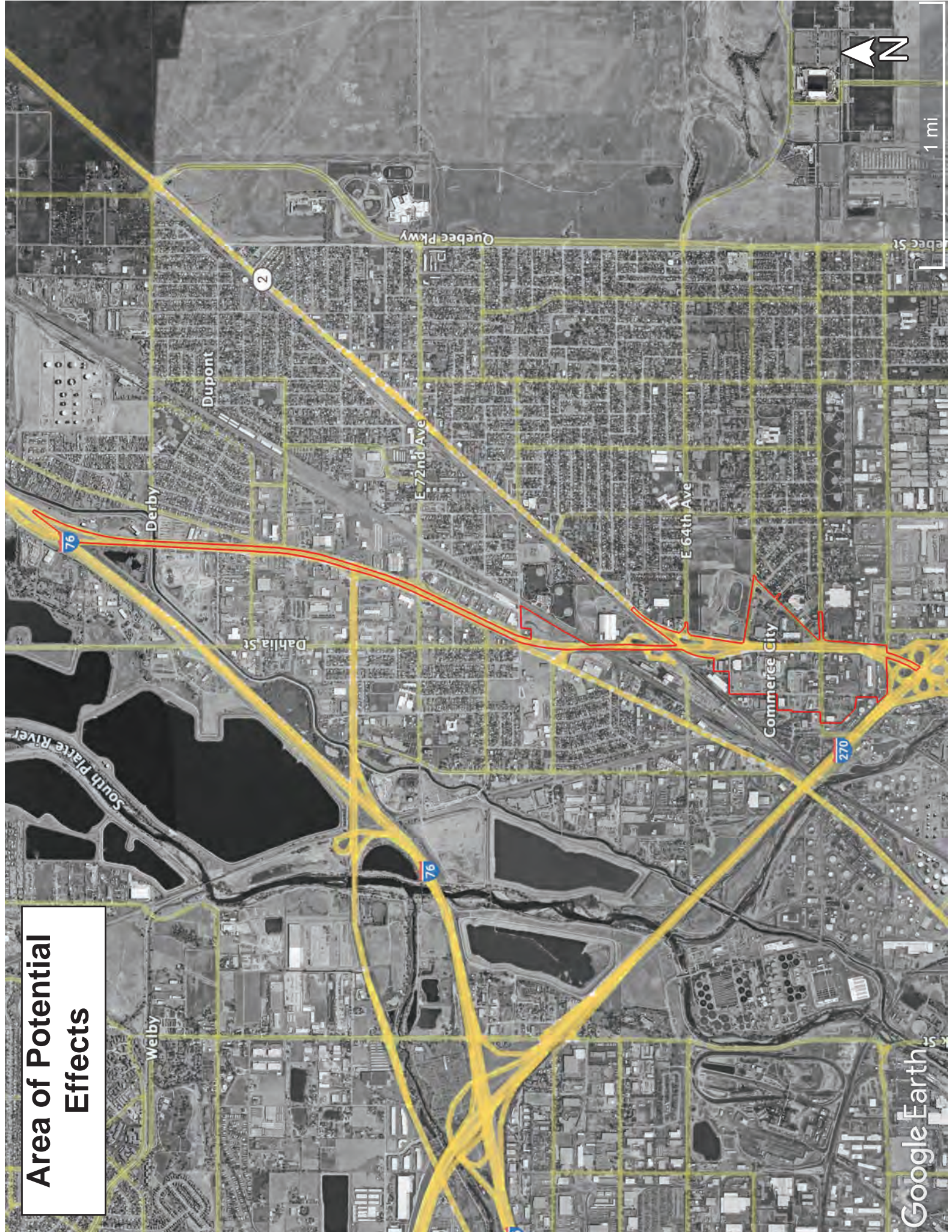


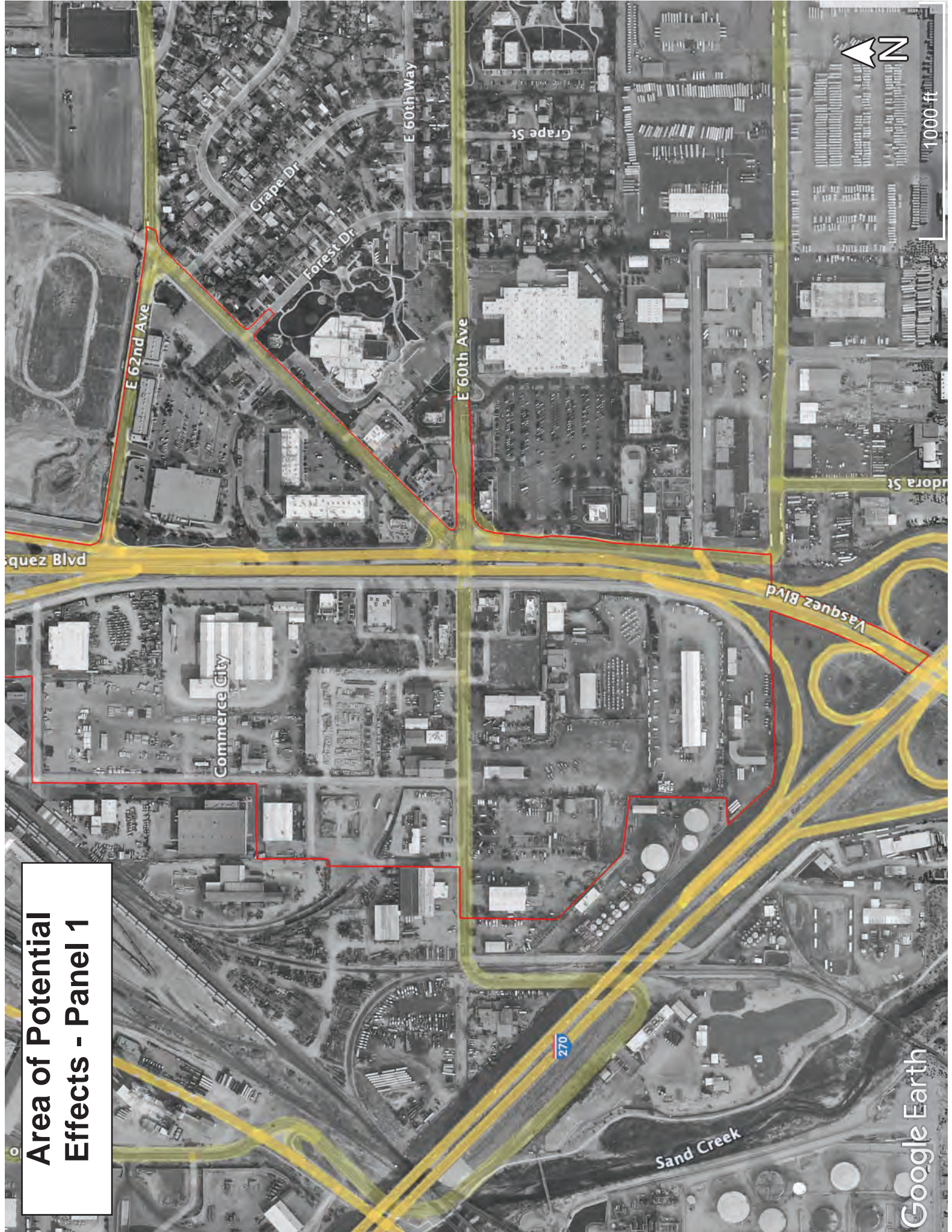


**General
Project Area**

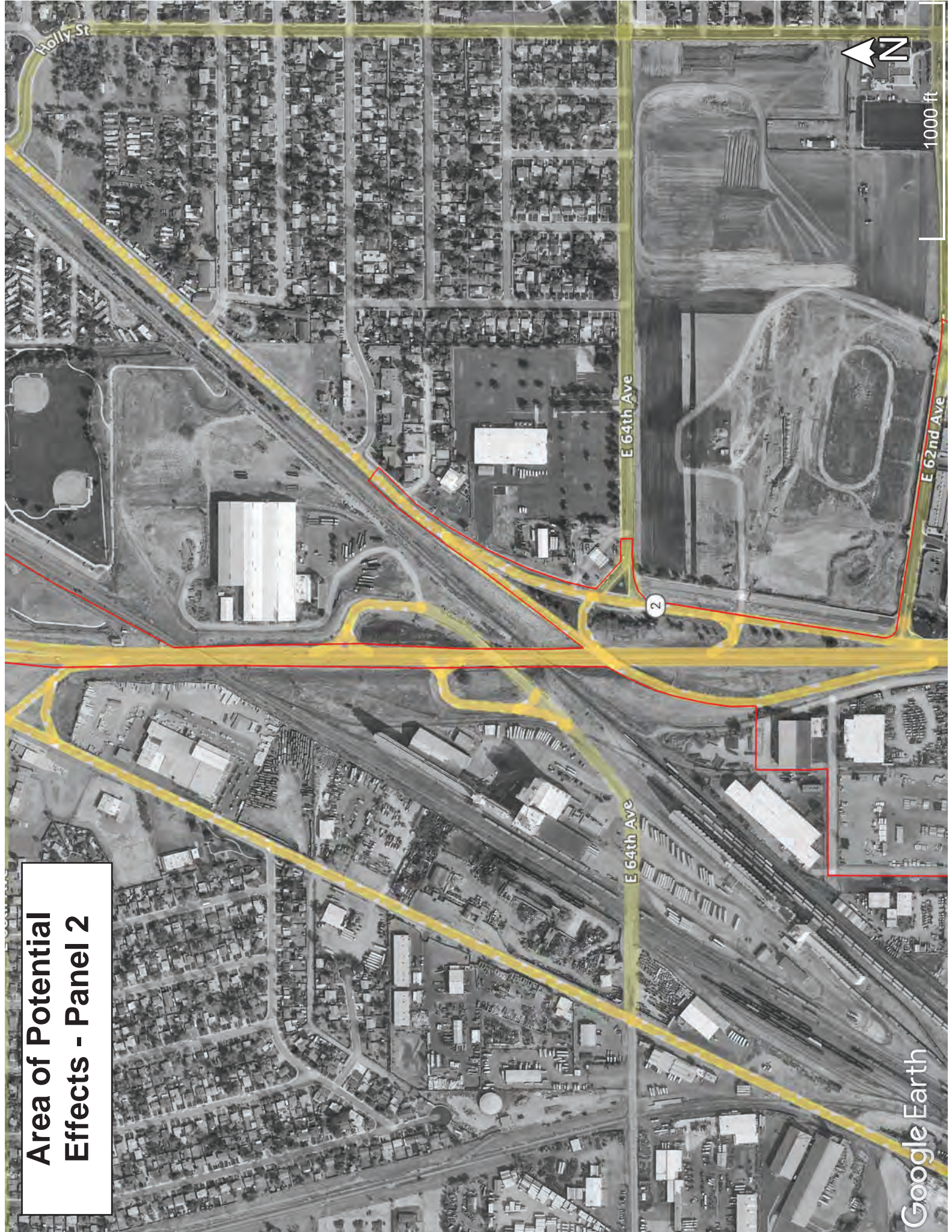
Area of Potential Effects



Area of Potential Effects - Panel 1



**Area of Potential
Effects - Panel 2**

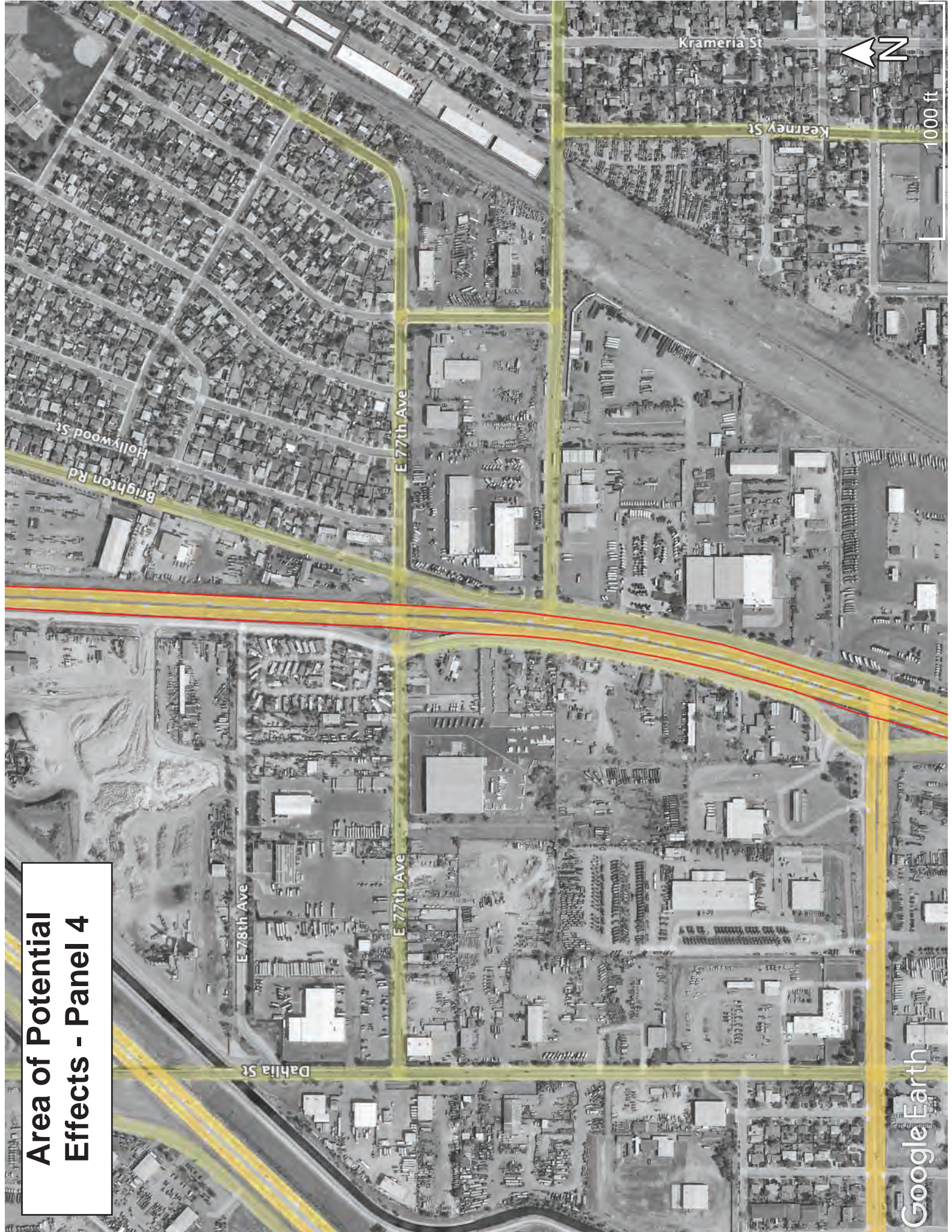


Area of Potential Effects - Panel 3

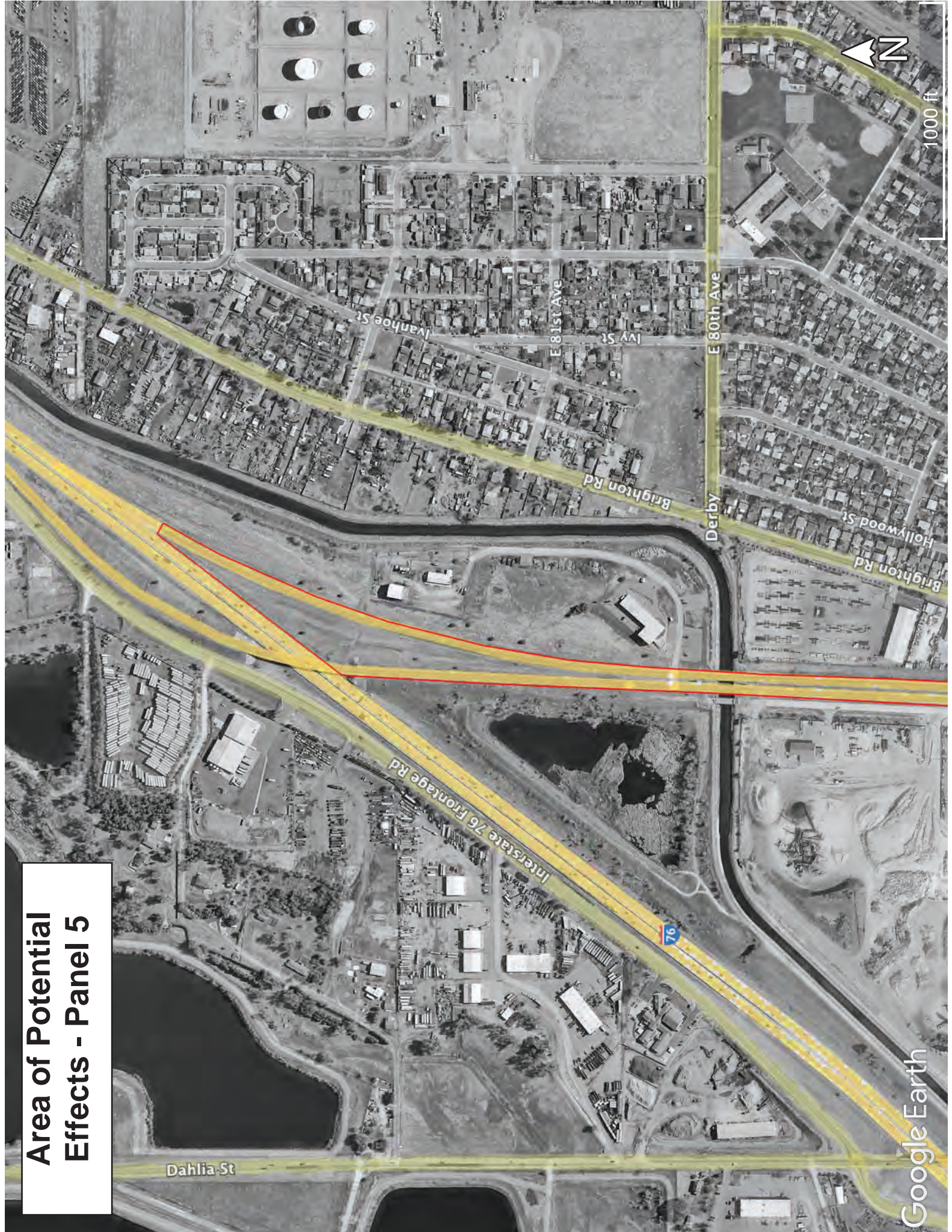


2

**Area of Potential
Effects - Panel 4**



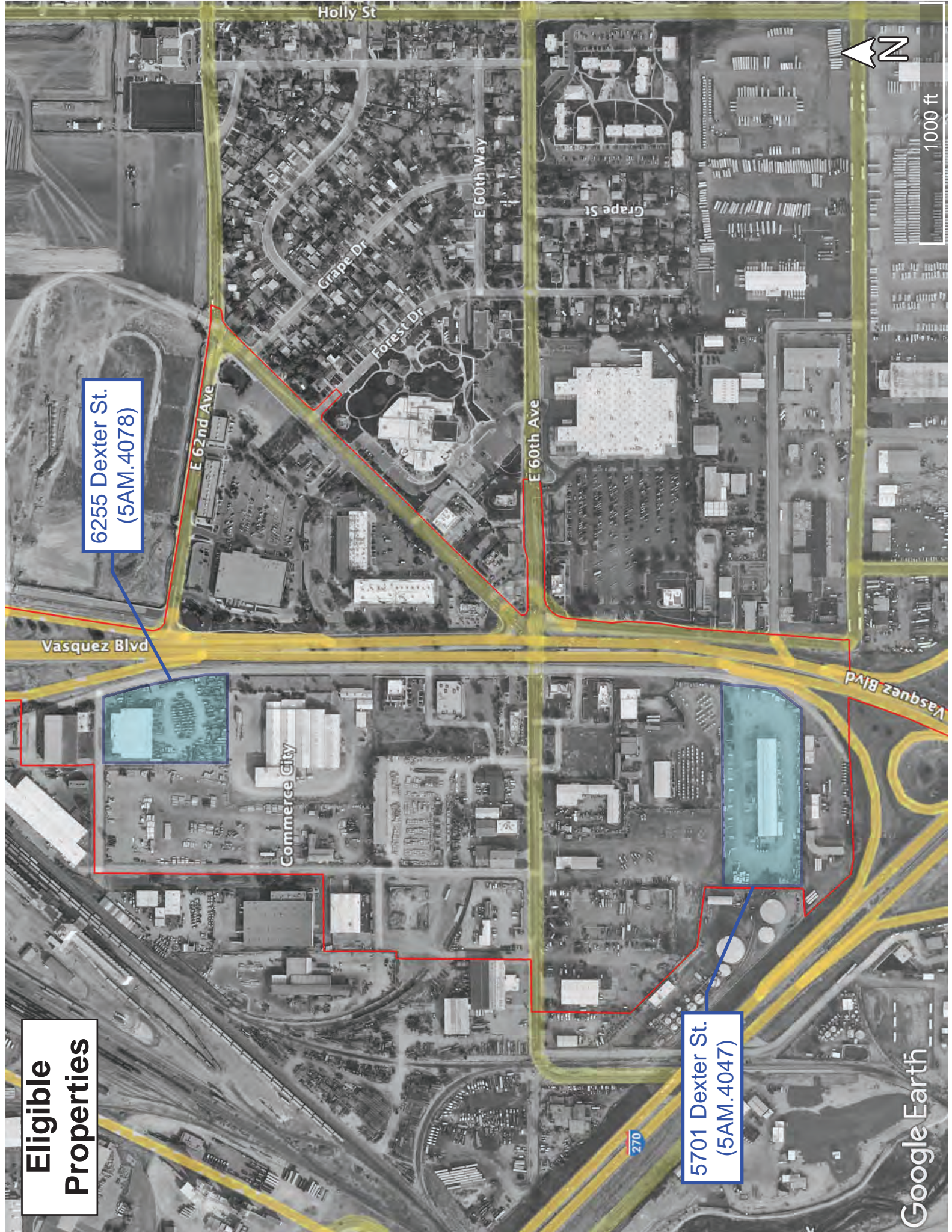
**Area of Potential
Effects - Panel 5**



Eligible Properties

6255 Dexter St.
(5AM.4078)

5701 Dexter St.
(5AM.4047)



APPENDIX B
SITE PHOTOGRAPHS

Vasquez Boulevard (22922)
Site Photographs



LOOKING SOUTHWEST ALONG VASQUEZ BLVD. TOWARD I-270



LOOKING NORTH ALONG VASQUEZ BLVD. TOWARD
PARKWAY DR./E. 60TH AVE.



LOOKING WEST AT INTERSECTION OF
VASQUEZ BLVD./PARKWAY DR./E. 60TH AVE.



LOOKING SOUTH ALONG VASQUEZ BLVD.
TOWARD PARKWAY DR./E. 60TH AVE.



LOOKING NORTH ALONG CLERMONT ST.



LOOKING NORTHEAST ACROSS VASQUEZ BLVD. FROM DEXTER ST.

APPENDIX C
INVENTORY FORMS

Management Data Form

Resource Number: 5AM.3924.3

A *Management Data Form* should be completed for each cultural resource recorded during an archaeological survey. Isolated finds and revisits are the exception and they do not require a *Management Data Form*. Please attach the appropriate component forms and use continuation pages if necessary. Fields can be expanded or compressed as necessary.

1. Resource Number: 5AM.3924.3

2. Temporary Resource Number:

3. Attachments (check as many as apply)

- Prehistoric Archaeological Component
- Historic Archaeological Component
- Linear Component
- Sketch/Instrument Map (required)
- U.S.G.S. Map Photocopy (required)
- Photograph(s) (required)
- Other, specify:

4. Official determination (OAHF use only)

- Determined Eligible NR\SR _____
- Determined Not Eligible NR\SR _____
- Nominated _____
- Need Data NR\SR _____
- Contributing to NR Dist.\SR Dist. _____
- Not Contributing to NR Dist.\SR Dist. _____
- Supports overall linear eligibility NR\SR _____

I. IDENTIFICATION

5. Resource Name: U.S. Highway 6 (Vasquez Boulevard, CDOT Route 006H)

6. Project Name/Number: Section 106 Compliance for Vasquez Blvd. Improvements from I-270 to 64th Ave.

7. Government Involvement: Local State Federal

Agency: Colorado Department of Transportation (CDOT), Region 1; Federal Highway Administration

8. Site Categories (check as many as apply):

Prehistoric: archaeological site paleontological site In existing National Register district

