts from the Proposed Action. The APE follows existing ROW and legal parcel lines, except in parcels containing buildings or structures that are not yet fifty years old, where the APE follows the area of disturbance. Please see the attached APE graphic for more information (Figure 1).

Survey Methodology

A search of the Denver County Assessor's records was completed to determine what parcels along the study area contain buildings or structures that are fifty-years old or older. In addition, the original survey report: *Intensive-Level Survey of Historic Buildings, Planning Environmental Linkages Study, Federal Boulevard, West 5th Avenue to West Howard Place, Denver, Colorado* by Tatanka Historical Associates, Inc. from 2009 and the associated COMPASS database were consulted to determine what properties had previously been recorded and their eligibility. These efforts revealed that twelve resources within the updated APE had previously been recorded and all were previously determined officially not eligible to the National Register of Historic Places (NRHP) (Appendix A). Because these resources were determined officially not eligible, they were not re-visited as a part of this project update. Jennifer Wahlers of Pinyon Environmental completed a field survey of the project area in November and December 2013. All buildings or structures within the APE that are fifty-years old or older that were not previously documented were photographed and researched, and Architectural Inventory Forms were completed for each resource (included in Addendum to the Determinations of Eligibility, Appendix B).

Eligibility Determinations

Seventeen resources were documented under the 2009 survey effort. Only twelve of those resources remain within the current APE. The eligibility of these resources was concurred with in 2009 by the State Historic Preservation office (SHPO). The resources from the 2009 survey effort are listed in Table 1.

Table 1: 2009 Intensive Level Survey Results

Resource Name	Site Number	Resource Address	Eligibility Determination	Status within Updated APE
Majestic Furniture Manufacturing	5DV10719	730 Federal Boulevard	Officially Not Eligible- 2009	In APE
Demuth-Meininger House	5DV5132	745 Federal Boulevard	Officially Not Eligible- 2009	In APE
Bill's Liquor Store	5DV5137	775 Federal Boulevard	Officially Not Eligible- 2009	In APE
Mecca Tavern	5DV5138	801 Federal Boulevard	Officially Not Eligible-2009	In APE
Miller's Groceteria	5DV10634	816 Federal Boulevard	Officially Not Eligible- 2009	In APE
Cook House/ Romey's Auto Shop	5DV10625	859 Federal Boulevard	Officially Not Eligible- 2009	In APE
General Plumbing Company	5DV10626	867-869 Federal Boulevard	Officially Not Eligible- 2009	In APE

Resource Name	Site Number	Resource Address	Eligibility Determination	Status within Updated APE
Auto Equipment Company	5DV10633	880-890 Federal Boulevard	Officially Not Eligible-2009	In APE
Hilts-Herman House	5DV10627	935 Federal Boulevard	Officially Not Eligible- 2009	In APE
Unique Garage & Filling Station	5DV10628	995 Federal Boulevard	Officially Not Eligible- 2009	In APE
Kitchen Service Company	5DV10629	1015 Federal Boulevard	Officially Not Eligible- 2009	Out of APE
Plamondon House	5DV10630	1041 Federal Boulevard	Officially Not Eligible- 2009	In APE
Anderson-Wilcox House	5DV10631	1063 Federal Boulevard	Officially Not Eligible- 2009	Out of APE
Samuel & Mollie West House	5DV10632	1075 Federal Boulevard	Officially Not Eligible- 2009	Demolished
Phil & Fannie Silverman House	5DV916	1077 Federal Boulevard	Officially Not Eligible- 2009	Demolished
Capitol Wet Wash Co./ Capitol Laundry Co.	5DV8224	1317 Federal Boulevard	Officially Not Eligible- 2009	Out of APE
Alsbach House	5DV10720	2946 West Severn Place	Officially Not Eligible- 2009	In APE

Twelve new resources within the APE were documented under this updated survey effort. Table 2 below summarizes the survey results.

Table 2: 2013 Intensive Level Survey Results

Resource Name	Site Number	Resource Address	Eligibility Determination
Fashion Plaza 707	5DV11372	707 Federal Boulevard	Not Eligible
Western Material Handling	5DV11370	753-759 Federal Boulevard	Not Eligible
United Automotive, LLC	5DV11369	765 Federal Boulevard	Not Eligible
N/A	5DV11368	913-925 Federal Boulevard	Not Eligible
Casa de Fashion/ The Treasure Thrift Store	5DV11366	969-975 Federal Boulevard	Not Eligible
N/A	5DV11367	970 Federal Boulevard	Not Eligible
Family Dollar	5DV11365	990 Federal Boulevard	Not Eligible
Restaurante El Zarape	5DV11364	1065 Federal Boulevard	Not Eligible
Vigil's Shamrock Service Station	5DV11363	1251 Federal Boulevard	Eligible
Complete Auto Care	5DV11371	2970 West Severn Place	Not Eligible
Troy's Auto Repair	5DV11400	2943 West 7 th Avenue	Not Eligible
Gordon Sign	5DV11373	2930 West 9 th Avenue	Not Eligible

As noted in the attached *Addendum to the Determinations of Eligibility, Federal Boulevard (7th Avenue to West Holden Place)* only one resource was found to be eligible within the updated APE - Vigil's Shamrock Service Station (5DV11363). This resource consists of a former automobile service station constructed in 1959. Vigil's Service Station is eligible under Criterion A for Transportation as a good example of an Oblong Box type gas station associated with the development of Federal Boulevard as a major transportation corridor. The development of the Oblong Box type reflected changes in automobile

transportation and the way that gas was marketed. Popular from the 1930s through the 1970s, the Oblong Box gas station type is now becoming increasingly rare. Vigil's Service Station is also eligible under Criterion C as a good example of an Oblong Box type gas station that incorporates elements of the Moderne style.

The remaining resources in the updated APE lack significance or integrity and were found to be not eligible for listing on the NRHP. Greater detail regarding each resource can be found in the attached Addendum report and Architectural Inventory Forms. In addition, there is no potential for a National Register Historic District within this area, as the area has been heavily impacted by recent development and alterations to buildings. The buildings located along this stretch of Federal Boulevard represent a wide variety of uses, eras, and building types and lack the cohesion necessary to warrant a district. It is unlikely that any of the surveyed buildings would contribute to any potential district as well.

Effects Determinations

Resource Name	Site Number	Resource Address	Eligibility Determination	Effects Determination
Majestic Furniture Manufacturing	5DV10719	730 Federal Boulevard	Officially Not Eligible-2009	No Historic Properties Affected
Demuth-Meiningner House	5DV5132	745 Federal Boulevard	Officially Not Eligible-2009	No Historic Properties Affected
Bill's Liquor Store	5DV5137	775 Federal Boulevard	Officially Not Eligible-2009	No Historic Properties Affected
Mecca Tavern	5DV5138	801 Federal Boulevard	Officially Not Eligible-2009	No Historic Properties Affected
Miller's Groceteria	5DV10634	816 Federal Boulevard	Officially Not Eligible-2009	No Historic Properties Affected
Cook House/ Romey's Auto Shop	5DV10625	859 Federal Boulevard	Officially Not Eligible-2009	No Historic Properties Affected
General Plumbing Company	5DV10626	867-869 Federal Boulevard	Officially Not Eligible-2009	No Historic Properties Affected
Auto Equipment Company	5DV10633	880-890 Federal Boulevard	Officially Not Eligible-2009	No Historic Properties Affected
Hilts-Herman House	5DV10627	935 Federal Boulevard	Officially Not Eligible-2009	No Historic Properties Affected
Unique Garage & Filling Station	5DV10628	995 Federal Boulevard	Officially Not Eligible-2009	No Historic Properties Affected
Plamondon House	5DV10630	1041 Federal Boulevard	Officially Not Eligible-2009	No Historic Properties Affected
Alsbach House	5DV10720	2946 West Severn Place	Officially Not Eligible-2009	No Historic Properties Affected
Fashion Plaza 707	5DV11372	707 Federal Boulevard	Not Eligible- 2013	No Historic Properties Affected
Western Material Handling	5DV11370	753-759 Federal Boulevard	Not Eligible- 2013	No Historic Properties Affected
United Automotive, LLC	5DV11369	765 Federal Boulevard	Not Eligible- 2013	No Historic Properties Affected
N/A	5DV11368	913-925 Federal Boulevard	Not Eligible- 2013	No Historic Properties Affected
Casa de Fashion/ The Treasure Thrift Store	5DV11366	969-975 Federal Boulevard	Not Eligible- 2013	No Historic Properties Affected
N/A	5DV11367	970 Federal Boulevard	Not Eligible- 2013	No Historic Properties Affected
Family Dollar	5DV11365	990 Federal Boulevard	Not Eligible- 2013	No Historic Properties Affected
Restaurante El Zarape	5DV11364	1065 Federal Boulevard	Not Eligible- 2013	No Historic Properties Affected

Resource Name	Site Number	Resource Address	Eligibility Determination	Effects Determination
Vigil's Shamrock Service Station	5DV11363	1251 Federal Boulevard	Eligible- 2013	No Adverse Effect
Complete Auto Care	5DV11371	2970 West Severn Place	Not Eligible- 2013	No Historic Properties Affected
Troy's Auto Care	5DV11400	2843 West 7 th Avenue	Not Eligible- 2013	No Historic Properties Affected
Gordon Sign	5DV11373	2930 West 9 th Avenue	Not Eligible- 2013	No Historic Properties Affected

Majestic Furniture – 730 Federal Boulevard (5DV10719): From this property, the Proposed Action will require 1,649-square feet for ROW which will result in demolition of the building to construct the Proposed Action and a total of 6,248-square feet of impacts as the entire parcel will need to be acquired. The resource was previously determined officially not eligible for listing on the NRHP and, as a result, CDOT has determined that the Proposed Action result in *no historic properties affected* determination with regard to Majestic Furniture.

Demuth-Meiningner – 745 Federal Boulevard (5DV5132): From this property, the Proposed Action will require a temporary easement measuring at 339-square feet to construct a sidewalk and driveway. Given that this resource was previously determined officially not eligible for listing on the NRHP CDOT has determined that the Proposed Action will result in *no historic properties affected* determination with regard to the Demuth-Meiningner property.

Bill's Liquor Store – 775 Federal Boulevard (5DV5137): The Proposed Action will require a temporary easement measuring 250-square feet from Bill's Liquor Store in order to construct a sidewalk and driveways. The resource was previously determined officially not eligible and, as a result, CDOT has determined that the Proposed Action will result in *no historic properties affected* determination with regard to Bill's Liquor Store.

Mecca Tavern – 801 Federal Boulevard (5DV5138): At the Mecca Tavern, the Proposed Action will require a permanent easement measuring 24-square feet in order to construct, access, and maintain a fire hydrant (note: this property is also identified as 815 Federal Boulevard in Denver County Assessor's records). The resource was determined officially not eligible for listing on the NRHP in 2009 and therefore CDOT has determined that the acquisition of the permanent easement will result in a *no historic properties affected* determination with regard to the Mecca Tavern.

Miller's Groceteria – 816 Federal Boulevard (5DV10634): From the Miller's Groceteria property the Proposed Action will require 22,151-square feet of ROW resulting in demolition of the building and a total of 39,628-square feet of impacts as the entire parcel will need to be acquired. The resource was previously determined officially not eligible for listing on the NRHP and, as a result, CDOT has determined that the Proposed Action will result in *no historic properties affected* determination with regard to Miller's Groceteria.

Cook House/Romey's Auto Shop – 859 Federal Boulevard (5DV10625): A temporary easement measuring 337-square feet will need to be acquired from the Cook House/Romey's Auto Shop property to construct a sidewalk and driveways. Because the resource was previously determined officially not eligible CDOT has determined that the acquisition of the temporary easement will result in *no historic properties affected* determination with regard to the Cook House.

General Plumbing Company – 867-869 Federal Boulevard (5DV10626): From the General Plumbing Company property the Proposed Action will require a temporary easement measuring 100-square feet to

accommodate sidewalks and driveways. Because the resource was previously determined officially not eligible for listing on the NRHP CDOT has determined the Proposed Action will result in *no historic properties affected* determination with regard to the General Plumbing Company.

Auto Equipment Company – 880-890 Federal Boulevard (5DV10633): From this property the Proposed Action will require a temporary easement measuring 2,467-square feet to construct a sidewalk and 8,006-square feet of ROW in order to construct the proposed improvements. The resource was previously determined officially not eligible for listing on the NRHP and, as a result, CDOT has determined that the proposed acquisitions and improvements will result in *no historic properties affected* determination with regard to the Auto Equipment Company.

Hilts-Herman House – 935 Federal Boulevard (5DV10627): From the Hilts-Herman house property the Proposed Action will require a temporary easement measuring 627-square feet to construct a sidewalk and driveway. Because the resource was previously determined officially not eligible for listing on the NRHP CDOT has determined that the Proposed Action will result in a finding of *no historic properties affected* with regard to the Hilts-Herman House.

Unique Garage & Filling Station – 995 Federal Boulevard (5DV10628): In order to construct the proposed improvements the Proposed Action will require 97-square feet of ROW and a temporary easement measuring 705-square feet in order to construct a sidewalk and driveway. The resource was previously determined officially not eligible for listing on the NRHP and, as a result, CDOT has determined that the Proposed Action will result in a *no historic properties affected* determination with regard to the Unique Garage & Filling Station.

Plamondon House - 1041 Federal Boulevard (5DV10630): From the Plamondon House property the Proposed Action will require a temporary easement measuring 409-square feet for the construction of a sidewalk and driveways. Because the resource was previously determined officially not eligible for listing on the NRHP CDOT has determined that the Proposed Action will result in a *no historic properties affected* determination with regard to the Plamondon House resource.

Alsbach House – 2946 West Severn Place (5DV10720): This resource was included in the APE to account for potential indirect impacts from the improvements that affect the parcel located directly to the west of the Alsbach House property. The parcels to the west (2970 West Severn Place and 730 Federal Boulevard) are slated for full acquisition as the structures will be demolished to accommodate Proposed Action improvements. However, there will be no direct impacts to this property. Because the resource was previously determined officially not eligible for listing on the NRHP CDOT has determined that the Proposed Action will result in a finding of *no historic properties affected* determination with regard to the Alsbach House.

Fashion Plaza 707 – 707 Federal Boulevard (5DV11372): At this location the Proposed Action will require a permanent easement measuring 12-square-feet for the purposes of construction, access, and maintenance of a fire hydrant. A temporary easement of 663-square feet will also be acquired to construct a sidewalk and driveway. The resource was determined not eligible for listing on the NRHP. As a result CDOT has determined the easements will result in *no historic properties affected* determination with regard to the Fashion Plaza.

Western Material Handling – 753-759 Federal Boulevard (5DV11370): The Proposed Action will obtain a permanent easement measuring 10-square-feet from this property to construct and retain future access to a fire hydrant. Additionally, in order to construct a sidewalk and driveway, a temporary easement measuring 629-square feet will be obtained. The resource was determined not eligible for listing on the

NRHP. As a result CDOT has determined the Proposed Action will result in *no historic properties affected* determination with regard to the Western Material Handling property.

United Automotive, LLC – 765 Federal Boulevard (SDV11369): A temporary easement measuring 616-square feet will be acquired from United Automotive to construct a sidewalk and driveway. The resource is not eligible for listing on the NRHP and CDOT has determined the Proposed Action will result in *no historic properties affected* determination with regard to United Automotive, LLC.

913-925 Federal Boulevard (SDV11368): The Proposed Action will require a temporary easement measuring 828-square feet from this property to construct a sidewalk and driveway. Because the resource is not eligible CDOT has determined the Proposed Action will result in *no historic properties affected* determination with regard to this property.

Casa de Fashion/The Treasure Thrift Store – 969-975 Federal Boulevard (SDV11366): In order to construct a sidewalk and driveway the Proposed Action will require a temporary easement of 1,163-square-feet from this property. The resource is not eligible for listing on the NRHP. Therefore CDOT has determined that the Proposed Action will result in *no historic properties affected* determination with regard to the Casa de Fashion/The Treasure Thrift Store.

970 Federal Boulevard (SDV11367): In order to construct the proposed improvements the Proposed Action will require 2,092-square feet of ROW and a temporary easement measuring 1,096-square feet to construct a sidewalk and driveway. CDOT has determined the Proposed Action will result in *no historic properties affected* determination with regard to this property.

Family Dollar – 990 Federal Boulevard (SDV11365): At this location the Proposed Action will require 5,196-square feet of ROW, resulting in demolition of the building and a total of 32,864-square feet of impacts as the entire parcel will be acquired. The resource was determined not eligible for listing on the NRHP. As a result CDOT has determined the Proposed Action will result in *no historic properties affected* determination with regard to the Family Dollar property.

Restaurante El Zarape – 1065 Federal Boulevard (SDV11364): At this location the Proposed Action will require 219-square-feet of ROW and a temporary easement of 118-square-feet to construct a sidewalk and driveway. The resource was determined not eligible for listing on the NRHP and, as a result, CDOT has determined the Proposed Action will result in *no historic properties affected* determination with regard to the Restarurante El Zarape.

Vigil's Shamrock Service Station – 1251 Federal Boulevard (SDV11363): At this location, the Proposed Action will require a permanent easement measuring 247-square feet for the construction, access, and maintenance of a storm sewer line. The improvements will take place in the far northern corner of the parcel approximately 70 feet from the building in an area that is already covered in recent asphalt paving. A review of older aerial imagery shows that the area was paved sometime between 2011 and 2012. Prior to that the area where the easement will be obtained was gravel and dirt. It was disturbed in 2010 when the area was used for staging during construction of the bicycle/ pedestrian facilities along Sanchez Park and Lakewood Gulch to the north of the property. Because the area was so recently disturbed and covered in asphalt paving, which is considered a non-historic element of the property, obtaining a permanent easement for the construction and maintenance of a storm sewer will not affect any of the resource's integrity or its ability to convey significance under Criterion C. As a result, CDOT has determined that the Proposed Action will result in *no adverse effect* determination to the Vigil's Shamrock Service Station resource.

Complete Auto Care – 2970 West Severn Place (SDV11371): The Proposed Action will require 2,745-square-feet of ROW resulting in demolition of the building and a total of 6,257-square feet of impacts as the entire parcel will need to be acquired. Because it is not eligible for listing on the NRHP CDOT has determined the Proposed Action will result in *no historic properties affected* determination with regard to the Complete Auto Care resource.

Troy’s Auto Care – 2843 West 7th Avenue (SDV11400): The Proposed Action will not have any direct impacts on this property. It was included in the APE to account for indirect impacts because the building on the parcel immediately to the west will be removed to construct the Proposed Action. The resource is separated from the western parcel to the west by an alley creating a buffer between this resource and the area where the Proposed Action will have direct impacts. Because the resource was determined not eligible for listing on the NRHP CDOT has determined the Proposed Action will result in *no historic properties affected* determination with regard to Troy’s Auto Care.

Gordon Sign – 2930 West 9th Avenue (SDV11373): At this location, the Proposed Action will require a temporary easement measuring 560-square-feet to construct a driveway. The resource, however, was determined not eligible for listing on the NRHP. As a result, CDOT has determined the Proposed Action will result in *no historic properties affected* determination with regard to the Gordon Sign resource.

Notification of Section 4(f) De Minimis Determination

The finding of *no adverse effect* outlined above for Vigil’s Shamrock Service Station (SDV11363) under Section 106 reflects a conclusion that for the Section 4(f) historic sites affected by the project, those effects will not “alter, directly or indirectly, any of the characteristics of [the] historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property’s location, design, setting, materials, workmanship, feeling, or association” as described in 36 CFR § 800.5(a)(1). Based on this finding, FHWA intends to make a *de minimis* finding for the Section 4(f) requirements for the historic resource listed above.

FHWA requests any comments by Colorado SHPO in the above-described findings of *de minimis* impact on historic properties for the proposed project. Your written concurrence on the No Adverse Effect determinations as outlined above will be evidence that consultation requirements of Section 6009 of SAFETEA-LU, as they will be codified at 23 U.S.C. § 138(b)(2)(B) and (C) and 49 U.S.C. § 303(d)(2)(B) and (C) are satisfied. Additional comments will be considered for the *de minimis* finding.

We request your comments on the updated APE and concurrence with these determinations of eligibility and effects and the *de minimis* notification. This information has been forwarded concurrently to the City of Landmark Preservation Commission, and Historic Denver for review; we will inform you of any comments they elect to submit. Thank you in advance for your prompt attention to this matter. If you require additional information, please contact Ashley L. Bushey at (303) 757-9397 or at ashley.bushey@state.co.us.

Sincerely,

Charles Attardo
Region 1 Planning and Environmental Manager

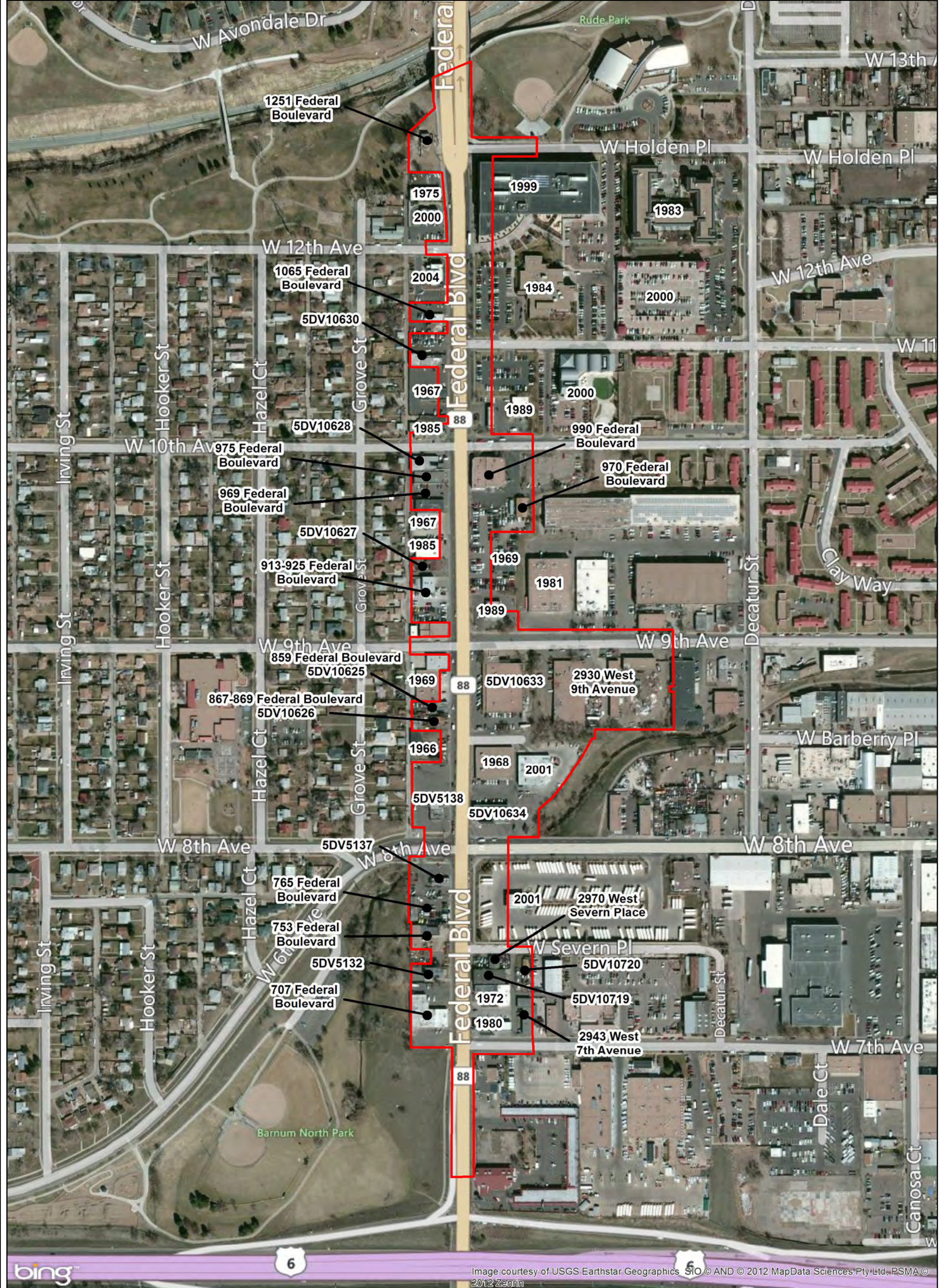
Attachments:

Figure 1: APE Map
Appendix A: PEL SHPO Consultation Correspondence 2009

Appendix B: Addendum to the Determinations of Eligibility

Cc: Amy Kennedy, Pinyon Environmental, Inc.

Appendix B – Addendum to the Determinations of Eligibility



Legend

- Area of Potential Effect (APE)
- 5DV10628** Previously Surveyed Resources
- 707 Federal Boulevard** Address of Properties Built in 1964 or Earlier and Not Yet Surveyed
- 2001** Year Built for Properties Not Yet 50 Years Old



AREA OF POTENTIAL EFFECT
*Federal Boulevard Redevelopment
 5th Avenue to Howard Place
 Denver, Colorado*

Site Location: Section 5, Range 68W, Township 4S, 6th Principal Meridan
 Pinyon Project Number: 1/11-670-02.3000

Drawn By: MJS Figure 1
 Reviewed By: JW Date: 2/7/2014

Document Path: C:\Users\santo.pinyon2\Dropbox\Pinyon GIS on Dropbox\11167002 Reconstruction of Federal Blvd GIS_DBArcMap\MXD\Historic\Figure 1 APE.mxd

STATE OF COLORADO

DEPARTMENT OF TRANSPORTATION

Region 6
2000 South Holly Street
Denver, CO 80222
Phone: 303-757-9461
Fax: 303-757-9073



July 27, 2009

Mr. Edward C. Nichols
State Historic Preservation Officer
Colorado Historical Society
1300 Broadway
Denver, Colorado 80203

Re: Area of Potential Effect (APE) and Determinations of Eligibility
Intensive Level Survey of Historic Buildings for the Federal Boulevard (5th Avenue to
Howard Place) Planning Environmental Linkage (PEL) Study, City and County of
Denver.

Dear Mr. Nichols:

This letter and the attached documentation constitute the Colorado Department of Transportation's (CDOT) request for your review of the Area of Potential Effects (APE) and a request for concurrence on determinations of eligibility for the Planning Environmental Linkage (PEL) study referenced above. The undertaking proposes to add a third northbound lane on Federal Boulevard from 5th Avenue to approximately Howard Place in the City and County of Denver (CCD). Federal Boulevard is a principal north-south urban arterial roadway that is under the jurisdiction of CDOT as State Highway 88 (SH 88).

Planning Environmental Linkage (PEL) Study

In August 2005, the current federal transportation authorization bill, the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU), was signed into law. SAFETEA-LU authorizes the federal surface transportation programs for highways, highway safety, and transit for the five-year period 2005 to 2009. SAFETEA-LU incorporates changes aimed at improving and streamlining the environmental process for transportation projects by allowing states to conduct corridor planning activities prior to the start of the National Environmental Policy Act (NEPA) process. In accordance with SAFETEA-LU, CCD, in cooperation with the Federal Highway Administration (FHWA) and CDOT, is preparing a PEL Study to evaluate transportation improvements along Federal Boulevard from 5th Avenue to Howard Place in Denver, Colorado. FHWA defines PEL as a voluntary approach to transportation decision-making that considers environmental, community, and economic goals early in the planning stage and carry them through project development, design, and construction.

Due to limited funding at this time, a PEL was determined to be the appropriate level of environmental documentation for the entire corridor from 5th Avenue to Howard Place. Funding is currently available for a portion of the corridor from 5th Avenue to 7th Avenue. No historic properties were found to be individually eligible for the NRHP between 5th Avenue and 7th Avenue. As part of the PEL, CCD will prepare a non-programmatic Categorical Exclusion (CatEx) in conformance with NEPA Section 771.117(d) and FHWA requirements. As funding becomes available, the appropriate level of environmental analysis in conformance with NEPA and based on the PEL study will be conducted for the remaining portions of the corridor.

Proposed Project Description

The proposed project consists of the following elements:

- ▶ Federal Boulevard roadway alignment and improvements
 - Conversion of the northbound Federal Boulevard auxiliary lane from 5th Avenue to eastbound US 6, which is planned as part of the I-25 Valley Highway project, to a northbound through lane
 - Restriping of the Federal Boulevard bridge over US 6 to 7th Avenue, which will be reconstructed as part of the I-25 Valley Highway project, with an additional northbound through lane
 - Construction of three 11-ft southbound through lanes, three 11-ft northbound through lanes, and a 16-ft raised median with a left turn lane at intersections on Federal Boulevard from 7th Avenue to approximately 12th Avenue
 - Widening of Federal Boulevard from the right-of-way boundary line on the west side of Federal Boulevard toward the east between US 6 and approximately 12th Avenue with an additional northbound lane
 - Restriping of Federal Boulevard from approximately 12th Avenue to approximately Howard Place including the Federal Boulevard bridge over Lakewood Gulch, which will be reconstructed as part of the RTD FasTracks West Corridor LRT project, with an additional northbound through lane
 - Construction of new curb and gutter on both sides of Federal Boulevard from 5th Avenue to Howard Place
 - Provision of an increased curb turning radii at the intersections along Federal Boulevard from 5th Avenue to Howard Place
 - Elimination of access curb cuts where possible along Federal Boulevard between 5th Avenue and Howard Place
- ▶ Bicycle/Pedestrian Improvements
 - Wider sidewalks on both the west and east side of Federal Boulevard between 5th Avenue and Howard Place to better accommodate bicycles and pedestrians
 - Replacement of the discontinuous sidewalk on both sides of Federal Boulevard with an 8-ft pedestrian zone consisting of either a detached 5-ft sidewalk with a 3-ft buffer or an attached 8-ft sidewalk with ADA-compliant curb ramps and driveway cuts
 - Installation of crosswalk pavement markings and countdown pedestrian signal heads at the Federal Boulevard/8th Avenue and Federal Boulevard/10th Avenue intersections
 - Maintain existing ADA accessible routes for properties along Federal Boulevard between 5th Avenue and Howard Place
 - Improve access to the Federal/Decatur station
 - Installation of pedestrian signals and crosswalks at the Federal Boulevard/8th Avenue and Federal Boulevard/10th Avenue signalized intersections
- ▶ Water Quality/Drainage Improvements
 - Construction of a water quality pond in the vicinity of Weir Gulch to manage storm water flows in the area of 8th Avenue in accordance with CDOT and CCD Municipal Separate Storm Sewer System (MS4) requirements

- Increase the size of the stormceptors (best management practice [BMP]) to manage storm water flows in the area of 12th Avenue, which will be installed by RTD during replacement of the Federal Boulevard bridge over Lakewood Gulch

Survey Methodology and Establishment of the APE:

An initial reconnaissance survey of the project corridor was completed on March 3rd, 2008 by Jason Marmor, a staff historian formerly with Felsburg Holt & Ullevig (FHU). Mr. Marmor examined the project corridor along Federal Boulevard from 7th Avenue to Howard Place and collected cursory data about buildings and structures (railroads, bridges) that appeared to exceed 50 years of age. The initial reconnaissance survey involved the identification of historic and potentially historic properties within the APE as preliminarily defined at that time. Ron Sladek, Tatanka Historical Associates Inc. (THAI) completed the survey report, which is attached, and prepared architectural site forms within the APE.

Following the initial site reconnaissance, a review of Denver County tax assessor's online property records to obtain reported dates of construction for the buildings immediately adjacent to Federal Boulevard and for the second row of properties behind buildings on the east side of Federal Boulevard was conducted. A file search through the Colorado Historical Society's COMPASS online cultural resources database was also completed to determine which properties had already been documented and evaluated for significance. This approach determined which properties along the project corridor warranted further review for NRHP-eligibility, and which properties could be excluded.

Based on the initial site reconnaissance and the file search of the Denver County tax assessor's online property records and the Colorado Historical Society's COMPASS online cultural resources database, an APE was developed that included the proposed improvements along Federal Boulevard and the adjacent historic resources. A map of the APE and historic resources within that boundary is included as **Figure 1**.

APE Boundaries:

The proposed cross-section for Federal Boulevard, as identified in the PEL study, is 106 feet in width or approximately 38 feet wider than the existing cross-section of Federal Boulevard. The proposed improvements extend along Federal Boulevard for approximately one mile from 5th Avenue to Howard Place. Portions of the proposed project overlap with other planned transportation projects in the area. North of 12th Avenue, the proposed project overlaps with the RTD West Corridor LRT project, and south of 7th Avenue the proposed project overlaps with the I-25 Valley Highway project. Since these areas have been surveyed previously, they were not surveyed as part of this study (**Figure 2**).

To identify the APE boundaries for potential direct effects, the reported dates of construction for the buildings on each property adjacent to Federal Boulevard between 7th Avenue and 12th Avenue, which is the portion of the project area that was not included in a previous study, was obtained from the Denver County tax assessor's online property records. **Figure 3** depicts the reported dates of construction for these properties. In addition to the properties immediately adjacent to Federal Boulevard that potentially would be directly affected by the project, properties that potentially would be indirectly affected by the removal of buildings between them and Federal Boulevard were included in the APE. The reported dates of construction for buildings in the second row of properties behind buildings along Federal Boulevard that likely would be acquired for right-of-way and demolished were obtained (**Figure 3**). The full right-of-way acquisitions for the properties are limited to the east side of Federal Boulevard between 6th Avenue and 10th Avenue. **Table 1** summarizes the full and partial acquisitions based on a conceptual level of roadway design.

Table 1 Summary of Full and Partial Right-of-Way Acquisitions

Right-of-Way	Construction Date	State Identification Number
Full Acquisitions		
690 Federal Blvd	1977	Not Applicable (N/A)
710 Federal Blvd	1980	N/A
724 Federal Blvd	1972	N/A
730 Federal Blvd	1955	5DV10719
2970 W. Severn Pl		N/A
816 Federal Blvd	1939	5DV10634
830 Federal Blvd	1968	N/A
880 Federal Blvd	1957	5DV10633
990 Federal Blvd	1963	N/A
Partial Acquisitions		
750 Federal Blvd	2001	N/A
900 Federal Blvd	1989	N/A
950 Federal Blvd	1969	N/A
1000 Federal Blvd	1989	N/A
1034 Federal Blvd	No building on property	N/A
1100 Federal Blvd	No building on property	N/A

The specific APE boundaries are defined as:

- ▶ **Northern Boundary** – Federal Boulevard Bridge over Lakewood Gulch. RTD has prepared a Categorical Exclusion for replacement of the Federal Boulevard Bridge over Lakewood Gulch north of 12th Avenue to Howard Place as part of the RTD West Corridor LRT project.
- ▶ **Southern Boundary** – 7th Avenue. CDOT prepared an Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) to add a third northbound lane along Federal Boulevard between Alameda Avenue and 5th Avenue. CDOT also prepared a Draft Environmental Impact Statement (EIS), Final EIS, and Record of Decision (ROD) for the I-25 Valley Highway project, which extends along 6th Avenue to the Federal Boulevard/6th Avenue interchange and includes Federal Boulevard from 5th Avenue to 7th Avenue.
- ▶ **East Boundary** - The APE includes the proposed improvements to Federal Boulevard and buildings that exceed 50 years of age that are immediately adjacent to Federal Boulevard between 7th Avenue and 12th Avenue. No roadway improvements are proposed along the east–west streets intersecting Federal Boulevard between 7th Avenue to 12th Avenue except at the immediate intersections. Parcels fronting the east side of Federal Boulevard are not uniformly shaped. Right-of-way is expected to be acquired along the east side of Federal Boulevard. The APE includes properties in the second row that potentially would be indirectly affected by the removal of buildings between them and Federal Boulevard. These buildings in the second row would be visible from Federal Boulevard due to removal of the existing buildings along Federal

Boulevard. The full right-of-way acquisitions for the property are limited to the east side of Federal Boulevard between 6th Avenue and 10th Avenue.

- ▶ **West Boundary** - The APE includes buildings that exceed 50 years of age that are immediately adjacent to Federal Boulevard between 5th Avenue and 12th Avenue or is limited to the Federal Boulevard right-of-way. The APE does not extend west of the alley located between Federal Boulevard and Grove Street. West of Federal Boulevard is the Villa Park neighborhood. No roadway improvements are proposed along the east-west streets intersecting Federal Boulevard between 7th Avenue to Holden Place except at the immediate intersections. No full or partial right-of-way acquisitions are expected to occur along the west side of Federal Boulevard. Due to the lack of impacts to the Villa Park neighborhood, this neighborhood was not included in the APE.

We request your comments on the APE boundaries as discussed above and represented on the enclosed map (Figure 1).

Survey

CDOT surveyed properties within the APE constructed in 1958 or earlier. Seventeen properties were surveyed. Table 2 summarizes the survey results.

Table 2 Survey Log

Property Address	Historic Property Name	State Identification Number	Individual Eligibility	District Potential
730 Federal Blvd	Majestic Furniture Manufacturing	5DV10719	No	No
745 Federal Blvd	Demuth-Meininger House	5DV5132	No	No
775 Federal Blvd	Bill's Liquor Store	5DV5137	No	No
801 Federal Blvd	Mecca Tavern	5DV5138	No	No
816 Federal Blvd	Miller's Groceteria	5DV10634	No	No
859 Federal Blvd	Cook House/Romey's Auto Shop	5DV10625	No	No
867-869 Federal Blvd	General Plumbing Company	5DV10626	No	No
880-890 Federal Blvd	Auto Equipment Company	5DV10633	No	No
935 Federal Blvd	Hilts-Herman House	5DV10627	No	No
995 Federal Blvd	Unique Garage & Filling Station	5DV10628	No	No
1015 Federal Blvd	Kitchen Service Company	5DV10629	No	No
1041 Federal Blvd	Plamondon House	5DV10630	No	No
1063 Federal Blvd	Anderson-Wilcox House	5DV10631	No	No
1075 Federal Blvd	Samuel & Mollie West House	5DV10632	No	No
1077 Federal Blvd	Phil & Fannie Silverman House	5DV916	No	No
1317 Federal Blvd	Capitol Wet Wash Co./Capitol Laundry Co.	5DV8224	No	No
2946 W. Severn Place	Alsbach House	5DV10720	No	No

Eligibility Determinations

As noted in the attached survey report, no historic resources were identified in the APE. It was determined that none of the APE's historic properties were found to be individually eligible for the National Register of Historic Places based upon the research and field analysis completed for this project. These conclusions were drawn because all of the buildings were lacking in historical significance and architectural integrity. Greater detail about each of the 17 properties surveyed along Federal Boulevard (5th Avenue to Howard Place) is found on the individual architectural inventory forms in the attached survey report.

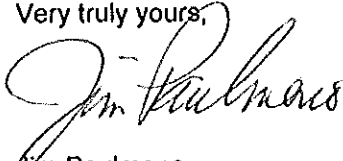
The likelihood of a National Register district being formed in this area was determined to be very poor. Of the 17 historic properties found along Federal Boulevard in the APE, it is unlikely that any would be considered good candidates to contribute to a historic district.

Mr. Edward Nichols
July 27, 2009
Page 6

We request your concurrence with these determinations of eligibility. Your response is necessary for FHWA's compliance with the State Register Act, Section 106 of the National Historic Preservation Act, and the Advisory Council on Historic Preservation's regulations.

Thank you in advance for your prompt attention to this matter. If you require additional information, please contact Dianna Litvak at 303-757-9461.

Very truly yours,



Jim Paulmeno
Region 6 Planning and Environmental Manager

Enclosure: **Figure 1 Area of Potential Effect (APE)**
Figure 2 Planned Transportation Projects in the Vicinity of the Area of Potential Effect (APE)
Figure 3 Reported Construction Dates of Federal Boulevard (7th Avenue to 12th Avenue) Adjacent Properties

cc: Jonathan Chesser, CDOT Region 6
Karen Good, City and County of Denver
Kevin Maddoux, Felsburg Holt and Ullevig

Figure 1 Area of Potential Effect (APE)

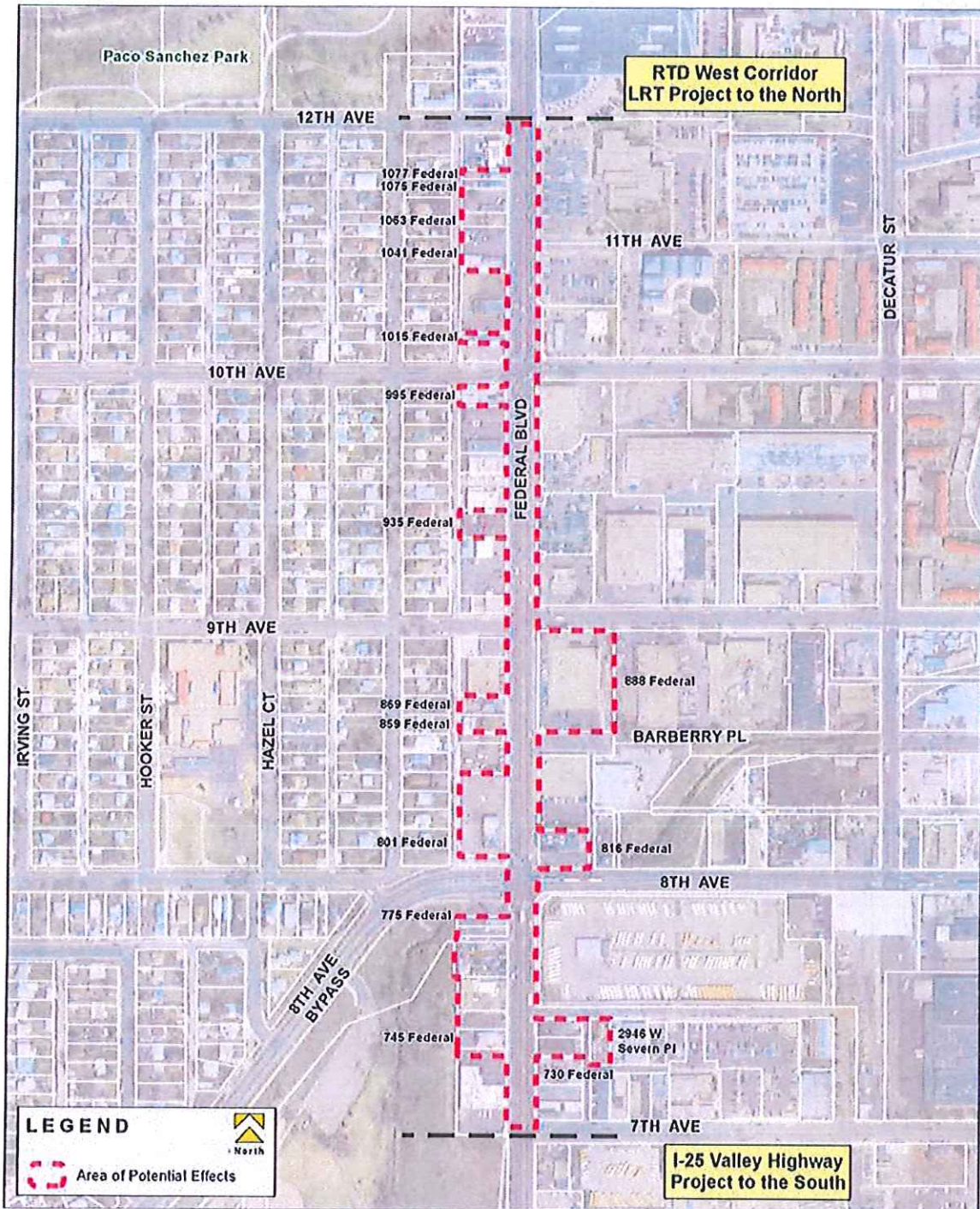


Figure 2 Planned Transportation Projects in the Vicinity of the Area of Potential Effect (APE)

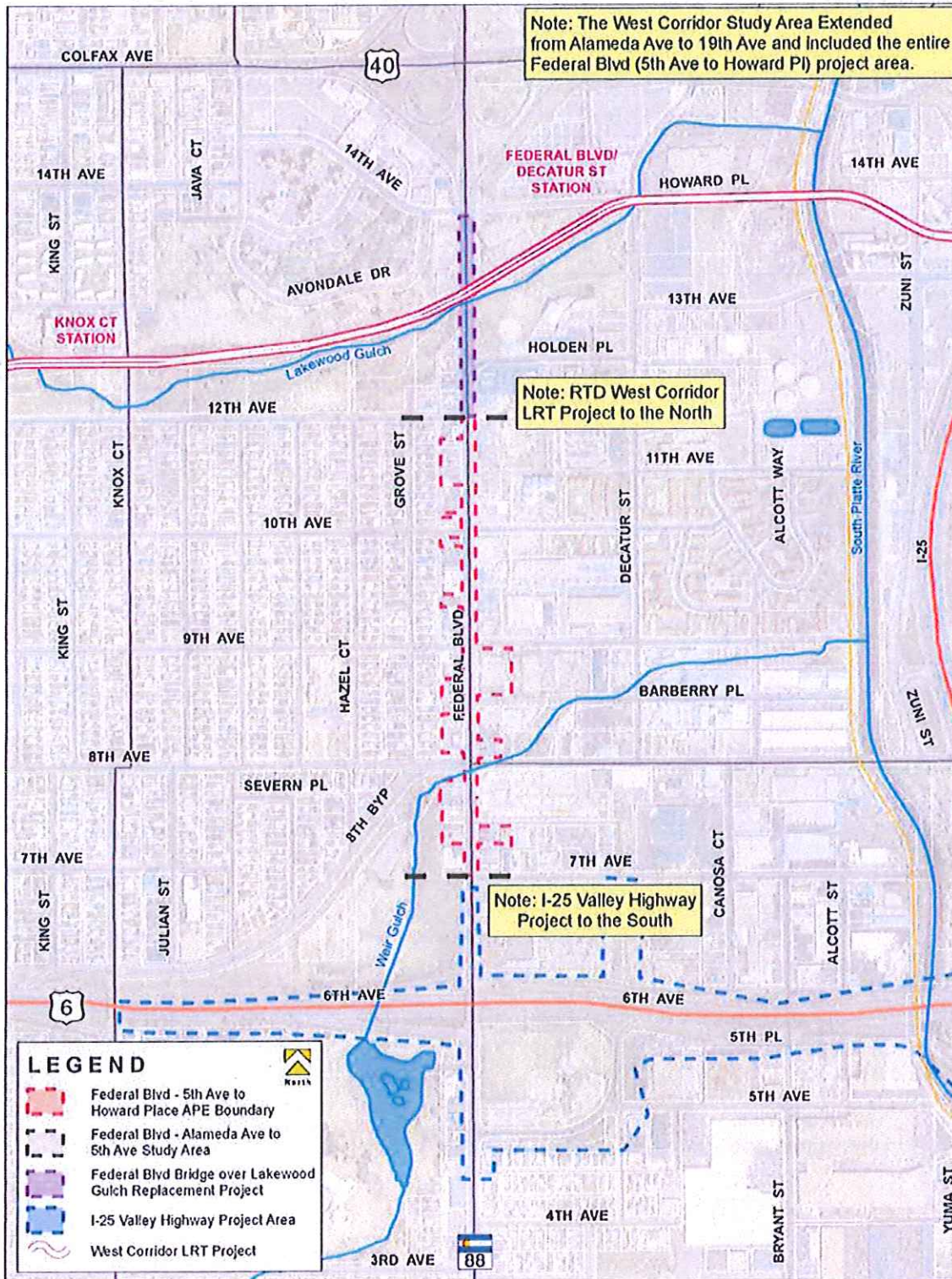
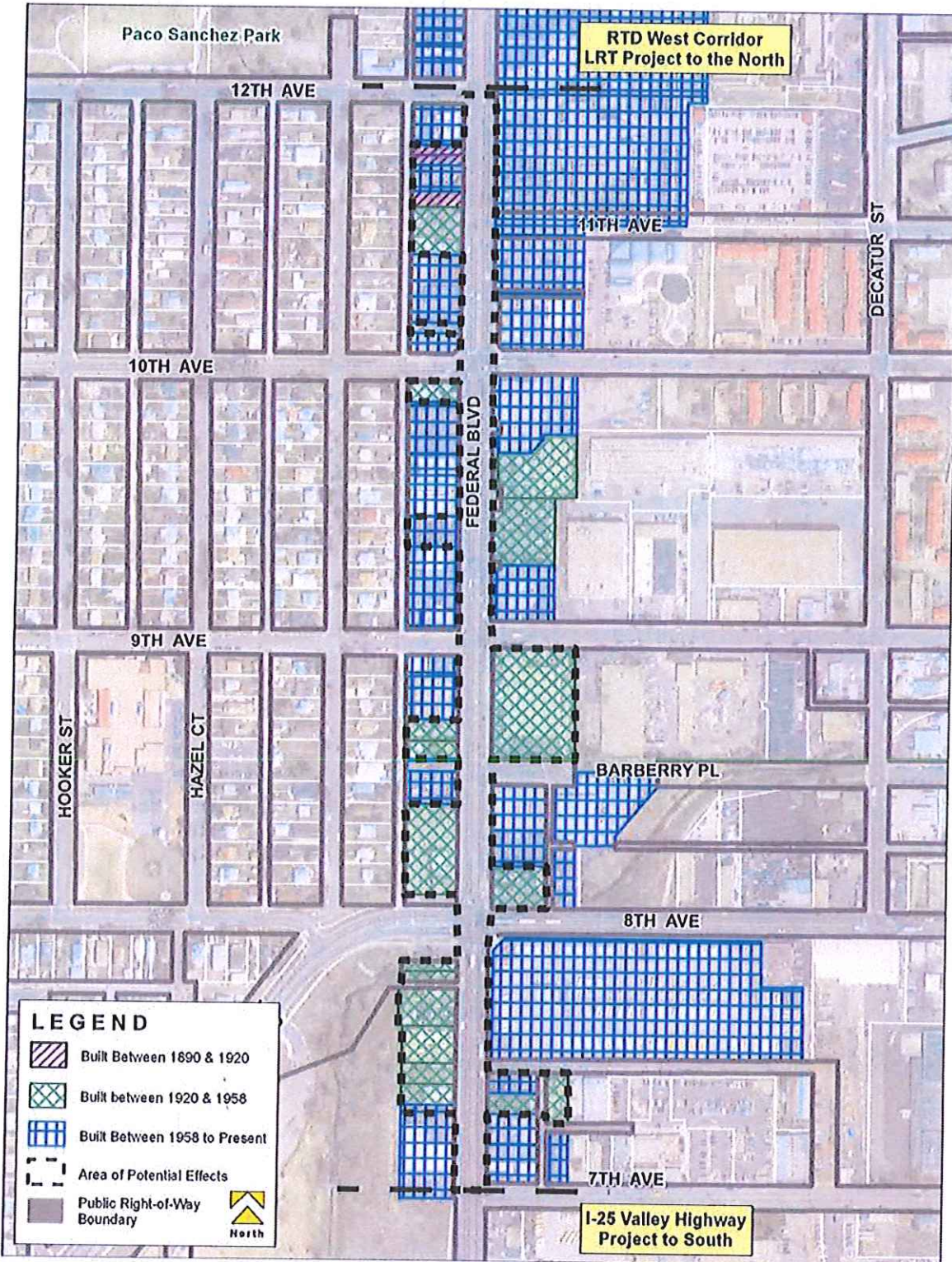


Figure 3 Reported Construction Dates of Federal Boulevard (7th Avenue to 12th Avenue) Adjacent Properties



STATE OF COLORADO

DEPARTMENT OF TRANSPORTATION

Region 6
2000 South Holly Street
Denver, CO 80222
Phone: 303-757-9461
Fax: 303-757-9073



August 12, 2009

Mr. George Gause
City and County of Denver
Denver Planning Office Dept. 205
201 West Colfax Ave.
Denver, CO 80202

Re: Area of Potential Effect (APE) and Determinations of Eligibility
Intensive Level Survey of Historic Buildings for the Federal Boulevard (5th Avenue to
Howard Place) Planning Environmental Linkage (PEL) Study, City and County of
Denver.