National Register District name:

Historic: archaeology site building structure(s) object(s) In existing National Register district

National Register District name:

9. Owner(s) Name and Address: CDOT, 2829 W. Howard Place, Denver, CO 80204

10. Boundary Description and Justification: The recorded segment of the highway extends approximately 5,620 meters from the northern side of its intersection with Interstate 270 north to the southern side of its intersection with Interstate 76. It is a portion that is historically associated with the highway system. The resource boundary is approximately 31 meters wide throughout its length to encompass the full width of both directions of the road and the shoulders.

11. Site/Property Dimensions Length: 5620 m Width: 31 m Area: 17,4220m² Acres (m²/4047): 43.04

Area was calculated as: Length x Width (rectangle/square) Length x Width x 0.785 (Ellipse) GIS

II. LOCATION

12. Legal Location

PM 6th Township 2S Range 67W Section 30 ¼ ¼

PM 6th Township 3S Range 67W Section 6 ¼ ¼

PM 6th Township 3S Range 67W Section 7 ¼ ¼

PM Township Range Section ¼ ¼

If section is irregular, explain alignment method:

13. USGS Quad: Commerce City

14. County: Adams

Management Data Form

Resource Number: 5AM.3924.3

15. **UTM Coordinates:** Datum used NAD 27 NAD 83 WGS 84 Other:

- A. Zone 13; 505719 mE 4405582 mN
- B. Zone 13; 505854 mE 4405954 mN
- C. Zone 13; 505856 mE 4407705 mN
- D. Zone 13; 505920 mE 4408017 mN
- E. Zone 13; 506267 mE 4408781 mN
- F. Zone 13; 506449 mE 4409594 mN
- G. Zone 13; 506497 mE 4410696 mN

16. **UTM Source:** Corrected GPS/rectified survey (<5m error) Uncorrected GPS Map template

Other (explain):

17. **Site elevation** (feet): 5,150

18. **Address:** N/A Lot: Block: Addition:

19. **Location/Access:** US 6 (Vasquez Blvd.) travels north-south and northeast-southwest through Commerce City and is accessible from I-270 and I-76, as well as local arterials that it crosses between those two interstates.

III. NATURAL ENVIRONMENT/SITE CONDITION

20. **General Description** (should include both on site as well as geographical setting with aspect, landforms, vegetation, soils, depositional environment, water, ground visibility): US 6 travels through an urban area in the southern part of Commerce City that is characterized by numerous commercial and industrial properties. Scrubby grasses and vegetation generally line the shoulder. The route is mostly level.