Dear Mr. Gause:

As staff representative of the Denver Landmarks Preservation Board, FHWA and CDOT would like to formally offer the Board the opportunity to participate as a consulting party for the Section 106 of the National Historic Preservation Act compliance process, as provided in Section 800.3(f)(1) of the regulation, for the above-referenced project. The City and County of Denver (CCD), in cooperation with the Colorado Department of Transportation (CDOT) and the Federal Highway Administration (FHWA), is planning to improve Federal Boulevard from 5th Avenue to approximately Howard Place. Federal Boulevard is a principal north-south urban arterial roadway that is under the jurisdiction of CDOT as State Highway 88 (SH 88).

This letter and the attached documentation constitute the Colorado Department of Transportation's (CDOT) request for your review of the Area of Potential Effects (APE) and determinations of eligibility for the Planning Environmental Linkage (PEL) study referenced above. As a potential Section 106 consulting party, we welcome your comments regarding our determinations of eligibility. Any information you can provide will help ensure that important historical resources are considered in the project planning process.

Planning Environmental Linkage (PEL) Study

In August 2005, the current federal transportation authorization bill, the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU), was signed into law. SAFETEA-LU authorizes the federal surface transportation programs for highways, highway safety, and transit for the five-year period 2005 to 2009. SAFETEA-LU incorporates changes aimed at improving and streamlining the environmental process for transportation projects by allowing states to conduct corridor planning activities prior to the start of the National Environmental Policy Act (NEPA) process. In accordance with SAFETEA-LU, CCD, in cooperation with the Federal Highway Administration (FHWA) and CDOT, is preparing a PEL Study to evaluate transportation improvements along Federal Boulevard from 5th Avenue to Howard Place in Denver, Colorado. FHWA defines PEL as a voluntary approach to transportation decision-making that considers environmental, community, and economic goals early in the planning stage and carry them through project development, design, and construction.

Due to limited funding at this time, a PEL was determined to be the appropriate level of environmental documentation for the entire corridor from 5th Avenue to Howard Place. Funding is currently available for a portion of the corridor from 5th Avenue to 7th Avenue. No historic properties were found to be individually eligible for the NRHP between 5th Avenue and 7th Avenue. As part of the PEL, CCD will prepare a non-programmatic Categorical Exclusion (CatEx) in conformance with NEPA Section 771.117(d) and FHWA requirements. As funding becomes available, the appropriate level of environmental analysis in conformance with NEPA and based on the PEL study will be conducted for the remaining portions of the corridor.

Proposed Project Description

The proposed project consists of the following elements:

- ▶ Federal Boulevard roadway alignment and improvements
 - Conversion of the northbound Federal Boulevard auxiliary lane from 5th Avenue to eastbound US 6, which is planned as part of the I-25 Valley Highway project, to a northbound through lane
 - Restriping of the Federal Boulevard bridge over US 6 to 7th Avenue, which will be reconstructed as part of the I-25 Valley Highway project, with an additional northbound through lane
 - Construction of three 11-ft southbound through lanes, three 11-ft northbound through lanes, and a 16-ft raised median with a left turn lane at intersections on Federal Boulevard from 7th Avenue to approximately 12th Avenue
 - Widening of Federal Boulevard from the right-of-way boundary line on the west side of Federal Boulevard toward the east between US 6 and approximately 12th Avenue with an additional northbound lane
 - Restriping of Federal Boulevard from approximately 12th Avenue to approximately Howard Place including the Federal Boulevard bridge over Lakewood Gulch, which will be reconstructed as part of the RTD FasTracks West Corridor LRT project, with an additional northbound through lane
 - Construction of new curb and gutter on both sides of Federal Boulevard from 5th Avenue to Howard Place
 - Provision of an increased curb turning radii at the intersections along Federal Boulevard from 5th Avenue to Howard Place
 - Elimination of access curb cuts where possible along Federal Boulevard between 5th Avenue and Howard Place
- ▶ Bicycle/Pedestrian Improvements
 - Wider sidewalks on both the west and east side of Federal Boulevard between 5th Avenue and Howard Place to better accommodate bicycles and pedestrians
 - Replacement of the discontinuous sidewalk on both sides of Federal Boulevard with an 8-ft pedestrian zone consisting of either a detached 5-ft sidewalk with a 3-ft buffer or an attached 8-ft sidewalk with ADA-compliant curb ramps and driveway cuts
 - Installation of crosswalk pavement markings and countdown pedestrian signal heads at the Federal Boulevard/8th Avenue and Federal Boulevard/10th Avenue intersections
 - Maintain existing ADA accessible routes for properties along Federal Boulevard between 5th Avenue and Howard Place

- Improve access to the Federal/Decatur station
- Installation of pedestrian signals and crosswalks at the Federal Boulevard/8th Avenue and Federal Boulevard/10th Avenue signalized intersections
- ▶ Water Quality/Drainage Improvements
 - Construction of a water quality pond in the vicinity of Weir Gulch to manage storm water flows in the area of 8th Avenue in accordance with CDOT and CCD Municipal Separate Storm Sewer System (MS4) requirements
 - Increase the size of the stormceptors (best management practice [BMP]) to manage storm water flows in the area of 12th Avenue, which will be installed by RTD during replacement of the Federal Boulevard bridge over Lakewood Gulch

Survey Methodology and Establishment of the APE:

An initial reconnaissance survey of the project corridor was completed on March 3rd, 2008 by Jason Marmor, a staff historian formerly with Felsburg Holt & Ullevig (FHU). Mr. Marmor examined the project corridor along Federal Boulevard from 7th Avenue to Howard Place and collected cursory data about buildings and structures (railroads, bridges) that appeared to exceed 50 years of age. The initial reconnaissance survey involved the identification of historic and potentially historic properties within the APE as preliminarily defined at that time. Ron Sladek, Tatanka Historical Associates Inc. (THAI) completed the survey report, which is attached, and prepared architectural site forms within the APE.

Following the initial site reconnaissance, a review of Denver County tax assessor's online property records to obtain reported dates of construction for the buildings immediately adjacent to Federal Boulevard and for the second row of properties behind buildings on the east side of Federal Boulevard was conducted. A file search through the Colorado Historical Society's COMPASS online cultural resources database was also completed to determine which properties had already been documented and evaluated for significance. This approach determined which properties along the project corridor warranted further review for NRHP-eligibility, and which properties could be excluded.

Based on the initial site reconnaissance and the file search of the Denver County tax assessor's online property records and the Colorado Historical Society's COMPASS online cultural resources database, an APE was developed that included the proposed improvements along Federal Boulevard and the adjacent historic resources. A map of the APE and historic resources within that boundary is included as **Figure 1**.

APE Boundaries:

The proposed cross-section for Federal Boulevard, as identified in the PEL study, is 106 feet in width or approximately 38 feet wider than the existing cross-section of Federal Boulevard. The proposed improvements extend along Federal Boulevard for approximately one mile from 5th Avenue to Howard Place. Portions of the proposed project overlap with other planned transportation projects in the area. North of 12th Avenue, the proposed project overlaps with the RTD West Corridor LRT project, and south of 7th Avenue the proposed project overlaps with the I-25 Valley Highway project. Since these areas have been surveyed previously, they were not surveyed as part of this study (**Figure 2**).

To identify the APE boundaries for potential direct effects, the reported dates of construction for the buildings on each property adjacent to Federal Boulevard between 7th Avenue and 12th Avenue, which is the portion of the project area that was not included in a previous study, was obtained from the Denver County tax assessor's online property records. **Figure 3** depicts the reported dates of construction for these properties. In addition to the properties immediately adjacent to Federal Boulevard that potentially would be directly affected by the project,

properties that potentially would be indirectly affected by the removal of buildings between them and Federal Boulevard were included in the APE. The reported dates of construction for buildings in the second row of properties behind buildings along Federal Boulevard that likely would be acquired for right-of-way and demolished were obtained (Figure 3). The full right-of-way acquisitions for the properties are limited to the east side of Federal Boulevard between 6th Avenue and 10th Avenue. Table 1 summarizes the full and partial acquisitions based on a conceptual level of roadway design.

Table 1 Summary of Full and Partial Right-of-Way Acquisitions

Right-of-Way	Construction Date	State Identification Number
Full Acquisitions		
690 Federal Blvd	1977	Not Applicable (N/A)
710 Federal Blvd	1980	N/A
724 Federal Blvd	1972	N/A
730 Federal Blvd	1955	5DV10719
2970 W. Severn Pl		N/A
816 Federal Blvd	1939	5DV10634
830 Federal Blvd	1968	N/A
880 Federal Blvd	1957	5DV10633
990 Federal Blvd	1963	N/A
Partial Acquisitions		
750 Federal Blvd	2001	N/A
900 Federal Blvd	1989	N/A
950 Federal Blvd	1969	N/A
1000 Federal Blvd	1989	N/A
1034 Federal Blvd	No building on property	N/A
1100 Federal Blvd	No building on property	N/A

The specific APE boundaries are defined as:

- ▶ **Northern Boundary** – Federal Boulevard Bridge over Lakewood Gulch. RTD has prepared a Categorical Exclusion for replacement of the Federal Boulevard Bridge over Lakewood Gulch north of 12th Avenue to Howard Place as part of the RTD West Corridor LRT project.
- ▶ **Southern Boundary** – 7th Avenue. CDOT prepared an Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) to add a third northbound lane along Federal Boulevard between Alameda Avenue and 5th Avenue. CDOT also prepared a Draft Environmental Impact Statement (EIS), Final EIS, and Record of Decision (ROD) for the I-25 Valley Highway project, which extends along 6th Avenue to the Federal Boulevard/6th Avenue interchange and includes Federal Boulevard from 5th Avenue to 7th Avenue.
- ▶ **East Boundary** - The APE includes the proposed improvements to Federal Boulevard and buildings that exceed 50 years of age that are immediately adjacent to Federal Boulevard between 7th Avenue and 12th Avenue. No roadway improvements are

proposed along the east-west streets intersecting Federal Boulevard between 7th Avenue to 12th Avenue except at the immediate intersections. Parcels fronting the east side of Federal Boulevard are not uniformly shaped. Right-of-way is expected to be acquired along the east side of Federal Boulevard. The APE includes properties in the second row that potentially would be indirectly affected by the removal of buildings between them and Federal Boulevard. These buildings in the second row would be visible from Federal Boulevard due to removal of the existing buildings along Federal Boulevard. The full right-of-way acquisitions for the property are limited to the east side of Federal Boulevard between 6th Avenue and 10th Avenue.

- ▶ **West Boundary** - The APE includes buildings that exceed 50 years of age that are immediately adjacent to Federal Boulevard between 5th Avenue and 12th Avenue or is limited to the Federal Boulevard right-of-way. The APE does not extend west of the alley located between Federal Boulevard and Grove Street. West of Federal Boulevard is the Villa Park neighborhood. No roadway improvements are proposed along the east-west streets intersecting Federal Boulevard between 7th Avenue to Holden Place except at the immediate intersections. No full or partial right-of-way acquisitions are expected to occur along the west side of Federal Boulevard. Due to the lack of impacts to the Villa Park neighborhood, this neighborhood was not included in the APE.

We request your comments on the APE boundaries as discussed above and represented on the enclosed map (Figure 1).

Survey

CDOT surveyed properties within the APE constructed in 1958 or earlier. Seventeen properties were surveyed. Table 2 summarizes the survey results.

Table 2 Survey Log

Property Address	Historic Property Name	State Identification Number	Individual Eligibility	District Potential
730 Federal Blvd	Majestic Furniture Manufacturing	5DV10719	No	No
745 Federal Blvd	Demuth-Meining House	5DV5132	No	No
775 Federal Blvd	Bill's Liquor Store	5DV5137	No	No
801 Federal Blvd	Mecca Tavern	5DV5138	No	No
816 Federal Blvd	Miller's Groceteria	5DV10634	No	No
859 Federal Blvd	Cook House/Romey's Auto Shop	5DV10625	No	No
867-869 Federal Blvd	General Plumbing Company	5DV10626	No	No
880-890 Federal Blvd	Auto Equipment Company	5DV10633	No	No
935 Federal Blvd	Hills-Herman House	5DV10627	No	No
995 Federal Blvd	Unique Garage & Filling Station	5DV10628	No	No
1015 Federal Blvd	Kitchen Service Company	5DV10629	No	No
1041 Federal Blvd	Plamondon House	5DV10630	No	No
1063 Federal Blvd	Anderson-Wilcox House	5DV10631	No	No
1075 Federal Blvd	Samuel & Mollie West House	5DV10632	No	No
1077 Federal Blvd	Phil & Fannie Silverman House	5DV916	No	No
1317 Federal Blvd	Capitol Wet Wash Co./Capitol Laundry Co.	5DV8224	No	No
2946 W. Severn Place	Alsbach House	5DV10720	No	No

Eligibility Determinations

As noted in the attached survey report, no historic resources were identified in the APE. It was determined that none of the APE's historic properties were found to be individually eligible for the National Register of Historic Places based upon the research and field analysis completed for this project. These conclusions were drawn because all of the buildings were lacking in historical significance and architectural integrity. Greater detail about each of the 17 properties

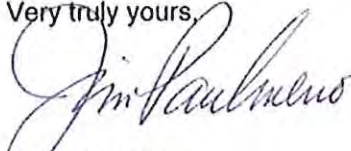
surveyed along Federal Boulevard (5th Avenue to Howard Place) is found on the individual architectural inventory forms in the attached survey report.

The likelihood of a National Register district being formed in this area was determined to be very poor. Of the 17 historic properties found along Federal Boulevard in the APE, it is unlikely that any would be considered good candidates to contribute to a historic district.

If you are interested in participating as a consulting party for this project under the Section 106 guidelines, please respond in writing within 30 days receipt of this letter to Dianna Litvak, CDOT Region 6 Senior Staff Historian, at the address on the letterhead or via email at dianna.litvak@dot.state.co.us. We request that your response include a statement of demonstrated interest in historic properties associated with this improvement project, as stipulated in the Section 106 regulations. This determination of eligibility has been submitted to Edward C. Nichols, Colorado State Historic Preservation Officer, for concurrence. Should you decide to participate as a consulting party, we will forward his response once we receive it.

If you elect to become a consulting party, we will continue to keep you informed during the compliance process for this project. If you require additional information or have questions about the Section 106 process, please contact Ms. Litvak at (303) 757-9461.

Very truly yours,



Jim Paulmeno
Region 6 Planning and Environmental Manager

Enclosures: **Figure 1 Area of Potential Effect (APE)**
Figure 2 Planned Transportation Projects in the Vicinity of the Area of Potential Effect (APE)
Figure 3 Reported Construction Dates of Federal Boulevard (7th Avenue to 12th Avenue) Adjacent Properties
Intensive Level Survey Report of Historic Properties in APE

cc: Jonathan Chesser, CDOT Region 6
Karen Good, City and County of Denver
Kevin Maddoux, Felsburg Holt and Ullevig

Figure 1 Area of Potential Effect (APE)

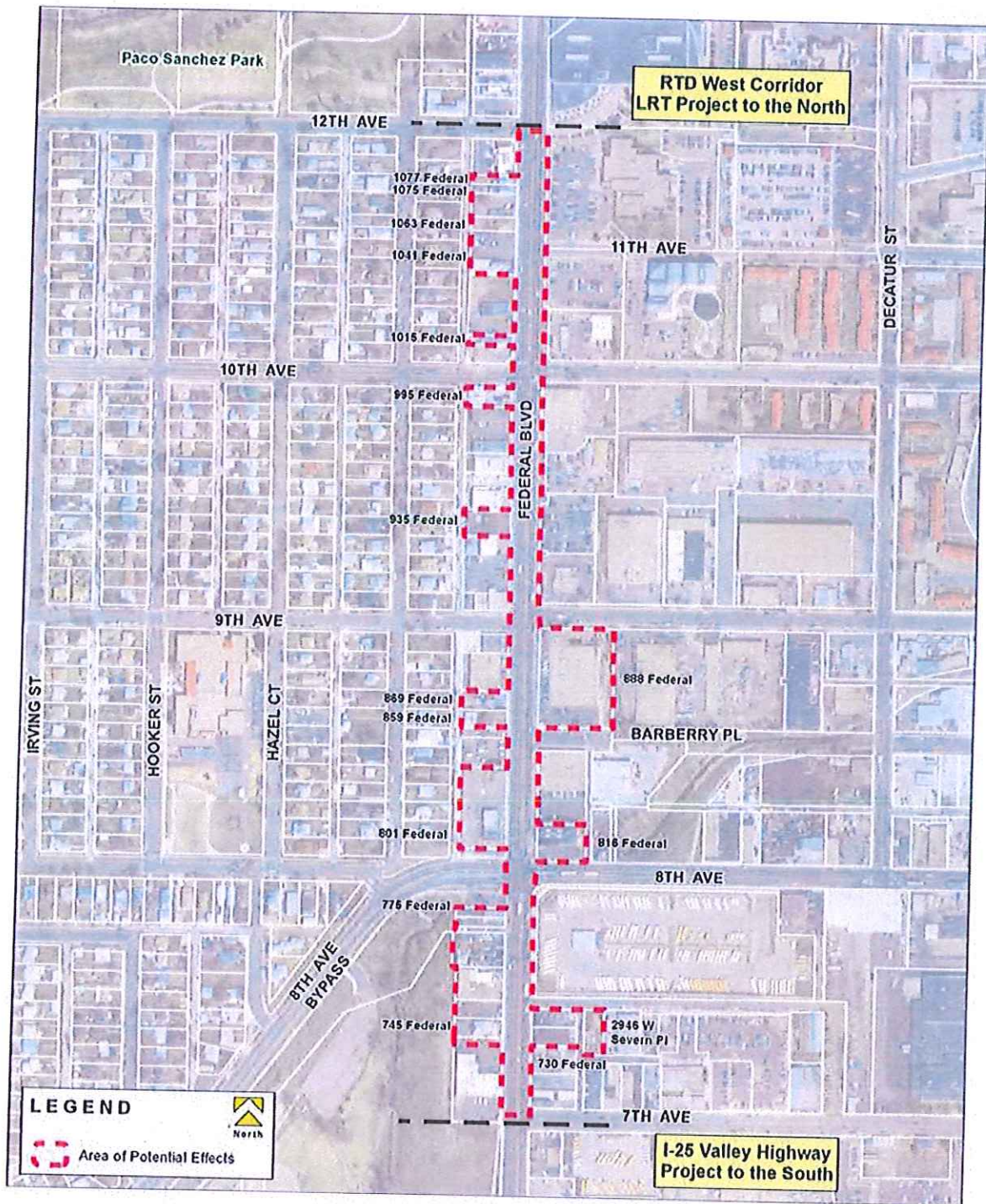


Figure 2 Planned Transportation Projects in the Vicinity of the Area of Potential Effect (APE)

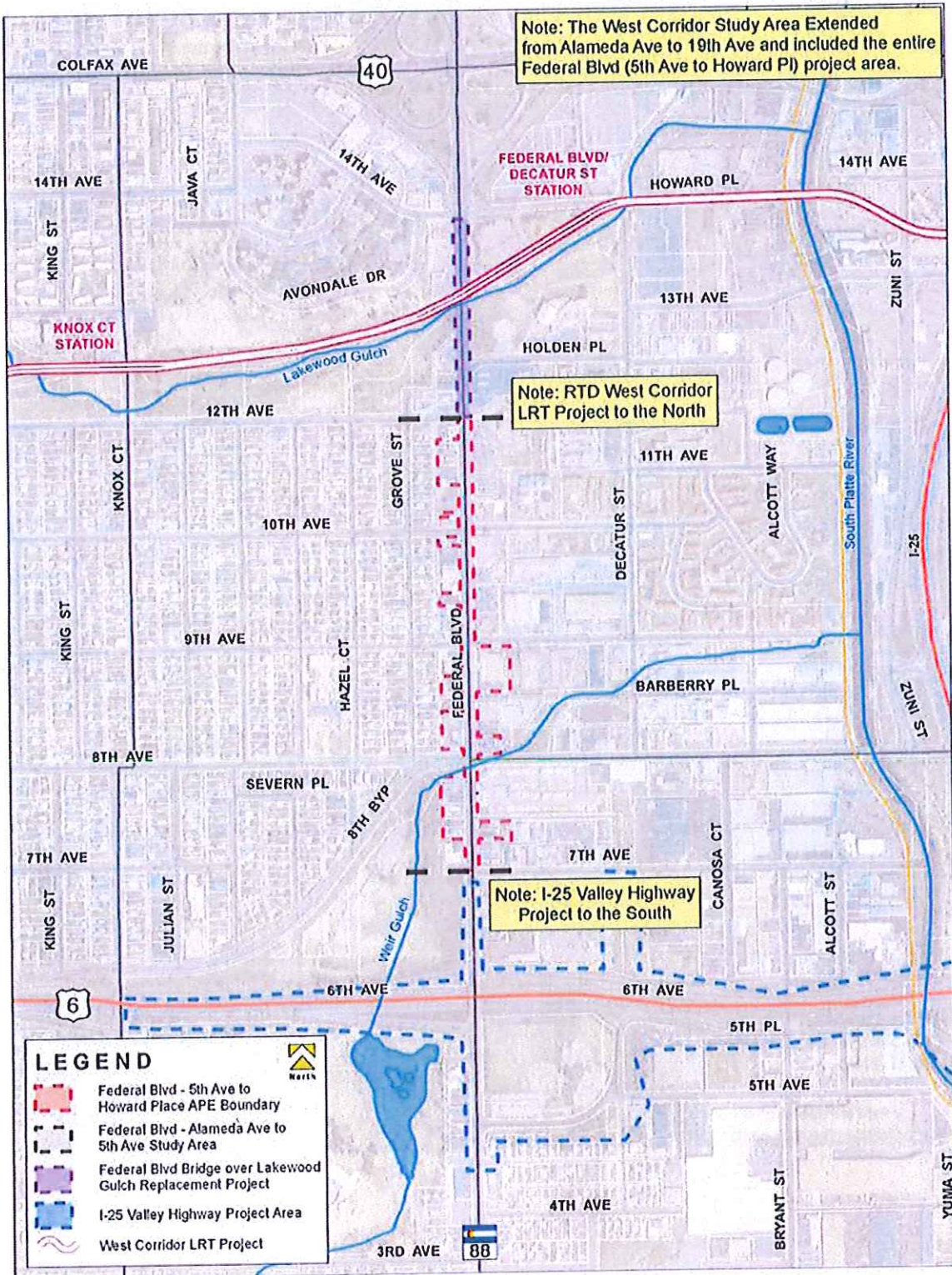
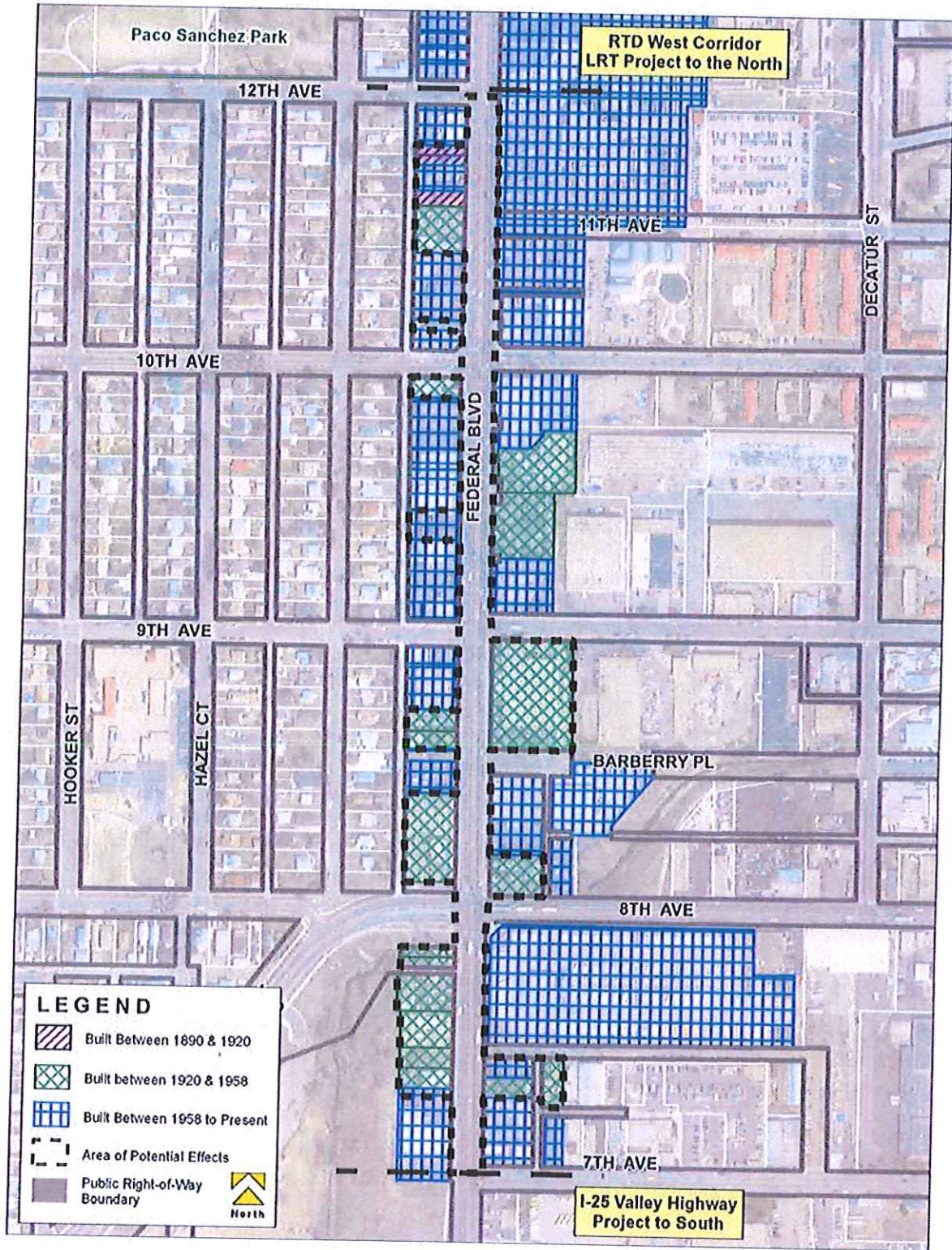



Figure 3 Reported Construction Dates of Federal Boulevard (7th Avenue to 12th Avenue) Adjacent Properties





 OFFICE of ARCHAEOLOGY and HISTORIC PRESERVATION

August 17, 2009

Jim Paulmeno
Region 6 Planning and Environmental Manager
Colorado Department of Transportation, Region 6
2000 South Holly Street
Denver, CO 80222

Re: Federal Boulevard, 5th Avenue to Howard Place, City and County of Denver. (CHS #55407)

Dear Mr. Paulmeno,

Thank you for your correspondence dated July 27, 2009 and received by our office on August 3, 2009 regarding the consultation of the above-mentioned project under Section 106 of the National Historic Preservation Act (Section 106).

After review of the proposed Area of Potential Effects (APE), we have an additional question. The proposed APE illustrated in Appendix A of the survey report does not reach to the project limits illustrated in the scope of work boundary in Appendix D of the report. We recommend that the APE boundary at least reach to the project limits of the proposed project.

After review of the provided information, we concur with the recommended findings of National Register eligibility for the properties listed below.

- 5DV.10719
- 5DV.5132
- 5DV.5137
- 5DV.5138
- 5DV.10634
- 5DV.10625
- 5DV.10626
- 5DV.10633
- 5DV.10627
- 5DV.10628
- 5DV.10629
- 5DV.10630
- 5DV.10631
- 5DV.10632
- 5DV.916
- 5DV.10720

If unidentified archaeological resources are discovered during construction, work must be interrupted until the resources have been evaluated in terms of the National Register criteria, 36 CFR 60.4, in consultation with this office. We request being involved in the consultation process with the local government, which as stipulated in 36 CFR 800.3 is required to be notified of the undertaking, and with other consulting parties. Additional information provided by the local government or consulting parties might cause our office to re-evaluate our eligibility and potential effect findings.

Please note that our compliance letter does not end the 30-day review period provided to other consulting parties. If we may be of further assistance, please contact Amy Pallante, our Section 106 Compliance Coordinator, at (303) 866-4678.

Sincerely,

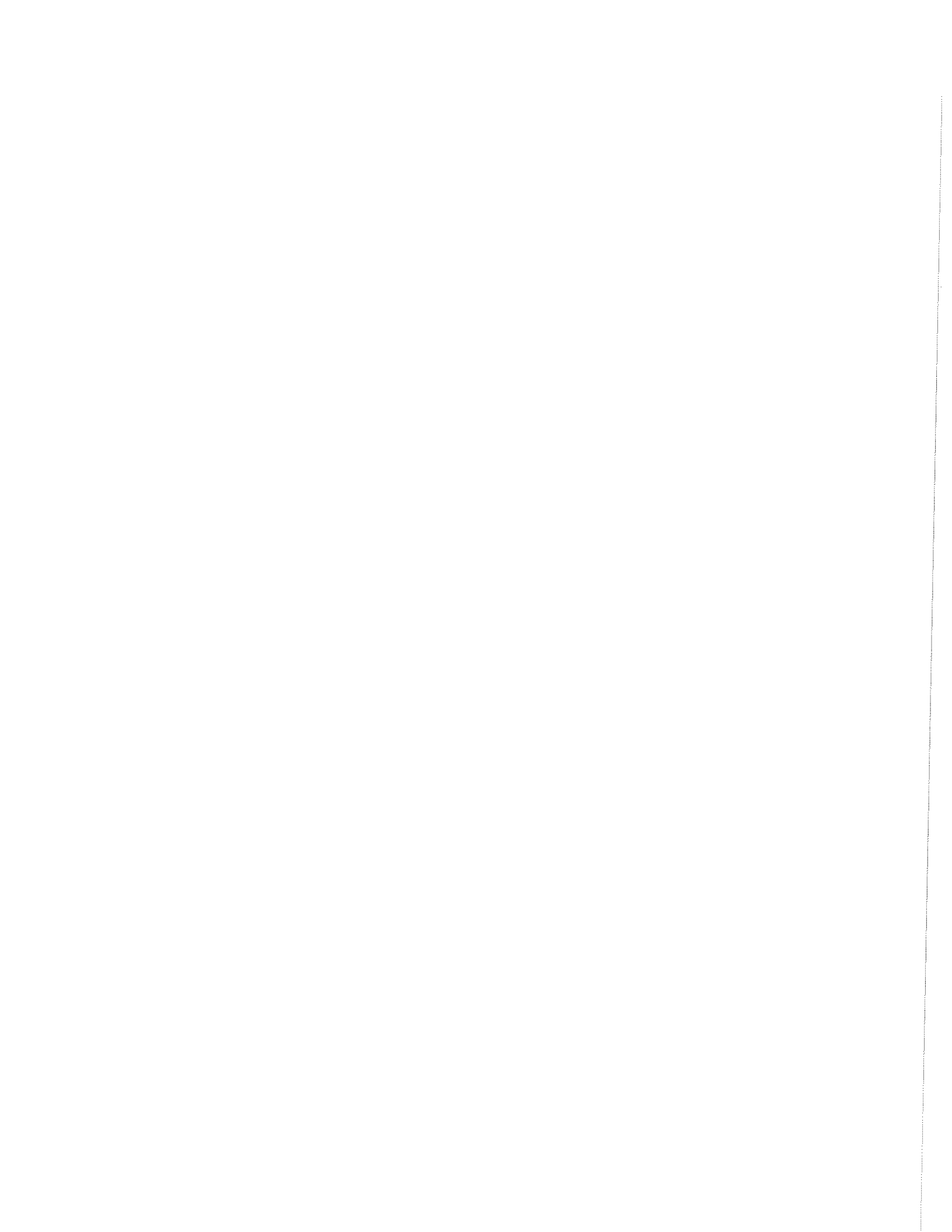


Edward C. Nichols
State Historic Preservation Officer



COLORADO HISTORICAL SOCIETY

1300 BROADWAY DENVER COLORADO 80203 TEL 303/866-3395 FAX 303/866-2711 www.coloradohistory-oahp.org



2014 SHPO AND CONSULTING PARTY CONSULTATION

April 19, 2014

Addendum to the Determinations of Eligibility

Federal Boulevard Improvements between 7th Avenue and Howard Place
Environmental Assessment
Denver County, Colorado

Prepared For:

City of Denver
Colorado Department of Transportation
Federal Highway Administration
Colorado State Historic Preservation Officer

Pinyon Project No.:

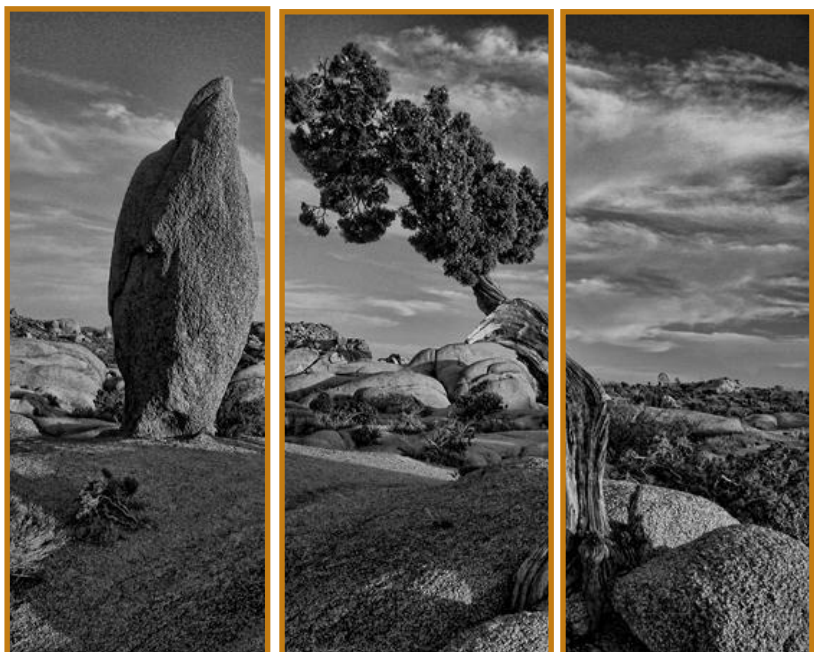
1/11-670-02.8001

CDOT Project No.:

CC 0881-025

CHS Project No:

55407



I. Introduction

The City of Denver proposes to make transportation related improvements along Federal Boulevard between 7th Avenue and Howard Place in Denver, Colorado (study area). A Planning and Environmental Linkages (PEL) Study was prepared for the project in October 2009 by Felsburg Holt & Ullevig (FHU, 2009). In addition, an *Intensive-Level Survey of Historic Buildings*, was prepared by Tatanka Historical Associates, Inc. as an addendum to the PEL in July 2009 (THA, 2009). At that time, seventeen buildings and structures old enough to qualify for consideration of listing on the NRHP were identified within the Area of Potential Effect (APE); however, all of the properties were determined officially not eligible for listing on the National Register of Historic Places (NRHP) (Table 1). In a letter dated August 17, 2009, the Colorado State Historic Preservation Office (SHPO) concurred with the results of the July 2009 survey report, including the Colorado Department of Transportation's (CDOT) determinations of NRHP eligibility for the seventeen resources surveyed within the project APE (SHPO, 2009); this letter is provided as Attachment A.

Given the lapse in time and the ongoing refinement of design since the PEL, the APE was adjusted in order to reflect a change in the project limits. In November and December 2013, Jennifer Wahlers of Pinyon Environmental, Inc. performed an Intensive Historical Survey of the revised APE to identify historic resources that might be eligible for listing on the NRHP, in compliance with Section 106 of the National Historic Preservation Act (NHPA) and as a part of an Environmental Assessment currently underway. This addendum report was prepared to document updated determinations of eligibility and effects based on the APE modification as a supplement to the 2009 *Intensive-Level Survey of Historic Buildings* for the project.

II. Description of Revised APE

The previous APE included every parcel fronting Federal Boulevard from 5th Avenue to Howard Place, and in several areas, a second parcel deep to account for potential indirect impacts due to anticipated demolition of the building between it and Federal Boulevard in order to construct the Proposed Action. Since that time, details regarding the right-of-way (ROW) acquisitions were further developed and the project limits were reduced. Therefore, the APE was narrowed to include only those areas where direct or indirect impacts will occur along Federal Boulevard between 7th Avenue and West Holden Place (Figure 1). The APE includes all parcels containing buildings or structures that are 50-years old or older that have the potential for direct or indirect impacts from the proposed project. The APE follows ROW and legal parcel lines, except in parcels containing buildings or structures that are not yet 50-years old, where the APE follows the limits of disturbance. The APE was expanded along the south side of 9th Avenue to address potential impacts from the proposed sidewalk and access improvements. In addition, the APE was expanded to include two parcels, located between West 7th Avenue and West Severn Place, in order to incorporate the potential for indirect impacts when the buildings to the west are demolished to construct the project. North of Severn Place, parcels to the east of those fronting Federal Boulevard were excluded from the revised APE given that these properties are generally not yet 50-years old, or are geographically separated from the area where impacts will occur (i.e., separated by a great distance) which would minimize the potential for direct impacts.

Figure I. APE



III. Previous Investigations within APE

As part of the 2009 PEL Study an *Intensive-Level Survey of Historic Buildings* was prepared by Tatanka Historical Associates, Inc. as an addendum to the PEL in July 2009 (THA, 2009). At that time, seventeen buildings and structures old enough to qualify for consideration of listing on the NRHP were identified within the APE; however, all of the properties were determined officially not eligible for listing on the NRHP (Table I). Of those seventeen resources, twelve are located within the revised APE. Three of the resources recorded in the 2009 survey are now located outside of the revised APE limits while an additional two resources have been demolished (Table I). All of the previously recorded properties were determined officially not eligible for listing on the NRHP in 2009.

Table I: 2009 Intensive Level Survey Results

Resource Name	Site Number	Resource Address	Eligibility Determination	Status within Updated APE
Majestic Furniture Manufacturing	5DV10719	730 Federal Boulevard	Officially Not Eligible- 2009	In APE
Demuth-Meiningger House	5DV5132	745 Federal Boulevard	Officially Not Eligible- 2009	In APE
Bill's Liquor Store	5DV5137	775 Federal Boulevard	Officially Not Eligible- 2009	In APE
Mecca Tavern	5DV5138	801 Federal Boulevard	Officially Not Eligible-2009	In APE
Miller's Groceteria	5DV10634	816 Federal Boulevard	Officially Not Eligible- 2009	In APE
Cook House/ Romey's Auto Shop	5DV10625	859 Federal Boulevard	Officially Not Eligible- 2009	In APE
General Plumbing Company	5DV10626	867-869 Federal Boulevard	Officially Not Eligible- 2009	In APE
Auto Equipment Company	5DV10633	880-890 Federal Boulevard	Officially Not Eligible-2009	In APE
Hilts-Herman House	5DV10627	935 Federal Boulevard	Officially Not Eligible- 2009	In APE
Unique Garage & Filling Station	5DV10628	995 Federal Boulevard	Officially Not Eligible- 2009	In APE
Kitchen Service Company	5DV10629	1015 Federal Boulevard	Officially Not Eligible- 2009	Out of APE
Plamondon House	5DV10630	1041 Federal	Officially Not	In APE
Anderson- Wilcox House	5DV10631	1063 Federal Boulevard	Officially Not Eligible- 2009	Out of APE
Samuel & Mollie West House	5DV10632	1075 Federal Boulevard	Officially Not Eligible- 2009	Demolished
Phil & Fannie Silverman House	5DV916	1077 Federal Boulevard	Officially Not Eligible- 2009	Demolished
Capitol Wet Wash Co./ Capitol Laundry Co.	5DV8224	1317 Federal Boulevard	Officially Not Eligible- 2009	Out of APE
Alsbach House	5DV10720	2946 West Severn Place	Officially Not Eligible- 2009	In APE

Addendum to the Determinations of Eligibility

Federal Boulevard Improvements (7th Avenue to Howard Place)

April 19, 2014

IV. Methodology

A search of the Denver County Assessor’s records was completed to identify any parcels within the study area which contain buildings or structures that are 50-years old or older. In addition, the 2009 report by Tatanka Historical Associates and the COMPASS database were consulted to identify what properties had previously been recorded and their determinations. The COMPASS database search revealed that twelve resources within the APE had previously been recorded, all under the 2009 survey effort. All of these properties were determined officially not eligible for listing on the NRHP (Table 1). Given that these resources were determined officially not eligible, they were not re-visited as a part of this project update. During the field survey, Pinyon personnel documented the seven additional properties within the APE that are 50-years years or older that were not previously documented. Photographs were taken and Architectural Inventory Forms (Attachment B) were completed for these resources.

V. Survey Results

Twelve resources were surveyed at an intensive level in November and December 2013, resulting in the production of twelve Architectural Inventory Forms. Only one of the resources, Vigil’s Shamrock Service Station (5DVI1363) was determined eligible for listing on the NRHP. The remaining resources lack either significance or integrity and were found to be not eligible to the NHRP (Table 2).

Table 2: 2013 Intensive Survey Results

Resource Name	Site Number	Resource Address	Eligibility Determination
Fashion Plaza 707	5DVI1372	707 Federal Boulevard	Not Eligible
Western Material Handling	5DVI1370	753-759 Federal Boulevard	Not Eligible
United Automotive, LLC	5DVI1369	765 Federal Boulevard	Not Eligible
N/A	5DVI1368	913-925 Federal Boulevard	Not Eligible
Casa de Fashion/ The Treasure Thrift Store	5DVI1366	969-975 Federal Boulevard	Not Eligible
N/A	5DVI1367	970 Federal Boulevard	Not Eligible
Family Dollar	5DVI1365	990 Federal Boulevard	Not Eligible
Restaurante El Zarape	5DVI1364	1065 Federal Boulevard	Not Eligible
Vigil’s Shamrock Service Station	5DVI1363	1251 Federal Boulevard	Eligible
Complete Auto Care	5DVI1371	2970 West Severn Place	Not Eligible
Troy’s Auto Repair	5DVI1400	2943 West 7 th Avenue	Not Eligible
Gordon Sign	5DVI1373	2930 West 9 th Avenue	Not Eligible

Fashion Plaza 707 – 707 Federal Boulevard (5DVI 1372): The Fashion Plaza building was initially constructed in 1962 and a large warehouse portion was added in 1966. There are no associations with the building and important trends in history, and there are not any associations between the building and significant persons. Therefore, the resource is not significant under Criteria A or B. A large, non-historic addition (which more than doubled the size of the building) was constructed in 1966; therefore, the building is not significant under Criterion C. In addition, several of the storefront windows were recently replaced and the fenestration pattern of the building was altered. Given these features (i.e., the large addition and alterations), the building no longer serves as a good representative example of the modern movement. The building lacks significance and is therefore not eligible for listing on the NRHP.



Photograph 1: Fashion Plaza 707 (5DVI 1372) View looking southwest

Western Material Handling – 753-759 Federal Boulevard (5DVI 1370): It is believed that the original auto shop portion of the property was constructed in 1925. Sometime between 1983 and 1984, a detached garage was constructed perpendicular to the auto shop. Later the two buildings were connected with an open-air addition. There are no associations with the building and important trends in history, and no association with significant persons; therefore, the resource is not significant under Criteria A or B. The building was heavily modified with the construction of a non-historic addition that more than doubled the size of the building. In addition, garage doors have been replaced and windows have been boarded over on both the 1925 auto shop and the 1980s portion of the building. Given the large additions and alterations, the building no longer serves as a good example of a 1920s service garage. Therefore the building is not significant under Criterion C and is not eligible for listing on the NRHP because it lacks significance.



Photograph 2: Western Material Handling (5DVI 1370) View looking northwest

United Automotive, LLC – 765 Federal Boulevard (5DVI1369): The United Automotive property contains a wood-frame garage that was likely constructed in 1935 and a recently added mobile home that serves as an office. The property does not qualify for listing on the NRHP under any Criteria. There are no historical connections with the garage and events or themes in history, significant persons, or distinctive characteristics of a type, period, or method of construction which would warrant significance under Criteria A, B, or C. The garage is the only remaining building or structure that is fifty-years old or older and it lacks any historic context. In addition, the main feature that identifies the building as a garage, the garage door, has been replaced with an incompatible vinyl garage door affecting its ability to serve as a good example of a garage from the 1920s. Given that there are few distinctive architectural elements, limited contextual features, and the resource lacks significance, it is not eligible for listing on the NRHP.



Photograph 3: United Automotive, LLC (5DVI1370) View looking west at wood garage and prefabricated building

913-925 Federal Boulevard (5DVI1368): This resource consists of an office building that was constructed in 1961 and an older former residential building with an unknown construction date. The resource is not significant under Criterion A because it is not associated with events that have made a significant contribution to the broad patterns of our history. The small residential building at the rear of the parcel was likely part of a larger residential complex at one point that has since been demolished. The office building was constructed long after this area of Federal Boulevard saw an increase in commercial buildings during the 1940s and 1950s. Historical research did not reveal any significance under Criterion B. Finally, the resource is not significant under Criterion C because it does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master. The architect of the building is unknown, and although the two-story commercial building employs some elements of the curtain wall style, it is not a well-executed example. According to the Washington State Historic Preservation Office, the curtain wall style was common between 1948-1965 and was a way of “using a prefabricated exterior wall sheathing system of glass hung to their frames” (WSHPO, 2014). Though the two-story commercial building displays “...a repetitive grid of vertical extruded aluminum mullions and horizontal rails,” and spandrels that “...hide the floors and ceilings,” typical of the curtain wall system, it is a poor example. The repetitive vertical grid is only found on the front, or east elevation, while typical buildings exhibiting the curtain wall style employ the “...system for a majority of the exterior façade”. The building at 913-925 Federal Boulevard utilizes the system on the east elevation only while the north and south elevation are void of any fenestration. A portion of the west elevation contains the large vertical windows; however, the “ribbon” effect present on the east elevation is lacking and projecting sunshades that are attached to the elevation largely obscure the windows. Because of this, the sense of verticality and pattern indicative of the curtain wall style is lost. Given that the curtain wall method is only apparent on one elevation, the building has vinyl replacement windows and doors that detract from the original execution of the fenestration, and the office building was built sharing an extension of the northern wall with the residential building to the west it does not stand as a good example of the curtain wall style or the modern movement. The resource lacks significance and is therefore it is not eligible for listing on the NRHP.



Photograph 4: 913-925 Federal Boulevard (5DVI1368) View looking northwest

Casa de Fashion/The Treasure Thrift Store – 969-975 Federal Boulevard (5DVI1366):

This resource consists of two commercial buildings that were constructed on the same parcel in 1962 and 1964. There is no evidence that the resource contributed to the broad patterns of our history or that it is associated with persons significant in our past and therefore it is not significant under Criteria A or B. The resource is not significant under Criterion C because it does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master. Although the structure at 975 Federal Boulevard employs some elements of the curtain wall style, it is not a well-executed example. Though the east façade of the building displays “...a repetitive grid of vertical extruded aluminum mullions and horizontal rails,” and spandrels that “...hide the floors and ceilings,” typical of the curtain wall system, it is a poor example (WSHPO, 2014). The repetitive grid is only found on the front, east elevation. Given that the curtain wall method is only apparent on one elevation, the building has a vinyl replacement garage door, and the boarded up fenestration detracts from the original execution of the fenestration, it does not stand as a good example of the curtain wall style or the modern movement.

The building at 969 Federal Boulevard is a brick commercial building lacking any distinctive stylistic elements and has replacement storefront windows and boarded up windows. The main feature identifying the building as a commercial building is the storefront window, which has been replaced. Because this building lacks any distinctive stylistic elements, and the character defining feature, the storefront windows, have been replaced, it is not significant under Criterion C and is not eligible for listing on the NRHP.



Photograph 5: Casa de Fashion/ The Treasure Thrift Store (5DVI1366) View looking southwest at 975 Federal Boulevard

970 Federal Boulevard (5DVI 1367): This resource consists of a garage that was constructed in 1954 and a non-historic mobile home that currently serves as an office building. It is an isolated garage that is presently associated with a car sales business located to the south. No information on previous uses of the garage could be located. The resource does not demonstrate connections with events or themes of history (Criterion A), significant persons (Criterion B), or distinctive characteristics of a type, period, or method of construction (Criterion C). The gable-front, rectangular plan garage lacks any distinguishing architectural features. The garage has been modified with the addition of corrugated metal siding and a vinyl garage door. Due to the garage's common design and altered materials, it is not characteristic of any particular type, period, or method of construction. The garage does not have historical or architectural significance, and is therefore not eligible for listing on the NRHP.



Photograph 6: 970 Federal Boulevard (5DVI 1367) View looking south

Family Dollar – 990 Federal Boulevard (5DV11365): The resource consists of a brick commercial building constructed in 1963. There is no association between the building and events or themes of history (Criterion A), significant persons (Criterion B), or distinctive characteristics of type, period, or method of construction (Criterion C). Historically, the building served as a hardware and lumber store; however, it was more notably known as the West Neighborhood Health Clinic which occupied the building during the 1970s. Any connection to either of these functions is no longer visible, as the building has been stripped of any distinctive features and currently serves as a Family Dollar store. The building no longer holds any connection to a particular style or type because of the recent extensive modifications to the fenestration, including a drastic change to the orientation of the building, from what was once a corner entry on the northwest elevation to a modern storefront door on the south elevation. The building demonstrates limited historic connection which is diminished through multiple modifications and is therefore not significant and not eligible for listing on the NRHP.



Photograph 7: Family Dollar (5DV11365) View looking north

Restaurante El Zarape – 1065 Federal Boulevard (5DVI1364): Restaurante El Zarape is a heavily modified commercial building that was constructed in 1964. There are no connections with the building and themes or events in our history, significant persons, or distinctive characteristics. As a result, the building is not significant under Criteria A, B, or C. The building has no discernable style or type, and an incompatible shed-roof addition was added across the entire expanse of the east elevation, obscuring storefront windows that are typical of this type of building. In addition, the replacement windows and application of faux stone decorative elements have severely diminished any historical connection the building may have once had. As a result, Restaurante El Zarape is not eligible for listing on the NRHP.



Photograph 8: Restaurante El Zarape (5DVI1364) View looking southwest

Vigil's Shamrock Service Station – 1251 Federal Boulevard (5DVI1363): This resource consists of a former automobile service station constructed in 1959. Vigil's Service Station is eligible under Criterion A for Transportation as a good example of an Oblong Box type gas station associated with the development of Federal Boulevard as a major transportation corridor. The development of the Oblong Box type reflected changes in automobile transportation and the way that gas was marketed. Popular from the 1930s through the 1970s, the Oblong Box gas station type is now becoming increasingly rare. Vigil's Service Station is also eligible under Criterion C as a good example of an Oblong Box type gas station that incorporates elements of the Moderne style. The southern portion clearly displays several distinctive elements of the Moderne style, including a flat roof, horizontal emphasis, rounded corners, smooth surfaces, speed lines, little ornamentation and a metal canopy. Although an addition was constructed to the north and west of what is believed to be the original portion of the building, these additions are older than fifty-years of age and have developed significance with the original portion of the building. In addition, some changes to the fenestration have occurred but they are reversible and do not detract from the character defining features of the building. Because the resource is significant under Criteria A and C and retains sufficient integrity, it is eligible for listing on the NRHP.



Photograph 9: Vigil's Shamrock Service Station (5DVI 1363) View looking northwest

Complete Auto Care – 2970 West Severn Place (5DV11371): Complete Auto Care is an automotive service garage that was built in 1962. It is not significant under Criteria A, B, or C. The construction of the garage is not linked to the construction of or establishment of Federal Boulevard as a major thoroughfare through the city, as Federal Boulevard was known as a major north-south route through the western urban area for several years prior to the construction of the garage. In addition, the main feature that identifies it as a service garage, the garage doors, have been impacted by recent alterations affecting its ability to serve as a good example of an automobile service garage from that era. With the exception of the garage doors there is very little architectural detailing indicating the use or association of the building with the automobile industry. Because the building demonstrates limited historic connection or significance, it is not eligible for listing on the NRHP.