21. **Soil depth (cm) and description:** N/A

22. Condition

a. Architectural/Structural

- Excellent
- Good
- Fair
- Deteriorated
- Ruin

b. Archaeological/Paleontological

- Undisturbed
- Light disturbance
- Moderate disturbance
- Heavy disturbance
- Total disturbance

23. **Describe condition:** The highway is in good condition with no noticeable significant deterioration on the surface.

24. **Vandalism:** Yes No

Describe:

IV. NATIONAL/STATE REGISTER ELIGIBILITY ASSESSMENT

25. **Context or Theme:** Roadway Transportation

26. **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 that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory
- Does not meet any of the National Register criteria
- Qualifies under exceptions A through G. List exception(s):

27. **Applicable State Register Criteria:**

- A. Property is associated with events that have made a significant contribution to history
- B. Property is connected with persons significant in history
- C. Property has distinctive characteristics of a type, period, method of construction or artisan

Management Data Form

Resource Number: 5AM.3924.3

- D. Property is of geographic importance
 E. Property contains the possibility of important discoveries related to prehistory or history
 Does not meet any of the State Register criteria

28. **Area(s) of significance:** TRANSPORTATION: HIGHWAY

29. **Period(s) of significance:** 1890-1930 (Automobile Age), 1930-1945 (Depression, World War II)

30. **Level of Significance:** National State Local

31. **Statement of Significance:** The following statement of significance was taken from the Colorado Historic Highway Inventory of US 6, which was prepared by Mead & Hunt, Inc./Dill Historians, LLC:

US 6 in Colorado begins at the Nebraska border and enters the state at the town of Holyoke, travelling west through the eastern plains towns of Haxtun, Sterling, Merino, and Wiggins. It continues through Commerce City, Denver, and Golden, then west through Clear Creek Canyon and over Loveland Pass to the mountain towns of Dillon, Silverthorne, Avon, and Edwards. The route continues through Eagle, Gypsum, New Castle, Rifle, Parachute, and Grand Junction, until it reaches Mack, just east of the Utah border. The segment of the highway in northeastern Colorado (Phillips, Logan, Washington, and Morgan Counties) served as an early local farm-to-market road by providing the primary connection between Colorado and neighboring Nebraska and rail connections to the larger markets to transport goods.

The federal designation of a United States Highway System began in 1926 with standardizing numbers of State Highways across the country. US 6, starting in Provincetown, Massachusetts, was one of the first to be designated. In Colorado, US 6 incorporated the segment of US 38 that extended from Holyoke, near the Nebraska border, and ended in Greeley. By 1932, US 6 was used on the state maps and in 1937 the entire route across the country was designated as a transcontinental highway with different names including the Omaha-Lincoln-Denver (OLD) Highway in eastern Colorado, the Roosevelt Highway during the 1930s and 1940s, and in 1952 it was officially dedicated as the Grand Army of the Republic. The OLD Highway was first started by civic clubs in 1910 and later became the Detroit-Lincoln-Denver (DLD) Highway by 1920. The OLD/DLD Highway was formed as a result of the Good Roads Movement to improve local roads. The OLD/DLD Highway became a State Highway (SH) 9 and was improved by the Colorado Highway Department (CHD). Improvements in 1926 included grading, resurfacing, and straightening (Associated Cultural Resource Experts, 2002: 11-37).

In Colorado, by 1938 work under the Works Progress Administration (WPA) to extend US 6 southwest of Wiggins through Hudson into Denver had commenced. (Today, much of US 6 is cosigned with segments of I-25 and US 85 and I-76 near Commerce City in Denver.) From Denver the route was extended westward to Utah through Mt. Vernon Canyon, over Loveland Pass toward Leadville, running concurrent with US 24 to Grand Junction and US 50 west to Spanish Fork, Utah. In 1940 US 6 was rerouted using SH 78 over Vail Pass, instead of US 24 through Climax, Leadville, and Minturn. WPA funds were also used to build the segment of the highway from Minturn west to Rifle and Grand Junction, combining portions of US 24 and a toll road from Rifle to Grand Junction for the building of the road and tunnels through the mountainous terrain using abandoned railroad grades. World War II briefly halted work and the final paving of the segment of the highway over Loveland Pass was not completed until 1946. Progress to complete US 6 through the Grand Valley in Palisade and Grand Junction was also slowed as portions of a railroad grade were incorporated into the roadbed. A new segment of US 6 through Clear Creek Canyon began in 1937, but decades of political fighting and the duration of World War II delayed the finishing of construction until 1952.

US 6 has been rerouted in metropolitan Denver. Originally the route of the highway in the metropolitan area used Colfax-Colorado-Vasquez (currently US40-SH2-US 85) to head east and northeast out of the city. In 1947 US 6 was rerouted using Colfax-Larimer-Broadway-Brighton-46th-Vasquez, and again in 1954 in Golden and Denver using Sixth Avenue east to Federal Boulevard, then northeast using Eighth Avenue, Broadway, and Brighton Boulevards to Vasquez Boulevard (Salek). The construction of I-70 has obliterated areas of US 6 in areas west of Vail, but the earlier alignment can be seen in towns such as Rifle, Parachute, and New Castle.

32. **Statement of historic integrity related to significance:** Overall, US 6 in Colorado possesses significance under Criterion A due to its role as an early farm-to-market road during the 1910s and 1920s at the local level, and the eastern segment is associated with the Good Roads Movement. Additionally, the western portion possesses significance in the area of Transportation at the state level and is directly associated with work completed by the

Management Data Form

Resource Number: 5AM.3924.3

WPA from 1937 to 1941. US 6 does not possess significance under Criterion B. Previous research did not indicate the use of innovative or important engineering design or construction techniques that would distinguish this highway from other roads, and it does not possess significance under Criterion C. Finally, the technology of highway construction is well-understood and documented; this highway is unlikely to yield important information that cannot be discerned from archived plans and other records and does not possess significance under Criterion D.

33. **National Register Eligibility Field Assessment:** Eligible Not Eligible Need data
Linear Segment Evaluation (if applicable) Supporting Non-supporting
34. **Status in an Existing National Register District:** Contributing Non-contributing
35. **State Register Eligibility Field Assessment:** Eligible Not eligible Need data
36. **Status in an Existing State Register District:** Contributing Non-contributing
37. **National/State Register District Potential:** Yes No Describe: This area does not possess a significant concentration, linkage or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.
38. **Cultural Landscape Potential:** Yes No Describe:
39. **If Yes to either 37 or 38, is this site:** Contributing Non-contributing Explain:

V. MANAGEMENT AND ADMINISTRATIVE DATA

40. **Threats to Resource:** Water erosion Wind erosion Grazing Neglect Vandalism
 Recreation Construction Other (explain)
41. **Existing Protection:** None Marked Fenced Patrolled Access controlled
Other (specify):
Comments:
42. **Local landmark designation:** No
43. **Easement:** No
44. **Recorder's Management Recommendations:** None

VI. DOCUMENTATION

45. **Previous actions accomplished at the site:** Tested Partial excavation Complete excavation
Date(s):
a. Excavations:
b. Stabilization: Date(s)
c. HABS/HAER documentation [date(s) and numbers]:
d. Other:
46. **Known collections/reports/interview and other references (list):**
47. **Primary location of additional data:**
48. **State or Federal permit number:**
49. **Collection:** Artifact collection authorized: Yes No Were artifacts collected: Yes No
Artifact repository:
Collection method: Diagnostics Grab sample Random Sample
Other (specify):
50. **Photograph Numbers:** 5AM3924.3_1.jpg, 5AM3924.3_2.jpg, 5AM3924.3_3.jpg, 5AM3924.3_4.jpg, 5AM3924.3_5.jpg
Files or negatives stored at: Miniello Consulting
51. **Report Title:** Section 106 Compliance for Vasquez Blvd. Improvements from I-270 to 64th Ave.
52. **Recorder(s):** Kristi H. Miniello **Date:** 4/7/2020
53. **Recorder affiliation:** Miniello Consulting

Management Data Form

Resource Number: 5AM.3924.3

Phone number/Email: (303) 531-1414 / kristi@minielloconsulting.com

Linear Component Form

Resource Number: 5AM.3924.3

This form should be completed for each linear resource or linear segment. Use this form in conjunction with the *Management Data Form*. Call OAHP staff (303-866-5216) prior to assigning a resource number.

I. Resource Identification

- 1. **Resource Number:** 5AM.3924.3
- 2. **Temporary Resource Number:**
- 3. **Site Name:** U.S. Highway 6 (Vasquez Boulevard, CDOT Route 006H)
- 4. **Record of:** Entire resource Segment

II. Resource Description

- 5. **Resource Type:** Road Railroad Trail Ditch/Canal

Other (specify):

6. **Component Description:** This segment of US 6 is approximately 3.49 miles long. At its south end, it intersects with I-270 and travels north, where it gently curves to the northeast and joins I-76. Throughout the project area, the asphalt-paved road consists of a divided highway. Between I-270 and E. 62nd Ave., it has three through lanes in each direction; each lane measures 3.65 meters wide. Between E. 62nd Ave. and I-76, it has two through lanes in each direction; each lane measures 3.65 meters wide. Metal guardrail separates the highway from bordering properties, and access to local arterials is readily available at numerous intersections throughout its length. From the I-270 interchange to a point approximately 0.52 mile north, US 6 and SH 2 are the same route.

- 7. **Original use:** Transportation
- 8. **Current use:** Transportation
- 9. **Modifications (describe and include dates):** Cloverleaf interchange at I-270 (1965-1970)
- 10. **Extent of Entire Resource:** 261.46 miles
- 11. **Associated Artifacts:**
- 12. **Associated Features or Resources:** None

III. Research Information

13. **Architect/Engineer:** Colorado Highway Department

Source(s) of Information: Colorado Historic Highway Inventory of US 6 (Mead & Hunt, Inc./Dill Historians, LLC)

14. **Builder:** Possibly Works Progress Administration

Source(s) of Information: Colorado Historic Highway Inventory of US 6

15. **Date of Construction / Date Range:** 1932-1938

Source(s) of Information: Colorado Historic Highway Inventory of US 6, USGS 1938 Derby Quadrangle Map

16. **Historical / Archival Data:** This feature is comprised of a section of asphalt-paved road and is associated with the US highway route that originally crossed the state of Colorado from Nebraska to Utah. The entire resource is approximately 261.46 miles long. US 6 in Colorado begins at the Nebraska border and enters the state at the town of Holyoke, travelling west through the eastern plains towns of Haxtun, Sterling, Merino, and Wiggins. It continues through Commerce City, Denver, and Golden, then west through Clear Creek Canyon and over Loveland Pass to the mountain towns of Dillon, Silverthorne, Avon, and Edwards. The route continues through Eagle, Gypsum, New Castle, Rifle, Parachute, and Grand Junction, until it reaches Mack, just east of the Utah border. The segment of the highway in northeastern Colorado (Phillips, Logan, Washington, and Morgan Counties) served as an early local farm-to-market road by providing the primary connection between Colorado and neighboring Nebraska and rail connections to the larger markets to transport goods.

Linear Component Form

Resource Number: 5AM.3924.3

The federal designation of a United States Highway System began in 1926 with standardizing numbers of State Highways across the country. US 6, starting in Provincetown, Massachusetts, was one of the first to be designated. In Colorado, US 6 incorporated the segment of US 38 that extended from Holyoke, near the Nebraska border, and ended in Greeley. By 1932, US 6 was used on the state maps and in 1937 the entire route across the country was designated as a transcontinental highway with different names including the Omaha-Lincoln-Denver (OLD) Highway in eastern Colorado, the Roosevelt Highway during the 1930s and 1940s, and in 1952 it was officially dedicated as the Grand Army of the Republic. The OLD Highway was first started by civic clubs in 1910 and later became the Detroit-Lincoln-Denver (DLD) Highway by 1920. The OLD/DLD Highway was formed as a result of the Good Roads Movement to improve local roads. The OLD/DLD Highway became a State Highway (SH) 9 and was improved by the Colorado Highway Department (CHD). Improvements in 1926 included grading, resurfacing, and straightening (Associated Cultural Resource Experts, 2002: 11-37).