Photograph 10: Complete Auto Care (5DV11371) View looking southeast

Troy's Auto Care – 2943 West 7th Avenue (5DVI 1400): Troy's Auto Care was constructed in 1964 and does not demonstrate significance under Criteria A, B, or C. The construction of the automotive repair building is not linked to the construction of or establishment of Federal Boulevard as a major thoroughfare through the city, as Federal Boulevard was known as a major north-south route through the western urban area for several years prior to the construction of the building. In addition, the main features that identify the structure as a service garage, the garage doors, have been impacted by recent alterations affecting its ability to serve as a good example of an automobile service garage from the 1960s. With the exception of the garage doors there is very little architectural detailing indicating the use or association of the building with the automobile industry and there have been several recent modifications to the building and features. Because there are very few distinctive architectural elements and multiple incompatible modifications the building is not a good example of an automobile service garage from the early 1960s. The building lacks significance and is not eligible for listing on the NRHP.



Photograph 11: Troy's Auto Care (5DVI 1400) View looking north

Gordon Sign – 2930 W. 9th Avenue (5DVI 1373): The Gordon Sign complex consists of an office building and a warehouse with six garage bays that were built in 1962 and an eight-bay garage building built in 1973. There are no associations with the building and important trends in history. Although the building has been occupied by the same business since its construction there is no indication that the company or building is associated with events that have made significant contributions to our collective history. Because of this, it is not significant under Criterion A. It is also not significant under Criterion B because there are no known associations with the property and persons significant in our past. Finally, the resource is not significant under Criterion C because it does not embody the distinctive characteristics of a type, period, or method of construction or represent the work of a master. Although the building dates to the Modern Movement era, it is not a particularly noteworthy or distinctive example of a building from this era. The building is an office building with neither an extreme vertical nor horizontal emphasis. The office contains rectangular windows and support pillars that seem to indicate a vertical emphasis; however, this sense of verticality is negated with the overpowering horizontal cornice band. The building lacks an association with a particular style within the modern movement. Given that the Gordon Sign building lacks significance, it is not eligible for listing on the NRHP.



Photograph 12: Gordon Sign (5DVI 1373) Looking southeast at main office building

VI. Effects Findings

The proposed project has a potential to impact one resource within the study area that is eligible for listing on the NRHP, as summarized below (Table 3).

Table 3: Effects Findings

Resource Name	Site Number	Resource Address	Eligibility Determination	Effects Determination
Fashion Plaza 707	5DVI1372	707 Federal Boulevard	Not Eligible	No Historic Properties Affected
Western Material Handling	5DVI1370	753-759 Federal Boulevard	Not Eligible	No Historic Properties Affected
United Automotive, LLC	5DVI1369	765 Federal Boulevard	Not Eligible	No Historic Properties Affected
N/A	5DVI1368	913-925 Federal Boulevard	Not Eligible	No Historic Properties Affected
Casa de Fashion/ The Treasure Thrift Store	5DVI1366	969-975 Federal Boulevard	Not Eligible	No Historic Properties Affected
N/A	5DVI1367	970 Federal Boulevard	Not Eligible	No Historic Properties Affected
Family Dollar	5DVI1365	990 Federal Boulevard	Not Eligible	No Historic Properties Affected
Restaurante El Zarape	5DVI1364	1065 Federal Boulevard	Not Eligible	No Historic Properties Affected
Vigil's Shamrock Service Station	5DVI1363	1251 Federal Boulevard	Eligible	No Adverse Effect
Complete Auto Care	5DVI1371	2970 W. Severn Place	Not Eligible	No Historic Properties Affected
Troy's Auto Care	5DVI1400	2843 W. 7 th Avenue	Not Eligible	No Historic Properties Affected
Gordon Sign	5DVI1373	2930 W. 9 th Avenue	Not Eligible	No Historic Properties Affected

With the exception of Vigil's Shamrock Service Station (5DVI1363), all of the resources were determined not eligible for listing on the NRHP. Because they were determined not eligible, the proposed improvements will result in a finding of no historic properties affected to all resources listed above, except 5DVI1363.

Vigil's Service Station is eligible under Criterion A for Transportation as a good example of an Oblong Box type gas station associated with the development of Federal Boulevard as a major transportation corridor. The development of the Oblong Box type reflected changes in automobile transportation and the way that gas was marketed. Popular from the 1930s through the 1970s, the Oblong Box gas station type is now becoming increasingly rare. Vigil's Service Station is also eligible under Criterion C as a good example of an Oblong Box type gas station that incorporates elements of the Moderne style. At this location the project will require a permanent easement measuring 247-square feet for the construction, access, and maintenance of a storm sewer line. The improvements will take place in the

Addendum to the Determinations of Eligibility

Federal Boulevard Improvements (7th Avenue to Howard Place)

April 19, 2014

far northern corner of the parcel approximately 70 feet from the building in an area that is already covered in recent asphalt paving. A review of older aerial imagery shows that the area was paved sometime between 2011 and 2012. Prior to that the area where the easement will be obtained was gravel and dirt. It was disturbed in 2010 when the area was used for staging during construction of the bicycle/pedestrian facilities along Sanchez Park and the gulch to the north of the property. Because the area was so recently disturbed and covered in asphalt paving which is considered a non-historic element of the property, obtaining a permanent easement for the construction and maintenance of a storm sewer will not impact any of the resource's integrity or its ability to convey its significance under Criterion C. As a result, CDOT has determined that the project will result in *no adverse effect* to the Vigil's Shamrock Service Station resource.

VII. Conclusion

As a part of the update to the 2009 Intensive-Level Survey of Historic Buildings and the PEL Study for Federal Boulevard project, the APE was modified to include changes in the project limits and impacts. Within the updated APE, twelve resources that were not surveyed during the 2009 effort were inventoried at the intensive level. Only one of these resources, Vigil's Shamrock Service Station (5DVI1363), was determined eligible for listing on the NRHP. This is the only resource, from both the 2009 survey effort, and the current survey effort that is eligible for listing on the NRHP. The project impacts will result in *no adverse effect* to Vigil's Shamrock Service Station.

VIII. Enclosures

- A. PEL SHPO Consultation Correspondence 2009
- B. Architectural Inventory Forms

IX. References

Bresser's Cross-Index Directory of Greater Denver, 1963, 1966-1967. Located at the Western History Department of the Denver Public Library.

"Cole's Cross-Reference Directory of Greater Denver." (Cole Publications, 1975, 1985).

"Denver Householder's Directory, Vol. VII." (Denver, CO: Gazetteer Publishing and Printing Co., 1931).

"Denver Householder's Directory, Vol. XI." (Denver, CO: Gazetteer Publishing and Printing Co., 1935).

FHU, 2009. Federal Boulevard (5th Avenue to Howard Place) Planning Environmental Linkage Study. Prepared for: City and County of Denver, Colorado Department of Transportation Region 6, and Federal Highway Administration. Prepared by: Felsburg Holt & Ullevig. FHU Reference No. 08-171. October 2009.

"Gordon Sign: About our Company," <http://www.gordonsign.com/about.shtml>. Accessed on-line January 2014.

Salek, Matt. "State Highway 75," (www.mesalek.com). Accessed on-line December 2013.

Salek, Matt. "State Highway 88," (www.mesalek.com). Accessed on-line December 2013.

Addendum to the Determinations of Eligibility

Federal Boulevard Improvements (7th Avenue to Howard Place)
April 19, 2014

SHPO, 2009. "Federal Boulevard, 5th Avenue to Howard Place, City and County of Denver (CHS #55407)" Concurrence Letter, Colorado State Department of Archaeology and Historic Preservation, dated August 17, 2009.

Sladek, Ron. "Architectural Inventory Form for 5DV10719." On file at History Colorado Office of Archaeology and Historic Preservation. (February 19, 2009).

THA, 2009. Tatanka Historical Associates. "Intensive-Level Survey of Historic Buildings Planning Environmental Linkage Study, Federal Boulevard West 5th Avenue to West Howard Place." Prepared for FHU (February 24, 2009).

Washington State Department of Archaeology and Historic Preservation. "*Curtain Wall*," (<http://www.dahp.wa.gov/styles/curtainwall>). Accessed on-line January 2014.

Attachment A – PEL SHPO Consultation Correspondence 2009

STATE OF COLORADO

DEPARTMENT OF TRANSPORTATION

Region 6
2000 South Holly Street
Denver, CO 80222
Phone: 303-757-9461
Fax: 303-757-9073



July 27, 2009

Mr. Edward C. Nichols
State Historic Preservation Officer
Colorado Historical Society
1300 Broadway
Denver, Colorado 80203

Re: Area of Potential Effect (APE) and Determinations of Eligibility
Intensive Level Survey of Historic Buildings for the Federal Boulevard (5th Avenue to
Howard Place) Planning Environmental Linkage (PEL) Study, City and County of
Denver.

Dear Mr. Nichols:

This letter and the attached documentation constitute the Colorado Department of Transportation's (CDOT) request for your review of the Area of Potential Effects (APE) and a request for concurrence on determinations of eligibility for the Planning Environmental Linkage (PEL) study referenced above. The undertaking proposes to add a third northbound lane on Federal Boulevard from 5th Avenue to approximately Howard Place in the City and County of Denver (CCD). Federal Boulevard is a principal north-south urban arterial roadway that is under the jurisdiction of CDOT as State Highway 88 (SH 88).

Planning Environmental Linkage (PEL) Study

In August 2005, the current federal transportation authorization bill, the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU), was signed into law. SAFETEA-LU authorizes the federal surface transportation programs for highways, highway safety, and transit for the five-year period 2005 to 2009. SAFETEA-LU incorporates changes aimed at improving and streamlining the environmental process for transportation projects by allowing states to conduct corridor planning activities prior to the start of the National Environmental Policy Act (NEPA) process. In accordance with SAFETEA-LU, CCD, in cooperation with the Federal Highway Administration (FHWA) and CDOT, is preparing a PEL Study to evaluate transportation improvements along Federal Boulevard from 5th Avenue to Howard Place in Denver, Colorado. FHWA defines PEL as a voluntary approach to transportation decision-making that considers environmental, community, and economic goals early in the planning stage and carry them through project development, design, and construction.

Due to limited funding at this time, a PEL was determined to be the appropriate level of environmental documentation for the entire corridor from 5th Avenue to Howard Place. Funding is currently available for a portion of the corridor from 5th Avenue to 7th Avenue. No historic properties were found to be individually eligible for the NRHP between 5th Avenue and 7th Avenue. As part of the PEL, CCD will prepare a non-programmatic Categorical Exclusion (CatEx) in conformance with NEPA Section 771.117(d) and FHWA requirements. As funding becomes available, the appropriate level of environmental analysis in conformance with NEPA and based on the PEL study will be conducted for the remaining portions of the corridor.

Proposed Project Description

The proposed project consists of the following elements:

- ▶ Federal Boulevard roadway alignment and improvements
 - Conversion of the northbound Federal Boulevard auxiliary lane from 5th Avenue to eastbound US 6, which is planned as part of the I-25 Valley Highway project, to a northbound through lane
 - Restriping of the Federal Boulevard bridge over US 6 to 7th Avenue, which will be reconstructed as part of the I-25 Valley Highway project, with an additional northbound through lane
 - Construction of three 11-ft southbound through lanes, three 11-ft northbound through lanes, and a 16-ft raised median with a left turn lane at intersections on Federal Boulevard from 7th Avenue to approximately 12th Avenue
 - Widening of Federal Boulevard from the right-of-way boundary line on the west side of Federal Boulevard toward the east between US 6 and approximately 12th Avenue with an additional northbound lane
 - Restriping of Federal Boulevard from approximately 12th Avenue to approximately Howard Place including the Federal Boulevard bridge over Lakewood Gulch, which will be reconstructed as part of the RTD FasTracks West Corridor LRT project, with an additional northbound through lane
 - Construction of new curb and gutter on both sides of Federal Boulevard from 5th Avenue to Howard Place
 - Provision of an increased curb turning radii at the intersections along Federal Boulevard from 5th Avenue to Howard Place
 - Elimination of access curb cuts where possible along Federal Boulevard between 5th Avenue and Howard Place
- ▶ Bicycle/Pedestrian Improvements
 - Wider sidewalks on both the west and east side of Federal Boulevard between 5th Avenue and Howard Place to better accommodate bicycles and pedestrians
 - Replacement of the discontinuous sidewalk on both sides of Federal Boulevard with an 8-ft pedestrian zone consisting of either a detached 5-ft sidewalk with a 3-ft buffer or an attached 8-ft sidewalk with ADA-compliant curb ramps and driveway cuts
 - Installation of crosswalk pavement markings and countdown pedestrian signal heads at the Federal Boulevard/8th Avenue and Federal Boulevard/10th Avenue intersections
 - Maintain existing ADA accessible routes for properties along Federal Boulevard between 5th Avenue and Howard Place
 - Improve access to the Federal/Decatur station
 - Installation of pedestrian signals and crosswalks at the Federal Boulevard/8th Avenue and Federal Boulevard/10th Avenue signalized intersections
- ▶ Water Quality/Drainage Improvements
 - Construction of a water quality pond in the vicinity of Weir Gulch to manage storm water flows in the area of 8th Avenue in accordance with CDOT and CCD Municipal Separate Storm Sewer System (MS4) requirements

- Increase the size of the stormceptors (best management practice [BMP]) to manage storm water flows in the area of 12th Avenue, which will be installed by RTD during replacement of the Federal Boulevard bridge over Lakewood Gulch

Survey Methodology and Establishment of the APE:

An initial reconnaissance survey of the project corridor was completed on March 3rd, 2008 by Jason Marmor, a staff historian formerly with Felsburg Holt & Ullevig (FHU). Mr. Marmor examined the project corridor along Federal Boulevard from 7th Avenue to Howard Place and collected cursory data about buildings and structures (railroads, bridges) that appeared to exceed 50 years of age. The initial reconnaissance survey involved the identification of historic and potentially historic properties within the APE as preliminarily defined at that time. Ron Sladek, Tatanka Historical Associates Inc. (THAI) completed the survey report, which is attached, and prepared architectural site forms within the APE.

Following the initial site reconnaissance, a review of Denver County tax assessor's online property records to obtain reported dates of construction for the buildings immediately adjacent to Federal Boulevard and for the second row of properties behind buildings on the east side of Federal Boulevard was conducted. A file search through the Colorado Historical Society's COMPASS online cultural resources database was also completed to determine which properties had already been documented and evaluated for significance. This approach determined which properties along the project corridor warranted further review for NRHP-eligibility, and which properties could be excluded.

Based on the initial site reconnaissance and the file search of the Denver County tax assessor's online property records and the Colorado Historical Society's COMPASS online cultural resources database, an APE was developed that included the proposed improvements along Federal Boulevard and the adjacent historic resources. A map of the APE and historic resources within that boundary is included as **Figure 1**.

APE Boundaries:

The proposed cross-section for Federal Boulevard, as identified in the PEL study, is 106 feet in width or approximately 38 feet wider than the existing cross-section of Federal Boulevard. The proposed improvements extend along Federal Boulevard for approximately one mile from 5th Avenue to Howard Place. Portions of the proposed project overlap with other planned transportation projects in the area. North of 12th Avenue, the proposed project overlaps with the RTD West Corridor LRT project, and south of 7th Avenue the proposed project overlaps with the I-25 Valley Highway project. Since these areas have been surveyed previously, they were not surveyed as part of this study (**Figure 2**).

To identify the APE boundaries for potential direct effects, the reported dates of construction for the buildings on each property adjacent to Federal Boulevard between 7th Avenue and 12th Avenue, which is the portion of the project area that was not included in a previous study, was obtained from the Denver County tax assessor's online property records. **Figure 3** depicts the reported dates of construction for these properties. In addition to the properties immediately adjacent to Federal Boulevard that potentially would be directly affected by the project, properties that potentially would be indirectly affected by the removal of buildings between them and Federal Boulevard were included in the APE. The reported dates of construction for buildings in the second row of properties behind buildings along Federal Boulevard that likely would be acquired for right-of-way and demolished were obtained (**Figure 3**). The full right-of-way acquisitions for the properties are limited to the east side of Federal Boulevard between 6th Avenue and 10th Avenue. **Table 1** summarizes the full and partial acquisitions based on a conceptual level of roadway design.

Table 1 Summary of Full and Partial Right-of-Way Acquisitions

Right-of-Way	Construction Date	State Identification Number
Full Acquisitions		
690 Federal Blvd	1977	Not Applicable (N/A)
710 Federal Blvd	1980	N/A
724 Federal Blvd	1972	N/A
730 Federal Blvd	1955	5DV10719
2970 W. Severn Pl		N/A
816 Federal Blvd	1939	5DV10634
830 Federal Blvd	1968	N/A
880 Federal Blvd	1957	5DV10633
990 Federal Blvd	1963	N/A
Partial Acquisitions		
750 Federal Blvd	2001	N/A
900 Federal Blvd	1989	N/A
950 Federal Blvd	1969	N/A
1000 Federal Blvd	1989	N/A
1034 Federal Blvd	No building on property	N/A
1100 Federal Blvd	No building on property	N/A

The specific APE boundaries are defined as:

- ▶ **Northern Boundary** – Federal Boulevard Bridge over Lakewood Gulch. RTD has prepared a Categorical Exclusion for replacement of the Federal Boulevard Bridge over Lakewood Gulch north of 12th Avenue to Howard Place as part of the RTD West Corridor LRT project.
- ▶ **Southern Boundary** – 7th Avenue. CDOT prepared an Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) to add a third northbound lane along Federal Boulevard between Alameda Avenue and 5th Avenue. CDOT also prepared a Draft Environmental Impact Statement (EIS), Final EIS, and Record of Decision (ROD) for the I-25 Valley Highway project, which extends along 6th Avenue to the Federal Boulevard/6th Avenue interchange and includes Federal Boulevard from 5th Avenue to 7th Avenue.
- ▶ **East Boundary** - The APE includes the proposed improvements to Federal Boulevard and buildings that exceed 50 years of age that are immediately adjacent to Federal Boulevard between 7th Avenue and 12th Avenue. No roadway improvements are proposed along the east–west streets intersecting Federal Boulevard between 7th Avenue to 12th Avenue except at the immediate intersections. Parcels fronting the east side of Federal Boulevard are not uniformly shaped. Right-of-way is expected to be acquired along the east side of Federal Boulevard. The APE includes properties in the second row that potentially would be indirectly affected by the removal of buildings between them and Federal Boulevard. These buildings in the second row would be visible from Federal Boulevard due to removal of the existing buildings along Federal

Boulevard. The full right-of-way acquisitions for the property are limited to the east side of Federal Boulevard between 6th Avenue and 10th Avenue.

- ▶ **West Boundary** - The APE includes buildings that exceed 50 years of age that are immediately adjacent to Federal Boulevard between 5th Avenue and 12th Avenue or is limited to the Federal Boulevard right-of-way. The APE does not extend west of the alley located between Federal Boulevard and Grove Street. West of Federal Boulevard is the Villa Park neighborhood. No roadway improvements are proposed along the east-west streets intersecting Federal Boulevard between 7th Avenue to Holden Place except at the immediate intersections. No full or partial right-of-way acquisitions are expected to occur along the west side of Federal Boulevard. Due to the lack of impacts to the Villa Park neighborhood, this neighborhood was not included in the APE.

We request your comments on the APE boundaries as discussed above and represented on the enclosed map (Figure 1).

Survey

CDOT surveyed properties within the APE constructed in 1958 or earlier. Seventeen properties were surveyed. Table 2 summarizes the survey results.

Table 2 Survey Log

Property Address	Historic Property Name	State Identification Number	Individual Eligibility	District Potential
730 Federal Blvd	Majestic Furniture Manufacturing	5DV10719	No	No
745 Federal Blvd	Demuth-Meininger House	5DV5132	No	No
775 Federal Blvd	Bill's Liquor Store	5DV5137	No	No
801 Federal Blvd	Mecca Tavern	5DV5138	No	No
816 Federal Blvd	Miller's Groceteria	5DV10634	No	No
859 Federal Blvd	Cook House/Romey's Auto Shop	5DV10625	No	No
867-869 Federal Blvd	General Plumbing Company	5DV10626	No	No
880-890 Federal Blvd	Auto Equipment Company	5DV10633	No	No
935 Federal Blvd	Hilts-Herman House	5DV10627	No	No
995 Federal Blvd	Unique Garage & Filling Station	5DV10628	No	No
1015 Federal Blvd	Kitchen Service Company	5DV10629	No	No
1041 Federal Blvd	Plamondon House	5DV10630	No	No
1063 Federal Blvd	Anderson-Wilcox House	5DV10631	No	No
1075 Federal Blvd	Samuel & Mollie West House	5DV10632	No	No
1077 Federal Blvd	Phil & Fannie Silverman House	5DV916	No	No
1317 Federal Blvd	Capitol Wet Wash Co./Capitol Laundry Co.	5DV8224	No	No
2946 W. Severn Place	Alsbach House	5DV10720	No	No

Eligibility Determinations

As noted in the attached survey report, no historic resources were identified in the APE. It was determined that none of the APE's historic properties were found to be individually eligible for the National Register of Historic Places based upon the research and field analysis completed for this project. These conclusions were drawn because all of the buildings were lacking in historical significance and architectural integrity. Greater detail about each of the 17 properties surveyed along Federal Boulevard (5th Avenue to Howard Place) is found on the individual architectural inventory forms in the attached survey report.

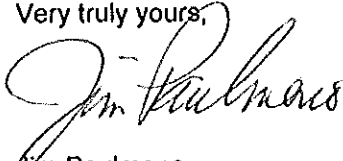
The likelihood of a National Register district being formed in this area was determined to be very poor. Of the 17 historic properties found along Federal Boulevard in the APE, it is unlikely that any would be considered good candidates to contribute to a historic district.

Mr. Edward Nichols
July 27, 2009
Page 6

We request your concurrence with these determinations of eligibility. Your response is necessary for FHWA's compliance with the State Register Act, Section 106 of the National Historic Preservation Act, and the Advisory Council on Historic Preservation's regulations.

Thank you in advance for your prompt attention to this matter. If you require additional information, please contact Dianna Litvak at 303-757-9461.

Very truly yours,



Jim Paulmeno
Region 6 Planning and Environmental Manager

Enclosure: **Figure 1 Area of Potential Effect (APE)**
Figure 2 Planned Transportation Projects in the Vicinity of the Area of Potential Effect (APE)
Figure 3 Reported Construction Dates of Federal Boulevard (7th Avenue to 12th Avenue) Adjacent Properties

cc: Jonathan Chesser, CDOT Region 6
Karen Good, City and County of Denver
Kevin Maddoux, Felsburg Holt and Ullevig

Figure 1 Area of Potential Effect (APE)

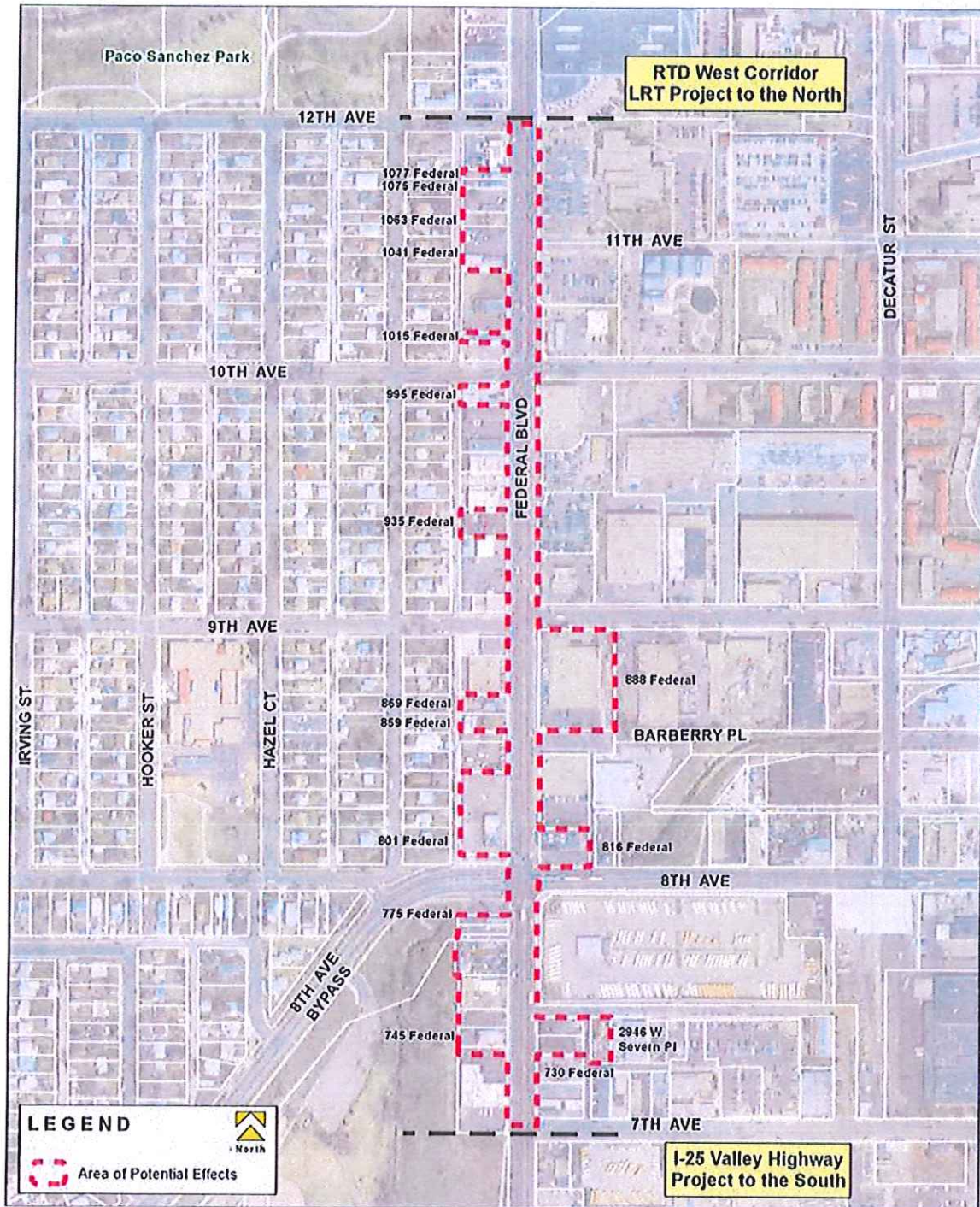


Figure 2 Planned Transportation Projects in the Vicinity of the Area of Potential Effect (APE)

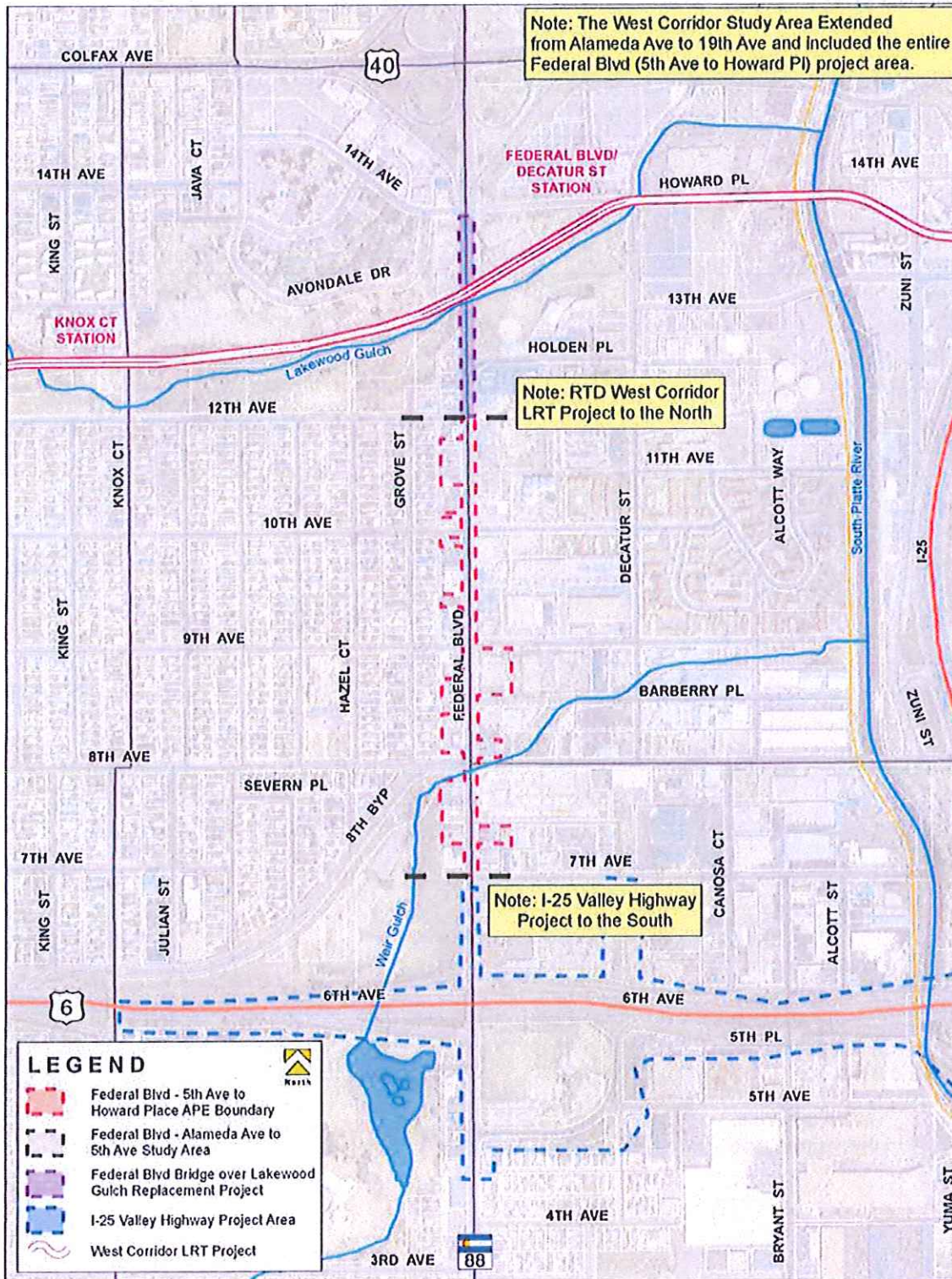
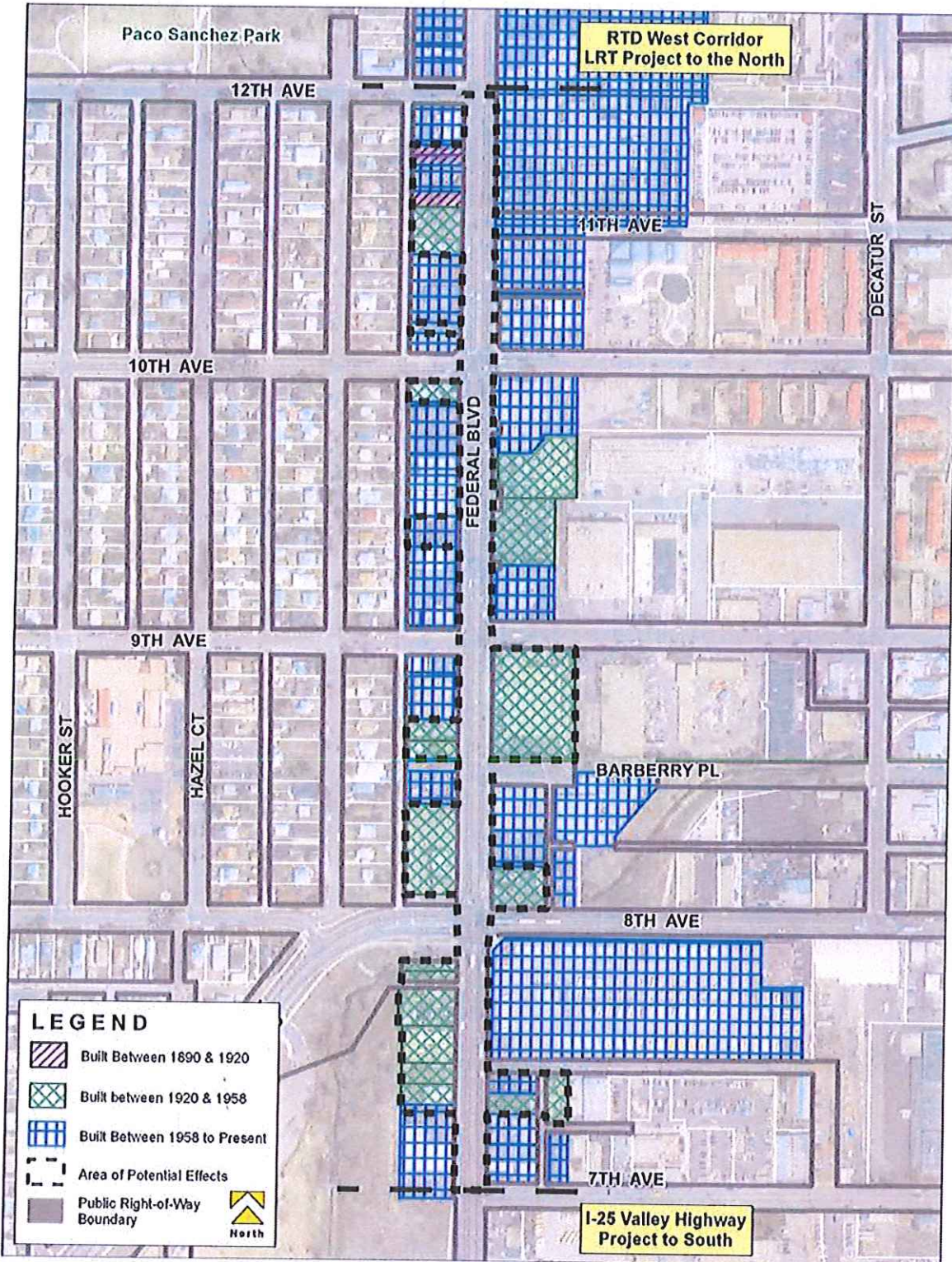


Figure 3 Reported Construction Dates of Federal Boulevard (7th Avenue to 12th Avenue) Adjacent Properties



STATE OF COLORADO

DEPARTMENT OF TRANSPORTATION

Region 6
2000 South Holly Street
Denver, CO 80222
Phone: 303-757-9461
Fax: 303-757-9073



August 12, 2009

Mr. George Gause
City and County of Denver
Denver Planning Office Dept. 205
201 West Colfax Ave.
Denver, CO 80202

Re: Area of Potential Effect (APE) and Determinations of Eligibility
Intensive Level Survey of Historic Buildings for the Federal Boulevard (5th Avenue to
Howard Place) Planning Environmental Linkage (PEL) Study, City and County of
Denver.

Dear Mr. Gause:

As staff representative of the Denver Landmarks Preservation Board, FHWA and CDOT would like to formally offer the Board the opportunity to participate as a consulting party for the Section 106 of the National Historic Preservation Act compliance process, as provided in Section 800.3(f)(1) of the regulation, for the above-referenced project. The City and County of Denver (CCD), in cooperation with the Colorado Department of Transportation (CDOT) and the Federal Highway Administration (FHWA), is planning to improve Federal Boulevard from 5th Avenue to approximately Howard Place. Federal Boulevard is a principal north-south urban arterial roadway that is under the jurisdiction of CDOT as State Highway 88 (SH 88).

This letter and the attached documentation constitute the Colorado Department of Transportation's (CDOT) request for your review of the Area of Potential Effects (APE) and determinations of eligibility for the Planning Environmental Linkage (PEL) study referenced above. As a potential Section 106 consulting party, we welcome your comments regarding our determinations of eligibility. Any information you can provide will help ensure that important historical resources are considered in the project planning process.

Planning Environmental Linkage (PEL) Study

In August 2005, the current federal transportation authorization bill, the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU), was signed into law. SAFETEA-LU authorizes the federal surface transportation programs for highways, highway safety, and transit for the five-year period 2005 to 2009. SAFETEA-LU incorporates changes aimed at improving and streamlining the environmental process for transportation projects by allowing states to conduct corridor planning activities prior to the start of the National Environmental Policy Act (NEPA) process. In accordance with SAFETEA-LU, CCD, in cooperation with the Federal Highway Administration (FHWA) and CDOT, is preparing a PEL Study to evaluate transportation improvements along Federal Boulevard from 5th Avenue to Howard Place in Denver, Colorado. FHWA defines PEL as a voluntary approach to transportation decision-making that considers environmental, community, and economic goals early in the planning stage and carry them through project development, design, and construction.

Due to limited funding at this time, a PEL was determined to be the appropriate level of environmental documentation for the entire corridor from 5th Avenue to Howard Place. Funding is currently available for a portion of the corridor from 5th Avenue to 7th Avenue. No historic properties were found to be individually eligible for the NRHP between 5th Avenue and 7th Avenue. As part of the PEL, CCD will prepare a non-programmatic Categorical Exclusion (CatEx) in conformance with NEPA Section 771.117(d) and FHWA requirements. As funding becomes available, the appropriate level of environmental analysis in conformance with NEPA and based on the PEL study will be conducted for the remaining portions of the corridor.

Proposed Project Description

The proposed project consists of the following elements:

- ▶ Federal Boulevard roadway alignment and improvements
 - Conversion of the northbound Federal Boulevard auxiliary lane from 5th Avenue to eastbound US 6, which is planned as part of the I-25 Valley Highway project, to a northbound through lane
 - Restriping of the Federal Boulevard bridge over US 6 to 7th Avenue, which will be reconstructed as part of the I-25 Valley Highway project, with an additional northbound through lane
 - Construction of three 11-ft southbound through lanes, three 11-ft northbound through lanes, and a 16-ft raised median with a left turn lane at intersections on Federal Boulevard from 7th Avenue to approximately 12th Avenue
 - Widening of Federal Boulevard from the right-of-way boundary line on the west side of Federal Boulevard toward the east between US 6 and approximately 12th Avenue with an additional northbound lane
 - Restriping of Federal Boulevard from approximately 12th Avenue to approximately Howard Place including the Federal Boulevard bridge over Lakewood Gulch, which will be reconstructed as part of the RTD FasTracks West Corridor LRT project, with an additional northbound through lane
 - Construction of new curb and gutter on both sides of Federal Boulevard from 5th Avenue to Howard Place
 - Provision of an increased curb turning radii at the intersections along Federal Boulevard from 5th Avenue to Howard Place
 - Elimination of access curb cuts where possible along Federal Boulevard between 5th Avenue and Howard Place
- ▶ Bicycle/Pedestrian Improvements
 - Wider sidewalks on both the west and east side of Federal Boulevard between 5th Avenue and Howard Place to better accommodate bicycles and pedestrians
 - Replacement of the discontinuous sidewalk on both sides of Federal Boulevard with an 8-ft pedestrian zone consisting of either a detached 5-ft sidewalk with a 3-ft buffer or an attached 8-ft sidewalk with ADA-compliant curb ramps and driveway cuts
 - Installation of crosswalk pavement markings and countdown pedestrian signal heads at the Federal Boulevard/8th Avenue and Federal Boulevard/10th Avenue intersections
 - Maintain existing ADA accessible routes for properties along Federal Boulevard between 5th Avenue and Howard Place

- Improve access to the Federal/Decatur station
- Installation of pedestrian signals and crosswalks at the Federal Boulevard/8th Avenue and Federal Boulevard/10th Avenue signalized intersections
- ▶ Water Quality/Drainage Improvements
 - Construction of a water quality pond in the vicinity of Weir Gulch to manage storm water flows in the area of 8th Avenue in accordance with CDOT and CCD Municipal Separate Storm Sewer System (MS4) requirements
 - Increase the size of the stormceptors (best management practice [BMP]) to manage storm water flows in the area of 12th Avenue, which will be installed by RTD during replacement of the Federal Boulevard bridge over Lakewood Gulch

Survey Methodology and Establishment of the APE:

An initial reconnaissance survey of the project corridor was completed on March 3rd, 2008 by Jason Marmor, a staff historian formerly with Felsburg Holt & Ullevig (FHU). Mr. Marmor examined the project corridor along Federal Boulevard from 7th Avenue to Howard Place and collected cursory data about buildings and structures (railroads, bridges) that appeared to exceed 50 years of age. The initial reconnaissance survey involved the identification of historic and potentially historic properties within the APE as preliminarily defined at that time. Ron Sladek, Tatanka Historical Associates Inc. (THAI) completed the survey report, which is attached, and prepared architectural site forms within the APE.

Following the initial site reconnaissance, a review of Denver County tax assessor's online property records to obtain reported dates of construction for the buildings immediately adjacent to Federal Boulevard and for the second row of properties behind buildings on the east side of Federal Boulevard was conducted. A file search through the Colorado Historical Society's COMPASS online cultural resources database was also completed to determine which properties had already been documented and evaluated for significance. This approach determined which properties along the project corridor warranted further review for NRHP-eligibility, and which properties could be excluded.

Based on the initial site reconnaissance and the file search of the Denver County tax assessor's online property records and the Colorado Historical Society's COMPASS online cultural resources database, an APE was developed that included the proposed improvements along Federal Boulevard and the adjacent historic resources. A map of the APE and historic resources within that boundary is included as **Figure 1**.

APE Boundaries:

The proposed cross-section for Federal Boulevard, as identified in the PEL study, is 106 feet in width or approximately 38 feet wider than the existing cross-section of Federal Boulevard. The proposed improvements extend along Federal Boulevard for approximately one mile from 5th Avenue to Howard Place. Portions of the proposed project overlap with other planned transportation projects in the area. North of 12th Avenue, the proposed project overlaps with the RTD West Corridor LRT project, and south of 7th Avenue the proposed project overlaps with the I-25 Valley Highway project. Since these areas have been surveyed previously, they were not surveyed as part of this study (**Figure 2**).

To identify the APE boundaries for potential direct effects, the reported dates of construction for the buildings on each property adjacent to Federal Boulevard between 7th Avenue and 12th Avenue, which is the portion of the project area that was not included in a previous study, was obtained from the Denver County tax assessor's online property records. **Figure 3** depicts the reported dates of construction for these properties. In addition to the properties immediately adjacent to Federal Boulevard that potentially would be directly affected by the project,

properties that potentially would be indirectly affected by the removal of buildings between them and Federal Boulevard were included in the APE. The reported dates of construction for buildings in the second row of properties behind buildings along Federal Boulevard that likely would be acquired for right-of-way and demolished were obtained (Figure 3). The full right-of-way acquisitions for the properties are limited to the east side of Federal Boulevard between 6th Avenue and 10th Avenue. Table 1 summarizes the full and partial acquisitions based on a conceptual level of roadway design.

Table 1 Summary of Full and Partial Right-of-Way Acquisitions

Right-of-Way	Construction Date	State Identification Number
Full Acquisitions		
690 Federal Blvd	1977	Not Applicable (N/A)
710 Federal Blvd	1980	N/A
724 Federal Blvd	1972	N/A
730 Federal Blvd	1955	5DV10719
2970 W. Severn Pl		N/A
816 Federal Blvd	1939	5DV10634
830 Federal Blvd	1968	N/A
880 Federal Blvd	1957	5DV10633
990 Federal Blvd	1963	N/A
Partial Acquisitions		
750 Federal Blvd	2001	N/A
900 Federal Blvd	1989	N/A
950 Federal Blvd	1969	N/A
1000 Federal Blvd	1989	N/A
1034 Federal Blvd	No building on property	N/A
1100 Federal Blvd	No building on property	N/A

The specific APE boundaries are defined as:

- ▶ **Northern Boundary** – Federal Boulevard Bridge over Lakewood Gulch. RTD has prepared a Categorical Exclusion for replacement of the Federal Boulevard Bridge over Lakewood Gulch north of 12th Avenue to Howard Place as part of the RTD West Corridor LRT project.
- ▶ **Southern Boundary** – 7th Avenue. CDOT prepared an Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) to add a third northbound lane along Federal Boulevard between Alameda Avenue and 5th Avenue. CDOT also prepared a Draft Environmental Impact Statement (EIS), Final EIS, and Record of Decision (ROD) for the I-25 Valley Highway project, which extends along 6th Avenue to the Federal Boulevard/6th Avenue interchange and includes Federal Boulevard from 5th Avenue to 7th Avenue.
- ▶ **East Boundary** - The APE includes the proposed improvements to Federal Boulevard and buildings that exceed 50 years of age that are immediately adjacent to Federal Boulevard between 7th Avenue and 12th Avenue. No roadway improvements are

proposed along the east-west streets intersecting Federal Boulevard between 7th Avenue to 12th Avenue except at the immediate intersections. Parcels fronting the east side of Federal Boulevard are not uniformly shaped. Right-of-way is expected to be acquired along the east side of Federal Boulevard. The APE includes properties in the second row that potentially would be indirectly affected by the removal of buildings between them and Federal Boulevard. These buildings in the second row would be visible from Federal Boulevard due to removal of the existing buildings along Federal Boulevard. The full right-of-way acquisitions for the property are limited to the east side of Federal Boulevard between 6th Avenue and 10th Avenue.

- ▶ **West Boundary** - The APE includes buildings that exceed 50 years of age that are immediately adjacent to Federal Boulevard between 5th Avenue and 12th Avenue or is limited to the Federal Boulevard right-of-way. The APE does not extend west of the alley located between Federal Boulevard and Grove Street. West of Federal Boulevard is the Villa Park neighborhood. No roadway improvements are proposed along the east-west streets intersecting Federal Boulevard between 7th Avenue to Holden Place except at the immediate intersections. No full or partial right-of-way acquisitions are expected to occur along the west side of Federal Boulevard. Due to the lack of impacts to the Villa Park neighborhood, this neighborhood was not included in the APE.

We request your comments on the APE boundaries as discussed above and represented on the enclosed map (Figure 1).

Survey

CDOT surveyed properties within the APE constructed in 1958 or earlier. Seventeen properties were surveyed. Table 2 summarizes the survey results.

Table 2 Survey Log

Property Address	Historic Property Name	State Identification Number	Individual Eligibility	District Potential
730 Federal Blvd	Majestic Furniture Manufacturing	5DV10719	No	No
745 Federal Blvd	Demuth-Meiningner House	5DV5132	No	No
775 Federal Blvd	Bill's Liquor Store	5DV5137	No	No
801 Federal Blvd	Mecca Tavern	5DV5138	No	No
816 Federal Blvd	Miller's Groceteria	5DV10634	No	No
859 Federal Blvd	Cook House/Romey's Auto Shop	5DV10625	No	No
867-869 Federal Blvd	General Plumbing Company	5DV10626	No	No
880-890 Federal Blvd	Auto Equipment Company	5DV10633	No	No
935 Federal Blvd	Hills-Herman House	5DV10627	No	No
995 Federal Blvd	Unique Garage & Filling Station	5DV10628	No	No
1015 Federal Blvd	Kitchen Service Company	5DV10629	No	No
1041 Federal Blvd	Plamondon House	5DV10630	No	No
1063 Federal Blvd	Anderson-Wilcox House	5DV10631	No	No
1075 Federal Blvd	Samuel & Mollie West House	5DV10632	No	No
1077 Federal Blvd	Phil & Fannie Silverman House	5DV916	No	No
1317 Federal Blvd	Capitol Wet Wash Co./Capitol Laundry Co.	5DV8224	No	No
2946 W. Severn Place	Alsbach House	5DV10720	No	No

Eligibility Determinations

As noted in the attached survey report, no historic resources were identified in the APE. It was determined that none of the APE's historic properties were found to be individually eligible for the National Register of Historic Places based upon the research and field analysis completed for this project. These conclusions were drawn because all of the buildings were lacking in historical significance and architectural integrity. Greater detail about each of the 17 properties

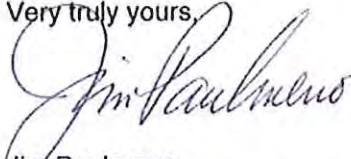
surveyed along Federal Boulevard (5th Avenue to Howard Place) is found on the individual architectural inventory forms in the attached survey report.

The likelihood of a National Register district being formed in this area was determined to be very poor. Of the 17 historic properties found along Federal Boulevard in the APE, it is unlikely that any would be considered good candidates to contribute to a historic district.

If you are interested in participating as a consulting party for this project under the Section 106 guidelines, please respond in writing within 30 days receipt of this letter to Dianna Litvak, CDOT Region 6 Senior Staff Historian, at the address on the letterhead or via email at dianna.litvak@dot.state.co.us. We request that your response include a statement of demonstrated interest in historic properties associated with this improvement project, as stipulated in the Section 106 regulations. This determination of eligibility has been submitted to Edward C. Nichols, Colorado State Historic Preservation Officer, for concurrence. Should you decide to participate as a consulting party, we will forward his response once we receive it.

If you elect to become a consulting party, we will continue to keep you informed during the compliance process for this project. If you require additional information or have questions about the Section 106 process, please contact Ms. Litvak at (303) 757-9461.