In Colorado, by 1938 work under the Works Progress Administration (WPA) to extend US 6 southwest of Wiggins through Hudson into Denver had commenced. (Today, much of US 6 is cosigned with segments of I-25 and US 85 and I-76 near Commerce City in Denver.) From Denver the route was extended westward to Utah through Mt. Vernon Canyon, over Loveland Pass toward Leadville, running concurrent with US 24 to Grand Junction and US 50 west to Spanish Fork, Utah. In 1940 US 6 was rerouted using SH 78 over Vail Pass, instead of US 24 through Climax, Leadville, and Minturn. WPA funds were also used to build the segment of the highway from Minturn west to Rifle and Grand Junction, combining portions of US 24 and a toll road from Rifle to Grand Junction for the building of the road and tunnels through the mountainous terrain using abandoned railroad grades. World War II briefly halted work and the final paving of the segment of the highway over Loveland Pass was not completed until 1946. Progress to complete US 6 through the Grand Valley in Palisade and Grand Junction was also slowed as portions of a railroad grade were incorporated into the roadbed. A new segment of US 6 through Clear Creek Canyon began in 1937, but decades of political fighting and the duration of World War II delayed the finishing of construction until 1952. US 6 has been rerouted in metropolitan Denver. Originally the route of the highway in the metropolitan area used Colfax-Colorado-Vasquez (currently US 40-SH 2-US 85) to head east and northeast out of the city. In 1947 US 6 was rerouted using Colfax-Larimer-Broadway-Brighton-46th-Vasquez, and again in 1954 in Golden and Denver using Sixth Avenue east to Federal Boulevard, then northeast using Eighth Avenue, Broadway, and Brighton Boulevards to Vasquez Boulevard (Salek). The construction of I-70 has obliterated areas of US 6 in areas west of Vail, but the earlier alignment can be seen in towns such as Rifle, Parachute, and New Castle.

17. **Cultural Affiliation and Justification:** None

IV. Management Recommendations

18. **Eligibility of Entire Resource**

Eligible Not Eligible Need Data Is this an official determination? Yes No

Remarks/Justification: Overall, US 6 in Colorado possesses significance under Criterion A due to its role as an early farm-to-market road during the 1910s and 1920s at the local level. The eastern segment is associated with the Good Roads Movement, while the western portion possesses significance in the area of Transportation at the state level and is directly associated with work completed by the WPA from 1937 to 1941. US 6 does not possess significance under Criterion B. Previous research did not indicate the use of innovative or important engineering design or construction techniques that would distinguish this highway from other roads, and it does not possess significance under Criterion C. Finally, the technology of highway construction is well-understood and documented; this highway is unlikely to yield important information that cannot be discerned from archived plans and other records and does not possess significance under Criterion D.

19. **Evaluation of integrity of the segment of the entire linear resource being recorded** (Complete only if "Segment" under item 4 is checked and the entire resource is marked as Eligible under item 18)

Supporting Non-supporting Not applicable

Remarks/Justification: A review of historic maps shows that alignment changes in Adams County and the Commerce City area, specifically, have altered the route's relationship to its farm-to-market roots and the rural setting of which it was once a part. As depicted on the 1899 Willits Farm Map, the road appears to travel on a generally northeast alignment that paralleled the Colorado and Burlington Railway line and consisted of one lane in each direction. That alignment appears to remain for several more decades and is more obviously depicted on the 1938 USGS quadrangle map. In 1957, the alignment still parallels the railroad, but it was depicted as having two lanes in each direction on the

Linear Component Form**Resource Number:** 5AM.3924.3

USGS quadrangle map. The most impactful changes occurred sometime between then and 1965, when the alignment of the component completely changed. Instead of heading northeast and paralleling the railroad, it continued north and joined with US 85. The road then gently curved to a northeast-southwest alignment around E. 69th Ave. and back to a north-south alignment around 76th Ave. It then joined what was, at that time, I-80 and was back on a northeast-southwest alignment. Another significant change around that period of time was the introduction of a cloverleaf interchange where the component encounters present-day I-270.

20. **Recorder(s):** Kristi H. Miniello, Miniello Consulting

21. **Date:** 4/7/2020

Linear Component Form

Resource Number: 5AM.3924.3



5AM3924.3_1: Looking southwest at US 6 near project's southern terminus at I-270 (January 24, 2020)



5AM3924.3_2: Looking south along US 6 near the intersection with 69th Ave. (January 24, 2020)

Resource Number: 5AM.3924.3



5AM3924.3_3: Looking south along US 6 north of railroad overpass (January 24, 2020)



5AM3924.3_4: Looking north along US 6 north of the intersection with 77th Ave.

Resource Number: 5AM.3924.3



5AM3924.3_5: Looking north at US 6 near project's northern terminus at I-76 (January 24, 2020)

Resource Number: 5AM.3924.3

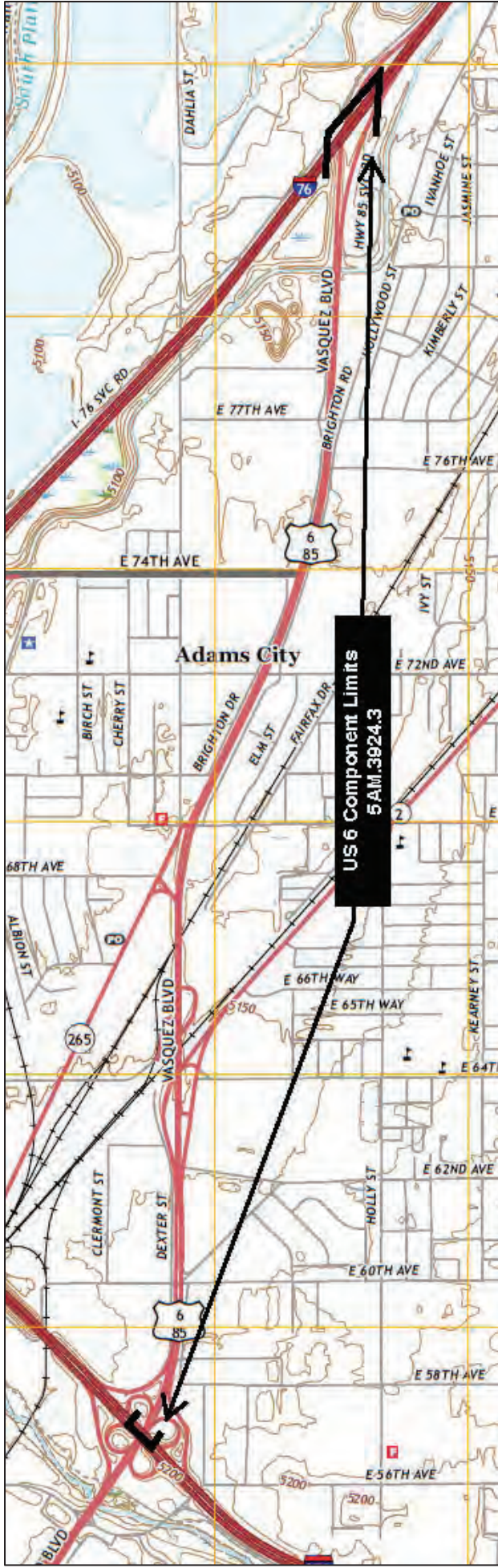
Site Map



Linear Component Form

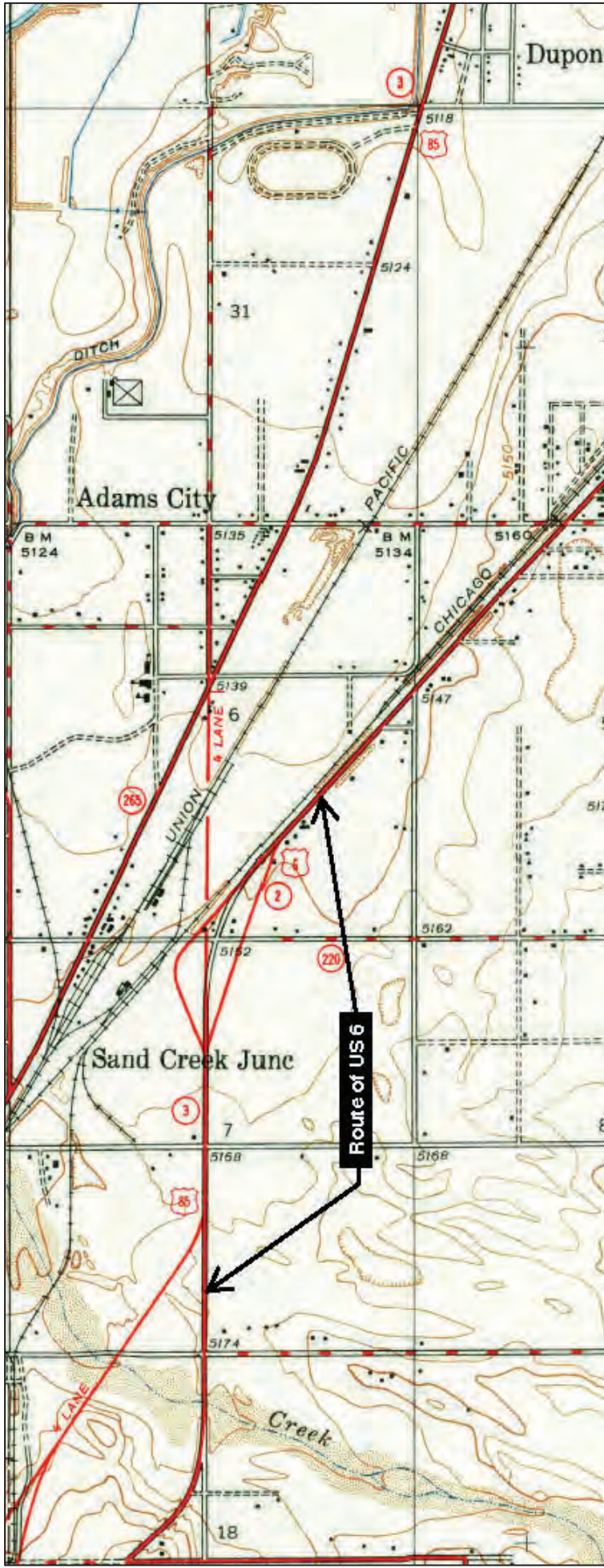
Resource Number: 5AM.3924.3

USGS Quadrangle Map (Commerce City 2019)