Very truly yours,



Jim Paulmeno
Region 6 Planning and Environmental Manager

Enclosures: **Figure 1 Area of Potential Effect (APE)**
Figure 2 Planned Transportation Projects in the Vicinity of the Area of Potential Effect (APE)
Figure 3 Reported Construction Dates of Federal Boulevard (7th Avenue to 12th Avenue) Adjacent Properties
Intensive Level Survey Report of Historic Properties in APE

cc: Jonathan Chesser, CDOT Region 6
Karen Good, City and County of Denver
Kevin Maddoux, Felsburg Holt and Ullevig

Figure 1 Area of Potential Effect (APE)

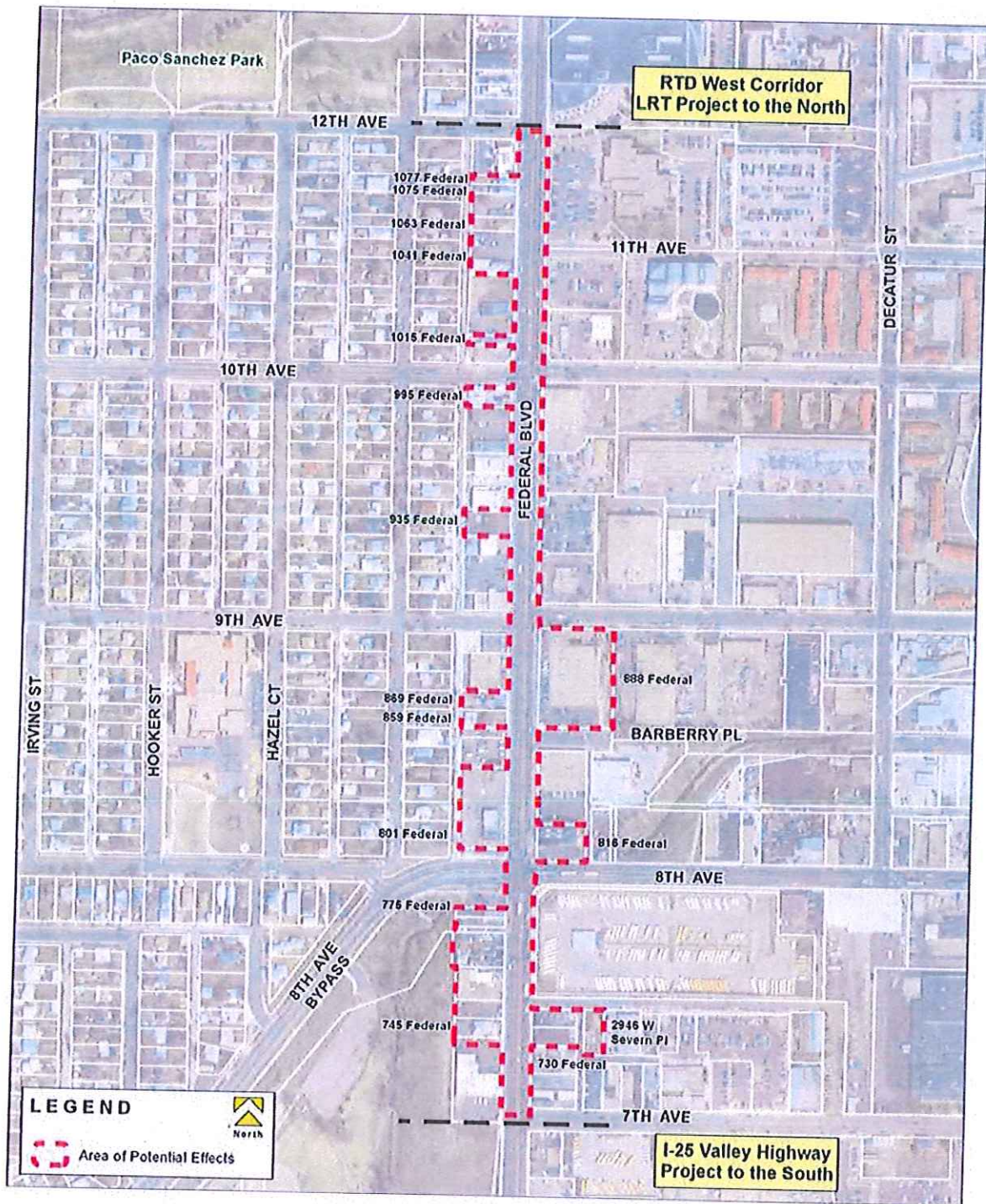


Figure 2 Planned Transportation Projects in the Vicinity of the Area of Potential Effect (APE)

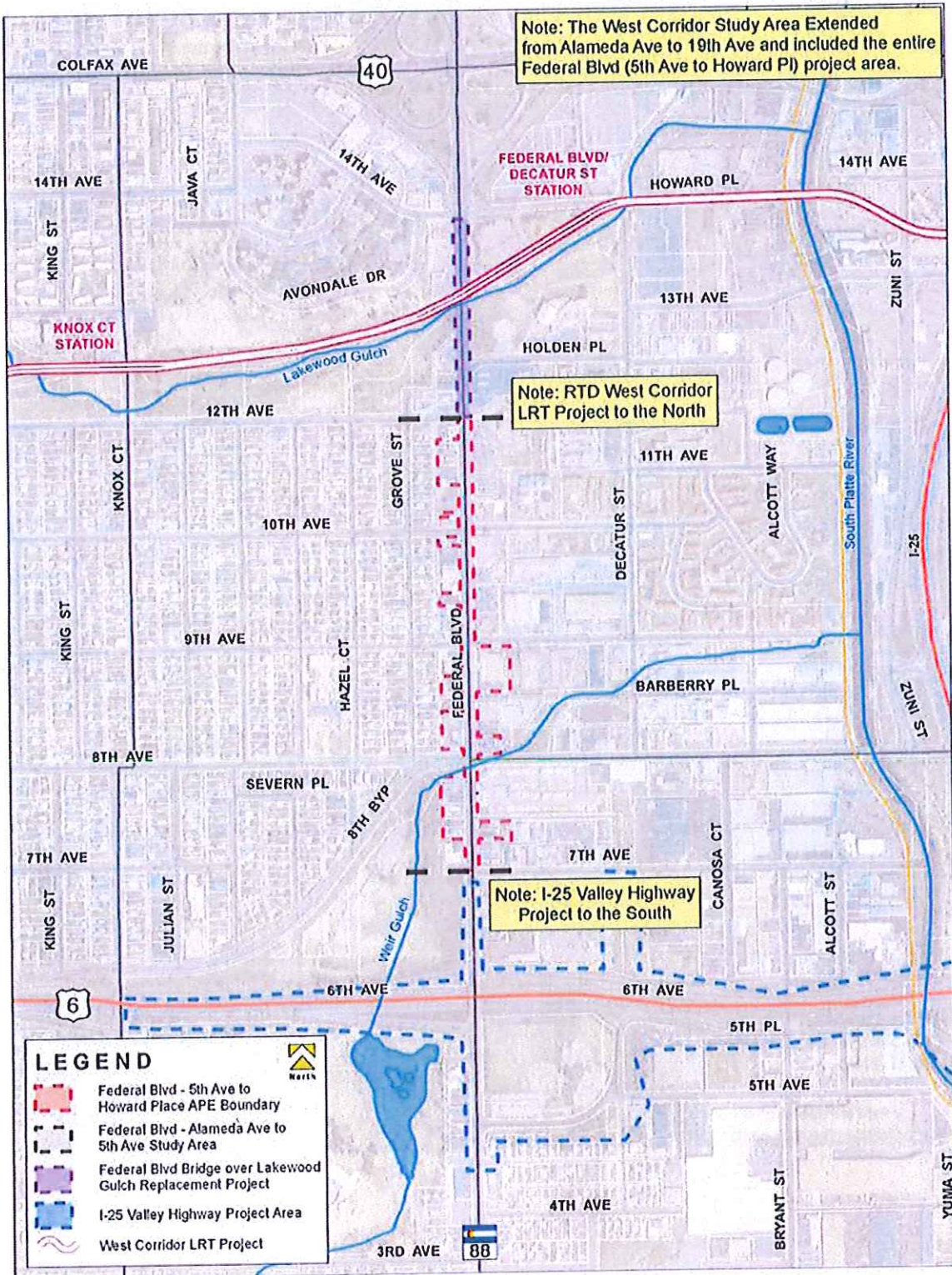
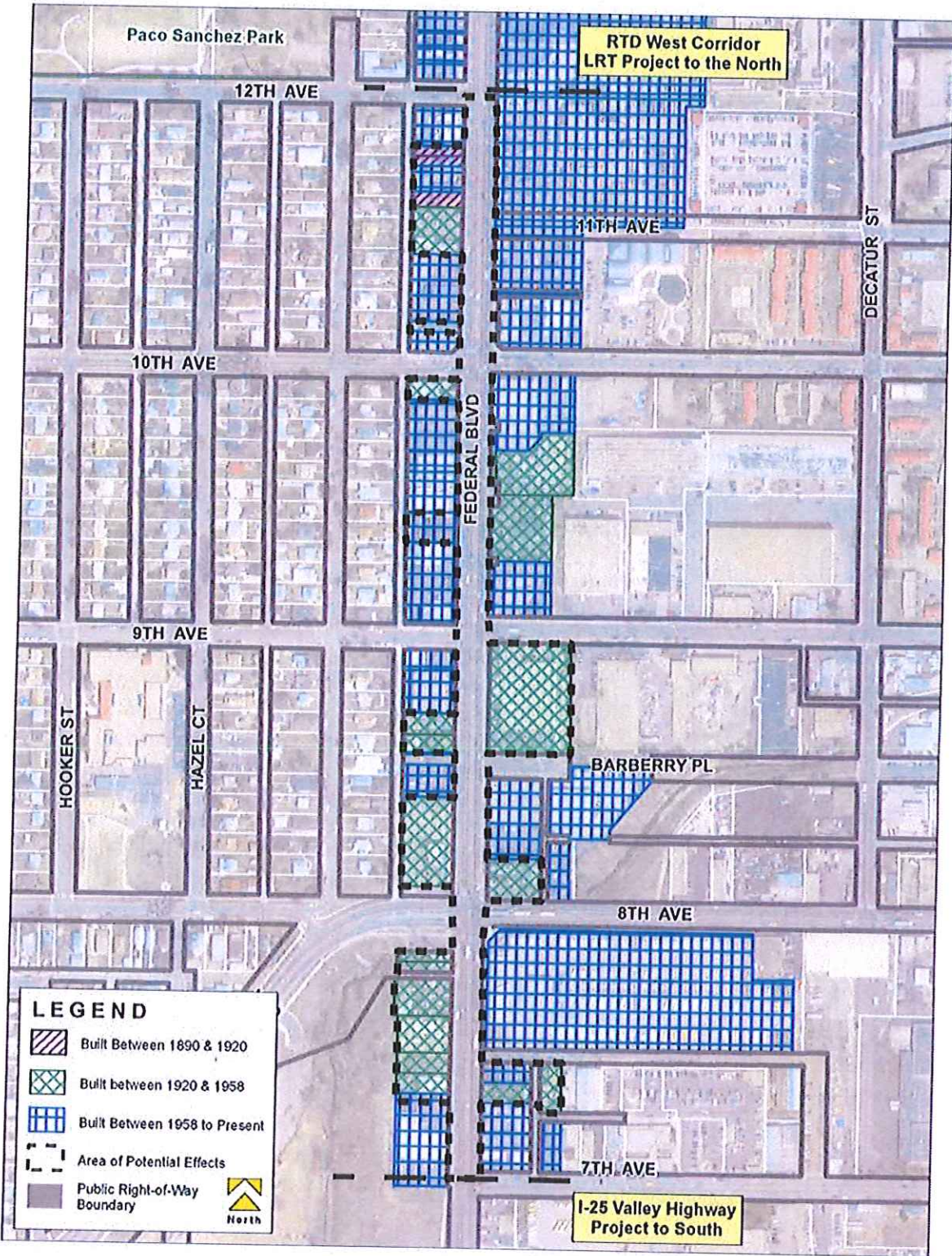



Figure 3 Reported Construction Dates of Federal Boulevard (7th Avenue to 12th Avenue) Adjacent Properties





 OFFICE of ARCHAEOLOGY and HISTORIC PRESERVATION

August 17, 2009

Jim Paulmeno
Region 6 Planning and Environmental Manager
Colorado Department of Transportation, Region 6
2000 South Holly Street
Denver, CO 80222

Re: Federal Boulevard, 5th Avenue to Howard Place, City and County of Denver. (CHS #55407)

Dear Mr. Paulmeno,

Thank you for your correspondence dated July 27, 2009 and received by our office on August 3, 2009 regarding the consultation of the above-mentioned project under Section 106 of the National Historic Preservation Act (Section 106).

After review of the proposed Area of Potential Effects (APE), we have an additional question. The proposed APE illustrated in Appendix A of the survey report does not reach to the project limits illustrated in the scope of work boundary in Appendix D of the report. We recommend that the APE boundary at least reach to the project limits of the proposed project.

After review of the provided information, we concur with the recommended findings of National Register eligibility for the properties listed below.

- 5DV.10719
- 5DV.5132
- 5DV.5137
- 5DV.5138
- 5DV.10634
- 5DV.10625
- 5DV.10626
- 5DV.10633
- 5DV.10627
- 5DV.10628
- 5DV.10629
- 5DV.10630
- 5DV.10631
- 5DV.10632
- 5DV.916
- 5DV.10720

If unidentified archaeological resources are discovered during construction, work must be interrupted until the resources have been evaluated in terms of the National Register criteria, 36 CFR 60.4, in consultation with this office. We request being involved in the consultation process with the local government, which as stipulated in 36 CFR 800.3 is required to be notified of the undertaking, and with other consulting parties. Additional information provided by the local government or consulting parties might cause our office to re-evaluate our eligibility and potential effect findings.

Please note that our compliance letter does not end the 30-day review period provided to other consulting parties. If we may be of further assistance, please contact Amy Pallante, our Section 106 Compliance Coordinator, at (303) 866-4678.

Sincerely,



Edward C. Nichols
State Historic Preservation Officer



COLORADO HISTORICAL SOCIETY

1300 BROADWAY DENVER COLORADO 80203 TEL 303/866-3395 FAX 303/866-2711 www.coloradohistory-oahp.org

Attachment B –Architectural Inventory Forms

Resource Number: 5DV11372
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

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

I. IDENTIFICATION

1. Resource number: 5DV11372
2. Temporary resource number:
3. County: Denver
4. City: Denver
5. Historic building name:
6. Current building name: Fashion Plaza 707
7. Building address: 707 Federal Blvd., Denver, CO
8. Owner name and address: Sun Kim, 707 Federal Blvd., Denver, CO 80204-3210

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 4S Range 68W
SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of section 5
10. UTM reference
Zone 13; 49 78 74 mE 43 97 59 6 mN
11. USGS quad name: Fort Logan, Colorado
Year: 1965 (photorevised 1994) Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): N/A Block: N/A
Addition: N/A Year of Addition: N/A
13. Boundary Description and Justification: The resource boundary consists of the legal parcel boundary (PIN 161199794). Weir Gulch is located to the west of the property, Weir Gulch parkland is located to the south of the resource, and Federal Boulevard creates the eastern boundary. Another commercial property is located to the north of the parcel.

III. Architectural Description

14. Building plan (footprint, shape): L-shaped plan
15. Dimensions in feet: Length 123 x Width 110
16. Number of stories: One
17. Primary external wall material(s): Brick
18. Roof configuration: Flat
19. Primary external roof material: Unknown
20. Special features: Attached garage

Resource Number: 5DV11372

Temporary Resource Number:

21. General architectural description: The entire building is covered in brick siding atop a concrete foundation and is capped with a flat roof. The northern portion of the east elevation contains the main entry, which is covered by a flat-roof, cantilevered overhang supported by exposed rafters. South of the main entry, the building projects to the east. The east elevation of this projection contains a 12-pane divided storefront window and an entry door. South of the entry door are four vertical rectangular black metal display windows. These vertical windows do not match the style or materials of the doorway or windows to the north. The south elevation of the building contains two large black metal display windows that match the style of the four vertical windows on the east elevation. The rest of the elevation is void of any fenestration and roughly two-thirds of the way to the west end, the building elevation steps up approximately five feet, creating a split roofline. The west elevation is void of any fenestration. The north elevation contains a garage bay on the western portion. The portion of the northern elevation that is located to the east, within the section of the building that projects toward Federal Boulevard, does not contain any fenestration.
22. Architectural style/building type: No Style/ Commercial Type
23. Landscaping or special setting features: The east portion of the property is covered in asphalt and functions as a parking lot.
24. Associated buildings, features, or objects: N/A

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1962
Source of information: Denver County Assessor
26. Architect: Unknown
Source of information:
27. Builder/Contractor: 1978 Interior remodel of office by Abe Perlmutter
Source of information: Denver Building Permits
28. Original owner: Modern Business Machines
Source of information: Denver Building Permits
29. Construction history (include description and dates of major additions, alterations, or demolitions): Construction of the office building began in 1961 and was completed in 1962. In 1966, a warehouse was added to the property. It is believed that this warehouse addition is located along the western property boundary because it contains a garage door/ loading dock and is slightly taller than the portion that projects to the east. The portion that projects to the east is likely the original office building portion. The windows on the south end of the east elevation have been replaced. It is unknown when these were replaced, they appear to date to within the last 15 years. The windows on the south elevation do not appear to be part of the original fenestration pattern and likely date to the same time the windows on the south end of the east elevation were replaced. Incompatible signage has been recently added along the east elevation.
30. Original location X Moved ____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Commercial/ Business Professional

Resource Number: 5DV11372

Temporary Resource Number:

32. Intermediate use(s):

33. Current use(s): Commercial/ Specialty Store

34. Site type(s): The resource is a clothing store.

35. Historical background: The area where Fashion Plaza 707 is located is known as Villa Park. In Denver's early years, the area was owned by real estate speculators, believing that the close proximity to Denver and the view the area garnered with its bluff-top location would attract upper class residents. Daniel Witter was one of the early speculators, eventually transferring ownership of 765 acres of land southwest of Denver to the Denver Villa Park Association in the early 1870s, giving the area its name. The financial panic of 1873 set back development in the area, and the land was sold to Phineas T. Barnum in 1878. Barnum, of the circus fame, was an east coast resident that made frequent trips to the Denver area to visit his daughter, Mrs. Helen W. Buchtel. During one of these trips, Barnum acquired the area and continued with the concept to turn Villa Park into an upper-class Denver neighborhood. At the time of his purchase, the Villa Park area did not have direct access to Denver because there were no crossings of the South Platte River at this location. Additional obstacles existed in the development of the area in that the land lacked the necessary water for development. Discouraged by the obstacles, Barnum sold a portion of the property to his son-in-law, William H. Buchtel in 1882. That same year, the duo filed plats for their holdings with the city of Denver. By 1884, Barnum lost all interest in the development and transferred his remaining share to his daughter.

Only a few families had moved to the Villa Park and Barnum (located to the south of Villa Park) areas by the 1890s. A decade later, several important infrastructure improvements were made in the area, including the construction of several bridges over the Platte River, the installation of water mains, and the extension of street car lines into the area. These improvements helped provide the necessary framework to attract additional residents, though few settled there and the area remained largely rural in nature. After the turn of the century and prior to World War II, approximately fourteen new residences were constructed each year. When the city received news in 1940 that the federal government would construction a new Denver Ordnance Plant west of the city, the Villa Park area, with Federal Boulevard located at its eastern edge, saw new interest. Soon what was formerly a "narrow unpaved drive known as The Boulevard," would switch emphasis away from residential to commercial. Commercial infill began to occur on the many vacant lots along the boulevard and the city rezoned the properties along the street to accommodate its new role as a major city thoroughfare.

At the same time, West 6th Avenue was constructed to provide access from the city to the Ordnance Plant west. In addition to providing access to the new federal operation, West 6th Avenue allowed for residents to have easy access to residential developments further west- in essence, skipping over the Villa Park and Barnum areas for the newer developments further out from the city. As more Anglo-Saxon residents moved out to the suburbs, many Hispanic families settled into the Villa Park area, which remains a largely Hispanic neighborhood today.

According to the Denver County Assessor, the original building at 707 Federal Boulevard was not constructed until 1962. Building permits indicated that work began in 1961 and was completed in 1962, at which time it was owned by Modern Business Machines, Inc. In 1963, Thermo-Fax Sales occupied the building. A warehouse portion was added to the building in 1966. At that time, Business Products Solutions occupied the building. M. Business Products was listed as the owner on building permits from 1971. Technicolor owned the

Resource Number: 5DV11372

Temporary Resource Number:

building in 1974 and was listed as the occupant in the City Directory from 1975. By 1978, the property was owned by W. E. Sanders and contained a showroom, retail space and a warehouse, that was remodeled on the interior by Abe Perlmutter. Building permits from 1984/1985 list Duggan Realty as the owners while the City Directory notes Harmcraft Dinnerwear and Denver China and Glass as the tenants. By 1987, Gardner L. Sundstrom owned the building. The building now houses "Fashion Plaza 707" which contains a flea market, and a jewelry store.

36. Sources of information: Intensive-Level Survey of Historic Buildings Planning Environmental Linkages Study, Federal Boulevard West 5th Avenue to West Howard Place by Tatanka Historical Associates, Inc., February 24, 2009. Building permits for 707 Federal Boulevard on-file at the City and County of Denver office, available on microfiche. Denver Householder's Directory 1931, Vol. VII, Gazetteer Publishing and Printing Co., Denver, CO., Denver Householder's Directory 1935, Vol. XI, Gazetteer Publishing and Printing Co., Denver, CO., Bresser's Cross-Index Directory of Greater Denver, 1963, 1966-1967. Cole's Cross-Reference Directory of Greater Denver, Cole Publications, 1975, 1985.

VI. SIGNIFICANCE

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

Designating authority:

38. Applicable National Register Criteria:

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

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

40. Period of significance: N/A

41. Level of significance: National State Local

42. Statement of significance: The resource is not significant under Criterion A. There are no associations with the building and important trends in history. Historical research did not reveal any associations with significant persons and therefore it is not significant under Criterion B. Finally, the resource is not significant under Criterion C because it does not exemplify any distinctive characteristics of a type, period, or method of construction or represent the work of a master. The building was heavily modified with the construction of a non-historic addition in 1966 that more than doubled the size of the building. In addition, several storefront windows were recently replaced and the fenestration pattern of the building was altered. Because of the large addition and alterations, the building no longer serves as a good representative building of the modern

Resource Number: 5DV11372

Temporary Resource Number:

movement. Because the building lacks significance, it is not eligible to the National Register of Historic Places (NRHP).

43. Assessment of historic physical integrity related to significance: Integrity is not evaluated for resources lacking significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

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

Discuss: The area surrounding this resource does not possess the associations necessary to justify an historic district. The area has been heavily impacted by recent demolitions and the buildings that do remain date from various eras and function under different uses with little visual or historical continuity.

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

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

VIII. RECORDING INFORMATION

47. Photograph numbers: 5DV11372_1 – 5DV11372_3

Negatives filed at: Pinyon Environmental, Inc.

48. Report title: Eligibility and Effects Determinations, Federal Boulevard 7th to W. Holden Place, CDOT Project CC 0881-025

49. Date(s): December 10, 2013

50. Recorder(s): Jennifer Wahlers

51. Organization: Pinyon Environmental, Inc.

52. Address: 9100 W. Jewell Ave., Denver, CO 80232

53. Phone number(s): (303) 980-5200

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

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

Resource Number: 5DV11372
Temporary Resource Number:


Fashion Plaza 707

5DV11372


707 Federal Boulevard
Denver, Colorado



Legend

 Historic Resource Boundary

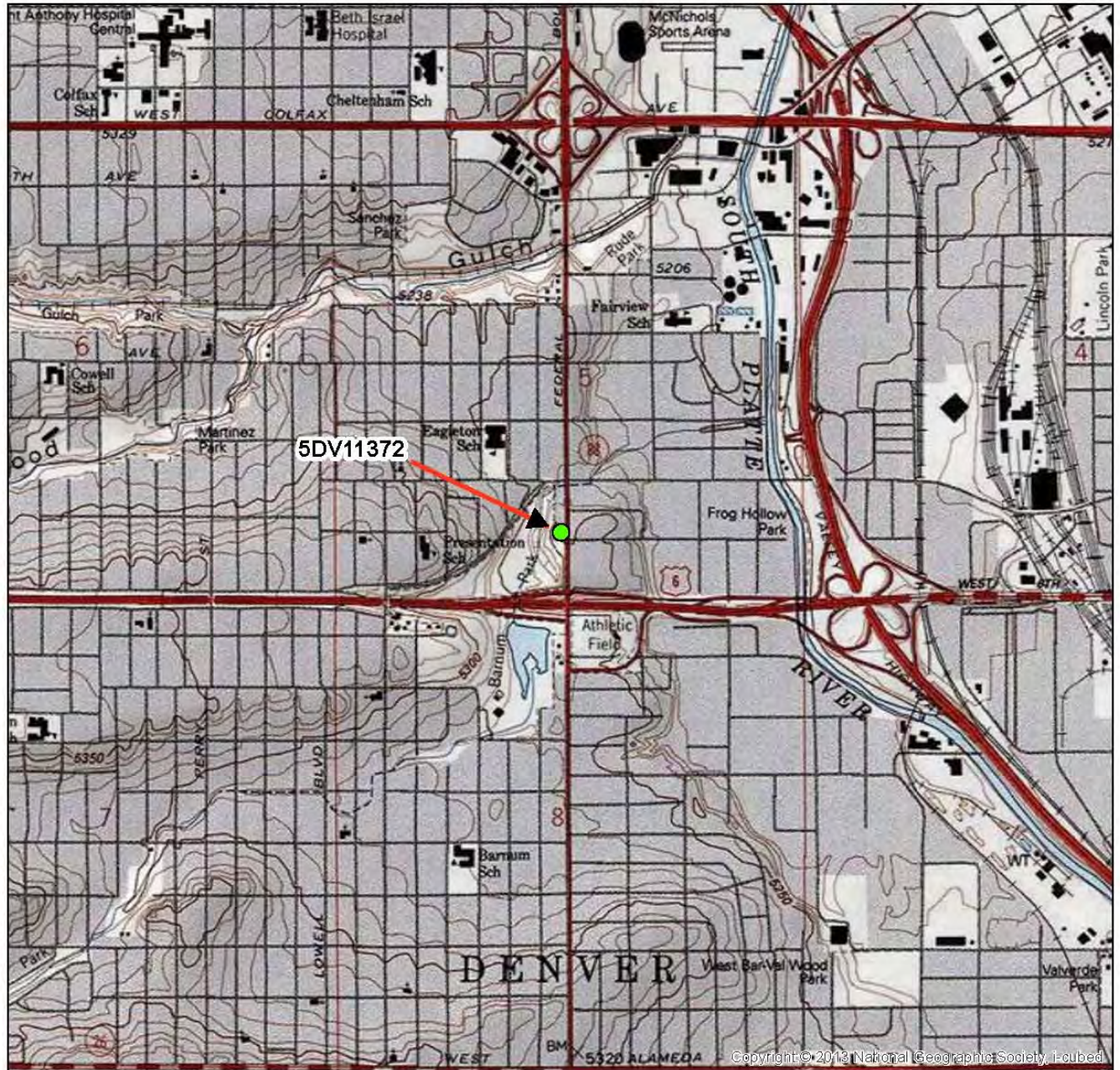
Created By: Matt Santo
Map Date: 12/10/2013

0 70 140
 Feet

Resource Number: 5DV11372
Temporary Resource Number:

Fashion Plaza 707 5DV11372

707 Federal Boulevard
Denver, Colorado



N Legend



● Historic Resource

UTM Coordinates (NAD 83, Zone 13N):
497813 mE, 4397540 mN

USGS 7.5' Topographic Map
Fort Logan, CO 1965 (revised 1994)

Created By: Matt Santo
Map Date: 12/10/2013

0 1,000 2,000
Feet

Resource Number: 5DV11372

Temporary Resource Number:

** All photographs taken November 24, 2013 by Jennifer Wahlers



Photo 5DV11372_1

View looking southwest at north and east elevation.



Photo 5DV11372_2

View looking northwest at east and south elevations. Shows southern portion of building.

Resource Number: 5DV11372
Temporary Resource Number:



Photo 5DV11372_3
View looking east at west elevation.

Resource Number: 5DV11370
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

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

I. IDENTIFICATION

1. Resource number: 5DV11370
2. Temporary resource number:
3. County: Denver
4. City: Denver
5. Historic building name: N/A
6. Current building name: Western Material Handling
7. Building address: 753-759 Federal Blvd., Denver, CO
8. Owner name and address: JL Weaver LLC., 1050 S Dudley St., Lakewood, CO 80226-4328

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 4S Range 68W
SE ¼ of NE ¼ of SE ¼ of SW ¼ of section 5
10. UTM reference
Zone 13 ; 49 78 17 mE 43 97 61 6 mN
11. USGS quad name: Fort Logan, CO

Year: 1965 (photorevised 1994) Map scale: 7.5' X 15' _____ Attach photo copy of appropriate map section.

12. Lot(s): N/A Block: N/A
Addition: N/A Year of Addition: N/A
13. Boundary Description and Justification: The resource boundary consists of the legal parcel boundary (PIN 161199786). Weir Gulch is located to the west of the property, other commercial properties are situated to the north and south, and Federal Boulevard creates the eastern boundary. The entire resource boundary is encircled by chain-link fence.

III. Architectural Description

14. Building plan (footprint, shape): L-shaped plan
15. Dimensions in feet: Length 94 x Width 76
16. Number of stories: One
17. Primary external wall material(s): Concrete Block
18. Roof configuration: Flat
19. Primary external roof material: Unknown

Resource Number: 5DV11370

Temporary Resource Number:

20. Special features: Attached garage, Fence

21. General architectural description: The east elevation contains a garage bay at the north end, followed by a door and window covered in security bars as you move south. South of the window, the building steps back, to what appears to be an addition. The east elevation of the addition contains two garage bays, a door, a window, and a garage bay that has been enclosed with windows added within the former garage bay. Moving from east to west on the south elevation are four windows with security bars, which are located in the original portion of the building. West of the original portion of the building is an open-air shed roof addition that connects the original portion of the building with what appears to be the later addition. The south elevation of the addition is void of any fenestration. The west elevation contains at least three square windows covered in security bars. Vegetation obscured some of the west elevation from view. The east end of the north elevation features three windows covered in security bars and a fourth window that has been boarded over. These windows are located in the original portion of the building. West of the original portion of the building is the open-air shed roof addition, transitioning to the later addition all the way to the west, which is void of any fenestration. With the exception of the shed-roof open-air portion of the addition, the entire building is capped with a flat roof. The west façade has been given a faux mansard roof treatment with vertical metal siding. The entire building is constructed of concrete block.

22. Architectural style/building type: No Style/Type

23. Landscaping or special setting features: The east end of the property is covered in asphalt and functions as a parking lot. A chain link fence surrounds the historic resource boundary.

24. Associated buildings, features, or objects: N/A

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1925

Source of information: Denver County Assessor

26. Architect: Unknown

Source of information:

27. Builder/Contractor: Unknown

Source of information:

28. Original owner: Frank and Minnie Vowles

Source of information: Denver Householder's Directory

29. Construction history (include description and dates of major additions, alterations, or demolitions): It is believed the property originally consisted of a residential complex with a house located at the southeast portion of the parcel, a garage along the western edge of the parcel, and an autoshop at the northeast portion of the parcel. Building permits from 1974 list the property use as residential. According to building permits, the residential building and garage were demolished sometime between 1983 and 1984 and the autoshop was all that was retained. A single building was constructed along the western property boundary in their place. At that time, the new building was detached from the original autoshop portion. Sometime later, the two buildings were connected with an open-air addition that appears to be used for storage.

Resource Number: 5DV11370

Temporary Resource Number:

A window on the north elevation of the original autoshop portion of the building was boarded over and the garage door was replaced. The southernmost garage bay on the addition portion was converted to office space, with a window and entry door added in the space where there was once likely a garage door. Security bars were added to the windows around the building. It is unknown when any of these alterations occurred.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic

32. Intermediate use(s): Commercial

33. Current use(s): Commercial

34. Site type(s): The resource is a rental and sales facility for large machinery and equipment, such as forklifts and cherry pickers.

35. Historical background: The area where 753-759 is located is known as Villa Park. In Denver's early years, the area was owned by real estate speculators, believing that the close proximity to Denver and the view the area garnered with its bluff-top location would attract upper class residents. Daniel Witter was one of the early speculators, eventually transferring ownership of 765 acres of land southwest of Denver to the Denver Villa Park Association in the early 1870s, giving the area its name. The financial panic of 1873 set back development in the area, and the land was sold to Phineas T. Barnum in 1878. Barnum, of the circus fame, was an east coast resident that made frequent trips to the Denver area to visit his daughter, Mrs. Helen W. Buchtel. During one of these trips, Barnum acquired the area and continued with the concept to turn Villa Park into an upper-class Denver neighborhood. At the time of his purchase, the Villa Park area did not have direct access to Denver because there were no crossings of the South Platte River at this location. Additional obstacles existed in the development of the area in that the land lacked the necessary water for development. Discouraged by the obstacles, Barnum sold a portion of the property to his son-in-law, William H. Buchtel in 1882. That same year, the duo filed plats for their holdings with the city of Denver. By 1884, Barnum lost all interest in the development and transferred his remaining share to his daughter.

Only a few families had moved to the Villa Park and Barnum (located to the south of Villa Park) areas by the 1890s. A decade later, several important infrastructure improvements were made in the area, including the construction of several bridges over the Platte River, the installation of water mains and the extension of street car lines into the area. These improvements helped provide the necessary framework to attract additional residents, though few settled there and the area remained largely rural in nature. After the turn of the century and prior to World War II, approximately fourteen new residences were constructed each year. When the city received news in 1940 that the federal government would construction a new Denver Ordnance Plant west of the city, the Villa Park area, with Federal Boulevard located at its eastern edge, saw new interest. Soon what was formerly a "narrow unpaved drive known as The Boulevard," would switch emphasis away from residential to commercial. Commercial infill began to occur on the many vacant lots along the boulevard and the city rezoned the properties along the street to accommodate its new role as a major city thoroughfare.

At the same time, West 6th Avenue was constructed to provide access from the city to the Ordnance Plant west. In addition to providing access to the new federal operation, West 6th Avenue allowed for residents to

Resource Number: 5DV11370

Temporary Resource Number:

have easy access to residential developments further west- in essence, skipping over the Villa Park and Barnum areas for the newer developments further out from the city. As more Anglo-Saxon residents moved out to the suburbs, many Hispanic families settled into the Villa Park area, which remains a largely Hispanic neighborhood today.

According to the Denver Assessor, the portion of the building on the northeast corner of the parcel was constructed in 1925, which is fairly early in the commercial development along Federal Boulevard in this area. In keeping with typical development along Federal Boulevard in this area, the property was initially residential with the autoshop as a smaller component of the property. In 1931 and 1935, city directories listed this as the home of Frank Vowles and his wife. In the 1963-1964 and 1966-1967 city directories, the property was listed as Holloways Garage. From 1974-1984, building permits on file at the City and County of Denver offices list Joseph Weaver as the owner of the property. It is under his ownership that the residential buildings on the property were removed and the commercial automobile functions expanded. In 1985, the resource appeared in the city directory as Ramirez Auto Body, which was likely associated with the property to the north- Ramirez Discount Auto Sales.

36. Sources of information: Intensive-Level Survey of Historic Buildings Planning Environmental Linkages Study, Federal Boulevard West 5th Avenue to West Howard Place by Tatanka Historical Associates, Inc., February 24, 2009. Building permits for 753 and 759 Federal Boulevard on-file at the City and County of Denver office, available on microfiche. Denver Householder's Directory 1931, Vol. VII, Gazetteer Publishing and Printing Co., Denver, CO., Denver Householder's Directory 1935, Vol. XI, Gazetteer Publishing and Printing Co., Denver, CO., Bresser's Cross-Index Directory of Greater Denver, 1963, 1966-1967. Cole's Cross-Reference Directory of Greater Denver, Cole Publications, 1975, 1985.

VI. SIGNIFICANCE

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

Designating authority:

38. Applicable National Register Criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

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

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

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

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

40. Period of significance: N/A

41. Level of significance: National State Local

Resource Number: 5DV11370

Temporary Resource Number:

42. Statement of significance: The resource is not significant under Criterion A. There are no associations with the building and important trends in history. Historically, the property was residential in nature. In the 1980s, the residential portion of the property was demolished and all that remains from the earlier building stock is an autoshop that has been added on to. Historical research did not reveal that it is associated with any significant persons and therefore is not significant under Criterion B. Finally, the resource is not significant under Criterion C because it does not exemplify any distinctive characteristics of a type, period, or method of construction or represent the work of a master. The building was heavily modified with the construction of an addition in the early 1980s that more than doubled the size of the building. In addition, garage doors have been replaced and windows have been boarded up on both the original autoshop portion of the building as well as the addition. Because of the large additions and alterations, the building no longer serves as a good example of a 1920s service garage. Because the building lacks significance, it is not eligible to the National Register of Historic Places (NRHP).

43. Assessment of historic physical integrity related to significance: Integrity is not evaluated for resources lacking significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

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

Discuss: The area surrounding this resource does not possess the association necessary to justify an historic district. The area has been heavily impacted by recent demolitions and the buildings that do remain date from various eras and contains varied uses with little visual or historical continuity.

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

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

VIII. RECORDING INFORMATION

47. Photograph numbers: 5DV11370_1 – 5DV11370_7

Negatives filed at: Pinyon Environmental, Inc.

48. Report title: Eligibility and Effects Determinations, Federal Boulevard 7th to W. Holden Place, CDOT Project CC 0881-025

49. Date(s): December 10, 2013

50. Recorder(s): Jennifer Wahlers

51. Organization: Pinyon Environmental, Inc.

52. Address: 9100 W. Jewell Ave., Denver, CO 80232

53. Phone number(s): (303) 980-5200

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

Resource Number: 5DV11370
Temporary Resource Number:

Western Material Handling

5DV11370

753 Federal Boulevard
Denver, Colorado

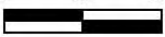


Legend

 Historic Resource Boundary

Created By: Matt Santo

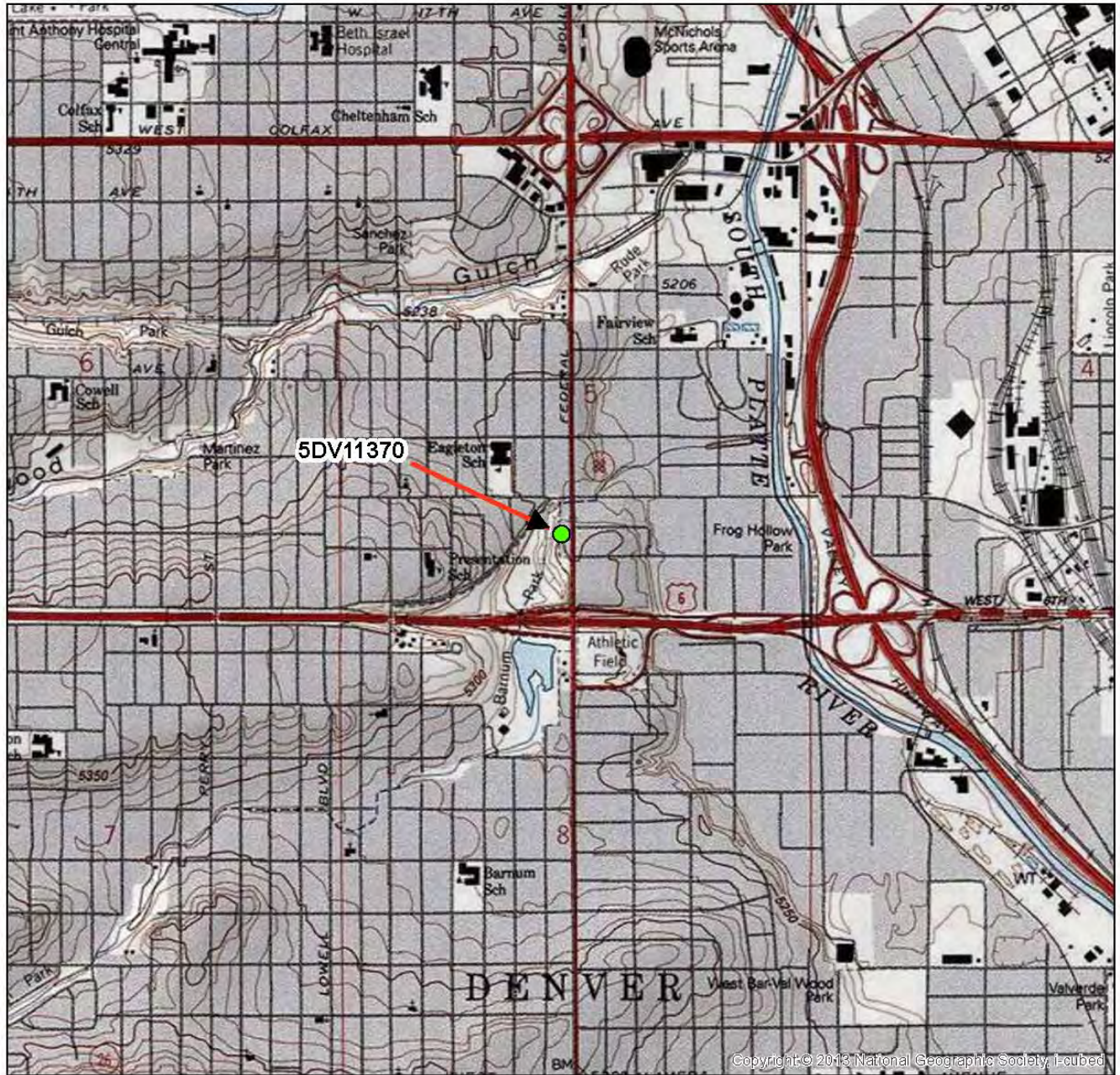
Map Date: 12/10/2013

0 70 140
 Feet

Resource Number: 5DV11370
Temporary Resource Number:

Western Material Handling 5DV11370

753 Federal Boulevard
Denver, Colorado



N Legend

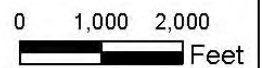


● Historic Resource

UTM Coordinates (NAD 83, Zone 13N):
497817 mE, 4397616 mN

USGS 7.5' Topographic Map
Fort Logan, CO 1965 (revised 1994)

Created By: Matt Santo
Map Date: 12/5/2013



Resource Number: 5DV11370

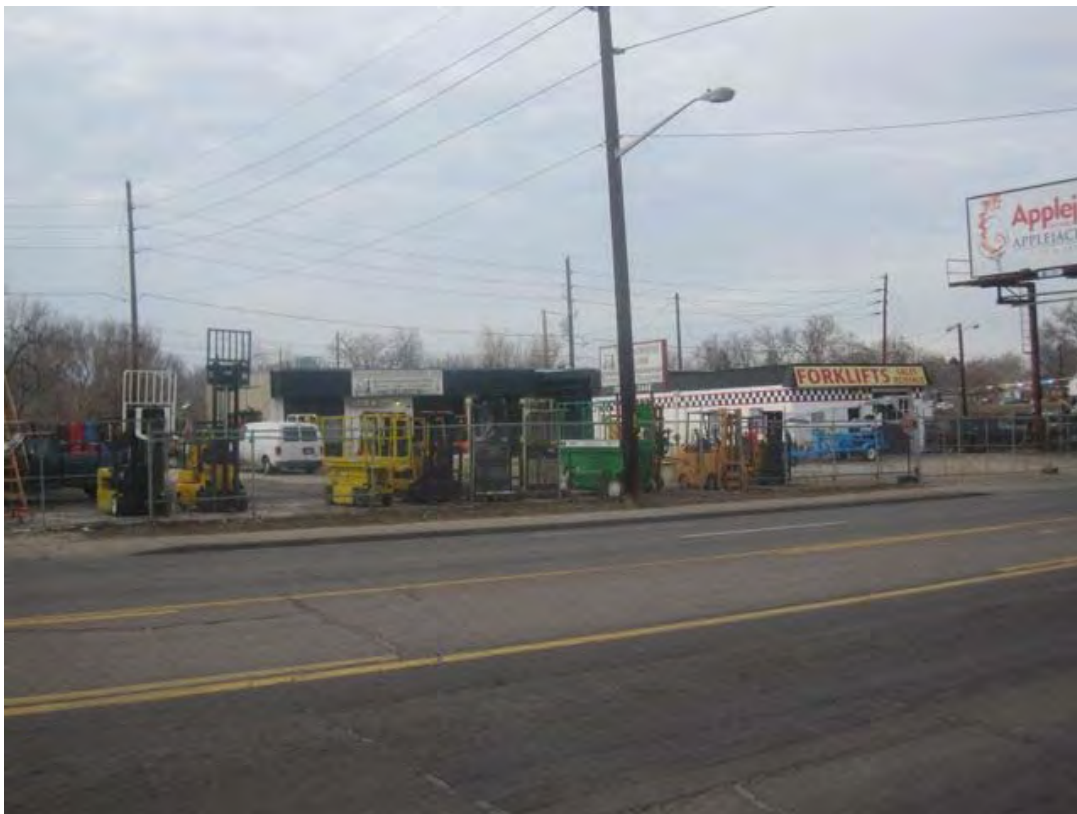
Temporary Resource Number:

** All photographs taken November 24, 2013 by Jennifer Wahlers



Photo 5DV11370_1

View looking northwest at east elevation.



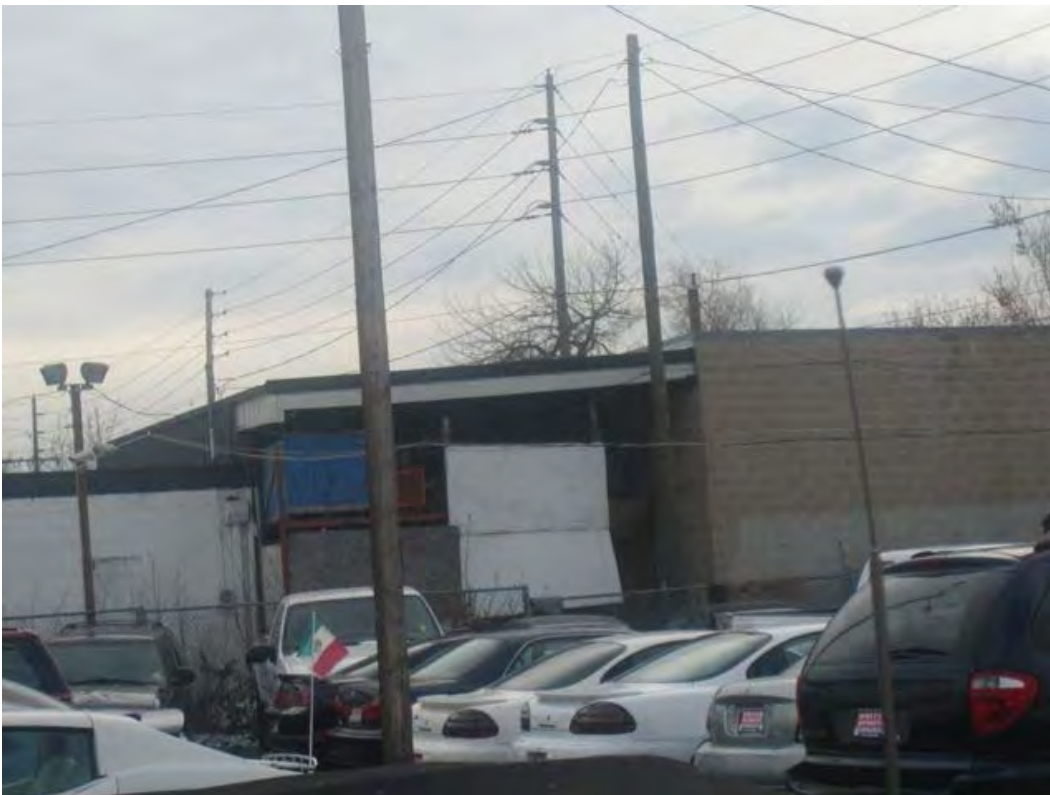
5DV11370_2

View looking northwest at east elevation.

Resource Number: 5DV11370
Temporary Resource Number:



5DV11370_3
View looking west at east elevation.



5DV11370_4
View looking southwest at north elevation.

Resource Number: 5DV11370
Temporary Resource Number:



5DV11370_5

View looking southeast at west and north elevation.

Resource Number: 5DV11369
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

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

I. IDENTIFICATION

1. Resource number: 5DV11369
2. Temporary resource number:
3. County: Denver
4. City: Denver
5. Historic building name: N/A
6. Current building name: United Automotive, LLC
7. Building address: 765 Federal Blvd., Denver, CO 80204
8. Owner name and address: Solomon Aslamy, 11337 Fenton St., Westminster, CO 80020-6877

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 4S Range 68W
SE ¼ of NE ¼ of SE ¼ of SW ¼ of section 5
10. UTM reference
Zone 13; 49 78 17 mE 43 97 65 7 mN
11. USGS quad name: Fort Logan, CO
Year: 1965, (photorevised 1994) Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): _____ Block: _____
Addition: _____ Year of Addition: _____
13. Boundary Description and Justification: The resource boundary consists of the legal parcel boundary (PIN 161199735). Federal Boulevard creates the eastern property boundary, while other commercial properties are located to the north and south. Weir Gulch is located to the west.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 26 x Width 20
16. Number of stories: One
17. Primary external wall material(s): Metal
18. Roof configuration: Front Gabled Roof
19. Primary external roof material: Asphalt
20. Special features: N/A

Resource Number: 5DV11369

Temporary Resource Number:

21. General architectural description: **Garage-** The garage is a front gable wood-frame building. A small rectangular cut-out is visible in the gable, above the two-bay garage door on the east elevation. The north and south elevations were obscured from view by adjacent buildings. The west elevation is covered in corrugated metal siding and the entire building is topped with an asphalt shingle roof.
22. Architectural style/building type: No Style/ Type
23. Landscaping or special setting features: A chain-link fence surrounds the property.
24. Associated buildings, features, or objects: **Mobile Home-** A side gable mobile home building is located north of the garage. The east elevation contains a square window divided into four lites on the southern end of the elevation, followed by a door and three two-pane sliding windows. North of the three two-pane windows is a double door and a rectangular two-pane sliding window. The north elevation features a small two-pane sliding window under the gable portion of the roof, and a two-pane sliding window within a shed roof addition that projects to the west. The west elevation contains two two-pane sliding windows and two small two-pane hanging windows. The south elevation was obscured from view from the garage building.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1935
Source of information: Denver County Assessor
26. Architect: Unknown
Source of information:
27. Builder/Contractor: Unknown
Source of information:
28. Original owner: Unknown
Source of information:
29. Construction history (include description and dates of major additions, alterations, or demolitions): According to the Denver County Assessor's records, the garage was constructed in 1935. Very little else is known about the property, except that a building permit from 1983 notes that an older building on the property was to be demolished and a new "pre-wired porta building" was to be added to the property. It is likely that the "porta building" referenced is the mobile home located north of the garage. The garage itself appears to have a replacement vinyl garage door on the east elevation. The rear of the building is covered in corrugated metal. It is unknown when these changes occurred.
30. Original location X Moved ____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Unknown
32. Intermediate use(s): Commercial
33. Current use(s): Commercial
34. Site type(s): The resource is a commercial automobile sales property consisting of a two-bay garage building and a mobile home building that serves as an office for the business

Resource Number: 5DV11369

Temporary Resource Number:

35. Historical background: The area where 765 Federal Boulevard is located is known as Villa Park. In Denver's early years, the area was owned by real estate speculators, believing that the close proximity to Denver and the view the area garnered with its bluff-top location would attract upper class residents. Daniel Witter was one of the early speculators, eventually transferring ownership of 765 acres of land southwest of Denver to the Denver Villa Park Association in the early 1870s, giving the area its name. The financial panic of 1873 set back development in the area, and the land was sold to Phineas T. Barnum in 1878. Barnum, of the circus fame, was an east coast resident that made frequent trips to the Denver area to visit his daughter, Mrs. Helen W. Buchtel. During one of these trips, Barnum acquired the area and continued with the concept to turn Villa Park into an upper-class Denver neighborhood. At the time of his purchase, the Villa Park area did not have direct access to Denver because there were no crossings of the South Platte River at this location. Additional obstacles existed in the development of the area in that the land lacked the necessary water for development. Discouraged by the obstacles, Barnum sold a portion of the property to his son-in-law, William H. Buchtel in 1882. That same year, the duo filed plats for their holdings with the city of Denver. By 1884, Barnum lost all interest in the development and transferred his remaining share to his daughter.

Only a few families had moved to the Villa Park and Barnum (located to the south of Villa Park) areas by the 1890s. A decade later, several important infrastructure improvements were made in the area, including the construction of several bridges over the Platte River, the installation of water mains and the extension of street car lines into the area. These improvements helped provide the necessary framework to attract additional residents, though few settled there and the area remained largely rural in nature. After the turn of the century and prior to World War II, approximately fourteen new residences were constructed each year. When the city received news in 1940 that the federal government would construction a new Denver Ordnance Plant to the west, the Villa Park area, with Federal Boulevard located at its eastern edge, saw new interest. Soon what was formerly a "narrow unpaved drive known as The Boulevard," would switch emphasis away from residential to commercial. Commercial infill began to occur on the many vacant lots along the boulevard and the city rezoned the properties along the street to accommodate its new role as a major city thoroughfare.

At the same time, West 6th Avenue was constructed to provide access from the city to the Ordnance Plant west. In addition to providing access to the new federal operation, West 6th Avenue allowed for residents to have easy access to residential developments further west- in essence, skipping over the Villa Park and Barnum areas for the newer developments further out from the city. As more Anglo-Saxon residents moved out to the suburbs, many Hispanic families settled into the Villa Park area, which remains a largely Hispanic neighborhood today.

It is unknown the original function of the property. The address did not appear in city directories prior to 1963. From 1963 through 1967 the property was listed as Leyba Auto Sales. By 1975, the property was known as J & B Auto Sales. Ten years later, it was listed as Ramirez Discount Auto Sales. According to Denver Building Permits, the property was owned by Loddie Detwiller in 1983 and was known as "Discount Auto Sales." At that time, a building was demolished and a "porta" building was brought on to the property. The original function of the property is unknown.

36. Sources of information: Intensive-Level Survey of Historic Buildings Planning Environmental Linkage Study, Federal Boulevard West 5th Avenue to West Howard Place by Tatanka Historical Associates, Inc., February 24,

Resource Number: 5DV11369

Temporary Resource Number:

2009. Building permits for 765 Federal Boulevard on-file at the City and County of Denver office, available on microfiche. Denver Householder's Directory 1931, Vol. VII, Gazetteer Publishing and Printing Co., Denver, CO., Denver Householder's Directory 1935, Vol. XI, Gazetteer Publishing and Printing Co., Denver, CO., Bresser's Cross-Index Directory of Greater Denver, 1963, 1966-1967. Cole's Cross-Reference Directory of Greater Denver, Cole Publications, 1975, 1985. *Curtain Wall* by the Washington State Department of Archaeology and Historic Preservation. Accessed at <http://www.dahp.wa.gov/styles/curtainwall>

VI. SIGNIFICANCE

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

Designating authority:

38. Applicable National Register Criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

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

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

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

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

40. Period of significance: N/A

41. Level of significance: National State Local

42. Statement of significance: The property does not qualify for listing to the National Register of Historic Places (NRHP) under any Criteria. Though the garage dates to 1935, it does not demonstrate connections with events or themes of history (Criterion A), significant persons (Criterion B), or distinctive characteristics of type, period, or method of construction (Criterion C). The garage is a small, wood-frame garage that was likely an outbuilding to a residential building. The residence has since been demolished; removing any historic context the garage may have once held. In addition, the main feature that identifies it as a garage- the garage door- has been replaced with an incompatible vinyl garage door- affecting its ability to serve as a good example of a garage from that era. Because there are very few distinctive architectural elements, and the associated residence has previously been demolished, the building does not stand out as a good example of a garage from the 1930s. The building demonstrates limited historic connection or significance and does not qualify for inclusion on the NRHP.