Resource Number: 5AM.3924.3

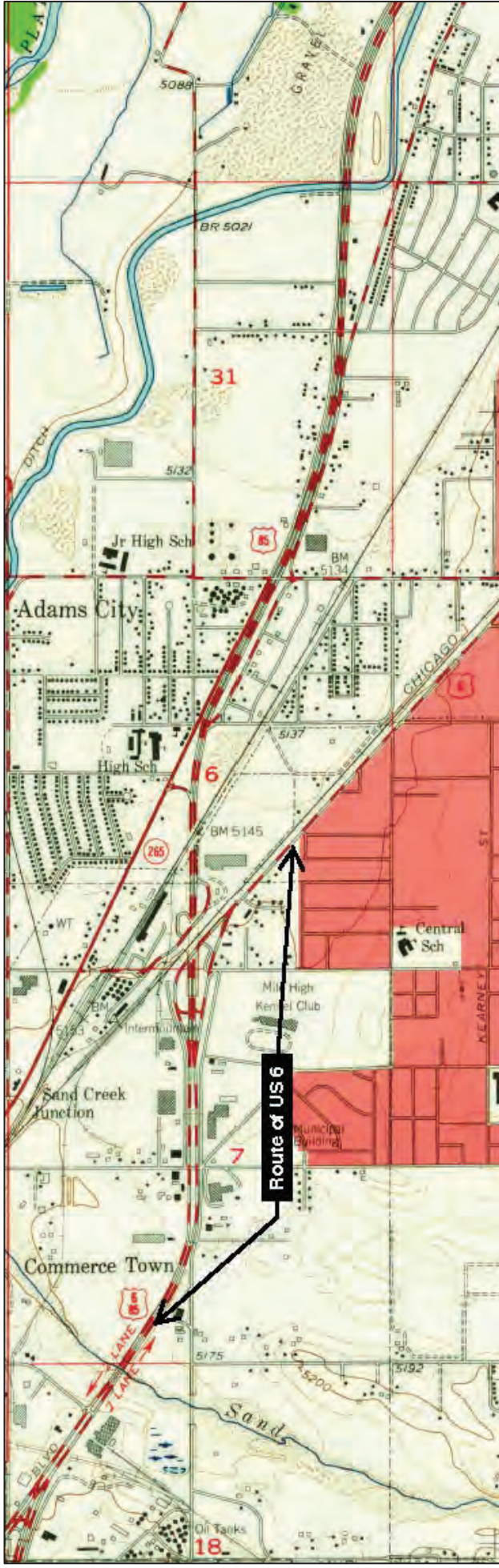
Historic USGS Quadrangle Map - 1938



Linear Component Form

Resource Number: 5AM.3924.3

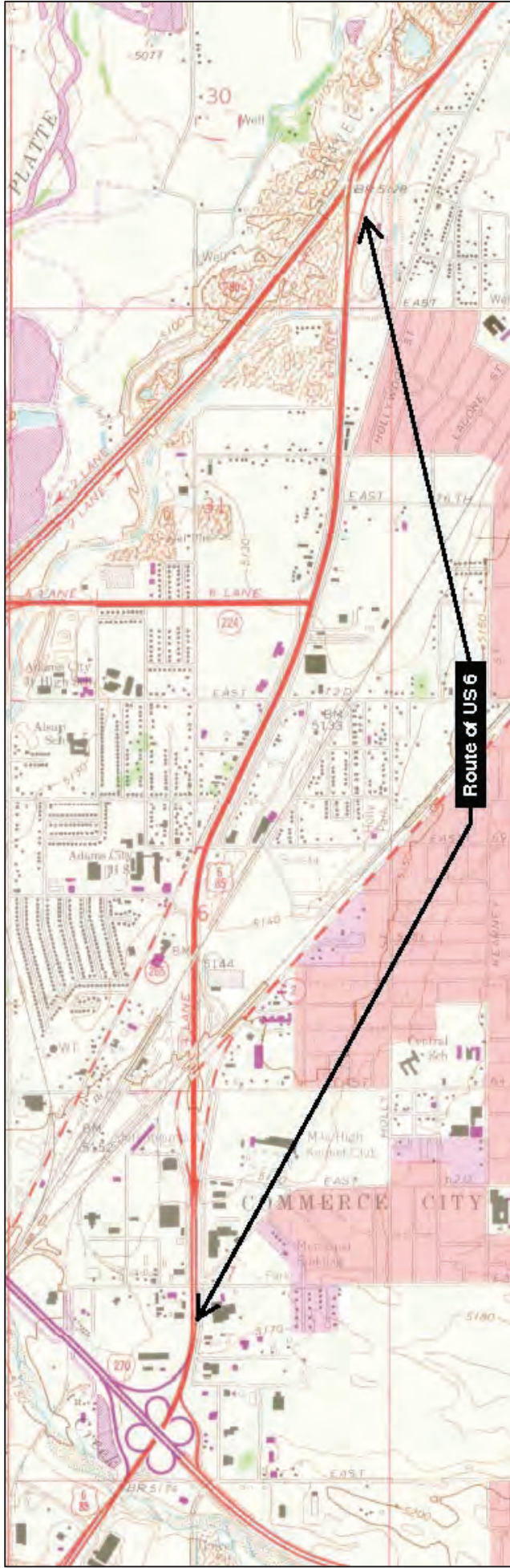
Historic USGS Quadrangle Map - 1957



Linear Component Form

Resource Number: 5AM.3924.3

Historic USGS Quadrangle Map - 1965



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: **5AM.4071**
2. Temporary resource number:
3. County: **Adams**
4. City: **Commerce City**
5. Historic building name: **Pepper Tank Co.**
6. Current building name: **Mullen Tire & Service**
7. Building address: **5901 Dexter St., Commerce City, CO**
8. Owner name and address: **Dexter Site LLC, 5901 Dexter St., Unit 102, Commerce City, CO 80022-3754**

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 3S Range 67W
 ¼ of SE ¼ of NE ¼ of SW ¼ of section 7
10. UTM reference
Zone **13 S**; **505796** mE **4406066** mN
11. USGS quad name: Commerce City
Year: **2019** 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: _____
13. Boundary Description and Justification: **The boundary of this property consists of the legal limits of the parcel that includes "SECT,TWN,RNG:7-3-67 DESC: BEG 330 FT S AND 520/65 FT M/L W OF NE COR SW4 TH S 50 FT TH W 150 FT TH S 397/4 FT TH E 520 FT M/L TO WLY LN OF HIWAY 6 AND 85 TH NLY ON WLY LN SD HIWAYS TO A PT 330 FT S OF N LN SD SW4 TH W 394 FT M/L TO POB 4/51A."** The parcel boundary encompasses the buildings and features associated with the current commercial/industrial use of the property. It is a 4.51-acre property.

III. Architectural Description

14. Building plan (footprint, shape): **Rectangular**
15. Dimensions in feet: Length 120 x Width 64
16. Number of stories: **2**

Resource Number: **5AM.4071**

17. Primary external wall material(s): **Concrete**
18. Roof configuration: **Flat**
19. Primary external roof material: **Unknown**
20. Special features: **None**
21. General architectural description: **The primary building on this property is a two-story concrete block building with a rectangular plan and flat roof. The building's corners and window openings are rounded. The east facade is divided into two bays, and the main entrance, which consists of a metal security door, is centered between the bays. The remaining openings that will be described are occupied by windows. The north bay has a square opening near the north end, with a smaller, square opening to the south of it. A square opening on the second story is located near the north end, and a rectangular opening is located to the south of it. The south bay mirrors the north, with the exception of some opening sizes. The south side has a one-story concrete block addition with a flat roof. A steel entry door is centered on the addition, and an opening on either side has a one-over-one window. The second story features four openings of varying sizes, each with a window. The two westernmost windows have metal awnings.**

A garage with a flat roof and five-bays on its south side is attached to the rear of the building. The rounded corners of the openings appear to have been glazed brick that has since been painted. Five openings on its north side have been filled in with brick.

22. Architectural style/building type: **Modern Movement**
23. Landscaping or special setting features: **Asphalt and gravel parking lot occupies a majority of the parcel on the south two-thirds, property is enclosed by a metal fence**
24. Associated buildings, features, or objects: **Six outbuildings/storage sheds on the remainder of the property: Building A: rectangular plan with gabled roof (32' x 25'), Building B: square plan with flat roof (72' x 67'), Building C: rectangular plan with gabled roof (100' x 20'), Building D: rectangular plan with shed roof (68' x 20'), Building E: rectangular plan with gabled roof (150' x 65'), and Building F: rectangular plan with a shed roof (64' x 20')**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1947** Actual: _____
Source of information: **Adams County Clerk & Recorder**
26. Architect: **Unknown**
Source of information:
27. Builder/Contractor: **Unknown**
Source of information:
28. Original owner: **Pepper Tank Co. (likely)**
Source of information: **Adams County Clerk and Recorder**

Resource Number: **5AM.4071**

29. Construction history (include description and dates of major additions, alterations, or demolitions): **The main office building was constructed around 1947. A one-story office on the east side was demolished at some point in the 1980s to early 1990s. All windows in the main building were replaced (dates unknown). A large one-story addition on the rear/west side and a one-story addition on main building's south side appear on historic aerials in 1963. The configuration of buildings on the property overall remained largely unchanged until the new warehouse building on the southwest portion was constructed between 2013-2015.**
30. Original location **X** Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce/Trade: Specialty Store**
32. Intermediate use(s):
33. Current use(s): **Commerce/Trade: Specialty Store**
34. Site type(s): **Commercial**
35. Historical background: **Located northeast of the original plat for the city of Denver, the area now encompassed by the boundaries of Commerce City had its early modern settlement ties to the establishment of small farms and other agricultural production needed to support the growing state capitol and mining operations in the mid- to late-1800s. The Commerce City area has long been served by major transportation and communication routes, including wagon trails such as the Overland Trail and Stagecoach Route, the Pony Express, various railroads, and modern day highways/interstates. US 6, of which Vasquez Boulevard is a part in this area, was an important link to markets beyond Colorado prior to the construction of the Interstate Highway System. The segment of US 6 in northeastern Colorado was an early farm-to-market road that provided a vital connection between Colorado and Nebraska, providing access for rural farmers to transport goods and produce to markets and processing facilities in Denver and present-day Commerce City.**

Adams County's industrial transformation began in 1930 when Continental Oil opened its refinery on Brighton Boulevard. In 1930, Conoco built a new refinery on the west side of Brighton Boulevard at Sand Creek Junction, selected because of the proximity to the UP and CB&Q rail lines, as well as an available water source from Sand Creek. Following the development of the oil refineries near Sand Creek, more industries were brought to the area by the multiple transportation networks. The transition from an agricultural- to an industrial-based community was in full force once the United States entered World War II. The war was also the basis for the greatest period of growth in the area. In 1952, a group of citizens from small communities in Adams County voted to incorporate as Commerce Town. In 1962 Commerce Town annexed the larger community of Derby to its north, increasing the population from 4,000 to 16,000. Following the annexation of Derby, Commerce Town changed its name to Commerce City. The 1980s and 1990s saw the introduction of a new type of

development along Vasquez Blvd.: the strip mall and big box stores. More recent infill has consisted of stand-alone fast food restaurants and banks, all of which are regional or national chains.

Due to COVID-19 closures, information about the building's history is limited. The Pepper Tank Company purchased this property from William D. and Doris E. Gerretson, along with numerous other parcels of land in the general vicinity. The Gerretsons were originally from Minnesota and Wisconsin. William was college-educated, and a few years prior to selling his land to the Pepper Tank Co., was a fieldman in the portable division of a typewriter company. Doris was a stay-at-home mother, raising their two young children. The family, along with their servant, lived at 757 Dahlia St. in 1940. Altogether, the properties purchased by the Pepper Tank Co. appear to have included what are today identified as 4404, 4500, 4540, and 4850 E. 60th Ave.; 5701 and 5995 Dexter St., and this property. The 1951 Gazetteer Company's Denver City Directory listed the Pepper Tank Co.'s address as 5701 Colorado Blvd., later re-addressed as 5701 Dexter St. The 1962 directory of Denver's suburbs listed the Pepper Tank Co.'s address as 4404 E. 60th Ave. (a different location).

The Pepper Tank Co. was founded by Joseph E. Pepper, a Jewish Russian Immigrant, who immigrated to the United States in 1914 and was living in Denver by at least 1930. His World War II Registration Card lists his birth as April 15, 1898. Mr. Pepper was president of the Pipe & Mining Supply Company of Denver by at least 1936 (The 1936 Gazetteer Co; Denver Directory). In 1940, Joseph Pepper set up a separate Wyoming firm called Pepper Tank & Contracting Company. The new company had operations and offices in both Denver and Casper, Wyoming (WY), and bid on multiple contracts for water tanks during the 1940s and 1950s. In 1947, the company was awarded a contract to erect a two million-gallon steel water tank for a new reservoir in Cody, WY, likely the same year that the company erected the new production shed at what is now 5701 Dexter Ave. Mr. Pepper died in 1966 and is buried in Rose Hill Cemetery. The Pepper Tank Co. still owns 4500 E. 60th Ave., but the rest of the properties were sold off piece by piece over several years.

According to the Adams County Assessor, this building and another were constructed in 1935 and 1938; however, the earliest documented records associated with the property ownership do not appear in the county's Clerk & Recorder's information until the property was purchased by the Pepper Tank Co. in 1947. A 1963 aerial shows the primary office building with a smaller footprint at this property. By that time, it also had a shop attached to the west side with additional buildings to the west. The configuration remained largely unchanged until a new warehouse building was constructed between 2013-2015. From the early 1970s through the mid-2000s, Bill Ward/Ward Transport, Inc./Ward Enterprises, Inc. owned and operated the property. In 2011, Mullen Tire & Service was formed and likely leased the property. The property was sold in 2014 to Dexter Site, LLC.

36. Sources of information:

Adams County. GIS Interactive Maps. Accessed March 2020 - March 2021; available from <https://www.adcogov.org/gis-interactive-maps>.

Resource Number: 5AM.4071

Adams County Clerk & Recorder. Public Records & Recorded Documents Search. Accessed March 2020 - March 2021; available from <http://recording.adcogov.org/landmarkweb>.

Bresser's Cross-Index Directory of Greater Denver. Various editions in 1950s and 1960s. Detroit, MI: Walter Bresser & Sons.

Colorado Secretary of State. "Business Organizations." Accessed March 2020 - February 2021; available from <https://www.sos.state.co.us/pubs/business/businessHome.html>.

Historic Aerials by Netronline. Accessed March 2020 - March 2021; available from <https://www.historic.aerials.com>

King, Joseph E. *Colorado Engineering Context*. Denver: Prepared for Colorado Historical Society, 1984.

"Tank Companies Operating in Casper Serve Oil Trade." *Casper Star-Tribune*, February 14, 1954.

U.S. Census Bureau. 1910, 1920, 1930, and 1940 Federal Census. Accessed March 2020 - March 2021; available from www.Ancestry.com.

U.S. Geological Survey. USGS Store and Map Locator. Accessed March 2020 - March 2021; available from <https://store.usgs.gov/map-locator>.

U.S. World War II Draft Card, Joseph E. Pepper. Accessed September 11, 2020; available from www.Ancestry.com.

VI. SIGNIFICANCE

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

Designating authority:

38. Applicable National Register Criteria:

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

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

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

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

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

X Does not meet any of the above National Register criteria

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

40. Period of significance: **N/A**

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

42. Statement of significance: **This property, which is comprised of a concrete block office building and five associated buildings on a 4.51-acre lot, is located in an area of Commerce City that was historically commercial and industrial. The earliest buildings on the property were likely built during the post-World**

Resource Number: **5AM.4071**

War II development in the area and, although associated early on with a large-scale company at that time, they did not play a crucial role in the development of the company or the surrounding area. The property is not known to associated with any other important historical trends in the area or any significant persons and is not eligible under Criterion A. The property is not associated with persons important to our past and is not eligible under Criterion B. Although it was constructed as a representation of the Modern Movement, it no longer retains a significant portion of the elements that define the style. The property has been significantly altered with various periods of demolition, additions, and materials replacement over several decades. It does not convey historic significance in architectural design, materials or workmanship and does not possess high artistic values nor demonstrate a particular method of construction and is, therefore, not eligible under Criterion C. The property has not yielded, and is not likely to yield, information important in history or prehistory and is not eligible under Criterion D.

43. Assessment of historic physical integrity related to significance: **The property does not meet any of the NRHP criteria for significance, therefore integrity was not evaluated.**

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: **This area does not possess a significant concentration of buildings historically united by plan and physical development, and the resources lack enough cohesiveness for district potential.**

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: **5AM4071_1.jpg, 5AM4071_2.jpg, 5AM4071_3.jpg**

Negatives filed at: **Digital photographs on file at the office of Miniello Consulting**

48. Report title: **Section 106 Compliance for Vasquez Blvd. Improvements from I-270 to 64th Ave.**

49. Date(s): **February 2021**

50. Recorder(s): **Kristi H. Miniello**

51. Organization: **Miniello Consulting**

52. Address: **1340 Rosemary St., Denver, CO 80220**

53. Phone number(s): **(303) 531-1414**

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



5AM4071_1.jpg: Looking west at 5AM.4071 from Vasquez Blvd. (January 24, 2020)



5AM4071_2.jpg: Looking northwest at 5AM.4071 from Vasquez Blvd. (January 24, 2020)