43. Assessment of historic physical integrity related to significance: For properties that do not meet the NRHP Criteria and are not considered significant, integrity is not assessed.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Resource Number: 5DV11369

Temporary Resource Number:

Eligible ___ Not Eligible X Need Data ___

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

Discuss: The area surrounding this resource does not possess the association necessary to justify an historic district. The area has been heavily impacted by recent demolitions and the buildings that do remain date from various eras and contain varied uses with little visual or historical continuity.

If

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

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

VIII. RECORDING INFORMATION

47. Photograph numbers: 5DV11369_1 – 5DV11369_4

Photo files filed at: CDOT

48. Report title: Eligibility and Effects Determinations, Federal Boulevard 7th to W. Holden Place, CDOT Project 0881-025

49. Date(s): December 10, 2013

50. Recorder(s): Jennifer Wahlers

51. Organization: Pinyon Environmental, Inc.

52. Address: 9100 W. Jewell Ave., Denver, CO 80232

53. Phone number(s): 303.980-5200

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

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

Resource Number: 5DV11369
Temporary Resource Number:

United Automotive LLC

5DV11369

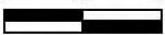
765 Federal Boulevard
Denver, Colorado



Legend

 Historic Resource Boundary

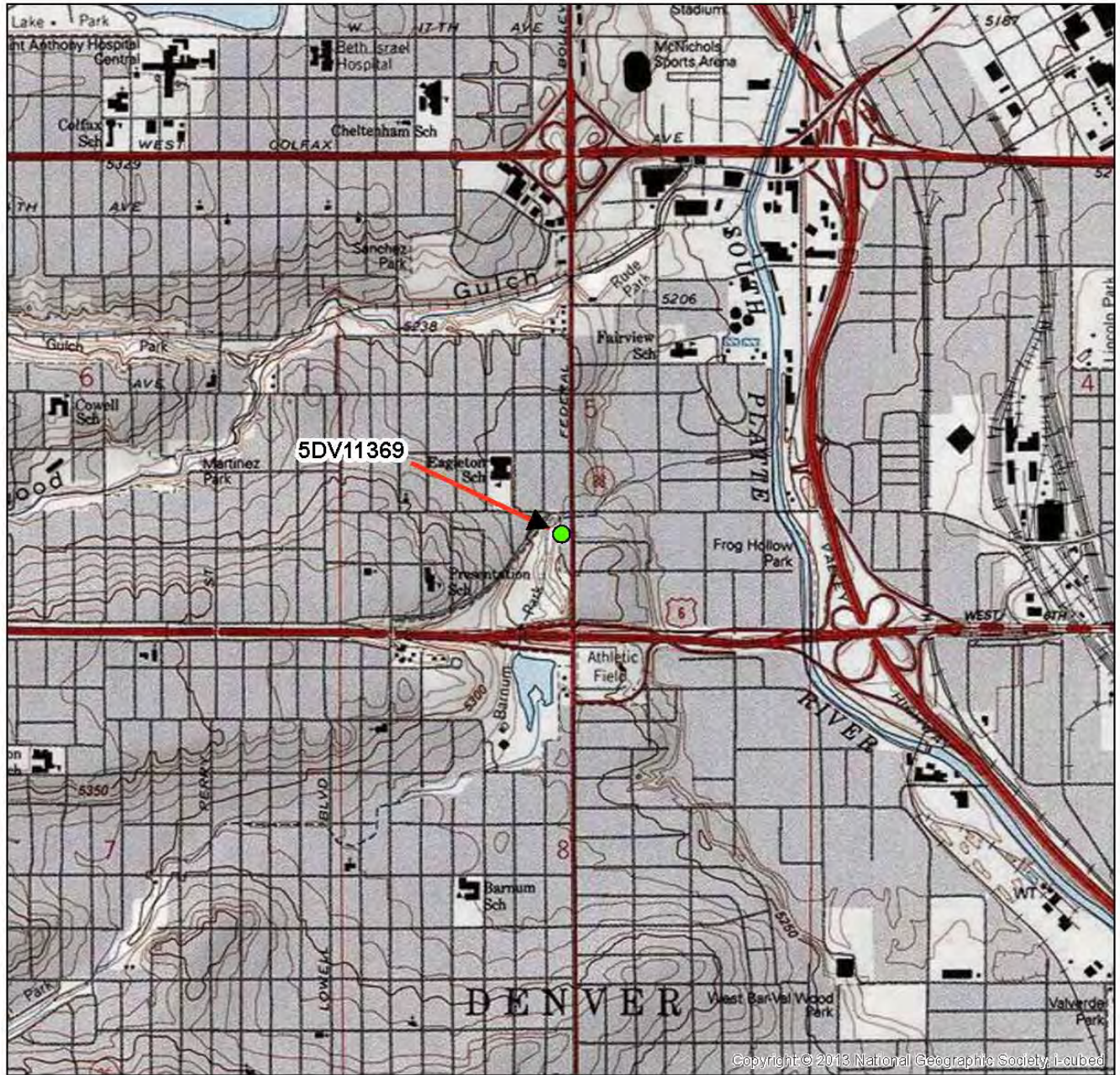
Created By: Matt Santo
Map Date: 12/10/2013

0 70 140
 Feet

Resource Number: 5DV11369
Temporary Resource Number:

United Automotive LLC 5DV11369

765 Federal Boulevard
Denver, Colorado



Copyright © 2013 National Geographic Society, i-cubed

N Legend

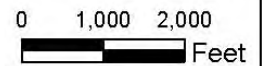


● Historic Resource

UTM Coordinates (NAD 83, Zone 13N):
497817 mE, 4397657 mN

USGS 7.5' Topographic Map
Fort Logan, CO 1965 (revised 1994)

Created By: Matt Santo
Map Date: 12/5/2013



Resource Number: 5DV11369

Temporary Resource Number:

* All photographs taken November 24, 2013 by Jennifer Wahlers



Photo 5DV11369_1

View looking west at east elevation of wood garage on left of image. Southern end of recent mobile home visible on right of image.



Photo 5DV11369_2

View looking southwest at wood garage. South end of recent mobile home visible on right of image.

Resource Number: 5DV11369
Temporary Resource Number:



Photo 5DV11369_3
View looking west at east elevation of recent mobile home (visible beyond parked cars).



Photo 5DV11369_4
Looking east at west (rear) elevations of wood garage on right and white mobile home.

Resource Number: 5DV11368
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

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

I. IDENTIFICATION

1. Resource number: 5DV11368
2. Temporary resource number:
3. County: Denver
4. City: Denver
5. Historic building name: N/A
6. Current building name: N/A
7. Building address: 913-925 Federal Blvd., Denver, CO
8. Owner name and address: Sun Kim, 707 Federal Blvd., Denver, CO 80204-3210

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 4S Range 68W
SE ¼ of NE ¼ of NE ¼ of SW ¼ of section 5
10. UTM reference
Zone 13; 497814 mE 4397977 mN
11. USGS quad name: Fort Logan, CO
Year: 1965 (photorevised 1994) Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 27 Block: 24
Addition: Villa Park Year of Addition: 1896
13. Boundary Description and Justification: The resource boundary consists of the northern portion of the legal parcel boundary (PIN 163256034). An alley creates the western resource boundary, while another commercial property forms the northern resource boundary. A fence that separates the building from a parking lot creates the southern resource boundary. Federal Boulevard creates the eastern resource boundary.

III. Architectural Description

14. Building plan (footprint, shape): L-shaped plan
15. Dimensions in feet: Length 40 x Width 50
16. Number of stories: Two
17. Primary external wall material(s): Brick
18. Roof configuration: Flat
19. Primary external roof material: Unknown
20. Special features: N/A

Resource Number: 5DV11368

Temporary Resource Number:

21. General architectural description: **Main Commercial Building:** The east, or front elevation, contains a ground level entry double door located on the southern end of the elevation, and a three-pane vertical rectangular window toward the northern end of the elevation. This ground level portion of the façade is tucked under the second story elevation, which extends over the ground level portion and is supported by three white square columns. The second story of the building contains a single-pane vertical rectangular window located on the northern end of the façade, followed by six three-pane vertical rectangular windows, and a second single-pane vertical rectangular window. The second story of the east elevation is covered in panels of orange vertical metal siding. The south elevation is void of any fenestration, with brick on the ground floor of the building and vertical metal siding on the second story. Much of the first floor of the west elevation was obscured from view by the presence of a brick former residential building at the rear of the parcel. Two doors and a square window were observed near the south end of the west elevation, however. The second story of the west elevation contains six vertical rectangular windows, which are blocked by sunshades that extend from the surface of the elevation. The north elevation is void of any fenestration, however, a brick wall extends the length of the building, with decorative brickwork creating voids in the elevation toward the western end. In general, the first floor is covered in brick siding while the second story is covered in vertical metal siding.

22. Architectural style/building type: Modern Movement/Commercial

23. Landscaping or special setting features: The east portion of the property is covered in asphalt and functions as a parking lot. The southern portion of the legal parcel is covered in asphalt and functions as a parking lot.

24. Associated buildings, features, or objects: A building that was formerly a residence is located at the rear, or western, portion of the parcel, fronting the alley.

Former Residential Building: This building is a brick former residential building topped with a cross-gable asphalt roof. The south elevation contains a replacement door on the east end and a square window covered in security bars. Multiple electrical boxes are mounted on the brick wall, between the window and the door. There are two gable portions with rectangular vents located in each gable. The west elevation contains two rectangular windows covered in security bars on the south end. North of the two windows is a door located underneath a gable, and another rectangular window covered in security bars. The north elevation was obscured from view by a brick wall that extends west from the 1961 building. The east elevation of the residential building was also obscured from view by the presence of the 1961 building.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1961

Source of information: Denver County Assessor

26. Architect: Unknown

Source of information:

27. Builder/Contractor: Unknown

Source of information:

28. Original owner: Unknown

Source of information:

Resource Number: 5DV11368

Temporary Resource Number:

29. Construction history (include description and dates of major additions, alterations, or demolitions): It is unknown what date 913 Federal Boulevard, the small former residential building at the rear of the parcel, was constructed. Based on field review, it likely dates to the 1920s or 1930s. According to the Denver Building Permits on file, an addition was added to the former residential building in 1957. In 1961, a 2-story office building was constructed at 925 Federal Building, which was classified as an addition to the existing office building in the building permits. It appears as though the wall on the northern edge of the property connects the 2-story office building with the former residential building at the rear of the parcel, which is why it may have been classified as an addition. In 1976, repairs were made to the main floor of the office building.

The building at the rear of the parcel, 913 Federal appears to have undergone many changes including replacement windows and doors on the south and west elevations. The current main entry door appears to be on the south elevation, which was not likely the original main entry. Because of the construction of the 2-story office building to the east, the orientation of the former residential building was likely changed. It appears as though 925 Federal, the 2-story office building, has also received a replacement door and vinyl windows on the east façade as well as the west elevation.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic

32. Intermediate use(s):

33. Current use(s): Commercial

34. Site type(s): The resource is a two-story commercial office building with a former residential building converted to commercial purposes located to the west.

35. Historical background: The area where 913-925 Federal Boulevard is located is known as Villa Park. In Denver's early years, the area was owned by real estate speculators, believing that the close proximity to Denver and the view the area garnered with its bluff-top location would attract upper class residents. Daniel Witter was one of the early speculators, eventually transferring ownership of 765 acres of land southwest of Denver to the Denver Villa Park Association in the early 1870s, giving the area its name. The financial panic of 1873 set back development in the area, and the land was sold to Phineas T. Barnum in 1878. Barnum, of the circus fame, was an east coast resident that made frequent trips to the Denver area to visit his daughter, Mrs. Helen W. Buchtel. During one of these trips, Barnum acquired the area and continued with the concept to turn Villa Park into an upper-class Denver neighborhood. At the time of his purchase, the Villa Park area did not have direct access to Denver because there were no crossings of the South Platte River at this location. Additional obstacles existed in the development of the area in that the land lacked the necessary water for development. Discouraged by the obstacles, Barnum sold a portion of the property to his son-in-law, William H. Buchtel in 1882. That same year, the duo filed plats for their holdings with the city of Denver. By 1884, Barnum lost all interest in the development and transferred his remaining share to his daughter.

Only a few families had moved to the Villa Park and Barnum (located to the south of Villa Park) areas by the 1890s. A decade later, several important infrastructure improvements were made in the area, including the construction of several bridges over the Platte River, the installation of water mains and the extension of street

Resource Number: 5DV11368

Temporary Resource Number:

car lines into the area. These improvements helped provide the necessary framework to attract additional residents, though few settled there and the area remained largely rural in nature. After the turn of the century and prior to World War II, approximately fourteen new residences were constructed each year. When the city received news in 1940 that the federal government would construction a new Denver Ordnance Plant to the west, the Villa Park area, with Federal Boulevard located at its eastern eedge, saw new interest. Soon what was formerly a "narrow unpaved drive known as The Boulevard," would switch emphasis away from residential to commercial. Commercial infill began to occur on the many vacant lots along the boulevard and the city rezoned the properties along the street to accommodate its new role as a major city thoroughfare.

At the same time, West 6th Avenue was constructed to provide access from the city to the Ordnance Plant west. In addition to providing access to the new federal operation, West 6th Avenue allowed for residents to have easy access to residential developments further west- in essence, skipping over the Villa Park and Barnum areas for the newer developments further out from the city. As more Anglo-Saxon residents moved out to the suburbs, many Hispanic families settled into the Villa Park area, which remains a largely Hispanic neighborhood today.

It appears that this property started like several properties along this stretch of Federal Boulevard, with a residential function that was since overtaken by commercial uses. A small residential house that is now used for commercial functions is located at the rear of the parcel (913 Federal Boulevard) It is unknown when this house was built: based on field examination, it likely dates to the 1920s. It is possible that a larger residential property was located east of this building, closer to Federal Boulevard and this was a secondary residential building, as is observed on other properties along Federal Boulevard, including 935 Federal Boulevard (5DV10627). Based on city directories, the residence at 913 Federal Boulevard existed by 1931, at which time it was occupied by Elizabeth Robertson, the widow of William Robertson. Ms. Robertson resided there through at least 1935. By 1957, the building took on a commercial function and was occupied by an insurance agent named Francis Jones, at which time he applied to put on an addition. In 1961, Ross Dunshee applied for a permit to build a 2-story office building, to be located at 925 Federal Boulevard. Two years later, 913 Federal Boulevard was still occupied by Francis Jones, who is listed as a State Farm Insurance Agent while the larger building at 925 Federal was occupied by multiple businesses including Master Investment, Financial Development, KICM radio station, Dunshee & Co., and Smith-Werner Co. In 1966, Francis Jones, the State Farm Insurance Agent still occupied the former residential building to the rear at 913 Federal. In 1975, Leon Bonavich is listed in the city directory as the occupant of 913 Federal while Dunshee & Co., Legal Aid, Smith Werner Co., and Southwest Valley Legal Services occupied the larger office building at 925 Federal Boulevard. In 1976-78, building permits list Steve McKelvy as the owner of 913 Federal Boulevard.

36. Sources of information: Intensive-Level Survey of Historic Buildings Planning Environmental Linkages Study, Federal Boulevard West 5th Avenue to West Howard Place by Tatanka Historical Associates, Inc., February 24, 2009. Building permits for 913-925 Federal Boulevard on-file at the City and County of Denver office, available on microfiche. Denver Householder's Directory 1931, Vol. VII, Gazetteer Publishing and Printing Co., Denver, CO., Denver Householder's Directory 1935, Vol. XI, Gazetteer Publishing and Printing Co., Denver, CO., Bresser's Cross-Index Directory of Greater Denver, 1963, 1966-1967. Cole's Cross-Reference Directory of

Resource Number: 5DV11368

Temporary Resource Number:

Greater Denver, Cole Publications, 1975, 1985. *Curtain Wall* by the Washington State Department of Archaeology and Historic Preservation. Accessed at <http://www.dahp.wa.gov/styles/curtainwall>

VI. SIGNIFICANCE

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

Designating authority:

38. Applicable National Register Criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

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

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

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

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

40. Period of significance: N/A

41. Level of significance: National State Local

42. Statement of significance: The resource is not significant under Criterion A because it is not associated with events that have made a significant contribution to the broad pattern of our history. The small residential building at the rear of the parcel was likely part of a larger residential complex at one point that has since been demolished. The office building was constructed in 1961, long after this area along Federal Boulevard saw an increase in commercial building during the 1940s and 1950s because of the employment opportunities and coinciding expansion and growth to the west. Historical research did not reveal any association with the lives of persons significant in our past. Therefore, the resource is not significant under Criterion B. Finally, the resource is not significant under Criterion C because it does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master. The architect of the building is unknown, and though the 2-story commercial building employs some elements of the curtain wall style, it is not a well-executed example. According to the Washington State Department of Archaeology and Historic Preservation, the curtain style was common between 1948-1965 and was a way of "using a prefabricated exterior wall sheathing system of glass hung to their frames." Though the 2-story commercial building displays "...a repetitive grid of vertical extruded aluminum mullions and horizontal rails," and spandrels that "...hide the floors and ceilings," typical of the curtain wall system, it is a poor example. The repetitive vertical grid is only found on the front, or east elevation, while typical buildings exhibiting the curtain wall style employ the "...system for a majority of the exterior façade." The 2-story commercial building utilizes the system on the east elevation only while the north and south elevation are void of any fenestration. A portion of the west elevation contains the large vertical windows, however the "ribbon" effect present on the east elevation is lacking and projecting sunshades that are attached to the elevation largely obscure the windows. Because of this, the sense of

Resource Number: 5DV11368

Temporary Resource Number:

verticality and pattern indicative of the curtain wall style is lost. Because the curtain wall method is only apparent on one elevation, the building has vinyl replacement windows and doors that detract from the original execution of the fenestration, and the office building was built sharing an extension of the northern wall with the residential building to the west, it does not stand as a good example of the curtain wall style or the modern movement. Because the resource lacks significance, it is not considered eligible to the National Register of Historic Places.

43. Assessment of historic physical integrity related to significance: Physical integrity is not evaluated for properties lacking significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

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

Discuss: The area surrounding this resource does not possess the associations necessary to justify an historic district. The area has been heavily impacted by recent demolitions and the buildings that do remain date from various eras and function under different uses with little visual or historical continuity.

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

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

VIII. RECORDING INFORMATION

47. Photograph numbers: 5DV11368_1 – 5DV11368_7

Negatives filed at: Pinyon Environmental, Inc.

48. Report title: Eligibility and Effects Determinations, Federal Boulevard 7th to W. Holden Place, CDOT Project CC 0881-025

49. Date(s): December 12, 2013

50. Recorder(s): Jennifer Wahlers

51. Organization: Pinyon Environmental, Inc.

52. Address: 9100 W. Jewell Ave., Denver, CO 80232

53. Phone number(s): (303) 980-5200

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

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

Resource Number: 5DV11368
Temporary Resource Number:

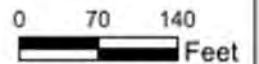
5DV11368
913-925 Federal Boulevard
Denver, Colorado



Legend

 Historic Resource Boundary

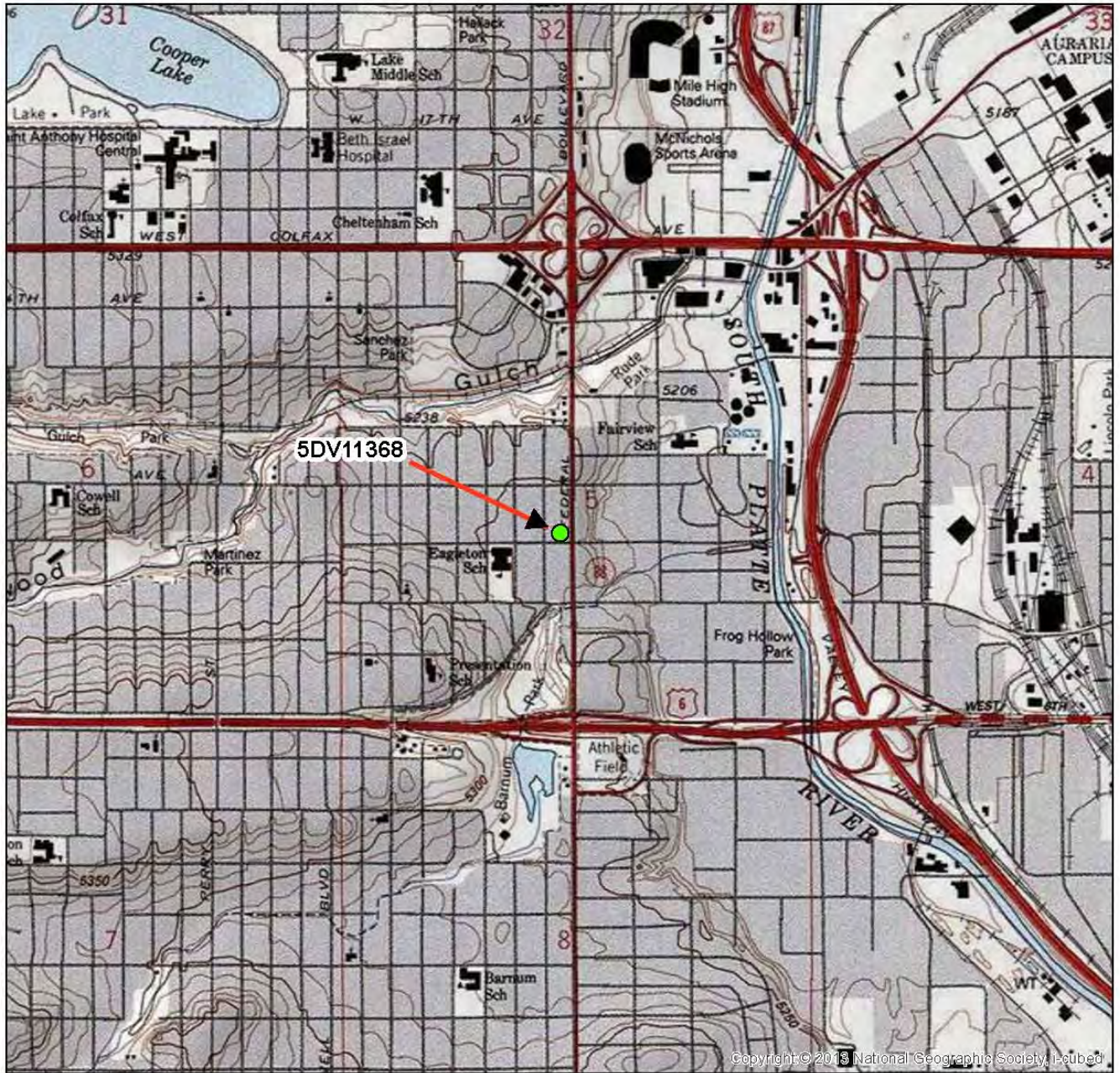
Created By: Matt Santo
Map Date: 1/15/2014



Resource Number: 5DV11368
Temporary Resource Number:

5DV11368

913-925 Federal Boulevard
Denver, Colorado



N Legend

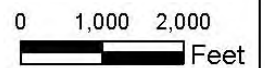


● Historic Resource

UTM Coordinates (NAD 83, Zone 13N):
497814 mE, 4397977 mN

USGS 7.5' Topographic Map
Fort Logan, CO 1965 (revised 1994)

Created By: Matt Santo
Map Date: 12/10/2013



Resource Number: 5DV11368

Temporary Resource Number:

** All photographs taken November 24, 2013 by Jennifer Wahlers



Photo 5DV11368_1

View looking southwest at north and east elevation.



Photo 5DV11368_2

View looking northwest at east and south elevations.

Resource Number: 5DV11368
Temporary Resource Number:



5DV11368_3

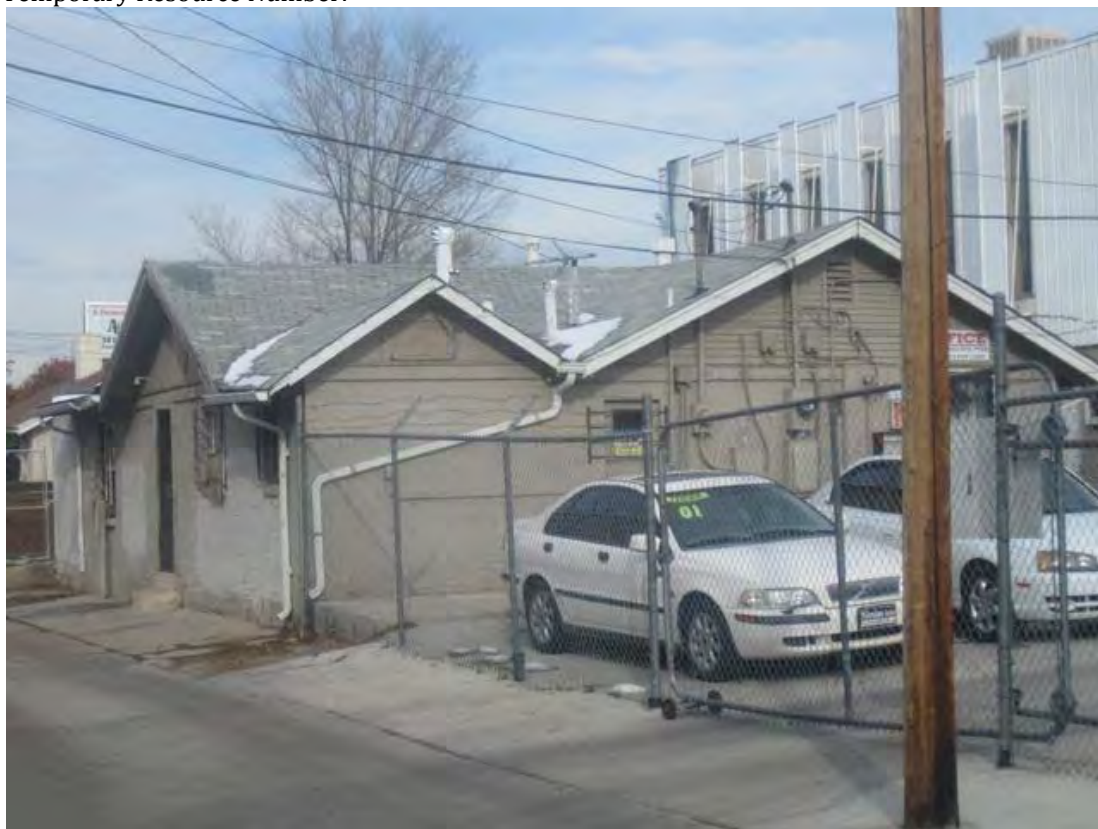
View looking northeast at south and west elevations. East end of residential building visible on left of image.



5DV11368_4

View looking northeast at south and west elevations of residential building.

Resource Number: 5DV11368
Temporary Resource Number:



5DV11368_5

View looking northeast at south and west elevations of residential building.



5DV11368_6

View looking southeast at north elevation of 1961 building. Image taken from alley to the west.

Resource Number: 5DV11366
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

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

I. IDENTIFICATION

1. Resource number: 5DV11366
2. Temporary resource number:
3. County: Denver
4. City: Denver
5. Historic building name: N/A
6. Current building name: Casa de Fashion (969 Federal)/ The Treasure Thrift Store (975 Federal)
7. Building address: 969-975 Federal Blvd., Denver, CO
8. Owner name and address: Sylvia Nguyen, 7812 W Oxford Cir., Lakewood, CO 80235-1936

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 4S Range 68W
NE ¼ of NE ¼ of NE ¼ of SW ¼ of section 5
10. UTM reference
Zone 13; 497814 mE 4398060 mN
11. USGS quad name: Fort Logan
Year: 1965, photorevised 1994 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 42, 43, 44, 45, 46 Block: 24
Addition: Villa Park Year of Addition: 1896
13. Boundary Description and Justification: The resource boundary consists of the legal parcel boundary (PIN 161144582). An alley creates the western resource boundary, while another commercial property forms the northern and southern resource boundary. Federal Boulevard creates the eastern resource boundary. Although two different commercial buildings are located on the single property, they were recorded together as they are, and have been, a part of the same legal parcel, share a driveway and parking lot between the two buildings, and were owned by the same individual when they were constructed.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 100 x Width 40
16. Number of stories: One
17. Primary external wall material(s): Concrete Block
18. Roof configuration: Flat

Resource Number: 5DV11366

Temporary Resource Number:

19. Primary external roof material: Unknown

20. Special features: N/A

21. General architectural description: **975 Federal:** The east, or front elevation, consists of two rectangular window bays divided into two larger squares, three smaller squares and one rectangle located at the south end of the elevation. North of the two bays, the elevation is recessed to accommodate a doorway that is framed by square windows. North of the doorway are three rectangular window bays with the same fenestration pattern as the southern two window bays. The windows and entryway all extend approximately two-thirds up the elevation. The upper third does not contain any windows; however, the vertical banding that helped distinguish the several window bays extends through the upper third. The building signage is arranged around the banding. Much of the north elevation is void of fenestration, but the majority was obscured from view by the building located to the north. The west elevation does not contain any windows or doors. On the western end of the south elevation is a vinyl garage door followed by a metal door capped with a blue awning. East of the metal door is a band of five one-over-one square windows, a singular square window that has been boarded up, and a final four-pane rectangular window that is painted over. The north, west, and south elevations are constructed of concrete block while the east elevation is mostly glass mounted in narrow steel frames. The building is capped with a flat roof.

22. Architectural style/building type: Modern Movement/Commercial

23. Landscaping or special setting features: The portion between the two buildings is a paved asphalt parking lot. The rear of each building is separated from the alley by chain link fence.

24. Associated buildings, features, or objects: **969 Federal:** The east, or front elevation contains a storefront window bay to the south that is divided into eight panes. North of the window bay are double doors, centered in the elevation and covered in metal security bars. North of the doorway is another eight-pane storefront window. Decorative raised bricks frame each window bay. Above the windows and doors is an expanse of recessed brick where signage has been mounted. From east to west, the north elevation contains a door, four square windows that are located approximately two-thirds up the elevation and have been boarded up, and another entry door. The four square windows are situated in decorative recessed bands in the elevation. The west elevation lacks any fenestration. Much of the south elevation is obscured from view by the building to the south, however, the easternmost portion is exposed and shows that section is constructed of brick and lacks any fenestration. The far eastern portion of the building is constructed of brick, while the rest of the building is constructed of concrete block. The entire building is capped with a flat roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1962 (975 Federal Boulevard), 1964 (969 Federal Boulevard)

Source of information: Denver County Assessor/ Denver County Building Permits

26. Architect: 975 Federal Boulevard-Harmon, Beckett, and Eugene Neverdahl

Source of information: Denver Building Permits

27. Builder/Contractor: Unknown

Source of information:

Resource Number: 5DV11366

Temporary Resource Number:

28. Original owner: W. Doug Morrison

Source of information: Denver Building Permits

29. Construction history (include description and dates of major additions, alterations, or demolitions): 975 Federal was constructed in 1962. In 1964, 969 Federal Boulevard (to the south) was built. In 1979, an addition was added to 969 Federal. 969 Federal Boulevard has replacement storefront windows on the east elevation and boarded up windows and what appear to be non-functioning doors on the north elevation. It is unknown when these changes occurred. Windows on the south elevation of 975 Federal Boulevard have been boarded up and the garage door on the west end of the south elevation was replaced. It is unknown when these changes occurred.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Commercial

32. Intermediate use(s):

33. Current use(s): Commercial

34. Site type(s): The resource consists of two commercial buildings, 969 Federal Boulevard located to the south and 975 Federal to the north.

35. Historical background: The area where 969-975-925 Federal Boulevard is located is known as Villa Park. In Denver's early years, the area was owned by real estate speculators, believing that the close proximity to Denver and the view the area garnered with its bluff-top location would attract upper class residents. Daniel Witter was one of the early speculators, eventually transferring ownership of 765 acres of land southwest of Denver to the Denver Villa Park Association in the early 1870s, giving the area its name. The financial panic of 1873 set back development in the area, and the land was sold to Phineas T. Barnum in 1878. Barnum, of the circus fame, was an east coast resident that made frequent trips to the Denver area to visit his daughter, Mrs. Helen W. Buchtel. During one of these trips, Barnum acquired the area and continued with the concept to turn Villa Park into an upper-class Denver neighborhood. At the time of his purchase, the Villa Park area did not have direct access to Denver because there were no crossings of the South Platte River at this location. Additional obstacles existed in the development of the area in that the land lacked the necessary water for development. Discouraged by the obstacles, Barnum sold a portion of the property to his son-in-law, William H. Buchtel in 1882. That same year, the duo filed plats for their holdings with the city of Denver. By 1884, Barnum lost all interest in the development and transferred his remaining share to his daughter.

Only a few families had moved to the Villa Park and Barnum (located to the south of Villa Park) areas by the 1890s. A decade later, several important infrastructure improvements were made in the area, including the construction of several bridges over the Platte River, the installation of water mains and the extension of street car lines into the area. These improvements helped provide the necessary framework to attract additional residents, though few settled there and the area remained largely rural in nature. After the turn of the century and prior to World War II, approximately fourteen new residences were constructed each year. When the city received news in 1940 that the federal government would construction a new Denver Ordnance Plant to the west, the Villa Park area, with Federal Boulevard located at its eastern edge, saw new interest. Soon what was

Resource Number: 5DV11366
Temporary Resource Number:

formerly a "narrow unpaved drive known as The Boulevard," would switch emphasis away from residential to commercial. Commercial infill began to occur on the many vacant lots along the boulevard and the city rezoned the properties along the street to accommodate its new role as a major city thoroughfare.

At the same time, West 6th Avenue was constructed to provide access from the city to the Ordnance Plant west. In addition to providing access to the new federal operation, West 6th Avenue allowed for residents to have easy access to residential developments further west- in essence, skipping over the Villa Park and Barnum areas for the newer developments further out from the city. As more Anglo-Saxon residents moved out to the suburbs, many Hispanic families settled into the Villa Park area, which remains a largely Hispanic neighborhood today.

The building to the north, 975 Federal Boulevard, was constructed in 1962. At the time of its construction, Doug Morrison owned the building and its address was 985 Federal Boulevard. In 1963, the address was officially changed to 975 Federal Boulevard and the city directory lists General Electric as the occupant of the building. The following year, Mr. Morrison built a second commercial building on his property, which was given the address 969 Federal Boulevard. This building was located south of the first building on the parcel. The 1963 City directory lists a Marie Schneider as the resident of 969 Federal Boulevard. It is possible that, like many properties along this portion of Federal Boulevard, a residential building was located at the address, which was replaced by a commercial building. In the 1966-1967 and 1975 city directories, Moore Business Firms is listed as the occupant of 969 Federal Boulevard while GE Household Appliances still occupies 975 Federal Boulevard. By 1979, the owner of 969 Federal was listed as Business Equipment Consultants. In 1985, several businesses, including Vail Associates and Winter Park Ski area occupied 969 Federal Boulevard while General Electric Co. still occupied 975 Federal Boulevard. Today, the Casa de Fashion is located in 969 Federal Boulevard while the Treasure Thrift Store is located in 975 Federal Boulevard.

36. Sources of information: Intensive-Level Survey of Historic Buildings Planning Environmental Linkages Study, Federal Boulevard West 5th Avenue to West Howard Place by Tatanka Historical Associates, Inc., February 24, 2009. Building permits for 969-975 Federal Boulevard on-file at the City and County of Denver office, available on microfiche. Denver Householder's Directory 1931, Vol. VII, Gazetteer Publishing and Printing Co., Denver, CO., Denver Householder's Directory 1935, Vol. XI, Gazetteer Publishing and Printing Co., Denver, CO., Bresser's Cross-Index Directory of Greater Denver, 1963, 1966-1967. Cole's Cross-Reference Directory of Greater Denver, Cole Publications, 1975, 1985. *Colorado Highways* entry for State Highway 88 and State Highway 75 by Matt Salek, accessed on-line at www.mesalek.com

VI. SIGNIFICANCE

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

Designating authority:

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
 B. Associated with the lives of persons significant in our past;

Resource Number: 5DV11366

Temporary Resource Number:

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

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

Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

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

40. Period of significance: N/A

41. Level of significance: National State Local

42. Statement of significance: The resource is not significant under Criterion A because it is not associated with events that have made a significant contribution to the broad pattern of our history. The two commercial buildings were constructed on a large parcel in the 1960s, long after this area along Federal Boulevard saw an increase in commercial building during the 1940s and 1950s because of the employment opportunities and coinciding expansion and growth to the west. Historical research did not reveal any association with the lives of persons significant in our past. Therefore the resource is not significant under Criterion B. Finally, the resource is not significant under Criterion C because it does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master. The architect of 975 Federal Boulevard is listed as Harmon, Beckett, and Eugene Neverdahl, however historic research did not reveal anything particularly noteworthy regarding these architects. Though 975 Federal Boulevard employs some elements of the curtain wall style, it is not a well-executed example. According to the Washington State Department of Archaeology and Historic Preservation, the curtain style was common between 1948-1965 and was a way of "using a prefabricated exterior wall sheathing system of glass hung to their frames." Though the east façade of 975 Federal displays "...a repetitive grid of vertical extruded aluminum mullions and horizontal rails," and spandrels that "...hide the floors and ceilings," typical of the curtain wall system, it is a poor example. The repetitive vertical grid is only found on the front, or east elevation, while typical buildings exhibiting the curtain wall style employ the "...system for a majority of the exterior façade." Because the curtain wall method is only apparent on one elevation, and the building has a vinyl replacement garage door and boarded up fenestration that detract from the original execution of the fenestration, it does not stand as a good example of the curtain wall style or the modern movement and is not significant under Criterion C. 969 Federal is a brick commercial building lacking any distinctive stylistic elements and has replacement storefront windows and boarded up windows. The main feature identifying the building as a commercial building is the storefront windows, which have been replaced. Because this building lacks any distinctive stylistic elements, and the character defining feature, the storefront windows, have been replaced, it is not significant under Criterion C. Because the resource lacks significance, it is not considered eligible to the National Register of Historic Places.

43. Assessment of historic physical integrity related to significance: Integrity is not evaluated for resources that lack significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Resource Number: 5DV11366

Temporary Resource Number:

Eligible ___ Not Eligible X Need Data ___

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

Discuss: The area surrounding this resource does not possess the associations necessary to justify an historic district. The area has been heavily impacted by recent demolitions and the buildings that do remain date from various eras and function under different uses with little visual or historical continuity.

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

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

VIII. RECORDING INFORMATION

47. Photograph numbers: 5DV11366_1 – 5DV11366_7

Negatives filed at: Pinyon Environmental, Inc.

48. Report title: Eligibility and Effects Determinations, Federal Boulevard 7th to W. Holden Place, CDOT Project CC 0881-025

49. Date(s): December 16, 2013

50. Recorder(s): Jennifer Wahlers

51. Organization: Pinyon Environmental, Inc.

52. Address: 9100 W. Jewell Ave., Denver, CO 80232

53. Phone number(s): (303) 980-5200

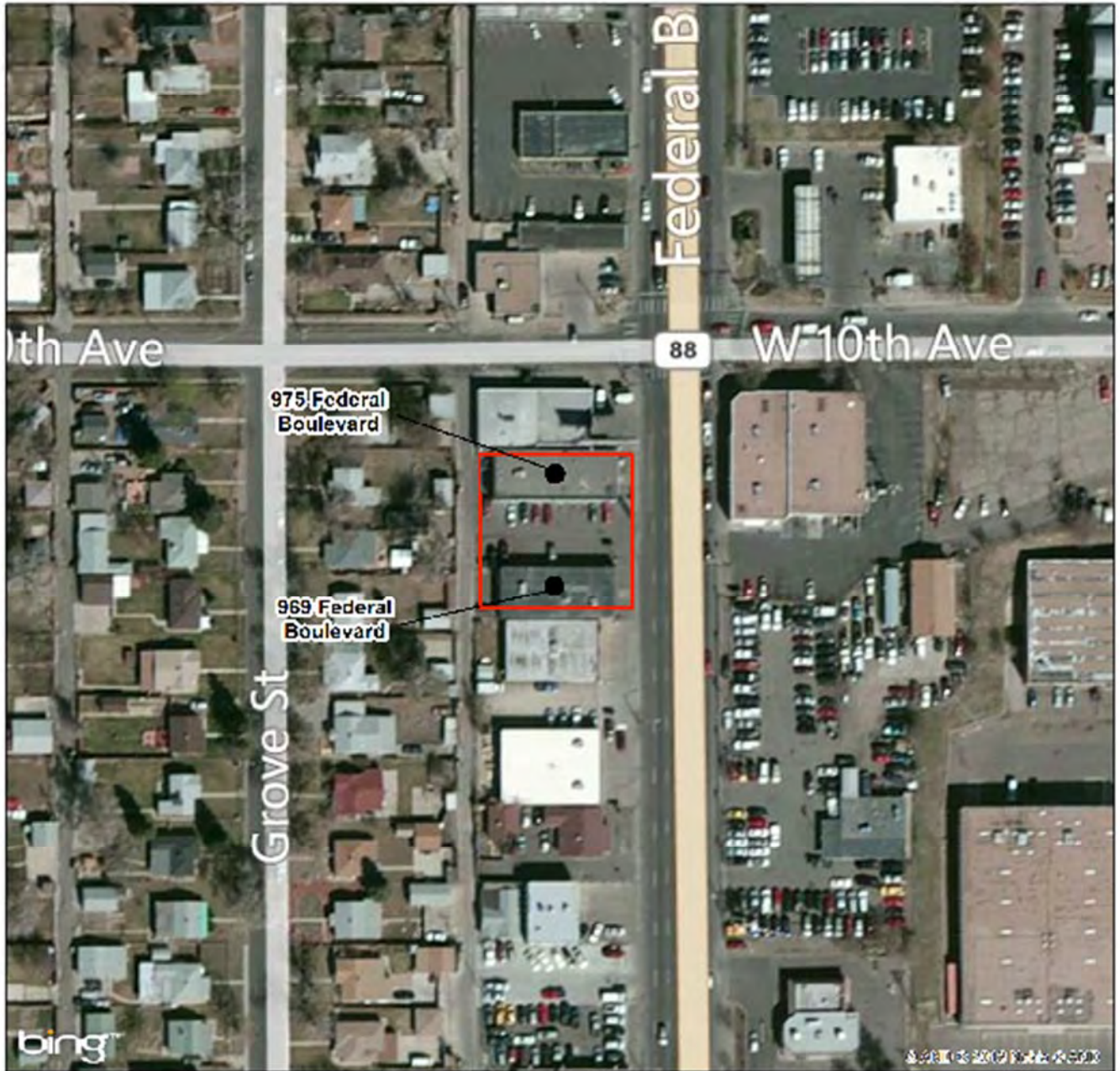
NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

Resource Number: 5DV11366
Temporary Resource Number:

Casa de Fashion (969 Federal)/ The Treasure Thrift Store (975 Federal) 5DV11366

969-975 Federal Boulevard
Denver, Colorado



Legend

 Historic Resource Boundary

Created By: Matt Santo

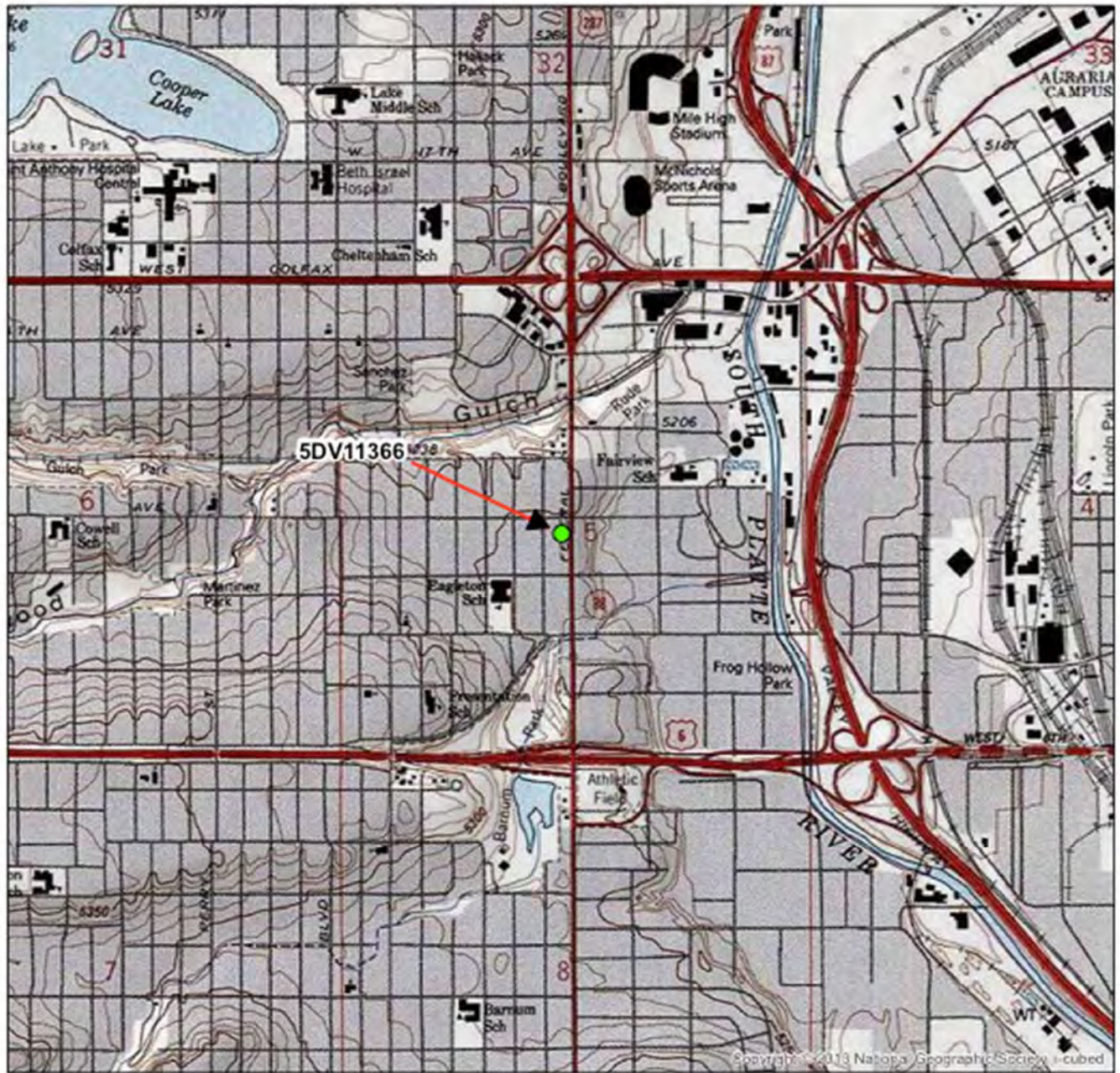
Map Date: 1/15/2014

0 70 140
Feet


Resource Number: 5DV11366
Temporary Resource Number:

Casa de Fashion (969 Federal)/ The Treasure Thrift Store (975 Federal) 5DV11366

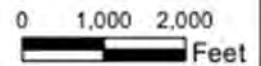
969-975 Federal Boulevard
Denver, Colorado



N Legend

-  Historic Resource
- UTM Coordinates (NAD 83, Zone 13N):
497814 mE, 4398060 mN
- USGS 7.5' Topographic Map
Fort Logan, CO 1965 (revised 1994)

Created By: Matt Santo
Map Date: 1/15/2014



Resource Number: 5DV11366

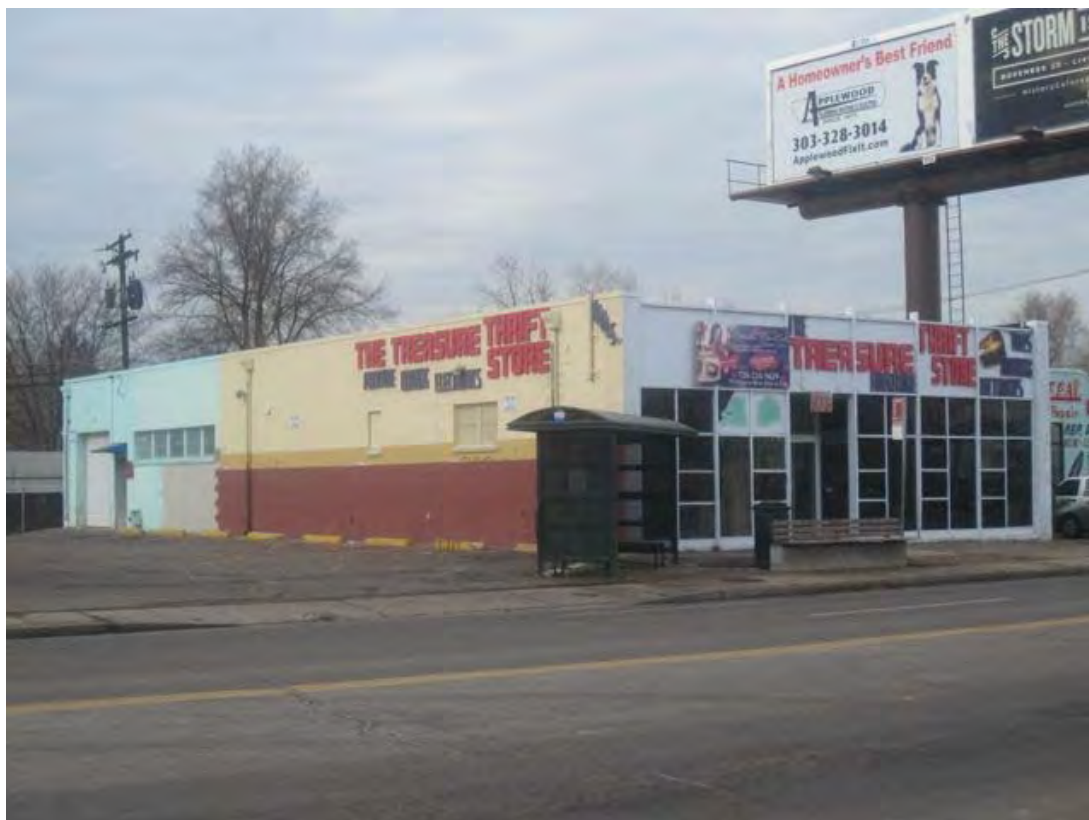
Temporary Resource Number:

** All photographs taken November 24, 2013 by Jennifer Wahlers



5DV11366_1

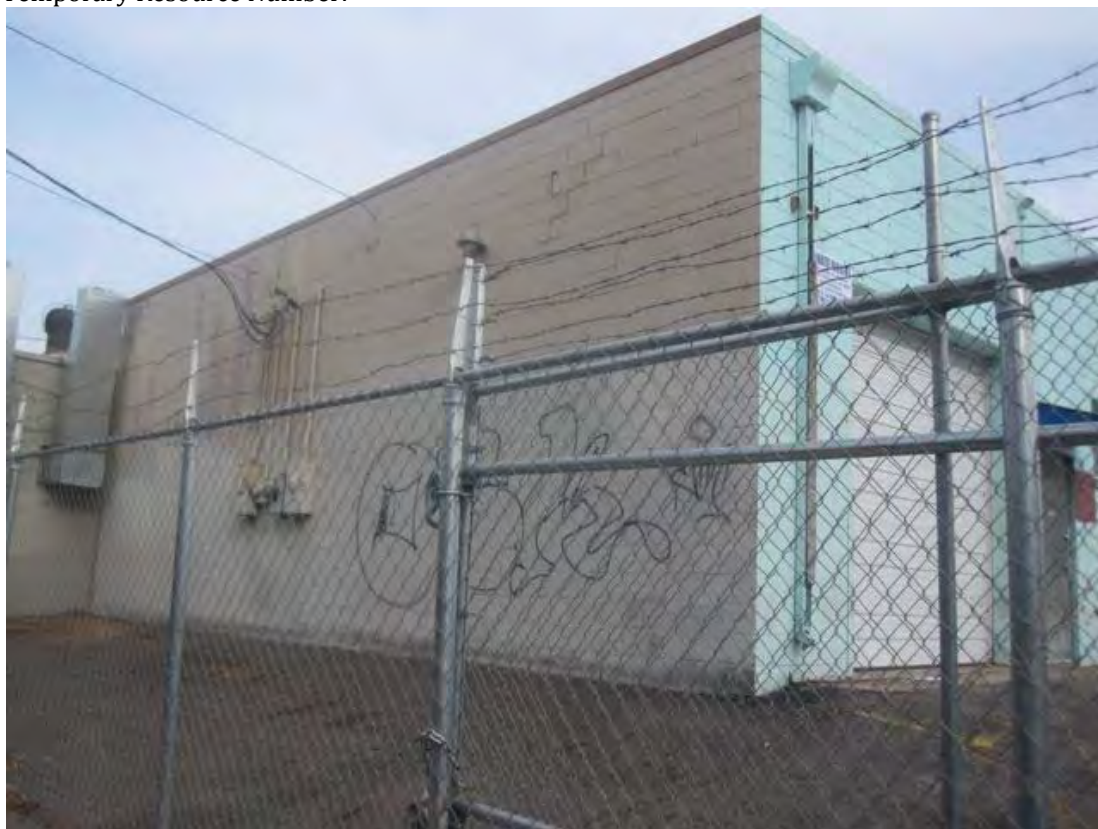
View looking southwest at north and east elevations of 975 Federal.



5DV11366_2

View looking northwest at east and south elevations of 975 Federal.

Resource Number: 5DV11366
Temporary Resource Number:



5DV11366_3
View looking northeast at west elevation and west portion of south elevation of 975 Federal Boulevard.



5DV11366_4
View looking southwest at east façade and part of north elevation of 969 Federal Boulevard.

Resource Number: 5DV11366
Temporary Resource Number:

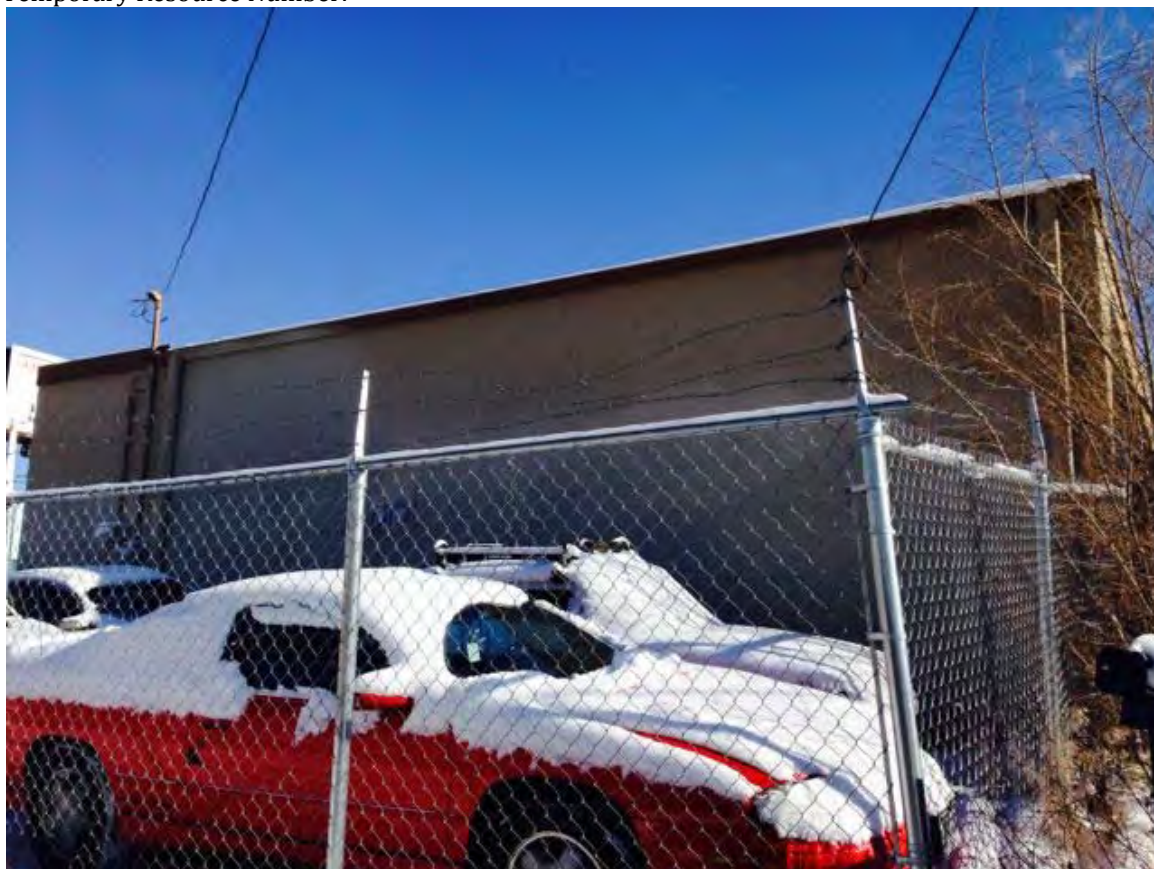


5DV11366_5
View looking southwest at north elevation of 969 Federal Boulevard.



5DV11366_6
View looking northwest at east façade and part of south elevation of 969 Federal Boulevard.

Resource Number: 5DV11366
Temporary Resource Number:



5DV11366_7
View looking east at west (rear) elevation of 969 Federal Boulevard.

Resource Number: 5DV11367
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

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

I. IDENTIFICATION

1. Resource number: 5DV11367
2. Temporary resource number:
3. County: Denver
4. City: Denver
5. Historic building name: N/A
6. Current building name: N/A
7. Building address: 970 Federal Blvd., Denver, CO 80204
8. Owner name and address: Hassan Nekouie, 10019 Longview Dr., Lone Tree, CO 80124-9752

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 4S Range 68W
NW ¼ of NW ¼ of NW ¼ of SE ¼ of section 5
10. UTM reference
Zone 13; 497891 mE 4399054 mN
11. USGS quad name: Fort Logan, CO
Year: 1965 (photorevised 1994) Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 37-44 Block: 15
Addition: South Fairview Year of Addition: 1882
13. Boundary Description and Justification: The resource boundary is irregular shaped and consists of the legal parcel boundary associated with PIN 163459121. Federal Boulevard creates the western resource boundary, while other commercial properties are located to the north, east, and south.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 63 x Width 37
16. Number of stories: One
17. Primary external wall material(s): Metal
18. Roof configuration: Gable
19. Primary external roof material: Unknown
20. Special features: Garage, Fence

Resource Number: 5DV11367

Temporary Resource Number:

21. General architectural description: **Garage-** The building is rectangular with a single vinyl garage door on the north elevation. To the right of the garage door is a single entry door. A small square vent is located within the gable. The west elevation lacks any fenestration. The south and east elevations could not be viewed. The entire building is covered in corrugated metal and capped with a gable roof.
22. Architectural style/building type: No Style/ Type
23. Landscaping or special setting features:
24. Associated buildings, features, or objects: **Mobile Home-** The mobile home is located to the west of the garage building. The north elevation contains a two-pane sliding window. The west elevation contains a two-pane metal sliding window, a door, and another two-pane sliding window. The southern portion of the west elevation contains two smaller two-pane sliding windows. The south and east elevations were not visible. The mobile home appears to be sided in vertical wood siding and is capped with a gambrel roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1954
Source of information: Denver County Assessor
26. Architect: Unknown
Source of information:
27. Builder/Contractor: Unknown
Source of information:
28. Original owner: Unknown
Source of information:
29. Construction history (include description and dates of major additions, alterations, or demolitions): According to the Denver County Assessor's office, the original garage building was constructed in 1954. The building is covered in corrugated metal, which does not appear original. The garage door and entry door on the north elevations are also replacements. It is unknown when any of these alterations occurred. A mobile home that appears to be used as a temporary office building is located west of the garage. It is unknown how old the mobile home is or when it was moved on to the property.
30. Original location X Moved ____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Unknown Use
32. Intermediate use(s): Unknown Use
33. Current use(s): Commercial
34. Site type(s): The resource consists of a garage building and a mobile home used as an office or storage building.
35. Historical background: The area where 970 Federal Boulevard is the edge of what was known as Villa Park. In Denver's early years, Villa Park and the surrounding areas were owned by real estate speculators, believing that the close proximity to Denver and the view the area garnered with its bluff-top location would attract upper class residents. Despite these attractions, the area was slow to develop due to lack of infrastructure. The South

Resource Number: 5DV11367

Temporary Resource Number:

Fairview addition, which is found along the east side of Federal Boulevard from West 9th Avenue to West 11th Avenue to the north, was platted in 1882. It wasn't until well into the 1900s, however, that buildings began to be constructed in the area.

When the city received news in 1940 that the federal government would construct a new Denver Ordnance Plant west of the city, the South Fairview addition along with the Villa Park area, with Federal Boulevard located at its eastern edge, saw new interest. Soon, what was formerly a "narrow unpaved drive known as The Boulevard," would switch emphasis away from residential to commercial. Commercial infill began to occur on the many vacant lots along the boulevard and the city rezoned the properties along the street to accommodate its new role as a major city thoroughfare.

Very little is known about the history of this property that contains a garage and mobile home building. No records for the address could be found in the Denver County Building Permits and the address isn't listed in the city directories. Currently, the garage building is associated with the car sales lot, located just south of the resource at 950 North Federal Boulevard. 950 North Federal was previously associated with various restaurant functions prior to taking on the functions of a car sales lot. There is no indication that historically the garage building would have been associated with the restaurant functions that previously occupied the parcel to the south.

36. Sources of information: Intensive-Level Survey of Historic Buildings Planning Environmental Linkage Study, Federal Boulevard West 5th Avenue to West Howard Place by Tatanka Historical Associates, Inc., February 24, 2009. Denver Householder's Directory 1931, Vol. VII, Gazetteer Publishing and Printing Co., Denver, CO., Denver Householder's Directory 1935, Vol. XI, Gazetteer Publishing and Printing Co., Denver, CO., Bresser's Cross-Index Directory of Greater Denver, 1963, 1966-1967. Cole's Cross-Reference Directory of Greater Denver, Cole Publications, 1975, 1985. *Colorado Highways* entry for State Highway 88 and State Highway 75 by Matt Salek, accessed on-line at www.mesalek.com, "Gordon Sign: About our Company" accessed at <http://www.gordonsign.com/about.shtml>.

VI. SIGNIFICANCE

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

Designating authority:

38. Applicable National Register Criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

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

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

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

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

Resource Number: 5DV11367

Temporary Resource Number:

40. Period of significance: N/A

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

42. Statement of significance: The property does not qualify for listing to the National Register of Historic Places (NRHP) under any Criteria. The building does not demonstrate connections with events or themes of history (Criterion A), significant persons (Criterion B), or distinctive characteristics of type, period, or method of construction (Criterion C). It has been modified with the addition of corrugated metal siding and replacement doors. The building is an isolated garage that has since been associated with a later car sales business (located at 950 Federal Boulevard). Because the building lacks any historic associations and context and does not represent a distinctive type, period, or method of construction it does not qualify for inclusion on the NRHP.

43. Assessment of historic physical integrity related to significance: For properties that do not meet the NRHP Criteria and are not considered significant, integrity is not assessed.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

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

Discuss: The area surrounding this resource does not possess the association necessary to justify an historic district. The area has been heavily impacted by recent demolitions and the buildings that do remain date from various eras and contain varied uses with little visual or historical continuity.

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

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

VIII. RECORDING INFORMATION

47. Photograph numbers: 5DV11367_1 – 5DV11367_2

Photo files filed at: CDOT

48. Report title: Eligibility and Effects Determinations, Federal Boulevard 7th to W. Holden Place, CDOT Project 0881-025

49. Date(s): December 12, 2013

50. Recorder(s): Jennifer Wahlers

51. Organization: Pinyon Environmental, Inc.

52. Address: 9100 W. Jewell Ave., Denver, CO 80232

53. Phone number(s): 303.980-5200

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

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

Resource Number: 5DV11367
Temporary Resource Number:


5DV11367
970 Federal Boulevard
Denver, Colorado



Legend

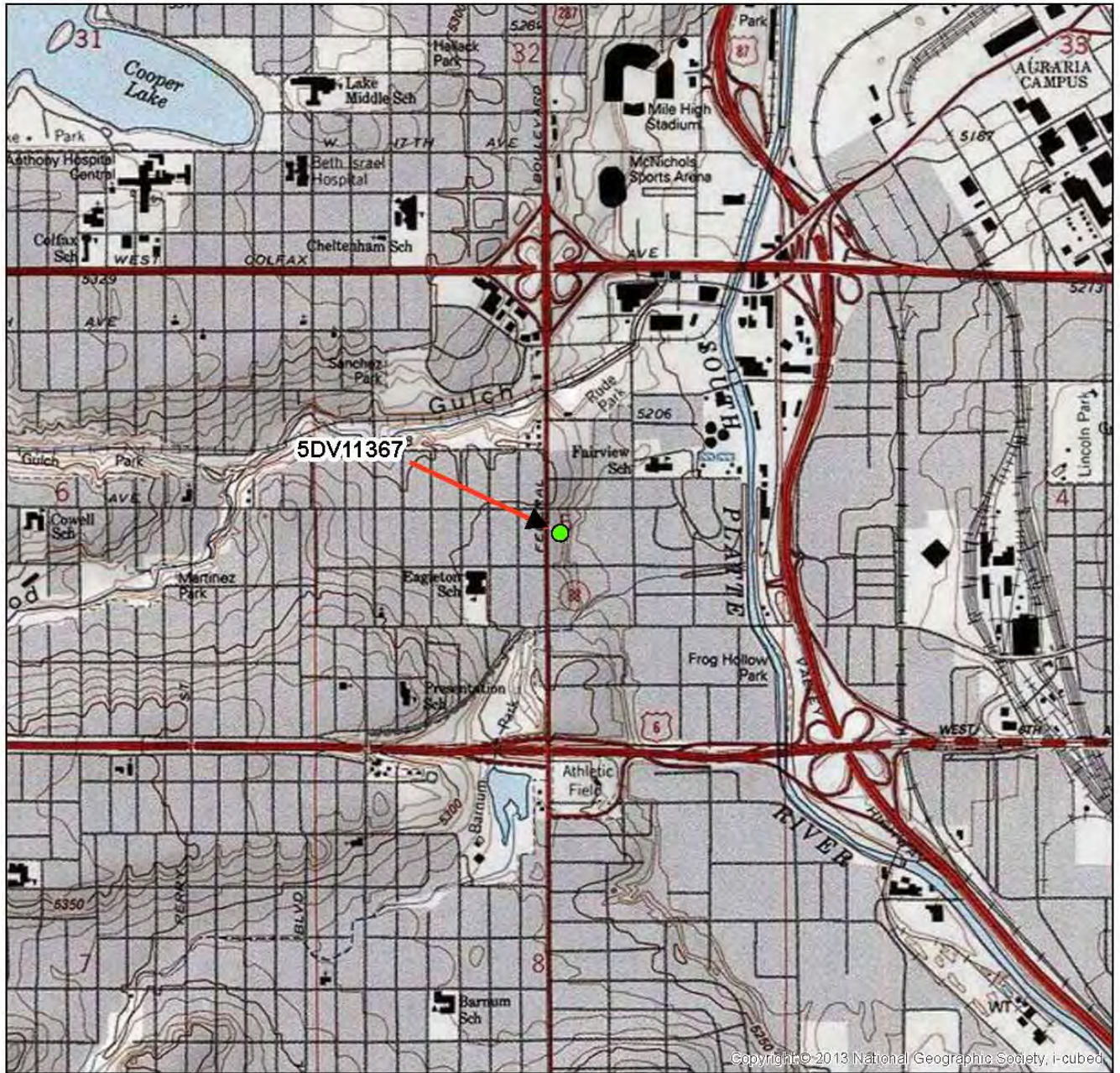
 Historic Resource Boundary

Created By: Matt Santo
Map Date: 12/10/2013

0 70 140
 Feet

Resource Number: 5DV11367
Temporary Resource Number:

5DV11367
970 Federal Boulevard
Denver, Colorado



N Legend

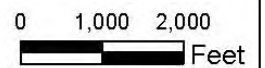


● Historic Resource

UTM Coordinates (NAD 83, Zone 13N):
497891 mE, 4399054 mN

USGS 7.5' Topographic Map
Fort Logan, CO 1965 (revised 1994)

Created By: Matt Santo
Map Date: 12/10/2013



Resource Number: 5DV11367

Temporary Resource Number:

* All photographs taken November 24, 2013 by Jennifer Wahlers



Photo 5DV11367_1

View looking southeast at north elevation of garage. West elevation is visible behind a stack of old tires. The mobile home is visible to the west of the garage.



Photo 5DV11367_2

View looking southeast at west elevation of mobile home located west of the garage building.

Resource Number: 5DV11365
Temporary Resource Number:

OAH1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAH1403 use only)

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

I. IDENTIFICATION

1. Resource number: 5DV11365
2. Temporary resource number:
3. County: Denver
4. City: Denver
5. Historic building name: Standard Lumber & Hardware
6. Current building name: Family Dollar
7. Building address: 990 Federal Blvd., Denver, CO 80204
8. Owner name and address: Mohammad Tehrani Raeouf, 11666 E Mapplewood Ave., Englewood, CO 80111-5826

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 4S Range 68W
SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of section 5
10. UTM reference
Zone 13; 49 78 76 mE 43 98 09 3 mN
11. USGS quad name: Fort Logan, CO
Year: 1965 (photorevised 1994) Map scale: 7.5' X 15' _____ Attach photo copy of appropriate map section.
12. Lot(s): 21-44 Block: 15
Addition: South Fairview Year of Addition: 1882
13. Boundary Description and Justification: The resource boundary consists of the legal parcel boundary associated with PIN 163606728. West 10TH Avenue creates the northern resource boundary while Federal Boulevard creates the western resource boundary. Other commercial properties are located to the south and east of the resource.

III. Architectural Description

14. Building plan (footprint, shape): Square Plan
15. Dimensions in feet: Length 100 x Width 107
16. Number of stories: One
17. Primary external wall material(s): Brick
18. Roof configuration: Flat Roof
19. Primary external roof material: Unknown

Resource Number: 5DV11365

Temporary Resource Number:

20. Special features: N/A

21. General architectural description: The building is a large, square plan brick building with its main entrance located on the south elevation. The west end of the south elevation contains a two-pane aluminum frame window with a projecting brick sill. East of the window is a modern aluminum frame doorway flanked by two single-pane fixed aluminum frame windows. The store entry is covered by a cantilevered, flat roof extension. East of the doorway are two smaller square aluminum frame windows. The cornice area is treated in vertical metal siding and contains large signage that reads "Family Dollar." The eastern portion of the building elevation steps up slightly. Within the eastern portion are four small windows set high in the elevation. All of these windows are boarded up and below the windows is a garage bay opening that has been covered over and a small window. The eastern edge of the west elevation has a small concrete block wall bay that projects from the elevation and houses the dumpsters. The east elevation contains a doorway on the south end that is reached by a small metal staircase. The doorway is covered by a cantilevered, flat-roof projection. The east elevation contains approximately seven fenestration openings that have been boarded up or bricked over. The north elevation contains two small square windows that have been boarded up and are located higher in the elevation on the east end. Within the eastern portion of the elevation is a metal security door. The northwest corner of the building features a former entry that has since been boarded over. The eastern portion of the northern elevation features vertical metal siding in the cornice. The west elevation lacks any fenestration and features the same vertical metal siding in the cornice, along with a "Family Dollar" sign.

22. Architectural style/building type: No Style/ Type

23. Landscaping or special setting features: The building is surrounded by asphalt parking areas.

24. Associated buildings, features, or objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1963

Source of information: Denver County Assessor

26. Architect: Unknown

Source of information:

27. Builder/Contractor: Unknown

Source of information:

28. Original owner: Unknown

Source of information:

29. Construction history (include description and dates of major additions, alterations, or demolitions): The building was constructed in 1963 and has undergone several major modifications, including the relocation of the original corner entry way, which fronted Federal Boulevard and W 10th Avenue to the south elevation, which fronts the current parking lot. The original entry was bricked over. In addition, it appears that at least three windows on the north elevation have been boarded over and a secondary door, which now likely serves as the "rear" door, was added to the north elevation. During the 1960s, the building functioned as a hardware store and lumber sales facility. In 1967, permits were applied for to convert the hardware store into a health clinic. It is likely that the major alterations to the fenestration occurred during this period. During the period when the building served as

Resource Number: 5DV11365

Temporary Resource Number:

a health clinic, which was roughly from the late 1960s through the late 1970s/ early 1980s, multiple modifications were made to the interior of the building, and temporary buildings were moved on to the parcel to serve as additional clinic space. There is no evidence of those temporary buildings on the property any longer. The addition of the modern storefront windows may have occurred during the conversion to a health clinic or may have happened later, when the building was used under its current retail function.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Commerce/ Specialty Store

32. Intermediate use(s): Commerce/ Business/ Professional

33. Current use(s): Commerce/ Department Store

34. Site type(s): The building is a commercial building that functions as a Family Dollar store.

35. Historical background: The area where 990 Federal Boulevard is the edge of what was known as Villa Park. In Denver's early years, Villa Park and the surrounding areas were owned by real estate speculators, believing that the close proximity to Denver and the view the area garnered with its bluff-top location would attract upper class residents. Despite these attractions, the area was slow to develop due to lack of infrastructure. The South Fairview addition, which is found along the east side of Federal Boulevard from West 9th Avenue to West 11th Avenue to the north, was platted in 1882. It wasn't until well into the 1900s, however, that buildings began to be constructed in the area.

When the city received news in 1940 that the federal government would construct a new Denver Ordnance Plant west of the city, the South Fairview addition along with Villa Park, with Federal Boulevard located at its eastern edge, saw new interest. Soon, what was formerly a "narrow unpaved drive known as The Boulevard," would switch emphasis away from residential to commercial. Commercial infill began to occur on the many vacant lots along the boulevard and the city rezoned the properties along the street to accommodate its new role as a major city thoroughfare.

From 1963 through 1967, the building served as a lumber and hardware building- operating as "Standard Industries and Standard Lumber" for a period. In 1967, the owner, Joseph Scavo, applied for building permits to remodel the building from a hardware building to a health clinic. It appears this transformation took awhile, as a 1969 permit listed that the building was used for storage. By 1973, it was operating as a health center and functioned as such through at least 1985. During this period, it was known as the Neighborhood Health Center and the Westside Health Center. It is unknown when its function changed from a health center to a commercial retail store, however, the alterations pertaining to the Family Dollar business currently located in the building appear to be somewhat recent.

36. Sources of information: Intensive-Level Survey of Historic Buildings Planning Environmental Linkage Study, Federal Boulevard West 5th Avenue to West Howard Place by Tatanka Historical Associates, Inc., February 24, 2009. Building permits for 990 Federal Boulevard on-file at the City and County of Denver office, available on microfiche. Denver Householder's Directory 1931, Vol. VII, Gazetteer Publishing and Printing Co., Denver, CO., Denver Householder's Directory 1935, Vol. XI, Gazetteer Publishing and Printing Co., Denver, CO., Bresser's Cross-Index Directory of Greater Denver, 1963, 1966-1967. Cole's Cross-Reference Directory of Greater

Resource Number: 5DV11365

Temporary Resource Number:

Denver, Cole Publications, 1975, 1985. *Colorado Highways* entry for State Highway 88 and State Highway 75 by Matt Salek, accessed on-line at www.mesalek.com, "Gordon Sign: About our Company" accessed at <http://www.gordonsign.com/about.shtml>.

VI. SIGNIFICANCE

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

Designating authority:

38. Applicable National Register Criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

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

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

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

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

40. Period of significance: N/A

41. Level of significance: National State Local

42. Statement of significance: The property does not qualify for listing to the National Register of Historic Places (NRHP) under any Criteria. Though the building dates to 1963, it does not demonstrate connections with events or themes of history (Criterion A), significant persons (Criterion B), or distinctive characteristics of type, period, or method of construction (Criterion C). Historically, the building served as a hardware and lumber store but was more notably known as the West Neighborhood Health Clinic, which it housed during the 1970s. Any connection to either of these functions is no longer visible, as the building has been stripped of any distinctive features and serves as a Family Dollar store. The building no longer holds any connection to a particular style or type because of the recent extensive modifications to the fenestration, including a drastic change to the orientation of the building, from what was once a corner entry on the northwest elevation to a modern storefront door on the south elevation. The building demonstrates limited historic connection, which is diminished through multiple modifications. The property lacks significance and does not qualify for inclusion on the NRHP.

43. Assessment of historic physical integrity related to significance: For properties that do not meet the NRHP Criteria and are not considered significant, integrity is not assessed.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

45. Is there National Register district potential? Yes No

Discuss: The area surrounding this resource does not possess the association necessary to justify an

Resource Number: 5DV11365

Temporary Resource Number:

historic district. The area has been heavily impacted by recent demolitions and the buildings that do remain date from various eras and contain varied uses with little visual or historical continuity. If

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

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

VIII. RECORDING INFORMATION

47. Photograph numbers: 5DV11365_1 – 5DV11365_5

Photo files filed at: Pinyon Environmental, Inc.

48. Report title: Eligibility and Effects Determinations, Federal Boulevard 7th to W. Holden Place, CDOT Project 0881-025

49. Date(s): December 12, 2013

50. Recorder(s): Jennifer Wahlers

51. Organization: Pinyon Environmental, Inc.

52. Address: 9100 W. Jewell Ave., Denver, CO 80232

53. Phone number(s): 303.980-5200

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

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


Resource Number: 5DV11365
Temporary Resource Number:

Family Dollar 5DV11365


990 Federal Boulevard
Denver, Colorado



Legend

 Historic Resource Boundary

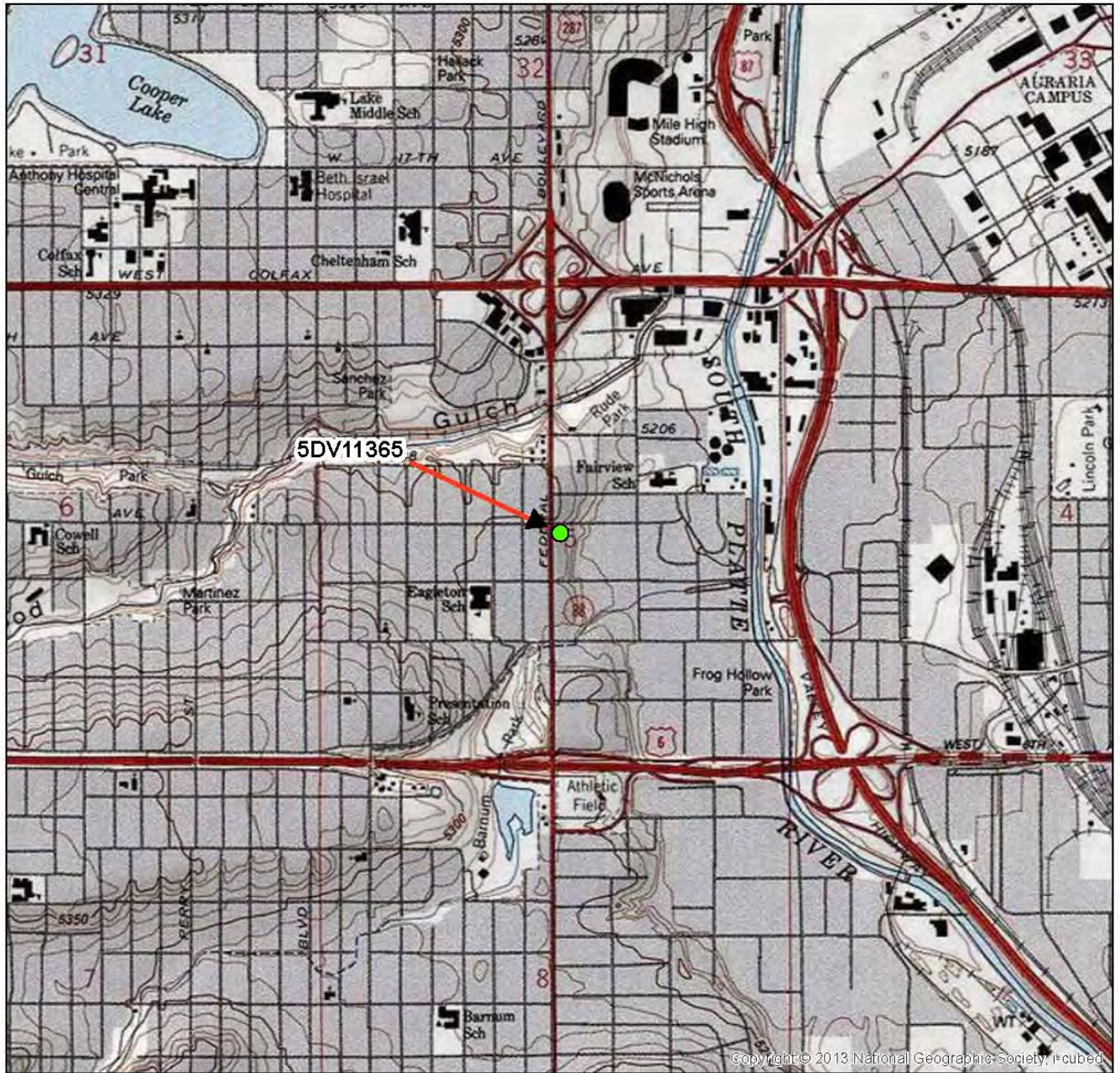
Created By: Matt Santo
Map Date: 12/5/2013

0 70 140
 Feet

Resource Number: 5DV11365
Temporary Resource Number:

Family Dollar 5DV11365

990 Federal Boulevard
Denver, Colorado



N Legend



● Historic Resource

UTM Coordinates (NAD 83, Zone 13N):
497876 mE, 4398093 mN

USGS 7.5' Topographic Map
Fort Logan, CO 1965 (revised 1994)

Created By: Matt Santo
Map Date: 12/5/2013

0 1,000 2,000
Feet

Resource Number: 5DV11365

Temporary Resource Number:

* All photographs taken November 24, 2013 by Jennifer Wahlers



Photo 5DV11365_1

View north at south elevation. Note alterations in fenestration.



Photo 5DV11365_2

View looking south at north elevation. Note alterations in fenestration and boarded up door.

Resource Number: 5DV11365
Temporary Resource Number:



Photo 5DV11365_3
Looking west at east elevation. Note enclosed fenestration.



Photo 5DV11365_4
Looking southeast at west elevation and former corner entrance that has since been enclosed.

Resource Number: 5DV11365
Temporary Resource Number:



Photo 5DV11365_5
Looking northwest at south elevation.

Resource Number: 5DV11364
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

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

I. IDENTIFICATION

1. Resource number: 5DV11364
2. Temporary resource number:
3. County: Denver
4. City: Denver
5. Historic building name: N/A
6. Current building name: Restaurante El Zarape
7. Building address: 1065 Federal Blvd., Denver, CO 80204
8. Owner name and address: Joaquin & Lucia Deoliveira, 3638 S Miller Court, Lakewood, CO 80235

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 4S Range 68W
SE ¼ of NE ¼ of SE ¼ of NW ¼ of section 5
10. UTM reference
Zone 13; 49 78 17 mE 4398249 mN
11. USGS quad name: Fort Logan, CO
Year: 1965 (revised 1994) Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 40-42 Block: 9
Addition: Villa Park Year of Addition: 1896
13. Boundary Description and Justification: The resource boundary is based on the legal parcel boundary (PIN 161144329). Federal Boulevard creates the eastern boundary while other commercial properties create the northern and southern resource boundaries. An alley forms the western resource boundary.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 63 x Width 22
16. Number of stories: One
17. Primary external wall material(s): Stucco
18. Roof configuration: Flat Roof
19. Primary external roof material: Unknown
20. Special features: False Front

Resource Number: 5DV11364

Temporary Resource Number:

21. General architectural description: The east elevation of this rectangular plan building features a span of six two-pane aluminum frame windows and an aluminum door situated at the northern end of the elevation. The entire east elevation is covered by a shed-roof porch addition that is supported by wood pillars. The wood pillars sit atop a half-wall covered in faux stone siding. A small false-front roof extends above the porch-shed roof. The north elevation contains an opening halfway from the porch on the east elevation to allow access to the storefront door. West of the porch extension is a large vinyl rectangular window divided into 21 lites. West of the large rectangular window is a two-pane sliding vinyl window that serves as a "drive-thru" window for the restaurant. West of the "drive-thru" window is a smaller two-pane vinyl sliding window and a metal door. The west elevation contains two small rectangular windows on the north end and a large glass-block window consisting of 32 individual glass blocks. The south end of the west elevation features a door. A corrugated shed roof overhang projects over the door. The south elevation lacks any fenestration. The entire building is covered in stucco and decorative faux stone in several places and capped with a flat roof.
22. Architectural style/building type: No Style/ Type
23. Landscaping or special setting features: The north and west side of the property is covered in an asphalt parking lot.
24. Associated buildings, features, or objects: N/A

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1964
Source of information: Denver County Assessor
26. Architect: Unknown
Source of information:
27. Builder/Contractor: Unknown
Source of information:
28. Original owner: Unknown
Source of information:
29. Construction history (include description and dates of major additions, alterations, or demolitions): A shed roof porch addition with wood support pillars was added to the east elevation. In addition, the windows on the north elevation have been replaced with white vinyl windows- one is a sliding window that serves as a "drive-thru" window. In addition, faux stone has been applied along the porch addition and at various locations along the north elevation. A small shed-roof addition was added to the west elevation over a rear entry door. It is unknown when these alterations occurred, however, the faux stone and replacement vinyl windows appear to date to the 1990s.
30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Commerce/ Trade
32. Intermediate use(s): N/A
33. Current use(s): Commerce/ Trade- Restaurant

Resource Number: 5DV11364

Temporary Resource Number:

34. Site type(s): The resource is a commercial building used as a restaurant.

35. Historical background: The area where 1065 Federal Boulevard is located is known as Villa Park. In Denver's early years, the area was owned by real estate speculators, believing that the close proximity to Denver and the view the area garnered with its bluff-top location would attract upper class residents. Daniel Witter was one of the early speculators, eventually transferring ownership of 765 acres of land southwest of Denver to the Denver Villa Park Association in the early 1870s, giving the area its name. The financial panic of 1873 set back development in the area, and the land was sold to Phineas T. Barnum in 1878. Barnum, of the circus fame, was an east coast resident that made frequent trips to the Denver area to visit his daughter, Mrs. Helen W. Buchtel. During one of these trips, Barnum acquired the area and continued with the concept to turn Villa Park into an upper-class Denver neighborhood. At the time of his purchase, the Villa Park area did not have direct access to Denver because there were no crossings of the South Platte River at this location. Additional obstacles existed in the development of the area in that the land lacked the necessary water for development. Discouraged by the obstacles, Barnum sold a portion of the property to his son-in-law, William H. Buchtel in 1882. That same year, the duo filed plats for their holdings with the city of Denver. By 1884, Barnum lost all interest in the development and transferred his remaining share to his daughter.

Only a few families had moved to the Villa Park and Barnum (located to the south of Villa Park) areas by the 1890s. A decade later, several important infrastructure improvements were made in the area, including the construction of several bridges over the Platte River, the installation of water mains and the extension of street car lines into the area. These improvements helped provide the necessary framework to attract additional residents, though few settled there and the area remained largely rural in nature. After the turn of the century and prior to World War II, approximately fourteen new residences were constructed each year. When the city received news in 1940 that the federal government would construction a new Denver Ordnance Plant to the west, the Villa Park area, with Federal Boulevard located at its eastern edge, saw new interest. Soon what was formerly a "narrow unpaved drive known as The Boulevard," would switch emphasis away from residential to commercial. Commercial infill began to occur on the many vacant lots along the boulevard and the city rezoned the properties along the street to accommodate its new role as a major city thoroughfare.

At the same time, West 6th Avenue was constructed to provide access from the city to the Ordnance Plant west. In addition to providing access to the new federal operation, West 6th Avenue allowed for residents to have easy access to residential developments further west- in essence, skipping over the Villa Park and Barnum areas for the newer developments further out from the city. As more Anglo-Saxon residents moved out to the suburbs, many Hispanic families settled into the Villa Park area, which remains a largely Hispanic neighborhood today.

It appears that this property followed much of the trend along this portion of North Federal Boulevard in that it was constructed as later in-fill and changed use and function relatively frequently. According to the city directories, this property housed a variety of businesses, including "Art Prod. Of Colo" in 1966-1967, the Auto Typists Sales in 1975, and the Aardvark Vacuum and Sewing in 1985. Very little other information could be found on the property, with the exception of a building permit for a minor improvement in 1981, which listed Pete Lowe as the owner.

Resource Number: 5DV11364

Temporary Resource Number:

36. Sources of information: Intensive-Level Survey of Historic Buildings Planning Environmental Linkage Study, Federal Boulevard West 5th Avenue to West Howard Place by Tatanka Historical Associates, Inc., February 24, 2009. Building permits for 1065 Federal Boulevard on-file at the City and County of Denver office, available on microfiche. Denver Householder's Directory 1931, Vol. VII, Gazetteer Publishing and Printing Co., Denver, CO., Denver Householder's Directory 1935, Vol. XI, Gazetteer Publishing and Printing Co., Denver, CO., Bresser's Cross-Index Directory of Greater Denver, 1963, 1966-1967. Cole's Cross-Reference Directory of Greater Denver, Cole Publications, 1975, 1985. *Colorado Highways* entry for State Highway 88 and State Highway 75 by Matt Salek, accessed on-line at www.mesalek.com

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: _____
Designating authority:
38. Applicable National Register Criteria:
- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual)
- Does not meet any of the above National Register criteria
39. Area(s) of significance: N/A
40. Period of significance: N/A
41. Level of significance: National State Local
42. Statement of significance: The property does not qualify for listing to the National Register of Historic Places (NRHP) under any Criteria. Though the building dates to 1964, it does not demonstrate connections with events or themes of history (Criterion A), significant persons (Criterion B), or distinctive characteristics of type, period, or method of construction (Criterion C). No discernable type or style is apparent, as an incompatible shed-roof addition was added across the entire expanse of the east elevation- obscuring storefront windows that are typical of this type of building. In addition, the replacement windows and application of faux stone decorative elements have severely diminished any historical connection the building may have had. The property does not qualify for inclusion on the NRHP.
43. Assessment of historic physical integrity related to significance: For properties that do not meet the NRHP Criteria and are not considered significant, integrity is not assessed.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:
Eligible Not Eligible Need Data

Resource Number: 5DV11364

Temporary Resource Number:

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

Discuss: The area surrounding this resource does not possess the association necessary to justify an historic district. The area has been heavily impacted by recent demolitions and the buildings that do remain date from various eras and contain varied uses with little visual or historical continuity.

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

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

VIII. RECORDING INFORMATION

47. Photograph numbers: 5DV11364_1 – 5DV11364_5

Photo files filed at: CDOT

48. Report title: Eligibility and Effects Determinations, Federal Boulevard 7th to W. Holden Place, CDOT Project 0881-025

49. Date(s): January 15, 2014

50. Recorder(s): Jennifer Wahlers

51. Organization: Pinyon Environmental, Inc.

52. Address: 9100 W. Jewell Ave., Denver, CO 80232

53. Phone number(s): 303.980-5200

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

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

Resource Number: 5DV11364
Temporary Resource Number:

Restaurante El Zarape

5DV11364

1065 Federal Boulevard
Denver, Colorado




Legend

 Historic Resource Boundary

Created By: Matt Santo

Map Date: 12/5/2013

0 70 140
 Feet

Resource Number: 5DV11364
Temporary Resource Number:

Restaurante El Zarape

5DV11364

1065 Federal Boulevard
Denver, Colorado



N Legend



● Historic Resource

UTM Coordinates (NAD 83, Zone 13N):
497817 mE, 4398249 mN

USGS 7.5' Topographic Map
Fort Logan, CO 1965 (revised 1994)

Created By: Matt Santo
Map Date: 12/5/2013

0 1,000 2,000
Feet

Resource Number: 5DV11364

Temporary Resource Number:

* All photographs taken November 24, 2013 by Jennifer Wahlers



Photo 5DV11364_1

View looking southwest at north and east elevations.



Photo 5DV11364_2

View looking west at east elevation.

Resource Number: 5DV11364
Temporary Resource Number:



Photo 5DV11364_3
Looking east at elevation.

Resource Number: 5DV11363
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

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

I. IDENTIFICATION

1. Resource number: 5DV11363
2. Temporary resource number:
3. County: Denver
4. City: Denver
5. Historic building name: Vigil's Shamrock Service Station
6. Current building name: N/A
7. Building address: 1251 Federal Blvd., Denver, CO
8. Owner name and address: Security Realty Co., 232 W 13th Ave, Denver, CO 80204-2712

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 4S Range 68W
NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of section 5
10. UTM reference
Zone 13; 497810 mE 4398424 mN
11. USGS quad name: Fort Logan
Year: 1965 (revised 1994) Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 39-43 Block: 8
Addition: Villa Park Year of Addition: 1896
13. Boundary Description and Justification: The resource boundary consists of the legal parcel boundary (PIN 163718551). Lakewood Gulch Trail is located to the northwest and west of the property, another commercial property is located to the south, while Federal Boulevard forms the eastern property boundary.

III. Architectural Description

14. Building plan (footprint, shape): L-shaped plan
15. Dimensions in feet: Length 123 x Width 29
16. Number of stories: One
17. Primary external wall material(s): Concrete Block
18. Roof configuration: Flat
19. Primary external roof material: Unknown
20. Special features: Attached garage
21. General architectural description: The east, or front, elevation features a replacement entry door flanked by two square 16-pane windows on the southern end. The northern end of the building is an addition with two garage

Resource Number: 5DV11363

Temporary Resource Number:

bays on the east elevation. The southern end is approximately three-feet shorter than the addition to the north and features a flat roof porch projection extending from a three-foot tall cornice with horizontal banding. The same horizontal banding, which appears to be created by horizontal metal siding, repeats below the two square windows. The north elevation of the building contains two square windows with angled brick sills. Both windows have been boarded up. The west elevation of the northern addition portion of the building contains two eight-pane rectangular windows with angled brick sills. The southern portion of the west elevation is created by another addition and is void of any fenestration. South of this addition, the west elevation cuts in to the east, where the building joins with the original southeastern portion of the building. The south elevation contains a boarded up door and window within the original portion of the building. The same cornice with horizontal banding features on the east elevation curves around to the south elevation and continues west over the door. Metal horizontal siding is located below the boarded up window. The southeastern portion of the building is covered in various types of metal siding while the remaining portions of the building are constructed of concrete block. The southeast portion of the building is capped with a shed roof that slopes down to the west, where it meets with a flat roof of an addition. The addition to the west and north are both capped with a flat roof.

22. Architectural style/building type: Moderne/Gas Station

23. Landscaping or special setting features: The entire parcel is covered in recent asphalt paving. A 2008 aerial photograph of the property shows that the land surrounding the building was previously covered in dirt.

24. Associated buildings, features, or objects: An overhead light on a pole is located east of the front door in the asphalt paved area.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1959

Source of information: Denver County Assessor

26. Architect: Unknown

Source of information:

27. Builder/Contractor: Unknown

Source of information:

28. Original owner: Unknown

Source of information:

29. Construction history (include description and dates of major additions, alterations, or demolitions): According to the Denver County Assessor's records, the building was constructed in 1959. Based on field examination and a review of the building elements, it appears that the southern portion with the door and windows was constructed first, and the two-bay garage portion to the north was constructed later. This conclusion is based on the use of different exterior wall materials (metal siding to the south and concrete block to the north) and the varying heights of the two portions (with the northern garage bay portion distinctively taller than the southern). In addition, the windows on the northern portion of the building (on both the north and west elevations) with their angled brick sills, do not match the execution of the window openings in the southern portion, which are flush with the elevation. Finally, the southern portion contains elements of the moderne style, while the northern portion does not carry on any of those stylistic elements. It is unknown when the northern 2-bay garage portion

Resource Number: 5DV11363

Temporary Resource Number:

was added to the building. Because 1959 is somewhat late to for the moderne style, which was most common in the 1930s and 1940s, it is possible that the northern portion is what dates to 1959 and the southern portion was constructed earlier.

According to the Denver County Building Permits, an addition was added to what was referenced as a 2-bay station in 1963. This addition is believed to be the portion located at the southwest portion of the building. In the years following, several minor changes have been made, which include the replacement of the door on the east elevation, the boarding up of windows on the southern and northern elevations, and the sealing of a door on the south elevation. It is unknown when these changes occurred, but they were likely recent changes that date to when the building became vacant. It is unknown when the light pole located east of the building was installed, however it appears to date to the 1970s based upon its style. Because it appears to date to the 1970s, it is considered a non-contributing feature of the resource.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Gas Station

32. Intermediate use(s): Gas Station

33. Current use(s): Vacant

34. Site type(s): The building is a vacant former automobile service station.

35. Historical background: The area where 1251 Federal Boulevard is located is known as Villa Park. In Denver's early years, the area was owned by real estate speculators, believing that the close proximity to Denver and the view the area garnered with its bluff-top location would attract upper class residents. Daniel Witter was one of the early speculators, eventually transferring ownership of 765 acres of land southwest of Denver to the Denver Villa Park Association in the early 1870s, giving the area its name. The financial panic of 1873 set back development in the area, and the land was sold to Phineas T. Barnum in 1878. Barnum, of the circus fame, was an east coast resident that made frequent trips to the Denver area to visit his daughter, Mrs. Helen W. Buchtel. During one of these trips, Barnum acquired the area and continued with the concept to turn Villa Park into an upper-class Denver neighborhood. At the time of his purchase, the Villa Park area did not have direct access to Denver because there were no crossings of the South Platte River at this location. Additional obstacles existed in the development of the area in that the land lacked the necessary water for development. Discouraged by the obstacles, Barnum sold a portion of the property to his son-in-law, William H. Buchtel in 1882. That same year, the duo filed plats for their holdings with the city of Denver. By 1884, Barnum lost all interest in the development and transferred his remaining share to his daughter.

Only a few families had moved to the Villa Park and Barnum (located to the south of Villa Park) areas by the 1890s. A decade later, several important infrastructure improvements were made in the area, including the construction of several bridges over the Platte River, the installation of water mains and the extension of street car lines into the area. These improvements helped provide the necessary framework to attract additional residents, though few settled there and the area remained largely rural in nature. After the turn of the century and prior to World War II, approximately fourteen new residences were constructed each year. When the city received news in 1940 that the federal government would construct a new Denver Ordnance Plant west of the

Resource Number: 5DV11363

Temporary Resource Number:

city, Villa Park, with Federal Boulevard located at its eastern edge, saw new interest. Soon, what was formerly a "narrow unpaved drive known as The Boulevard," would switch emphasis away from residential to commercial. Commercial infill began to occur on the many vacant lots along the boulevard and the city rezoned the properties along the street to accommodate its new role as a major city thoroughfare.

At the same time, West 6th Avenue was constructed to provide access from the city to the Ordnance Plant located to the west. In addition to providing access to the new federal operation, West 6th Avenue allowed for residents to have easy access to residential developments further west- in essence, skipping over the Villa Park and Barnum areas for the newer developments further out from the city. As more Anglo-Saxon residents moved out to the suburbs, many Hispanic families settled into the Villa Park area, which remains a largely Hispanic neighborhood today.

For a long period of time, the property was associated with the Shamrock Oil and Gas Company. A 1963 building permit lists Shamrock Oil & Gas as the owner, while the city directory from that same year assigns the name "Vigil" to the property- referring to it as Vigil's Shamrock Service. The property continued to go by that name until at least 1967. By 1975, it appears that the association with Shamrock was dropped, and the property was referred to as Vigil's Towing in the City Directory. A decade later, it was still known as Vigil's Towing. Today the property is vacant.

36. Sources of information: Intensive-Level Survey of Historic Buildings Planning Environmental Linkages Study, Federal Boulevard West 5th Avenue to West Howard Place by Tatanka Historical Associates, Inc., February 24, 2009. Building permits for 1251 Federal Boulevard on-file at the City and County of Denver office, available on microfiche. Denver Householder's Directory 1931, Vol. VII, Gazetteer Publishing and Printing Co., Denver, CO., Denver Householder's Directory 1935, Vol. XI, Gazetteer Publishing and Printing Co., Denver, CO., Bresser's Cross-Index Directory of Greater Denver, 1963, 1966-1967. Cole's Cross-Reference Directory of Greater Denver, Cole Publications, 1975, 1985. *Colorado Highways* entry for State Highway 88 and State Highway 75 by Matt Salek, accessed on-line at www.mesalek.com

VI. SIGNIFICANCE

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

Designating authority:

38. Applicable National Register Criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

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

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

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture

Resource Number: 5DV11363

Temporary Resource Number:

40. Period of significance: 1959-1963

41. Level of significance: National State Local

42. Statement of significance: The resource is significant under Criterion A for Transportation as a good example of an Oblong Box type gas station associated with the development of Federal Boulevard as a major transportation corridor. The development of the Oblong Box type reflected changes in automobile transportation and the way that gas was marketed. Popular from the 1930s through the 1970s, the Oblong Box gas station type is now becoming increasingly rare. Federal Boulevard had previously been established as an important north-south thoroughfare in the city by the time of its construction and its construction is not the direct result of the creation of the road or its designation as a highway. Federal Boulevard (State Highway 88) was initially designated as State Highway 75 and is one of the original 1920s highways. In 1968, this portion of the highway was renumbered and assigned State Highway 88. The construction of this automobile garage falls long after the designation as a State Highway and the time that was considered the commercial building boom along this portion of Federal Boulevard that was linked to the increasing federal government presence to the west as a result of World War II. Historical research did not reveal any associations with significant persons and therefore it is not significant under Criterion B. The resource is significant, however, under Criterion C as a good example of the moderne style. The southern portion clearly displays several distinctive elements of the moderne style, including a flat roof, horizontal emphasis, rounded corners, smooth surfaces, speed lines, little ornamentation and a curved metal hood.

43. Assessment of historic physical integrity related to significance: Although an addition was constructed to the north and west of what is believed to be the original portion of the building, these additions are older than fifty-years of age and have developed significance with the original portion of the building. In addition, some changes to the fenestration have occurred but they are reversible and do not detract from the character defining features of the building. Because the resource retains sufficient integrity, it is considered eligible to the NRHP.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

45. Is there National Register district potential? Yes No

Discuss: The area surrounding this resource does not possess the associations necessary to justify an historic district. The area has been heavily impacted by recent demolitions and the buildings that do remain date from various eras and function under different uses with little visual or historical continuity.

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

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

VIII. RECORDING INFORMATION

47. Photograph numbers: 5DV11363_1 – 5DV11363_4

Negatives filed at: Pinyon Environmental, Inc.

48. Report title: Eligibility and Effects Determinations, Federal Boulevard 7th to W. Holden Place, CDOT Project CC 0881-025

49. Date(s): December 12, 2013

50. Recorder(s): Jennifer Wahlers

Resource Number: 5DV11363

Temporary Resource Number:

51. Organization: Pinyon Environmental, Inc.

52. Address: 9100 W. Jewell Ave., Denver, CO 80232

53. Phone number(s): (303) 980-5200

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

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395


Resource Number: 5DV11363
Temporary Resource Number:

Vigil's Shamrock Station 5DV11363

1251 Federal Boulevard
Denver, Colorado




Legend

 Historic Resource Boundary

Created By: Matt Santo

Map Date: 12/10/2013

0 70 140
 Feet

Resource Number: 5DV11363
Temporary Resource Number:

Vigil's Shamrock Station 5DV11363

1251 Federal Boulevard
Denver, Colorado



N Legend

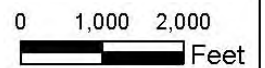


● Historic Resource

UTM Coordinates (NAD 83, Zone 13N):
497810 mE, 4398424 mN

USGS 7.5' Topographic Map
Fort Logan, CO 1965 (revised 1994)

Created By: Matt Santo
Map Date: 12/10/2013



Resource Number: 5DV11363

Temporary Resource Number:

** All photographs taken November 24, 2013 by Jennifer Wahlers



Photo 5DV11363_1

View looking northwest at south and east (front) elevations.



Photo 5DV11363_2

View looking northwest at southern end of east elevation and south elevation.

Resource Number: 5DV11363
Temporary Resource Number:



Photo 5DV11363_3
View looking southwest at north and east (front) elevations.



Photo 5DV11363_4
View looking southeast at west (rear) and north elevations.

Resource Number: 5DV11371
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

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

I. IDENTIFICATION

1. Resource number: 5DV11371
2. Temporary resource number:
3. County: Denver
4. City: Denver
5. Historic building name: N/A
6. Current building name: Complete Auto Care
7. Building address: 2970 W. Severn Pl., Denver, CO 80204
8. Owner name and address: Truoc V & Thuan Thi Nguyen, 3940 Depew St., Wheat Ridge, CO 80212-7215

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 4S Range 68W
SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of section 5
10. UTM reference
Zone 13; 49 78 74 mE 43 97 59 6 mN
11. USGS quad name: Fort Logan, CO
Year: 1965 (photorevised 1994) Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 1-2 Block: 1
Addition: Burns City View Year of Addition: 1922
13. Boundary Description and Justification: The resource boundary consists of the legal parcel boundary, associated with PIN 161198623. West Severn Place creates the northern resource boundary, while Federal Boulevard creates the western boundary. Another commercial property is located to the south and an alley to the east.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 41 x Width 34
16. Number of stories: One
17. Primary external wall material(s): Concrete
18. Roof configuration: Gable Roof
19. Primary external roof material: Asphalt
20. Special features: Attached garage, Fence

Resource Number: 5DV11371

Temporary Resource Number:

21. General architectural description: This one-story, front gable building contains two large garage doors on the north elevation that flank the metal entry door. The garage doors are vinyl replacement doors. The west and east elevations lack any fenestration and the south elevation was not visible because of the proximity of the building to the south. The entire building is constructed of concrete block.
22. Architectural style/building type: No Style/ Type
23. Landscaping or special setting features: The western and eastern portions of the parcel are covered in asphalt and enclosed by fencing.
24. Associated buildings, features, or objects: N/A

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1962
Source of information: Denver County Assessor
26. Architect: Unknown
Source of information:
27. Builder/Contractor: Unknown
Source of information:
28. Original owner: Unknown
Source of information:
29. Construction history (include description and dates of major additions, alterations, or demolitions): A small window on the west elevation appears to be boarded over. Both garage doors on the north elevation have been replaced as well as the entry door located in between the doors. A new asphalt shingle roof has also been installed. It is unknown when any of these alterations were made, however, the changes to the window, garage doors, and door appear to pre-date the newer asphalt shingle roof.
30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Commercial
32. Intermediate use(s): N/A
33. Current use(s): Commercial
34. Site type(s): The resource is an automotive repair garage
35. Historical background: 2970 West Severn Place is located on the edge of what was known as Villa Park. In Denver's early years, Villa Park and the surrounding areas were owned by real estate speculators, believing that the close proximity to Denver and the view the area garnered with its bluff-top location would attract upper class residents. Despite these attractions, the area was slow to develop due to lack of infrastructure. The Burns City View Addition, which is located east of Federal Boulevard between Federal and the South Platte River, was not platted until 1922, which is considered a later addition amongst the smaller areas platted along the east side of Federal Boulevard.

Resource Number: 5DV11371
Temporary Resource Number:

When the city received news in 1940 that the federal government would construct a new Denver Ordnance Plant west of the city, the South Fairview addition along with Villa Park, with Federal Boulevard located at its eastern edge, saw new interest. Soon, what was formerly a "narrow unpaved drive known as The Boulevard," would switch emphasis away from residential to commercial. Commercial infill began to occur on the many vacant lots along the boulevard and the city rezoned the properties along the street to accommodate its new role as a major city thoroughfare.

Very little is known about the history of this specific property. The address was omitted from earlier City Directories, but did appear in the 1975 city Directory as "Goodman Scrap Metal." The following year, an individual named "Gorben" was listed as the owner in a building permit for a new roof. The building retained the "Goodman Scrap Metal" function through at least 1985. It currently serves as "Complete Auto Care."

36. Sources of information: Intensive-Level Survey of Historic Buildings Planning Environmental Linkage Study, Federal Boulevard West 5th Avenue to West Howard Place by Tatanka Historical Associates, Inc., February 24, 2009. Architectural Inventory Form for 5DV10719 by Ron Sladek, Tatanka Historical Associates, February 19, 2009. On File at OAHP. Building Permits for 2970 W Severn Place on file at Denver Building Permits department, available on microfiche. Denver Householder's Directory 1931, Vol. VII, Gazetteer Publishing and Printing Co., Denver, CO., Denver Householder's Directory 1935, Vol. XI, Gazetteer Publishing and Printing Co., Denver, CO., Bresser's Cross-Index Directory of Greater Denver, 1963, 1966-1967. Cole's Cross-Reference Directory of Greater Denver, Cole Publications, 1975, 1985. *Colorado Highways* entry for State Highway 88 and State Highway 75 by Matt Salek, accessed on-line at www.mesalek.com, "Gordon Sign: About our Company" accessed at <http://www.gordonsign.com/about.shtml>.

VI. SIGNIFICANCE

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

Designating authority:

38. Applicable National Register Criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

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

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

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

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

40. Period of significance: N/A

41. Level of significance: National State Local

42. Statement of significance: The property does not qualify for listing to the National Register of Historic Places (NRHP) under any Criteria. Though the building dates to 1962, it does not demonstrate connections with events

Resource Number: 5DV11371
Temporary Resource Number:

or themes of history (Criterion A), significant persons (Criterion B), or distinctive characteristics of type, period, or method of construction (Criterion C). The construction of the garage is not linked to the construction of or establishment of Federal Boulevard as a major thoroughfare through the city, as Federal Boulevard was known as a major north-south route through the western urban area for several years prior to the construction of the garage. In addition, the main features that identify it as a service garage- the garage doors- have been impacted by recent alterations- affecting its ability to serve as a good example of an automobile service garage from that era. With the exception of the garage doors, there is very little architectural detailing indicating the use or association of the building with the automobile industry. Because there are very few distinctive architectural elements, the building does not stand out as a good example of an automobile service garage from the early 1960s. The building demonstrates limited historic connection or significance and does not qualify for inclusion on the NRHP.

43. Assessment of historic physical integrity related to significance: For properties that do not meet the NRHP Criteria and are not considered significant, integrity is not assessed.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

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

Discuss: The area surrounding this resource does not possess the association necessary to justify an historic district. The area has been heavily impacted by recent demolitions and the buildings that do remain date from various eras and contain varied uses with little visual or historical continuity.

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

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

VIII. RECORDING INFORMATION

47. Photograph numbers: 5DV11371_1 – 5DV11371_2

Photo files filed at: Pinyon Environmental, Inc.

48. Report title: Eligibility and Effects Determinations, Federal Boulevard 7th to W. Holden Place, CDOT Project 0881-025

49. Date(s): January 15, 2014

50. Recorder(s): Jennifer Wahlers

51. Organization: Pinyon Environmental, Inc.

52. Address: 9100 W. Jewell Ave., Denver, CO 80232

53. Phone number(s): 303.980-5200

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

Resource Number: 5DV11371
Temporary Resource Number:

Complete Auto Care 5DV11371

2970 West Severn Place
Denver, Colorado




Legend

 Historic Resource Boundary

Created By: Matt Santo

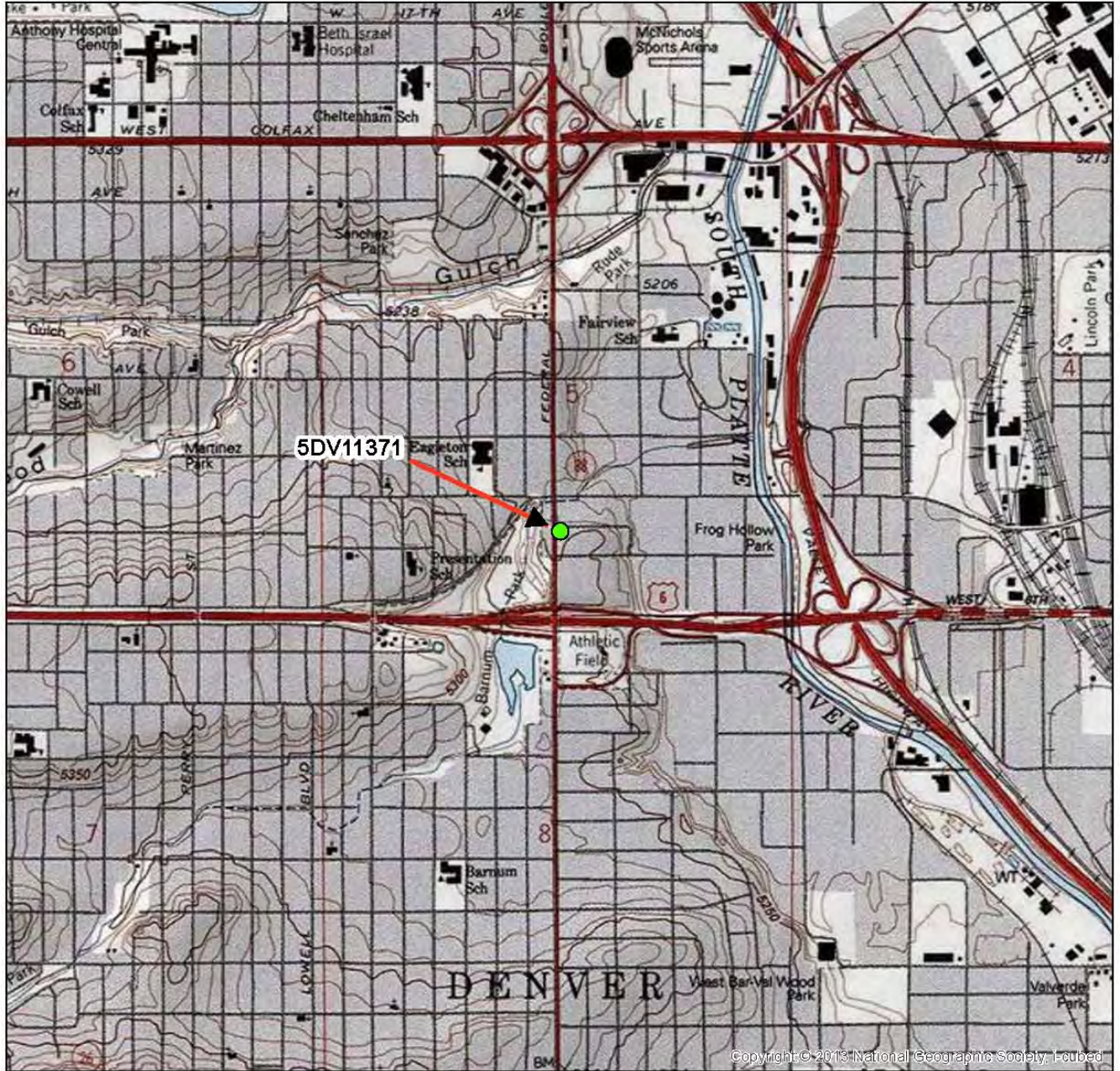
Map Date: 12/5/2013

0 70 140
 Feet

Resource Number: 5DV11371
Temporary Resource Number:

Complete Auto Care 5DV11371

2970 West Severn Place
Denver, Colorado



N Legend



● Historic Resource

UTM Coordinates (NAD 83, Zone 13N):
497874 mE, 4397596 mN

USGS 7.5' Topographic Map
Fort Logan, CO 1965 (revised 1994)

Created By: Matt Santo
Map Date: 12/5/2013

0 1,000 2,000
Feet

Resource Number: 5DV11371

Temporary Resource Number:

* All photographs taken November 24, 2013 by Jennifer Wahlers



Photo 5DV11371_1

View looking southeast at west elevation and north elevation with garage bays.



Photo 5DV11371_2

View looking southwest at east elevation and north elevation with garage bays.

Resource Number: 5DV11400
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

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

I. IDENTIFICATION

1. Resource number: 5DV11400
2. Temporary resource number:
3. County: Denver
4. City: Denver
5. Historic building name: N/A
6. Current building name: Troy's Auto Repair
7. Building address: 2943/ 2945 W. 7th Avenue, Denver, CO 80204
8. Owner name and address: Peter C and Michael Odell, 33104 N Speer Boulevard, Denver, CO 80211-3763

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 4S Range 68W
NW ¼ of SW ¼ of SW ¼ of SE ¼ of section 5
10. UTM reference
Zone 13; 497909 mE 4397542 mN
11. USGS quad name: Fort Logan, CO
Year: 1965 (photorevised 1994) Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 12-13 Block: 1
Addition: Burns City View Year of Addition: 1922
13. Boundary Description and Justification: The resource boundary consists of the legal parcel boundary, associated with PIN 161198496. West 7th Avenue creates the southern resource boundary, while two alleys form the western and northern boundaries. Another commercial property is located to the east.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 115 x Width 30
16. Number of stories: One
17. Primary external wall material(s): Concrete block
18. Roof configuration: Flat
19. Primary external roof material: Unknown
20. Special features: Attached garage

Resource Number: 5DV11400

Temporary Resource Number:

21. General architectural description: This one-story, flat roof building contains two large twenty-five lite windows on the east end of the south elevation. West of the windows is a metal door. The west elevation contains five garage doors, four of which appear to be replacements and a small entry door. At the northern end, an "ell" portion projects to the west. Within the "ell" addition is an entry door flanked by two rectangular windows covered in security bars. West of the door and windows, the elevation is covered in faux stone. The entire south elevation of the "ell" addition is capped with a shingled mansard roof treatment. The west elevation contains two small rectangular windows. The north elevation was not visible and much of the east elevation was obscured from view by the adjacent building. The southern portion of the elevation, however, was visible and it lacks any fenestration. The southern elevation, and a majority of the western elevation has a horizontal corrugated metal cornice treatment.
22. Architectural style/building type: No Style/ Type
23. Landscaping or special setting features: The southwestern portion of the parcel is covered in asphalt and functions as a parking area.
24. Associated buildings, features, or objects: N/A

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1964
Source of information: Denver County Assessor
26. Architect: Unknown
Source of information:
27. Builder/Contractor: Unknown
Source of information:
28. Original owner: Unknown
Source of information:
29. Construction history (include description and dates of major additions, alterations, or demolitions): It appears that four of the five garage doors on the west elevation are replacements. It is unknown when these doors were replaced; two appear to be recent vinyl replacement doors, two are multi-colored older doors, and one appears to be an original garage door with a band of windows. In addition, the entry doors appear to be replacements, and the faux stone applied on the south elevation of the "ell" projection does not appear original, nor does the mansard roof treatment. It is unknown when specifically any of these modifications were made, but they appear to date to the 1980s or more recently.
30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Commercial
32. Intermediate use(s): N/A
33. Current use(s): Commercial
34. Site type(s): The resource is an automotive repair garage

Resource Number: 5DV11400

Temporary Resource Number:

35. Historical background: 2943/2945 West 7th Avenue is located on the edge of what was known as Villa Park. In Denver's early years, Villa Park and the surrounding areas were owned by real estate speculators, believing that the close proximity to Denver and the view the area garnered with its bluff-top location would attract upper class residents. Despite these attractions, the area was slow to develop due to lack of infrastructure. The Burns City View Addition, which is located east of Federal Boulevard between Federal and the South Platte River, was not platted until 1922, which is considered a later addition amongst the smaller areas platted along the east side of Federal Boulevard.

When the city received news in 1940 that the federal government would construct a new Denver Ordnance Plant west of the city, the South Fairview addition along with Villa Park, with Federal Boulevard located at its eastern edge, saw new interest. Soon, what was formerly a "narrow unpaved drive known as The Boulevard," would switch emphasis away from residential to commercial. Commercial infill began to occur on the many vacant lots along the boulevard and the city rezoned the properties along the street to accommodate its new role as a major city thoroughfare.

Very little is known about the history of this specific property. The 1966-1967 City Directory lists "Codner Motor Rebl'd" and "AAAAA Searchlite" as the occupants. By 1975, "Barnum Automotive," which likely took its name from the nearby Barnum neighborhood, took up residence. In 1985, "Dart Publications" and "Shells Fine Printing" occupied the building.

36. Sources of information: Intensive-Level Survey of Historic Buildings Planning Environmental Linkages Study, Federal Boulevard West 5th Avenue to West Howard Place by Tatanka Historical Associates, Inc., February 24, 2009. Architectural Inventory Form for 5DV10719 by Ron Sladek, Tatanka Historical Associates, February 19, 2009. On File at OAHP. Denver Householder's Directory 1931, Vol. VII, Gazetteer Publishing and Printing Co., Denver, CO., Denver Householder's Directory 1935, Vol. XI, Gazetteer Publishing and Printing Co., Denver, CO., Bresser's Cross-Index Directory of Greater Denver, 1963, 1966-1967. Cole's Cross-Reference Directory of Greater Denver, Cole Publications, 1975, 1985. *Colorado Highways* entry for State Highway 88 and State Highway 75 by Matt Salek, accessed on-line at www.mesalek.com.

VI. SIGNIFICANCE

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

Designating authority:

38. Applicable National Register Criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

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

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

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

Resource Number: 5DV11400

Temporary Resource Number:

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

40. Period of significance: N/A

41. Level of significance: National State Local

42. Statement of significance: The property does not qualify for listing to the National Register of Historic Places (NRHP) under any Criteria. Though the building dates to 1964, it does not demonstrate connections with events or themes of history (Criterion A), significant persons (Criterion B), or distinctive characteristics of type, period, or method of construction (Criterion C). The construction of the automotive repair building is not linked to the construction of or establishment of Federal Boulevard as a major thoroughfare through the city, as Federal Boulevard was known as a major north-south route through the western urban area for several years prior to the construction of the building. In addition, the main features that identify it as a service garage- the garage doors- have been impacted by recent alterations- affecting its ability to serve as a good example of an automobile service garage from that era. With the exception of the garage doors, there is very little architectural detailing indicating the use or association of the building with the automobile industry and there have been several recent modifications to the building and features. Because there are very few distinctive architectural elements and multiple incompatible modifications, the building does not stand out as a good example of an automobile service garage from the early 1960s. The building demonstrates limited historic connection and significance and does not qualify for inclusion on the NRHP.

43. Assessment of historic physical integrity related to significance: For properties that do not meet the NRHP Criteria and are not considered significant, integrity is not assessed.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

45. Is there National Register district potential? Yes No

Discuss: The area surrounding this resource does not possess the association necessary to justify an historic district. The area has been heavily impacted by recent demolitions and the buildings that do remain date from various eras and contain varied uses with little visual or historical continuity.

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

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

VIII. RECORDING INFORMATION

47. Photograph numbers: 5DV11400_1 – 5DV11400_4

Photo files filed at: Pinyon Environmental, Inc.

48. Report title: Eligibility and Effects Determinations, Federal Boulevard 7th to W. Holden Place, CDOT Project 0881-025

49. Date(s): January 28, 2014

50. Recorder(s): Jennifer Wahlers

51. Organization: Pinyon Environmental, Inc.

52. Address: 9100 W. Jewell Ave., Denver, CO 80232

53. Phone number(s): 303.980-5200

Resource Number: 5DV11400
Temporary Resource Number:

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

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


Resource Number: 5DV11400
Temporary Resource Number:

Troy's Auto Repair 5DV11400

2943-2945 West Seventh Avenue
Denver, Colorado




Legend

 Historic Resource Boundary

Created By: Matt Santo

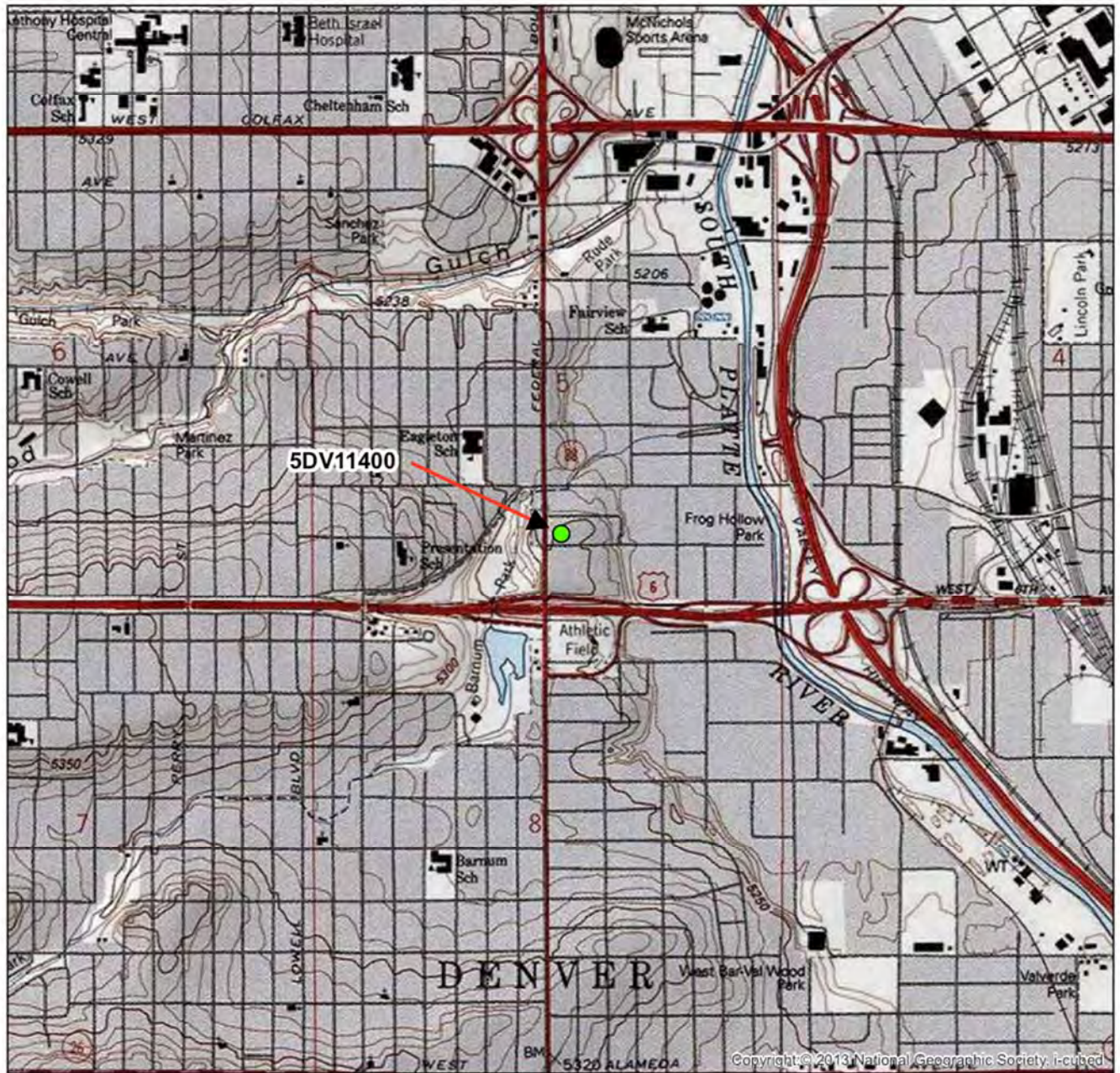
Map Date: 2/7/2014

0 70 140
 Feet

Resource Number: 5DV11400
Temporary Resource Number:

Troy's Auto Repair 5DV11400

2943-2945 West Seventh Street
Denver, Colorado



N Legend

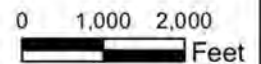


● Historic Resource

UTM Coordinates (NAD 83, Zone 13N):
497909 mE, 4397542 mN

USGS 7.5' Topographic Map
Fort Logan, CO 1965 (revised 1994)

Created By: Matt Santo
Map Date: 2/7/2014



Resource Number: 5DV11400

Temporary Resource Number:

* All photographs taken November 24, 2013 by Jennifer Wahlers

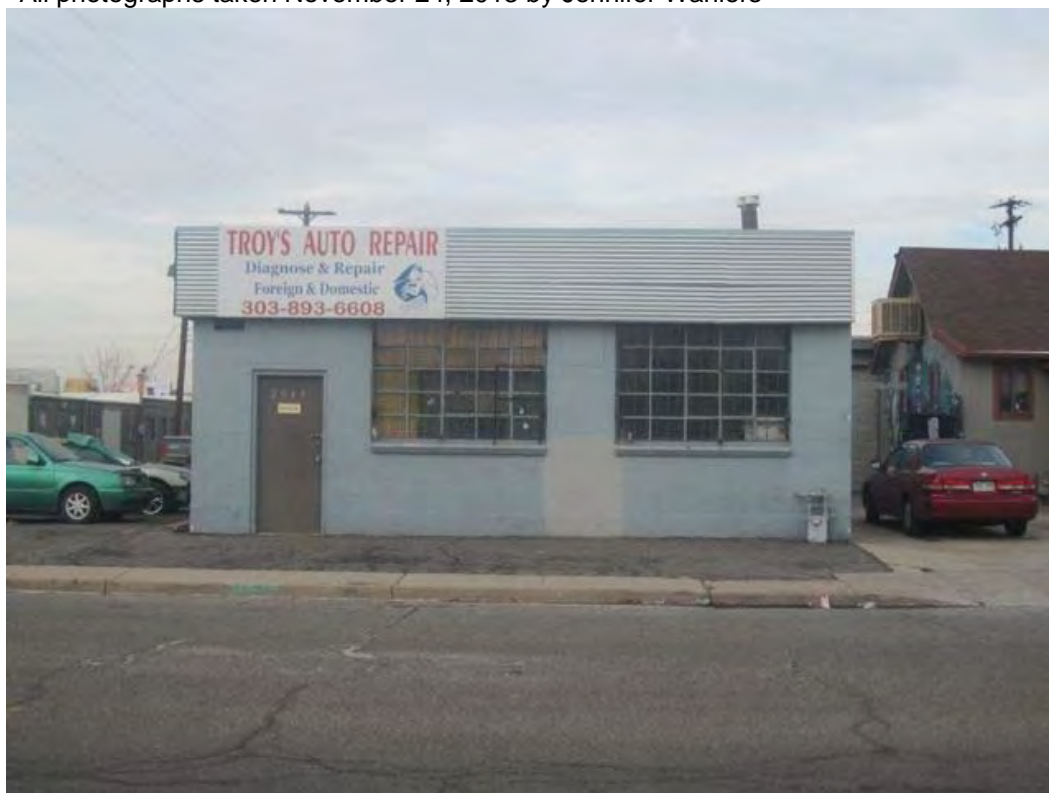


Photo 5DV11400_1

View looking north at south (front) elevation.



Photo 5DV11400_2

View looking northwest at south (front) and east elevations.

Resource Number: 5DV11400
Temporary Resource Number:



Photo 5DV11400_3
View looking northeast at south (front) and west elevations.



Photo 5DV11400_4
View looking northeast at west elevation.

Resource Number: 5DV11373
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

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

I. IDENTIFICATION

1. Resource number: 5DV11373
2. Temporary resource number:
3. County: Denver
4. City: Denver
5. Historic building name: Gordon Sign
6. Current building name: Gordon Sign
7. Building address: 2930 W. 9th Ave., Denver, CO
8. Owner name and address: 1350-1360 Moline Ltd., 910 W 8th Avenue, Denver, CO 80204

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 4S Range 68W
NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of section 5
10. UTM reference
Zone 13; 497986 mE 4397883 mN
11. USGS quad name: Fort Logan
Year: 1965 (revised 1994) Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 10-28 Block: 17
Addition: South Fairview Year of Addition: 1882
13. Boundary Description and Justification: The resource boundary consists of the legal parcel boundary (PIN 1632741767). Commercial buildings are located to the east and west of the parcel. W 9th Avenue creates the northern resource boundary while Weir Gulch Trail and another commercial property form the southern boundary.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 228 x Width 104
16. Number of stories: One
17. Primary external wall material(s): Brick
18. Roof configuration: Flat
19. Primary external roof material: Unknown
20. Special features: Fence

Resource Number: 5DV11373

Temporary Resource Number:

21. General architectural description: **Office Building:** The north, or front, elevation features nine narrow rectangular windows covered in security bars located at the east end of the elevation. West of the nine windows is the entry which has been enclosed by a three window rectangular vestibule. The single entry door is located on west facing side of the vestibule. West of the vestibule are another nine narrow rectangular windows. The building is situated on a slope that gains elevation as the property moves west. Because of this, the east end of the front elevation appears to be one and a half stories while the west end of the front elevation is a single story. The west elevation of the building features two groupings of five narrow rectangular windows toward the north end of the elevation. South of the windows is a large square vent. The remainder of the elevation does not have any fenestration. There are several evenly spaced decorative raised brick elements that give the impression of piers. The south elevation could not be accessed. The east elevation contains a square window set high in the elevation and a large garage bay near the north end of the elevation. The entire building is constructed of brick and covered with a flat roof.
22. Architectural style/building type: Modern Movement
23. Landscaping or special setting features: The entire parcel is covered in recent asphalt paving that is used for parking and loading areas. A chain link fence surrounds the property.
24. Associated buildings, features, or objects: **Warehouse with 6 Garage Bays:** This building is located east of the office building and was constructed in 1962. The north elevation features a large rectangular window covered in metal security bars. The west elevation has four-oversized garage bays located at the north end of the elevation. South of the oversized garage bays, the roofline steps down and there are two standard size garage doors followed by five doors and a final tall entry door. The south elevation was not visible from the public right-of-way. The east elevation is void of any fenestration.
- 8-Bay Garage:** The 8-bay garage is the easternmost building on the property and was constructed in 1973. The north elevation features eight oversized garage bays separated by nine concrete block pillars that extend above the roofline. The west elevation has a large rectangular vent on the north end of the elevation. The south elevation could not be viewed from the public right-of-way. The east elevation contains a large rectangular vent toward the north end, matching the appearance of the west elevation. The entire building is constructed of concrete block and has a flat roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1962
Source of information: Denver County Assessor
26. Architect: Johnson & Veiland, Lindquist & Griffith
Source of information: Denver County Building Permits
27. Builder/Contractor: Unknown
Source of information:
28. Original owner: Gordon Sign Company
Source of information: Denver County Building Permits
29. Construction history (include description and dates of major additions, alterations, or demolitions): According to the Denver County Assessor records and building permits, the office building and the warehouse with 6 garage

Resource Number: 5DV11373

Temporary Resource Number:

bays were constructed in 1962. In 1967, an addition was constructed and fire damage was repaired. It is unknown if this alteration occurred to the office or to the warehouse with 6 garage bays. Based on the change of the roof-line south of the four over-sized garage bays, and lack of any apparent indications of an addition to the office building, it seems likely that the addition was to the warehouse with 6 garage bays. The building permits reveal that the 8-bay garage building was constructed in 1973. In 1981, a new roof was installed on both the warehouse and the office building.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Commercial

32. Intermediate use(s): N/A

33. Current use(s): Commercial

34. Site type(s): The resource is a commercial property consisting of an office, an eight-bay garage, and a warehouse with six loading bays.

35. Historical background: The area where 2930 W 9th Avenue is located just east of Federal Boulevard, which was the edge of what was known as Villa Park. In Denver's early years, Villa Park and the surrounding areas were owned by real estate speculators, believing that the close proximity to Denver and the view the area garnered with its bluff-top location would attract upper class residents. Despite these attractions, the area was slow to develop due to lack of infrastructure. The South Fairview addition, which is found along the east side of Federal Boulevard from West 9th Avenue to West 11th Avenue to the north, was platted in 1882. It wasn't until well into the 1900s, however, that buildings began to be constructed in the area.

When the city received news in 1940 that the federal government would construct a new Denver Ordnance Plant west of the city, the South Fairview addition along with Villa Park, with Federal Boulevard located at its eastern edge, saw new interest. Soon, what was formerly a "narrow unpaved drive known as The Boulevard," would switch emphasis away from residential to commercial. Commercial infill began to occur on the many vacant lots along the boulevard and the city rezoned the properties along the street to accommodate its new role as a major city thoroughfare.

Gordon Sign Company has been a sign-making business in operation since 1904 and was housed in multiple locations prior to constructing this facility in 1963. City directories and building permits list the company as both Gordon Sign and Gordon Neon. Today, it is owned by a different company, however, the Gordon Sign business still occupies the building. The Gordon Sign business is responsible for several commercial and public signs, including the entrance sign at Red Rocks as well as the signage on the side of the Denver Health Building off of Speer Boulevard. Today, Gordon Sign is part of Visual Products Corporation, which is one of North America's largest sign companies.

36. Sources of information: Intensive-Level Survey of Historic Buildings Planning Environmental Linkage Study, Federal Boulevard West 5th Avenue to West Howard Place by Tatanka Historical Associates, Inc., February 24, 2009. Building permits for 2930 W. 9th Avenue on-file at the City and County of Denver office, available on microfiche. Denver Householder's Directory 1931, Vol. VII, Gazetteer Publishing and Printing Co., Denver, CO., Denver Householder's Directory 1935, Vol. XI, Gazetteer Publishing and Printing Co., Denver, CO., Bresser's

Resource Number: 5DV11373

Temporary Resource Number:

Cross-Index Directory of Greater Denver, 1963, 1966-1967. Cole's Cross-Reference Directory of Greater Denver, Cole Publications, 1975, 1985. *Colorado Highways* entry for State Highway 88 and State Highway 75 by Matt Salek, accessed on-line at www.mesalek.com, "Gordon Sign: About our Company" accessed at <http://www.gordonsign.com/about.shtml>.

VI. SIGNIFICANCE

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

Designating authority:

38. Applicable National Register Criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

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

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

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

39. Area(s) of significance:

40. Period of significance:

41. Level of significance: National State Local

42. Statement of significance: The resource is not significant under Criterion A. There are no associations with the building and important trends in history. Although the building has been occupied by the same business since its construction, there is no indication that the company or building is associated with events that have made a significant contribution to our collective history. Historical research did not reveal any associations with significant persons and therefore it is not significant under Criterion B. The resource is not significant under Criterion C, because it does not embody the distinctive characteristics of a type, period, or method of construction or represent the work of a master. Although the building dates to the Modern Movement era, it is not a particularly noteworthy or distinctive example of a building from this era. The building is an office building with neither an extreme vertical or horizontal emphasis. The office contains rectangular windows and support pillars that seem to indicate a vertical emphasis, however, this sense of verticality is negated with the overpowering horizontal cornice band. Because there are conflicting emphases, the building lacks an association with a particular style within the modern movement. Because the resource lacks significance, it is not eligible to the National Register of Historic Places.

43. Assessment of historic physical integrity related to significance: Integrity is not assessed for resources that lack significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

Resource Number: 5DV11373

Temporary Resource Number:

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

Discuss: The area surrounding this resource does not possess the associations necessary to justify an historic district. The area has been heavily impacted by recent demolitions and the buildings that do remain date from various eras and function under different uses with little visual or historical continuity.

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

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

VIII. RECORDING INFORMATION

47. Photograph numbers: 5DV11373_1 – 5DV11373_8

Negatives filed at: Pinyon Environmental, Inc.

48. Report title: Eligibility and Effects Determinations, Federal Boulevard 7th to W. Holden Place, CDOT Project CC 0881-025

49. Date(s): December 30, 2013

50. Recorder(s): Jennifer Wahlers

51. Organization: Pinyon Environmental, Inc.

52. Address: 9100 W. Jewell Ave., Denver, CO 80232

53. Phone number(s): (303) 980-5200

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

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

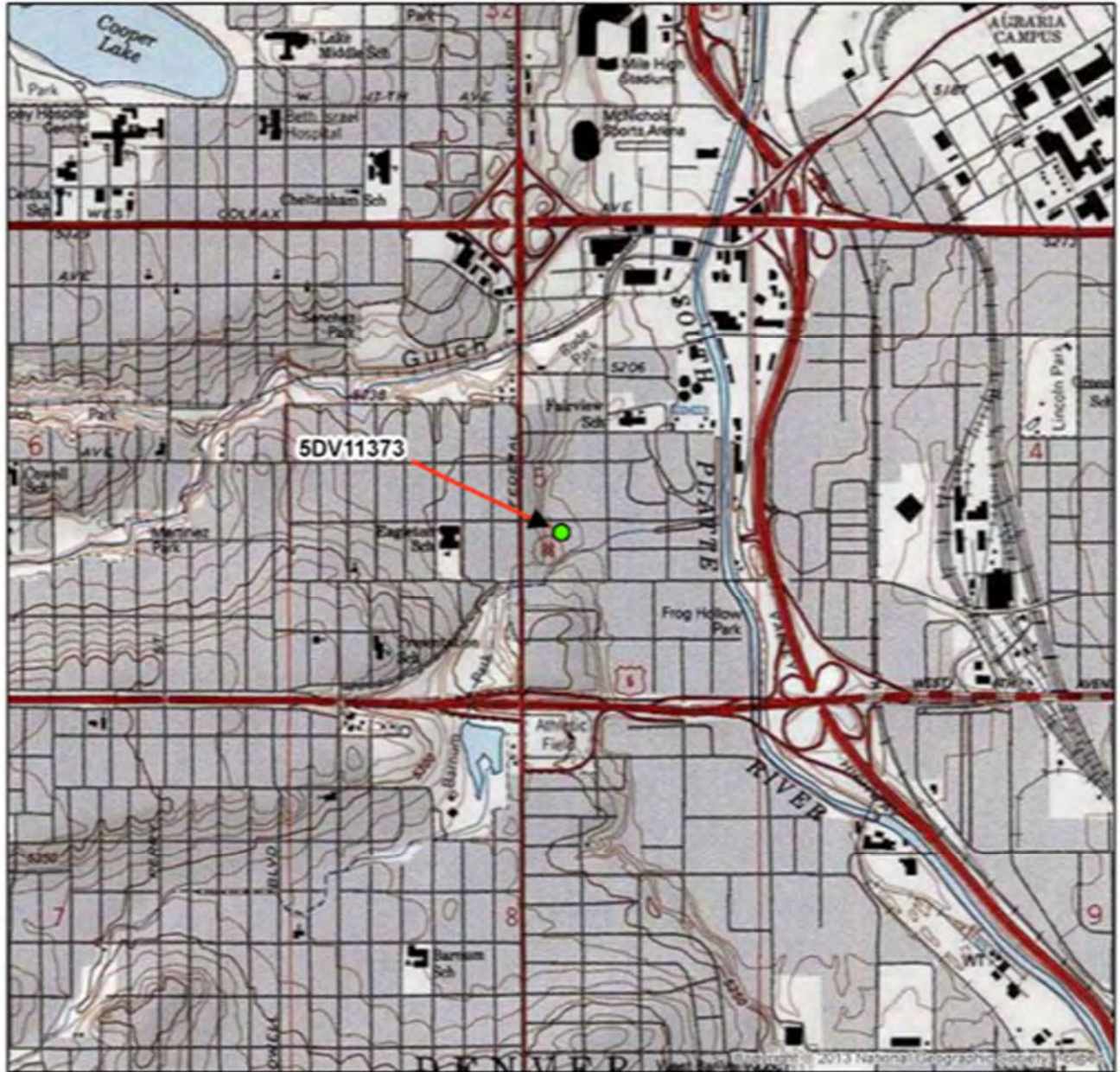
Resource Number: 5DV11373
Temporary Resource Number:




Resource Number: 5DV11373
Temporary Resource Number:

Gordon Sign 5DV11373

2930 West 9th Avenue
Denver, Colorado



N Legend

-  Historic Resource
- UTM Coordinates (NAD 83, Zone 13N):
497986 mE, 4397883 mN
- USGS 7.5' Topographic Map
Fort Logan, CO 1965 (revised 1994)

Created By: Matt Santo
Map Date: 1/6/2014

0 1,000 2,000
Feet

Resource Number: 5DV11373

Temporary Resource Number:

** All photographs taken November 24, 2013 and December 5, 2013 by Jennifer Wahlers



Photo 5DV11373_1

View looking southeast at north (front) and west elevations.



Photo 5DV11373_2

View looking southeast at west elevation.

Resource Number: 5DV11373
Temporary Resource Number:



Photo 5DV11373_3
View looking southeast north (front) elevation.



Photo 5DV11373_4
View looking southwest at north (front) east elevations.

Resource Number: 5DV11373
Temporary Resource Number:



5DV11373_5
View looking southwest at north (front) and east elevations of 8-bay garage building.



5DV11373_6
View looking southeast at north (front) and west elevations of 8-bay garage building.

Resource Number: 5DV11373
Temporary Resource Number:



5DV11373_7
Looking south at north elevation of warehouse with 6-garage bays.



5DV11373_8
Looking southeast at north and west elevations of warehouse with 6-garage bays.



MEMORANDUM

Planning & Environmental
2000 South Holly Street
Denver, Colorado 80222
(303)757-9372
FAX (303)757-9036

TO: Jon Chesser, R1 Environmental Program Manager

FROM: Ashley L. Bushey, Region 1 Historian

DATE: June 2, 2014

SUBJECT: Section 106 Clearance, APE Modification, Updated Determinations of Eligibility and Effects, and Section 4(f) De Minimis; CDOT Project No. CC0881-025 (19957) Federal Boulevard Improvements 7th Avenue to Holden Place Environmental Assessment

This memo is to notify you that the Section 106 Consultation and Section 4(f) process has been completed for the project referenced above.

Section 106

SHPO Response

CDOT consulted on eligibility and effects with the State Historic Preservation Officer (SHPO), and with the Denver Landmark Preservation Commission in the capacity of consulting party, in letters dated May 2, 2014. In a letter dated May 15, 2014, SHPO concurred with the recommended determination of *not eligible* for eleven (11) resources and with the determination of *eligible* for resource 5DV11363. SHPO concurred with the recommend finding of *no historic properties affected* for eleven (11) resources and with the finding of *no adverse effect* for resource 5DV11363 and acknowledged the intention of FHWA to make a finding of 4(f) *de minimis* with regard to this resource.

In a letter dated May 15, 2014, the Denver Landmark Preservation referenced agreement with the above-outlined findings.

Section 4(f)

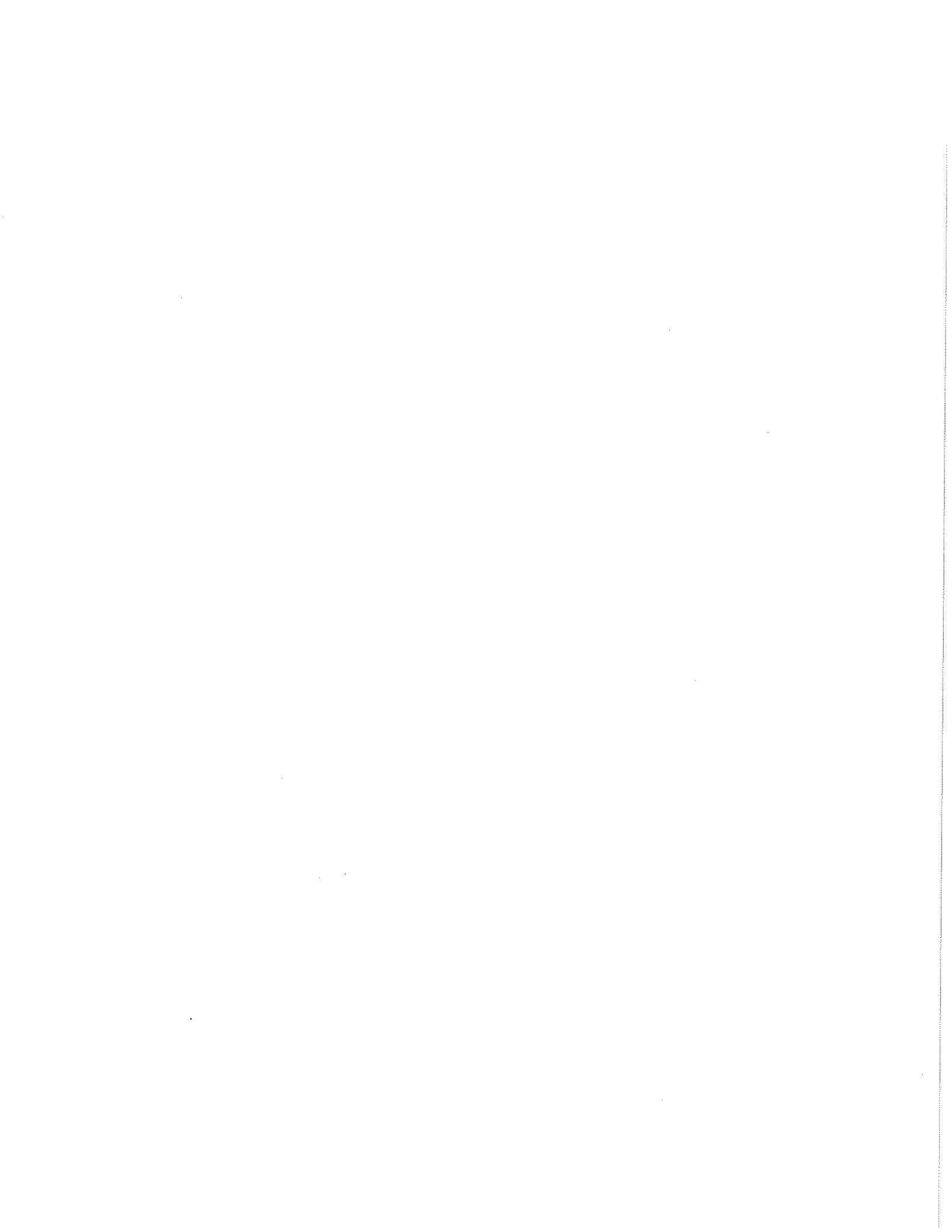
CDOT consulted with the Federal Highway Administration (FHWA) regarding the determination of Section 4(f) *de minimis* for resource 5DV11363, Vigil's Shamrock Service Station, in a letter dated May 22, 2014. FHWA concurred with the finding of *de minimis* impact on May 30, 2014.

Clearance to proceed on this project is recommended. As always, please notify me of any changes to the project scope or limits that would require a re-evaluation of the clearance.

AK 6.2.14

Enclosures: Consultation Correspondence

Cc: Amy Kennedy, Pinyon Environmental
Lisa Schoch, CDOT EPB
File





COLORADO

Department of Transportation

Region 1

Planning & Environmental
2000 South Holly Street,
Denver, CO 80222-4818

May 22, 2014

Mr. John M. Cater
Division Administrator
FHWA - Colorado Division
12300 W. Dakota Avenue, Suite 180
Lakewood, CO 80228

SUBJECT: Finding of Section 4(f) *De Minimis*, CDOT Project No. CC 0881-025 (19957); Federal Boulevard Improvements Environmental Assessment between 7th Avenue and Holden Place, Denver County, Colorado (CHS # 55407)

Dear Mr. Cater:

This letter and the attached materials constitute a request for concurrence with a finding of *de minimis* impact for the project referenced above. The project began as a Planning and Environmental Linkages study completed in 2009. As of January 2014, an Environmental Assessment (EA) has been initiated for the project, consisting of Federal Boulevard between 7th Avenue and Howard Place. Additional project details have been determined, allowing for the modification of the APE to reflect the specific project area and effects, and requiring the inventory of additional properties not included in the initial survey effort of 2009.

AREA OF POTENTIAL EFFECTS: The previous APE (2009) included every parcel fronting Federal Boulevard between 5th Avenue and Howard Place and, in several areas along the east side of Federal Boulevard, a second parcel deep to account for potential indirect impacts resulting from the demolition of buildings fronting Federal Boulevard. The current EA has developed specific areas for right-of-way (ROW) acquisition and defined project limits, allowing refinement of the APE. The APE was expanded along the south side of 9th Avenue to include proposed sidewalk and access improvements, and includes two parcels between West 7th Avenue and West Severn Place that do not front Federal Boulevard. These properties were included in the APE because of the potential for indirect impacts when the buildings to the west are demolished to construct the project. North of this area, the parcels east of those fronting Federal Boulevard are not yet fifty years old or were separated from the area where impacts will occur by a great distance and/or geographic features that create a barrier from the potential indirect impacts and therefore were excluded from the revised APE. The APE includes all parcels containing buildings or structures that are fifty-years old or older that have the potential for direct or indirect impacts from the Proposed Action. The APE follows existing ROW and legal parcel lines, except in parcels containing buildings or structures that are *not* yet fifty years old; in these areas the APE follows the area of disturbance. Please see the attached APE graphic for more information (Figure 1).

Resource Descriptions

Twenty-four (24) resources were identified in the APE; twelve (12) under a survey conducted in 2009 and an additional twelve (12) identified in a recent study conducted in 2013. Only one of these resources was determined *eligible* to the National Register of Historic Places; this resource is the subject of this submission. The remaining resources were determined *not eligible*. Please refer to the attached Section

106 consultation materials for additional information regarding eligibility determinations for extant resources in the project area.

Vigil's Shamrock Service Station (5DV11363): This resource consists of a former automobile service station constructed in 1959. Vigil's Service Station is eligible under Criterion A for Transportation as a good example of an Oblong Box type gas station associated with the development of Federal Boulevard as a major transportation corridor. The development of the Oblong Box type reflected changes in automobile transportation and the way that gas was marketed. Popular from the 1930s through the 1970s, the Oblong Box gas station type is now becoming increasingly rare. Vigil's Service Station is also *eligible* under Criterion C in the area of Architecture as a good example of an Oblong Box type gas station that incorporates elements of the Moderne style.

De Minimis Use

Vigil's Shamrock Service Station (5DV11363): The project requires acquisition of a permanent easement of 247 square feet (0.0057 acres) from this property for the construction, access, and maintenance of a storm sewer line. The easement area represents 21.6% of the overall 1139 square foot (0.026 acre) parcel. The improvements will take place in the northern corner of the parcel approximately 70 feet from the building. The improvements will take place in an area of the property covered with asphalt between 2011 and 2012. Because the area was so recently disturbed and the pavement is not considered a contributing feature to the historic eligibility of the resource, the work will not diminish the character defining features of the resource or affect the ability of the resource to convey significance under Criteria A or C.

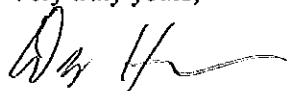
Finding of De Minimis Determination

This project has been determined to have *no adverse effect* to resource 5DV11363, the Vigil's Shamrock Service Station, through Section 106 consultation with Colorado SHPO and with the Denver Landmarks Preservation Commission and Historic Denver, Inc., in the capacity of Consulting Parties. SHPO concurred with the abovementioned determinations for resource 5DV11363 by a letter dated May 15, 2014. Comments were received from the Denver Landmarks Preservation Commission in a letter dated May 15, 2014, confirming agreement with the recommended Section 106 determinations. Please see the attached Section 106 correspondence for additional information.

Based on the information presented above and in the attached documentation, the effects of this proposed improvement on the properties described above constitute a *de minimis* impact and the requirements of 23 USC 138, 49 USC 303, and 23 CFR 774 have been satisfied. This finding is considered valid unless new information is obtained or the proposed effects change to the extent that consultation under Section 106 must be reinitiated.

If you concur with this finding, please sign below.

Very truly yours,



For Charles Attardo
Region I Planning and Environmental Manager

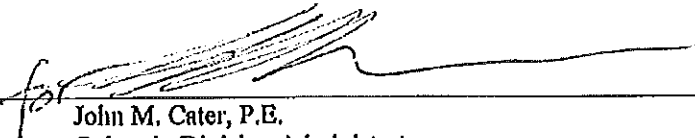
Enclosures:

Section 106 Correspondence
Site forms

APE Map

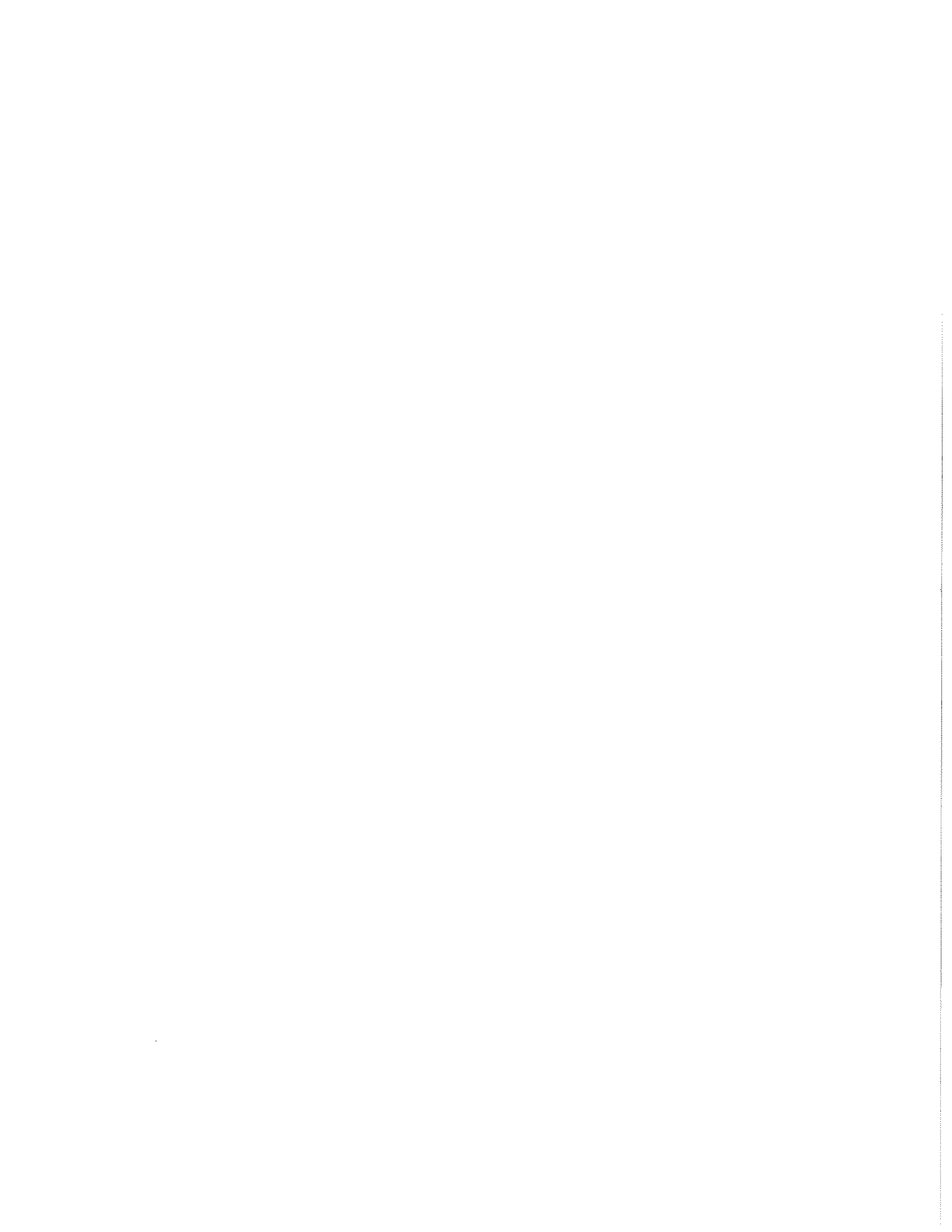
Cc: File

I concur:

for 

John M. Cater, P.E.
Colorado Division Administrator

05/30/2014
Date



May 15, 2014



Charles Attardo
Region 1 Planning and Environmental Manager
Colorado Department of Transportation
2000 South Holly Street
Denver, CO 80222

Re: APE Modification, Updated Determinations of Eligibility and Effects, and Section 4(f) De Minimis Notification; CDOT Project No. CC0881-025 (19957); Federal Boulevard Improvements Environmental Assessment Between 7th Avenue and Holden Place, Denver County, CO (CHS #55407)

Dear Mr. Attardo:

Thank you for your correspondence dated May 2, 2014 and received by our office on May 7, 2014 regarding the consultation of the above-mentioned project under Section 106 of the National Historic Preservation Act (Section 106).

After review of the provided information, we do not object to the proposed Area of Potential Effects (APE) for the project. After review of the survey information, we concur with the recommended finding of not eligible for the National Register of Historic Places for the properties listed below.

- 5DV.11372
- 5DV.11370
- 5DV.11369
- 5DV.11368
- 5DV.11366
- 5DV.11367
- 5DV.11365
- 5DV.11364
- 5DV.11371
- 5DV.11400
- 5DV.11373

We concur that resource 5DV.11363 is eligible for the National Register of Historic Places.

After review of the scope of work and assessment of adverse effect, we concur with the recommended finding of *no historic properties affected* [36 CFR 800.4(d)(1)] under Section 106 for the resources listed below.

- 5DV.11372
- 5DV.11370
- 5DV.11369
- 5DV.11368
- 5DV.11366
- 5DV.11367
- 5DV.11365
- 5DV.11364
- 5DV.11371
- 5DV.11400
- 5DV.10719
- 5DV.5132
- 5DV.5137
- 5DV.5138
- 5DV.10634
- 5DV.10625
- 5DV.10626
- 5DV.10633
- 5DV.10627
- 5DV.10628
- 5DV.10630
- 5DV.11373
- 5DV.10720

We concur with the recommended finding of no adverse effect [36 CFR 800.4(d)(1)] under Section 106 for resource 5DV.11363.

We acknowledge that FHWA intends to make a *de minimis* determination in respect to the requirements of Section 4(f).



COLORADO

Department of Transportation

Region 1

Planning & Environmental
2000 South Holly Street,
Denver, CO 80222-4818

May 2, 2014

Mr. Edward C. Nichols
State Historic Preservation Officer
History Colorado
1200 Broadway
Denver, CO 80203

SUBJECT: APE Modification, Updated Determinations of Eligibility and Effects, and Section 4(f) *De Minimis* Notification; CDOT Project No. CC 0881-025 (19957): Federal Boulevard Improvements Environmental Assessment between 7th Avenue and Holden Place, Denver County, Colorado (CHS # 55407)

Dear Mr. Nichols:

This letter and the attached materials constitute a request for concurrence on changes to the Area of Potential Effects (APE) and Determinations of Eligibility and Effects for the project referenced above, which was previously consulted on with your office in August 2009 as part of a Planning and Environmental Linkages Study completed in 2009. As of January 2014, an Environmental Assessment (EA) has been initiated for the project, consisting of Federal Boulevard between 7th Avenue and Howard Place. Additional project details have been determined, allowing for the modification of the APE to reflect the specific project area and effects, and requiring the inventory of additional properties not included in the initial survey effort of 2009. The updated information has been documented as an Addendum to the Determinations of Eligibility Report, and is included in this submission.

Project Description

The Proposed Action Alternative (Proposed Action) for the Federal Boulevard EA is to add a raised median and third northbound lane between 7th Avenue to Howard Place. This widening will meet AASHTO and CDOT standards and manage access by limiting left- and right-turn movements at non-signalized points. The bridge over Lakewood Gulch was reconstructed previously to accommodate three northbound lanes as a part of the Regional Transportation District FasTracks West Corridor Light Rail project. It is currently striped to allow two lanes of northbound traffic and will be re-striped to three lanes as a part of the Proposed Action. Crosswalks at the 8th Avenue and 10th Avenue signalized intersections are also included and the sidewalks on both the east and west sides of the street will be brought up to Americans with Disability Act (ADA) standards to match the existing and planned sections of Federal Boulevard to the north and south. Bus stops and access to bus service, which connects to local and regional destinations as well as the greater transit system including the nearby West Line of light rail transit, will be improved. Connectivity to and signage for the Weir Gulch Trail will be enhanced, which supports the Bicycle Master Plan (CCD, 2001). These improvements are anticipated to improve mobility, safety, and enhance multi-modal options within the corridor.

Area of Potential Effects

The previous APE (2009) included every parcel fronting Federal Boulevard between 5th Avenue and Howard Place and, in several areas along the east side of Federal Boulevard, a second parcel deep to account for potential indirect impacts resulting from the demolition of buildings fronting Federal Boulevard. The current

Resource Name	Site Number	Resource Address	Eligibility Determination	Status within Updated APE
Auto Equipment Company	5DV10633	880-890 Federal Boulevard	Officially Not Eligible-2009	In APE
Hills-Herman House	5DV10627	935 Federal Boulevard	Officially Not Eligible- 2009	In APE
Unique Garage & Filling Station	5DV10628	995 Federal Boulevard	Officially Not Eligible- 2009	In APE
Kitchen Service Company	5DV10629	1015 Federal Boulevard	Officially Not Eligible- 2009	Out of APE
Plamondon House	5DV10630	1041 Federal Boulevard	Officially Not Eligible- 2009	In APE
Anderson-Wilcox House	5DV10631	1063 Federal Boulevard	Officially Not Eligible- 2009	Out of APE
Samuel & Mollie West House	5DV10632	1075 Federal Boulevard	Officially Not Eligible- 2009	Demolished
Phil & Fannie Silverman House	5DV916	1077 Federal Boulevard	Officially Not Eligible- 2009	Demolished
Capitol Wet Wash Co./ Capitol Laundry Co.	5DV8224	1317 Federal Boulevard	Officially Not Eligible- 2009	Out of APE
Alsbach House	5DV10720	2946 West Severn Place	Officially Not Eligible- 2009	In APE

Twelve new resources within the APE were documented under this updated survey effort. For additional details regarding the assessment of eligibility for these resources, please refer to summaries provided in the attached *Addendum to the Determinations of Eligibility (7th Avenue to West Holden Place)*, contained in section V. Survey Results. Architectural Inventory Forms (OAHF Form 1403) are also contained in the *Addendum Report*. No potential for a National Register Historic District was identified within this area, as the area has been heavily impacted by recent development and alterations to buildings. The buildings located in this area of Federal Boulevard represent a wide variety of uses, eras, and building types and lack the cohesion necessary to warrant a district. Table 2 below summarizes the survey results.

Table 2: 2013 Intensive Level Survey Results

Resource Name	Site Number	Resource Address	Eligibility Determination
Fashion Plaza 707	5DV11372	707 Federal Boulevard	Not Eligible
Western Material Handling	5DV11370	753-759 Federal Boulevard	Not Eligible
United Automotive, LLC	5DV11369	765 Federal Boulevard	Not Eligible
N/A	5DV11368	913-925 Federal Boulevard	Not Eligible
Casa de Fashion/ The Treasure Thrift Store	5DV11366	969-975 Federal Boulevard	Not Eligible
N/A	5DV11367	970 Federal Boulevard	Not Eligible
Family Dollar	5DV11365	990 Federal Boulevard	Not Eligible
Restaurante El Zarape	5DV11364	1065 Federal Boulevard	Not Eligible
Vigil's Shamrock Service Station	5DV11363	1251 Federal Boulevard	Eligible
Complete Auto Care	5DV11371	2970 West Severn Place	Not Eligible
Troy's Auto Repair	5DV11400	2943 West 7 th Avenue	Not Eligible
Gordon Sign	5DV11373	2930 West 9 th Avenue	Not Eligible

Vigil's Shamrock Service Station (5DV11363): Only one resource was found to be *eligible* within the updated APE. This resource consists of a former automobile service station constructed in 1959. Vigil's Service Station is eligible under Criterion A for Transportation as a good example of an Oblong Box type gas station associated with the development of Federal Boulevard as a major transportation corridor. The

Resource Name	Site Number	Effect Summary	Effects Determination
		Boulevard). There are no direct impacts. The subject resource is <i>not eligible</i> .	
Fashion Plaza 707	5DV11372	Permanent easement of 12 square feet (0.0003 acres) to install and maintain a fire hydrant. Temporary easement of 663 square feet (0.015 acres) to construct sidewalk and driveway.	No Historic Properties Affected
Western Material Handling	5DV11370	Permanent easement of 10 square feet (0.0002 acres) to install and maintain a fire hydrant. Temporary easement of 629 square feet (0.014 acres) to construct sidewalk and driveway.	No Historic Properties Affected
United Automotive, LLC	5DV11369	Temporary easement of 616 square feet (0.014 acres) to construct sidewalk and driveway.	No Historic Properties Affected
913-925 Federal Boulevard	5DV11368	Temporary easement of 828 square feet (0.019 acres) to construct sidewalk and driveway.	No Historic Properties Affected
Casa de Fashion/ The Treasure Thrift Store	5DV11366	Temporary easement of 1163 square feet (0.027 acres) to construct sidewalk and driveway.	No Historic Properties Affected
970 Federal Boulevard	5DV11367	ROW acquisition of 2092 square feet (0.048 acres) and a temporary easement of 1096 square feet (0.025 acres) to construct sidewalk and driveway.	No Historic Properties Affected
Family Dollar	5DV11365	Acquisition of total parcel and demolition.	No Historic Properties Affected
Restaurante El Zurape	5DV11364	ROW acquisition of 219 square feet (0.005 acres) and a temporary easement of 118 square feet (0.003 acres) to construct sidewalk and driveway.	No Historic Properties Affected
Complete Auto Care	5DV11371	Acquisition of total parcel and demolition.	No Historic Properties Affected
Troy's Auto Care	5DV11400	The resource was included in the APE to assess potential for indirect effects as the building on the parcel immediately west will be demolished. The resource is separated from that parcel by an alley. There will be no direct effects to the subject resource. The subject resource is <i>not eligible</i> .	No Historic Properties Affected
Gordon Sign	5DV11373	Temporary easement of 560 square feet (0.013 acres) to construct sidewalk and driveway.	No Historic Properties Affected

Notification of Section 4(f) De Minimis Determination

The Section 106 finding of *no adverse effect* outlined above for Vigil's Shamrock Service Station (5DV11363) reflects a conclusion that for the Section 4(f) historic sites affected by the project, those effects will not "alter, directly or indirectly, any of the characteristics of [the] historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association" as described in 36 CFR § 800.5(a)(1). Based on this finding, FHWA intends to make a *de minimis* finding for the Section 4(f) requirements for the historic resource listed above.

FHWA requests acknowledgement by Colorado SHPO of the above-described findings of *de minimis* impact on historic properties for the proposed project. Your written concurrence on the No Adverse Effect determinations as outlined above will be evidence that consultation requirements of Section 6009 of SAFETEA-LU, as they will be codified at 23 U.S.C. § 138(b)(2)(B) and (C) and 49 U.S.C. § 303(d)(2)(B) and (C) are satisfied. Additional comments will be considered for the *de minimis* finding.

We request your comments on the updated APE and concurrence with these determinations of eligibility and effects and the *de minimis* notification. This information has been forwarded concurrently to the City of Landmark Preservation Commission, and Historic Denver, Inc. for review; we will inform you of any comments they elect to submit. Thank you in advance for your prompt attention to this matter. If you require additional information, please contact Region 1 Senior Historian Ashley L. Bushey at (303) 757-9397 or at ashley.bushey@state.co.us.



COLORADO

Department of Transportation

Region 1

Planning & Environmental
2000 South Holly Street,
Denver, CO 80222-4818

May 2, 2014

Mr. George Gause
City and County of Denver
Denver Planning Office
201 West Colfax Ave.
Denver, CO 80202

SUBJECT: APE Modification, Updated Determinations of Eligibility and Effects, and Section 4(f) *De Minimis* Notification; CDOT Project No. CC 0881-025 (19957): Federal Boulevard Improvements Environmental Assessment between 7th Avenue and Howard Place, Denver County, Colorado (CHS # 55407)

Dear Mr. Gause:

This letter and the attached materials constitute a request for comments on changes to the Area of Potential Effects (APE) and Determinations of Eligibility and Effects for the project referenced above, which was previously consulted on with your office in August 2009 as part of a Planning and Environmental Linkages Study completed in 2009. As of January 2014, an Environmental Assessment (EA) has been initiated for the project, consisting of Federal Boulevard between 7th Avenue and Howard Place. Additional project details have been determined, allowing for the modification of the APE to reflect the specific project area and effects, and requiring the inventory of additional properties not included in the initial survey effort of 2009. The updated information has been documented as an Addendum to the Determinations of Eligibility Report, and is included in this submission. As part of the Section 106 obligation to consider effects of the project on historic properties eligible for or listed on the National Register of Historic Places (NRHP), we are providing the Denver Landmark Preservation Commission with the opportunity to comment on our effects determinations for the project.

Project Description

The Proposed Action Alternative (Proposed Action) for the Federal Boulevard EA is to add a raised median and third northbound lane between 7th Avenue to Howard Place. This widening will meet AASHTO and CDOT standards and manage access by limiting left- and right-turn movements at non-signalized points. The bridge over Lakewood Gulch was reconstructed previously to accommodate three northbound lanes as a part of the Regional Transportation District FasTracks West Corridor Light Rail project. It is currently striped to allow two lanes of northbound traffic and will be re-striped to three lanes as a part of the Proposed Action. Crosswalks at the 8th Avenue and 10th Avenue signalized intersections are also included and the sidewalks on both the east and west sides of the street will be brought up to Americans with Disability Act (ADA) standards to match the existing and planned sections of Federal Boulevard to the north and south. Bus stops and access to bus service, which connects to local and regional destinations as well as the greater transit system including the nearby West Line of light rail transit, will be improved. Connectivity to and signage for the Weir Gulch Trail will be enhanced, which supports the Bicycle Master Plan (CCD, 2001). These improvements are anticipated to improve mobility, safety, and enhance multi-modal options within the corridor.

Resource Name	Site Number	Resource Address	Eligibility Determination	Status within Updated APE
Cook House/ Romey's Auto Shop	5DV10625	859 Federal Boulevard	Officially Not Eligible- 2009	In APE
General Plumbing Company	5DV10626	867-869 Federal Boulevard	Officially Not Eligible- 2009	In APE
Auto Equipment Company	5DV10633	880-890 Federal Boulevard	Officially Not Eligible-2009	In APE
Hilts-Herman House	5DV10627	935 Federal Boulevard	Officially Not Eligible- 2009	In APE
Unique Garage & Filling Station	5DV10628	995 Federal Boulevard	Officially Not Eligible- 2009	In APE
Kitchen Service Company	5DV10629	1015 Federal Boulevard	Officially Not Eligible- 2009	Out of APE
Plamondon House	5DV10630	1041 Federal Boulevard	Officially Not Eligible- 2009	In APE
Anderson-Wilcox House	5DV10631	1063 Federal Boulevard	Officially Not Eligible- 2009	Out of APE
Samuel & Mollie West House	5DV10632	1075 Federal Boulevard	Officially Not Eligible- 2009	Demolished
Phil & Fannie Silverman House	5DV916	1077 Federal Boulevard	Officially Not Eligible- 2009	Demolished
Capitol Wet Wash Co./ Capitol Laundry Co.	5DV8224	1317 Federal Boulevard	Officially Not Eligible- 2009	Out of APE
Alsbach House	5DV10720	2946 West Severn Place	Officially Not Eligible- 2009	In APE

Twelve new resources within the APE were documented under this updated survey effort. For additional details regarding the assessment of eligibility for these resources, please refer to summaries provided in the attached *Addendum to the Determinations of Eligibility (7th Avenue to West Howard Place)*, contained in section V. Survey Results. Architectural Inventory Forms (OAHF Form 1403) are also contained in the *Addendum Report*. No potential for a National Register Historic District was identified within this area, as the area has been heavily impacted by recent development and alterations to buildings. The buildings located in this area of Federal Boulevard represent a wide variety of uses, eras, and building types and lack the cohesion necessary to warrant a district. Table 2 below summarizes the survey results.

Table 2: 2013 Intensive Level Survey Results

Resource Name	Site Number	Resource Address	Eligibility Determination
Fashion Plaza 707	5DV11372	707 Federal Boulevard	Not Eligible
Western Material Handling	5DV11370	753-759 Federal Boulevard	Not Eligible
United Automotive, LLC	5DV11369	765 Federal Boulevard	Not Eligible
N/A	5DV11368	913-925 Federal Boulevard	Not Eligible
Casa de Fashion/ The Treasure Thrift Store	5DV11366	969-975 Federal Boulevard	Not Eligible
N/A	5DV11367	970 Federal Boulevard	Not Eligible
Family Dollar	5DV11365	990 Federal Boulevard	Not Eligible
Restaurante El Zarape	5DV11364	1065 Federal Boulevard	Not Eligible
Vigil's Shamrock Service Station	5DV11363	1251 Federal Boulevard	Eligible
Complete Auto Care	5DV11371	2970 West Severn Place	Not Eligible
Troy's Auto Repair	5DV11400	2943 West 7 th Avenue	Not Eligible
Gordon Sign	5DV11373	2930 West 9 th Avenue	Not Eligible

Resource Name	Site Number	Effect Summary	Effects Determination
		construct sidewalk and driveway.	
Plamondon House	5DV10630	Temporary easement of 409 square feet (0.009 acres) to construct sidewalk and driveway.	No Historic Properties Affected
Alsbach House	5DV10720	The resource was included in the APE to assess potential for indirect effects stemming from the demolition of resources to the west (2970 West Sovereign Place and 730 Federal Boulevard). There are no direct impacts. The subject resource is <i>not eligible</i> .	No Historic Properties Affected
Fashion Plaza 707	5DV11372	Permanent easement of 12 square feet (0.0003 acres) to install and maintain a fire hydrant. Temporary easement of 663 square feet (0.015 acres) to construct sidewalk and driveway.	No Historic Properties Affected
Western Material Handling	5DV11370	Permanent easement of 10 square feet (0.0002 acres) to install and maintain a fire hydrant. Temporary easement of 629 square feet (0.014 acres) to construct sidewalk and driveway.	No Historic Properties Affected
United Automotive, LLC	5DV11369	Temporary easement of 616 square feet (0.014 acres) to construct sidewalk and driveway.	No Historic Properties Affected
913-925 Federal Boulevard	5DV11368	Temporary easement of 828 square feet (0.019 acres) to construct sidewalk and driveway.	No Historic Properties Affected
Casa de Fashion/ The Treasure Thrift Store	5DV11366	Temporary easement of 1163 square feet (0.027 acres) to construct sidewalk and driveway.	No Historic Properties Affected
970 Federal Boulevard	5DV11367	ROW acquisition of 2092 square feet (0.048 acres) and a temporary easement of 1096 square feet (0.025 acres) to construct sidewalk and driveway.	No Historic Properties Affected
Family Dollar	5DV11365	Acquisition of total parcel and demolition.	No Historic Properties Affected
Restaurante El Zarape	5DV11364	ROW acquisition of 219 square feet (0.005 acres) and a temporary easement of 118 square feet (0.003 acres) to construct sidewalk and driveway.	No Historic Properties Affected
Complete Auto Care	5DV11371	Acquisition of total parcel and demolition.	No Historic Properties Affected
Troy's Auto Care	5DV11400	The resource was included in the APE to assess potential for indirect effects as the building on the parcel immediately west will be demolished. The resource is separated from that parcel by an alley. There will be no direct effects to the subject resource. The subject resource is <i>not eligible</i> .	No Historic Properties Affected
Gordon Sign	5DV11373	Temporary easement of 560 square feet (0.013 acres) to construct sidewalk and driveway.	No Historic Properties Affected

Notification of Section 4(f) De Minimis Determination

The Section 106 finding of *no adverse effect* outlined above for Vigil's Shamrock Service Station (5DV11363) reflects a conclusion that for the Section 4(f) historic sites affected by the project, those effects will not "alter, directly or indirectly, any of the characteristics of [the] historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association" as described in 36 CFR § 800.5(a)(1). Based on this finding, FHWA intends to make a *de minimis* finding for the Section 4(f) requirements for the historic resource listed above.

FHWA requests acknowledgement by Colorado SHPO of the above-described findings of *de minimis* impact on historic properties for the proposed project. Your written concurrence on the No Adverse Effect determinations as outlined above will be evidence that consultation requirements of Section 6009 of SAFETEA-LU, as they will be codified at 23 U.S.C. § 138(b)(2)(B) and (C) and 49 U.S.C. § 303(d)(2)(B) and (C) are satisfied. Additional comments will be considered for the *de minimis* finding.

As a local government with a potential interest in this undertaking, we welcome your comments on these determinations. Should you elect to respond, we request you do so within thirty (30) days of receipt of these



COLORADO

Department of Transportation

Region 1

Planning & Environmental
2000 South Holly Street,
Denver, CO 80222-4818

May 2, 2014

Mr. John Olson
Historic Denver, Inc.
1420 Ogden St.
Suite 202
Denver, CO 80218

SUBJECT: APE Modification, Updated Determinations of Eligibility and Effects, and Section 4(f) *De Minimis* Notification; CDOT Project No. CC 0881-025 (19957): Federal Boulevard Improvements Environmental Assessment between 7th Avenue and Howard Place, Denver County, Colorado (CHS # 55407)

Dear Mr. Olson:

This letter and the attached materials constitute a request for comments on changes to the Area of Potential Effects (APE) and Determinations of Eligibility and Effects for the project referenced above, which was previously consulted on with your office in August 2009 as part of a Planning and Environmental Linkages Study completed in 2009. As of January 2014, an Environmental Assessment (EA) has been initiated for the project, consisting of Federal Boulevard between 7th Avenue and Howard Place. Additional project details have been determined, allowing for the modification of the APE to reflect the specific project area and effects, and requiring the inventory of additional properties not included in the initial survey effort of 2009. The updated information has been documented as an Addendum to the Determinations of Eligibility Report, and is included in this submission. As part of the Section 106 obligation to consider effects of the project on historic properties eligible for or listed on the National Register of Historic Places (NRHP), we are providing Historic Denver, Inc. with the opportunity to comment on our effects determinations for the project.

Project Description

The Proposed Action Alternative (Proposed Action) for the Federal Boulevard EA is to add a raised median and third northbound lane between 7th Avenue to Howard Place. This widening will meet AASHTO and CDOT standards and manage access by limiting left- and right-turn movements at non-signalized points. The bridge over Lakewood Gulch was reconstructed previously to accommodate three northbound lanes as a part of the Regional Transportation District FasTracks West Corridor Light Rail project. It is currently striped to allow two lanes of northbound traffic and will be re-striped to three lanes as a part of the Proposed Action. Crosswalks at the 8th Avenue and 10th Avenue signalized intersections are also included and the sidewalks on both the east and west sides of the street will be brought up to Americans with Disability Act (ADA) standards to match the existing and planned sections of Federal Boulevard to the north and south. Bus stops and access to bus service, which connects to local and regional destinations as well as the greater transit system including the nearby West Line of light rail transit, will be improved. Connectivity to and signage for the Weir Gulch Trail will be enhanced, which supports the Bicycle Master Plan (CCD, 2001). These improvements are anticipated to improve mobility, safety, and enhance multi-modal options within the corridor.

Resource Name	Site Number	Resource Address	Eligibility Determination	Status within Updated APE
Cook House/ Romey's Auto Shop	5DV10625	859 Federal Boulevard	Officially Not Eligible- 2009	In APE
General Plumbing Company	5DV10626	867-869 Federal Boulevard	Officially Not Eligible- 2009	In APE
Auto Equipment Company	5DV10633	880-890 Federal Boulevard	Officially Not Eligible-2009	In APE
Hilts-Herman House	5DV10627	935 Federal Boulevard	Officially Not Eligible- 2009	In APE
Unique Garage & Filling Station	5DV10628	995 Federal Boulevard	Officially Not Eligible- 2009	In APE
Kitchen Service Company	5DV10629	1015 Federal Boulevard	Officially Not Eligible- 2009	Out of APE
Plamondon House	5DV10630	1041 Federal Boulevard	Officially Not Eligible- 2009	In APE
Anderson-Wilcox House	5DV10631	1063 Federal Boulevard	Officially Not Eligible- 2009	Out of APE
Samuel & Mollie West House	5DV10632	1075 Federal Boulevard	Officially Not Eligible- 2009	Demolished
Phil & Fannie Silverman House	5DV916	1077 Federal Boulevard	Officially Not Eligible- 2009	Demolished
Capitol Wet Wash Co./ Capitol Laundry Co.	5DV8224	1317 Federal Boulevard	Officially Not Eligible- 2009	Out of APE
Alsbach House	5DV10720	2946 West Severn Place	Officially Not Eligible- 2009	In APE

Twelve new resources within the APE were documented under this updated survey effort. For additional details regarding the assessment of eligibility for these resources, please refer to summaries provided in the attached *Addendum to the Determinations of Eligibility (7th Avenue to West Howard Place)*, contained in section V. Survey Results. Architectural Inventory Forms (OAHF Form 1403) are also contained in the *Addendum Report*. No potential for a National Register Historic District was identified within this area, as the area has been heavily impacted by recent development and alterations to buildings. The buildings located in this area of Federal Boulevard represent a wide variety of uses, eras, and building types and lack the cohesion necessary to warrant a district. Table 2 below summarizes the survey results.

Table 2: 2013 Intensive Level Survey Results

Resource Name	Site Number	Resource Address	Eligibility Determination
Fashion Plaza 707	5DV11372	707 Federal Boulevard	Not Eligible
Western Material Handling	5DV11370	753-759 Federal Boulevard	Not Eligible
United Automotive, LLC	5DV11369	765 Federal Boulevard	Not Eligible
N/A	5DV11368	913-925 Federal Boulevard	Not Eligible
Casa de Fashion/ The Treasure Thrift Store	5DV11366	969-975 Federal Boulevard	Not Eligible
N/A	5DV11367	970 Federal Boulevard	Not Eligible
Family Dollar	5DV11365	990 Federal Boulevard	Not Eligible
Restaurante El Zarape	5DV11364	1065 Federal Boulevard	Not Eligible
Vigil's Shamrock Service Station	5DV11363	1251 Federal Boulevard	Eligible
Complete Auto Care	5DV11371	2970 West Severn Place	Not Eligible
Troy's Auto Repair	5DV11400	2943 West 7 th Avenue	Not Eligible
Gordon Sign	5DV11373	2930 West 9 th Avenue	Not Eligible

Resource Name	Site Number	Effect Summary	Effects Determination
Plamondon House	5DV10630	Temporary easement of 409 square feet (0.009 acres) to construct sidewalk and driveway.	No Historic Properties Affected
Alsbach House	5DV10720	The resource was included in the APE to assess potential for indirect effects stemming from the demolition of resources to the west (2970 West Severn Place and 730 Federal Boulevard). There are no direct impacts. The subject resource is <i>not eligible</i> .	No Historic Properties Affected
Fashion Plaza 707	5DV11372	Permanent easement of 12 square feet (0.0003 acres) to install and maintain a fire hydrant. Temporary easement of 663 square feet (0.015 acres) to construct sidewalk and driveway.	No Historic Properties Affected
Western Material Handling	5DV11370	Permanent easement of 10 square feet (0.0002 acres) to install and maintain a fire hydrant. Temporary easement of 629 square feet (0.014 acres) to construct sidewalk and driveway.	No Historic Properties Affected
United Automotive, LLC	5DV11369	Temporary easement of 616 square feet (0.014 acres) to construct sidewalk and driveway.	No Historic Properties Affected
913-925 Federal Boulevard	5DV11368	Temporary easement of 828 square feet (0.019 acres) to construct sidewalk and driveway.	No Historic Properties Affected
Casa de Fashion/ The Treasure Thrift Store	5DV11366	Temporary easement of 1163 square feet (0.027 acres) to construct sidewalk and driveway.	No Historic Properties Affected
970 Federal Boulevard	5DV11367	ROW acquisition of 2092 square feet (0.048 acres) and a temporary easement of 1096 square feet (0.025 acres) to construct sidewalk and driveway.	No Historic Properties Affected
Family Dollar	5DV11365	Acquisition of total parcel and demolition.	No Historic Properties Affected
Restaurante El Zarape	5DV11364	ROW acquisition of 219 square feet (0.005 acres) and a temporary easement of 118 square feet (0.003 acres) to construct sidewalk and driveway.	No Historic Properties Affected
Complete Auto Care	5DV11371	Acquisition of total parcel and demolition.	No Historic Properties Affected
Troy's Auto Care	5DV11400	The resource was included in the APE to assess potential for indirect effects as the building on the parcel immediately west will be demolished. The resource is separated from that parcel by an alley. There will be no direct effects to the subject resource. The subject resource is <i>not eligible</i> .	No Historic Properties Affected
Gordon Sign	5DV11373	Temporary easement of 560 square feet (0.013 acres) to construct sidewalk and driveway.	No Historic Properties Affected

Notification of Section 4(f) De Minimis Determination

The Section 106 finding of *no adverse effect* outlined above for Vigil's Shamrock Service Station (5DV11363) reflects a conclusion that for the Section 4(f) historic sites affected by the project, those effects will not "alter, directly or indirectly, any of the characteristics of [the] historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association" as described in 36 CFR § 800.5(a)(1). Based on this finding, FHWA intends to make a *de minimis* finding for the Section 4(f) requirements for the historic resource listed above.

FHWA requests acknowledgement by Colorado SHPO of the above-described findings of *de minimis* impact on historic properties for the proposed project. Your written concurrence on the No Adverse Effect determinations as outlined above will be evidence that consultation requirements of Section 6009 of SAFETEA-LU, as they will be codified at 23 U.S.C. § 138(b)(2)(B) and (C) and 49 U.S.C. § 303(d)(2)(B) and (C) are satisfied. Additional comments will be considered for the *de minimis* finding.

As a local organization with a potential interest in this undertaking, we welcome your comments on these determinations. Should you elect to respond, we request you do so within thirty (30) days of receipt of these materials, as stipulated in the Section 106 regulations. For additional information on the Section 106



DENVER
THE MILE HIGH CITY

Community Planning and Development
Denver Landmark Preservation

201 West Colfax, Dept. 205
Denver, CO 80202
p: (720)-865-2709
f: (720)-865-3050

www.denvergov.org/preservation

E-Mail: landmark@denvergov.org

May 15, 2014

Ashley L. Bushey
State of Colorado; Department of Transportation
Region 1, Planning and Environmental
2000 South Holly Street
Denver, CO 80222

Subject: APE Modification and Updated Eligibility Determinations, and Section 4(f) *De Minimis* Notification; CDOT Project No. CC 0881-025 (19957): Federal Boulevard Improvements Environmental Assessment between 7th Avenue and Howard Place, Denver County, Colorado (CHS # 55407)

Thank you for the opportunity to provide comments for the proposal.

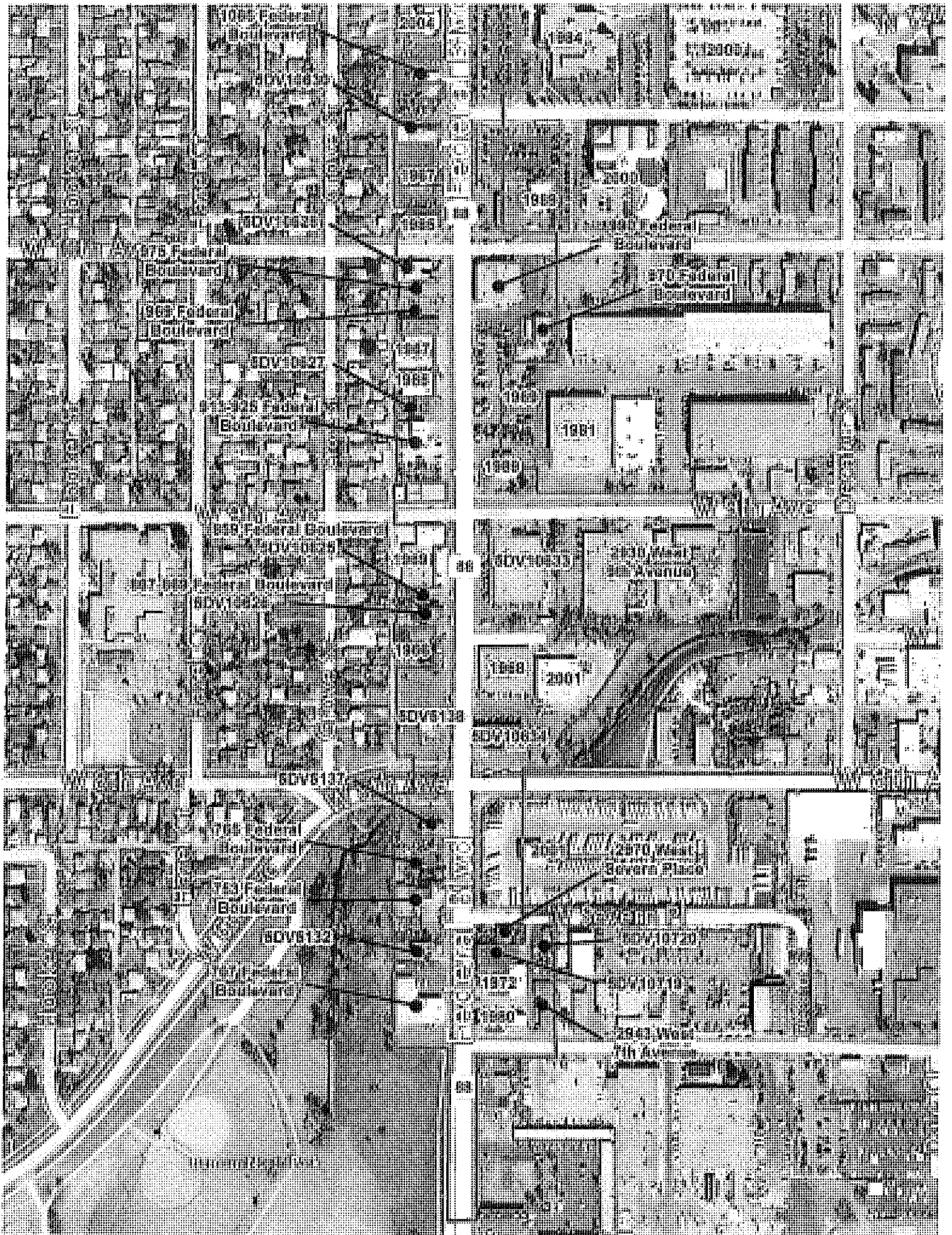
We are providing comments based on our role as Certified Local Government (CLG) representative for Denver County, Colorado for compliance with Section 106 (36 CFR 800) of the National Historic Preservation Act and the National Environmental Policy Act (NEPA).

Our office concurs with the Area of Potential Effect modifications and Updated Eligibility Determinations as outlined in your May 2, 2014 letter. We also concur with the *de minimis* finding for Vigil's Shamrock Service Station (SDV11363).

Again, thank you for providing the information. If you need further information, please do not hesitate to contact our office.

Sincerely,

George Gause
Landmark Preservation
City & County of Denver Colorado



NATIVE AMERICAN TRIBAL CONSULTATION



U.S. Department
of Transportation
**Federal Highway
Administration**

Colorado Division

May 9, 2014

12300 W. Dakota Ave., Ste. 180
Lakewood, Colorado 80228
720-963-3000

Chairman Donnie Cabaniss Jr.
Apache Tribe of Oklahoma
P.O. Box 1330
Anadarko, OK 73005

**Subject: Request for Section 106 Consultation, Federal Boulevard, West 7th Ave. to
West Howard Place Environmental Assessment (EA), Denver County, Colorado**

Dear Chairman Cabaniss:

The Federal Highway Administration (FHWA) and Colorado Department of Transportation (CDOT), in cooperation with the City and County of Denver, are preparing an Environmental Assessment that will address the effects of proposed improvements to an approximately 0.7 mile segment of Federal Boulevard in Denver, Colorado. Significant upgrades to this principal arterial roadway are necessary, including the addition of a third northbound lane and raised medians to improve mobility, multi-modal options and safety. Pursuant to the National Environmental Policy Act (NEPA) of 1969 and the Council on Environmental Quality (CEQ) implementing regulations (40 CFR 1500-1508), FHWA and CDOT are documenting the potential social, economic, and environmental consequences of this action.

FHWA will serve as the lead agency for this undertaking and CDOT staff will facilitate the tribal consultation process. As a consulting party under the Section 106 regulations, you are offered the opportunity to identify concerns about cultural resources and comment on how the project might affect them. Further, if it is found that the project will impact cultural resources that are eligible for inclusion on the National Register of Historic Places and are of religious or cultural significance to your tribe, your role in the consultation process would include participation in resolving how best to avoid, minimize, or mitigate those impacts. It is our hope that by describing the proposed undertaking we can be more effective in protecting areas important to American Indian people.

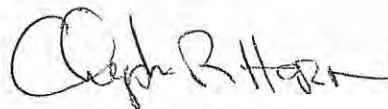
As shown on the enclosed maps, the project corridor is located in a heavily urbanized section of metropolitan Denver; no areas exist that have not been extensively disturbed for many decades by residential, commercial and/or recreational development. The Preliminary Area of Potential Effects as shown on the aerial photograph is irregular to reflect proposed direct and indirect effects to properties adjacent to the corridor. **No sites exhibiting evidence of Native American occupation are present within or near the project.** Nonetheless, tribes that elect to become consulting parties for the undertaking will be notified of the results of the historic properties survey and asked to comment on our eligibility and effects determinations. Any information you may have regarding places or sites important to your tribe that are located within or near the project area would assist us in our efforts to comprehensively identify and evaluate cultural resources.

We are committed to ensuring that tribal governments are informed of and involved in decisions that may impact places with cultural significance. If you have specific interest in the Federal Blvd. project, please complete and return the enclosed Consultation Interest Response Form to CDOT Native American consultation liaison Dan Jepson **within 30 days** via US Mail, fax or email, as listed at the bottom of that sheet. The 30-day period has been established to encourage your participation at this early stage in project development. Failure to respond within this time frame will not prevent your tribe from entering consultation at a later date. However, studies and decision making will proceed and it may be difficult to reconsider previous determinations or findings, unless significant new information is introduced.

If you have questions or concerns about the project or the role of your tribe in the consultation process, please contact Dan Jepson at 303-757-9631 or daniel.jepson@state.co.us, or FHWA Colorado Division Environmental Program Manager Stephanie Gibson at 720-963-3013 or stephanie.gibson@dot.gov.

Thank you for considering this request for consultation.

Sincerely,



John M. Cater, P.E.
Division Administrator

By: Chris Horn
Senior Operations Engineer/ROW Manger

Enclosures: Maps Showing Project Area (2)
Consultation Interest Response Form

Cc: S. Gibson & C Horn, FHWA
J. Chesser, CDOT Region 1
A. Kennedy, Pinyon Environmental

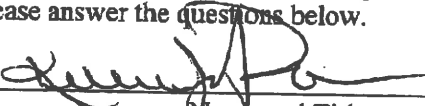
TRIBAL MAILING LIST
Federal Blvd., West 7th Ave. to West Howard Place EA

Tribal Chair (Primary Contact):	Send Copy of Letter and Attachments to:
Chairman Donnie Cabaniss Jr. Apache Tribe of Oklahoma P.O. Box 1330 Anadarko, OK 73005	
Governor Eddie Hamilton Cheyenne & Arapaho Business Committee Cheyenne & Arapaho Tribes of Oklahoma P.O. Box 38 Concho, OK 73022	Mr. Dale Hamilton, Arapaho Director Cultural Heritage Program Cheyenne and Arapaho Tribes of Oklahoma P.O. Box 203 Geary, OK 73040 Ms. Karen Little-Coyote, Cheyenne Director Cultural Heritage Program Cheyenne and Arapaho Tribes of Oklahoma P.O. Box 145 Concho, OK 73022
Chairman Wallace Coffey Comanche Tribal Business Committee Comanche Nation of Oklahoma P.O. Box 908 Lawton, OK 73502	Mr. Jimmy Arterberry, THPO Comanche Nation of Oklahoma P.O. Box 908 Lawton, OK 73502
Chairwoman Amber Toppah Kiowa Business Committee Kiowa Tribe of Oklahoma P.O. Box 369 Carnegie, OK 73015	Ms. Amie Tah-bone, NAGPRA Representative Kiowa Tribe of Oklahoma P.O. Box 369 Carnegie, OK 73015
Chairman Darryl O'Neal, Sr. Northern Arapaho Business Council Northern Arapaho Tribe P.O. Box 396 Fort Washakie, WY 82514	Ms. Darlene Conrad, THPO Northern Arapaho Tribe P.O. Box 396 Ft. Washakie, WY 82514
President Llevando Fisher Northern Cheyenne Tribal Council Northern Cheyenne Tribe P.O. Box 128 Lame Deer, MT 59043	Mr. Conrad Fisher, THPO Northern Cheyenne Tribe P.O. Box 128 Lame Deer, MT 59043
Chairman Kevin Keckler Cheyenne River Sioux Tribe P.O. Box 590 Eagle Butte, SD 57625	Mr. Steven Vance, THPO Cheyenne River Sioux Tribe P.O. Box 590 Eagle Butte, SD 57625
Chairman Brandon Sazue Crow Creek Sioux Tribe P.O. Box 50 Fort Thompson, SD 57339	Ms. Wanda Wells, THPO Crow Creek Sioux Tribe P.O. Box 50 Fort Thompson, SD 57339
President Bryan Brewer Oglala Sioux Tribal Council P.O. Box 2070 Pine Ridge, SD 57770	Mr. Mike Catches Enemy, THPO Oglala Sioux Tribe P.O. Box 419 Pine Ridge, SD 57770
President Marshall R. Gover Pawnee Nation of Oklahoma 881 Little Dee Drive Pawnee, OK 74058	Ms. Rebekah Horsechief, THPO Pawnee Nation of Oklahoma P.O. Box 470 Pawnee, OK 74058

President Cyril Scott Rosebud Sioux Tribe P.O. Box 430 Rosebud, SD 57570	Mr. Russell Eagle Bear, THPO Rosebud Sioux Tribe P.O. Box 430 Rosebud, SD 57570
Chairman Dave Archambault II Standing Rock Sioux Tribal Council P.O. Box D Fort Yates, ND 58538	Ms. Waste' Win Young, THPO Standing Rock Sioux Tribe P.O. Box D Ft. Yates, ND 58538
CDOT Region, EPB & Consultant (Send copies of one example letter and the mailing list to):	
Jon Chesser, CDOT Region 1 Environmental Office	
Dan Jepson, CDOT Environmental Programs Branch, HQ	
Ms. Amy Kennedy Environmental Planner/NEPA Specialist Pinyon Environmental, Inc. 9100 West Jewell, Ste. 200 Lakewood, CO 80232	

**FEDERAL HIGHWAY ADMINISTRATION/COLORADO DEPARTMENT OF TRANSPORTATION
SECTION 106 TRIBAL CONSULTATION INTEREST RESPONSE FORM**

PROJECT: Federal Blvd., West 7th Ave. to West Howard Place EA, City and County of Denver, Colorado
The PAWNEE NATION Tribe [is / is not] (circle one) interested in becoming a consulting party for the Colorado Department of Transportation project referenced above, for the purpose of complying with Section 106 of the National Historic Preservation Act and its implementing regulations (36 CFR 800). If your tribe will be a consulting party, please answer the questions below.

Signed: 
KELLIE J. ROWAN Name and Title THPO PAWNEE NATION

CONSULTING PARTY STATUS [36 CFR §800.2(c)(3)]

Do you know of any specific sites or places to which your tribe attaches religious and cultural significance that may be affected by this project?

Yes No If yes, please explain the general nature of these places and how or why they are significant (use additional pages if necessary). Locational information is not required.

SCOPE OF IDENTIFICATION EFFORTS [36 CFR §800.4(a)(4)]

Do you have information you can provide us that will assist us in identifying sites or places that may be of religious or cultural significance to your tribe?

Yes No If yes, please explain.

CONFIDENTIALITY OF INFORMATION [36 CFR §800.11(c)]

Is there any information you have provided here, or may provide in the future, that you wish to remain confidential?

Yes No If yes, please explain.

Please complete and return this form within 30 days via US Mail, fax or email to:

Dan Jepson, Section 106 Native American Liaison
Colorado Department of Transportation
Environmental Programs Branch
4201 E. Arkansas Ave., Shumate Bldg.
Denver, CO 80222
FAX: (303) 757-9445
daniel.jepson@state.co.us

SECTION 4(f) CONSULTATION

August 20, 2014

Troy Halouska
Planning and Environmental Linkages Program Manager, 4(f)/6(f) Specialist
Colorado Department of Transportation
Environmental Programs Branch
4201 East Arkansas Avenue, Shumate Building
Denver, CO 80222

Subject: Federal Boulevard Improvements, between West 7th Avenue and West Howard Place, Denver, Colorado – Section 4(f) Transportation Enhancement Exception for the Weir Gulch Trail

Dear Mr. Halouska,

The City and County of Denver is currently planning to improve a section of Federal Boulevard between West 7th Avenue and West Howard Place within the City and County of Denver, Colorado (Figure 1). The goal of the project is to improve mobility, safety, and multi-modal travel. It is anticipated that the proposed construction activities will occur mid-2015; construction is anticipated to last through mid-2016.

The project will add a third northbound lane that is expected to improve mobility, safety, and multi-modal travel throughout the corridor. In addition, wider sidewalks on the east side (northbound) of Federal Boulevard will be constructed to better accommodate bicyclists and other pedestrians.

A section of the Weir Gulch Trail is located east of Federal Boulevard at 8th Avenue. It connects at the sidewalk on the north side of 8th Avenue, goes down an embankment, and heads east along Weir Gulch where it soon connects to the regional South Platte River Trail. This trail is a significant recreational resource that is protected by Section 4(f) of the Department of Transportation Act of 1966.

The proposed project will temporarily impact the trail in order to make improvements (Figure 2). These improvements will provide recreational enhancements to the City and County of Denver Trail system and include:

- Softening the sharp curve where the trail connects to the sidewalk on 8th Avenue and making the connection ADA compliant.
- Widening the current, narrow sidewalk along 8th Avenue between the trail connection and Federal Boulevard. The wider sidewalk will be up to current standards and ADA compliant.
- Signage will be added to enhance connectivity along the trail and 8th Avenue that will better direct trail users to the connection on the west side of Federal Boulevard.
- Colored concrete crosswalks will be installed at the signalized intersections of Federal Boulevard at both West 10th Avenue and West 8th Avenue which will also improve existing on-street bicycle route D-12.

Due to the temporary impacts to the existing sidewalks, bicycle routes, and trail during construction of the proposed improvements, a detour will be in place during construction. The adjacent areas that buffer the existing sidewalks and areas that contained the detour which may be impacted during construction will be restored to their original condition once construction is complete, including re-establishing any disturbed vegetation.

The City and County of Denver Parks and Recreation Department has discussed the project with the Colorado Department of Transportation. Because this project will clearly be an enhancement to the Weir Gulch Trail, it is understood that there should be an exception to the requirement for Section 4(f) evaluation. As a result, the City and County of Denver understands the following to be true:

1. The use of the Section 4(f) property is solely for the purpose of preserving or enhancing an activity, feature, or attribute that qualifies the property for Section 4(f) protection; and
2. The concurrence on this letter provides the written agreement from the official with jurisdiction over the Section 4(f) resource that the above criterion is met with the project.

Therefore, we believe that these activities will meet the requirements of the Section 4(f) enhancement exception in 23 CFR 774.13(g).

A goal of this project is to improve multi-modality which includes existing bicycle facilities and pedestrian trails as a community resource; therefore, please accept this letter as concurrence that the use of this Section 4(f) resource is solely for the purpose of enhancement of the Weir Gulch Trail as noted under 23 CFR 774.13(g)(1).

Sincerely,



Lauri Dannemiller
City and County of Denver
Parks and Recreation Manager

Attachments:

Figure 1: Project Area

Figure 2: Weir Gulch Trail Enhancements

cc: Karen Good, City and County of Denver
Randal Lapsley, Tsiouvaras Simmons Holderness
Amanda Cushing, Pinyon Environmental, Inc.

Figure 1. EA Project Area



Figure 2. Weir Gulch Trail Enhancements