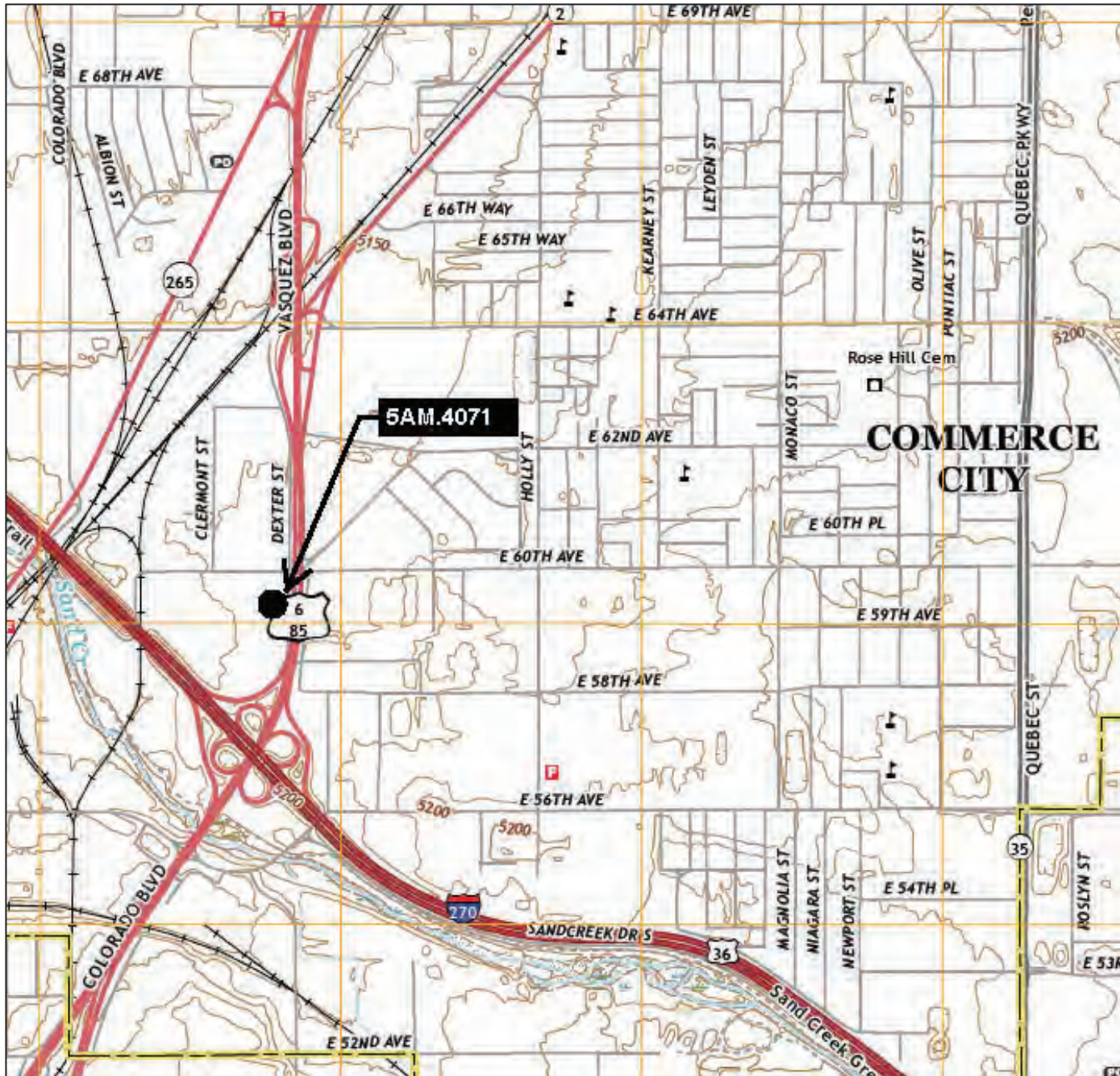


5AM4071_3.jpg: Looking south at 5AM.4071 from driveway on north adjacent site (January 24, 2020)

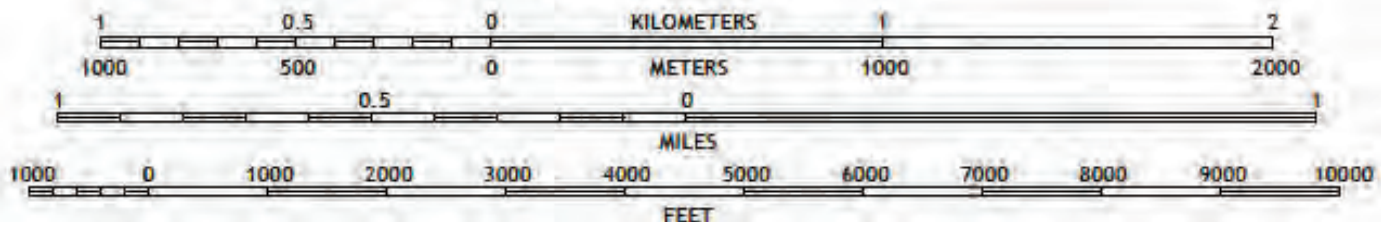


Image of property from Adams County Assessor (date unknown), looking west at main building





SCALE 1:24 000



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: **5AM.4072**
2. Temporary resource number:
3. County: **Adams**
4. City: **Commerce City**
5. Historic building name: **Schmidt Incinerator Co.**
6. Current building name: **Colorado Scaffolding**
7. Building address: **4540 E. 60th Ave., Commerce City, CO**
8. Owner name and address: **4540 E. 60th Ave. LLC, 4540 E. 60th Ave., Commerce City, 80022-3136**

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **3S** Range **67W**
 ¼ of **NW** ¼ of **NE** ¼ of **SW** ¼ of section **7**
10. UTM reference
Zone **13 S; 505672** mE **4406130** mN
11. USGS quad name: **Commerce City**
Year: **2019** 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: ____
13. Boundary Description and Justification: **The boundary of this property consists of the legal limits of the parcel that includes "SECT,TWN,RNG:7-3-67 DESC: PT OF N2 NE4 SW4 BEG 520/65 FT W AND 30 FT S OF CEN OF SEC 7 TH S 350 FT TH W 228/86 FT TH N 350 FT TH E 228/86 FT TO THE POB 1/838A." The parcel boundary encompasses the buildings and features associated with the current commercial/industrial use of the property. It is a 1.84-acre property.**

III. Architectural Description

14. Building plan (footprint, shape): **Irregular**
15. Dimensions in feet: Length **100** x Width **85**
16. Number of stories: **2**
17. Primary external wall material(s): **Metal, stone**

Resource Number: **5AM.4072**

18. Roof configuration: **Gabled**
19. Primary external roof material: **Metal**
20. Special features: **Stone pilasters**
21. General architectural description: **This property has a two-story gabled roof building with a stone and metal exterior and a metal roof. The main entrance is located at the building's northwest corner under a metal awning supported by slender metal columns. The north side is divided into four bays by five stone-clad pilasters. The easternmost bay has a door on the ground floor, and a small light fixture on the second floor. The east-central bay has an off-set rectangular opening on the first story with a two-light window; a smaller, square opening with a sliding two-light window is located above it on the second story. The west-central bay has a centered set rectangular opening on the first story with a two-light window; a smaller, square opening with a sliding two-light window is located above it on the second story. The westernmost bay has a pair of rectangular openings on the second story with glass block infill above the front door.**

The west side consists of three bays divided by stone-clad pilasters, and the north end is a continuation of the entrance with stone surround and metal awning. A large opening with glass block is located next to the entrance. Two rectangular openings with glass block are located on the second story above the entrance. Large openings with multi-light metal windows occupy the center of the middle and south bays on the first floor. Three rectangular openings with glass block are located on the second story of the middle bay. Three openings, one in the center with glass block and the outer openings each with a sliding two-light window, are located on the second story of the south bay. The east side has no openings and is clad in metal. The rear addition, which is visible from the east, is built of concrete block with a gabled metal roof and has no openings. A painted sign on its east side reads "Colorado Scaffolding".

22. Architectural style/building type: **No Style**
23. Landscaping or special setting features: **Building surrounded by asphalt parking lot and chain link fence, gated entry off E. 60th Ave., a prominent brick sign forms part of the fence and shows three mountains and the words "Colorado Scaffolding"**
24. Associated buildings, features, or objects: **None**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1973/1975** Actual: _____
Source of information: **Adams County Assessor**
26. Architect: **Unknown**
Source of information:
27. Builder/Contractor: **Unknown**
Source of information:

Resource Number: **5AM.4072**

28. Original owner: **Likely Schmidt Incinerator Co.**

Source of information: **Commerce City Building Permits**

29. Construction history (include description and dates of major additions, alterations, or demolitions): **The primary building was built around 1973. A series of additions with gabled roofs were constructed on the rear of the building (1975-1980). More recently, likely in the early- to mid-2000s, the north openings on the main building have been covered, the exterior was clad in vertical stone veneer with stone pilasters, and window openings were added on north side.**

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Industry/Processing/Extraction**

32. Intermediate use(s):

33. Current use(s): **Industry/Processing/Extraction**

34. Site type(s): **Industrial**

35. Historical background: **Located northeast of the original plat for the city of Denver, the area now encompassed by the boundaries of Commerce City had its early modern settlement ties to the establishment of small farms and other agricultural production needed to support the growing state capitol and mining operations in the mid- to late-1800s. The Commerce City area has long been served by major transportation and communication routes, including wagon trails such as the Overland Trail and Stagecoach Route, the Pony Express, various railroads, and modern day highways/interstates. US 6, of which Vasquez Boulevard is a part in this area, was an important link to markets beyond Colorado prior to the construction of the Interstate Highway System. The segment of US 6 in northeastern Colorado was an early farm-to-market road that provided a vital connection between Colorado and Nebraska, providing access for rural farmers to transport goods and produce to markets and processing facilities in Denver and present-day Commerce City.**

Adams County's industrial transformation began in 1930 when Continental Oil opened its refinery on Brighton Boulevard. In 1930, Conoco built a new refinery on the west side of Brighton Boulevard at Sand Creek Junction, selected because of the proximity to the UP and CB&Q rail lines, as well as an available water source from Sand Creek. Following the development of the oil refineries near Sand Creek, more industries were brought to the area by the multiple transportation networks. The transition from an agricultural- to an industrial-based community was in full force once the United States entered World War II. The war was also the basis for the greatest period of growth in the area. In 1952, a group of citizens from small communities in Adams County voted to incorporate as Commerce Town. In 1962 Commerce Town annexed the larger community of Derby to its north, increasing the population from 4,000 to 16,000. Following the annexation of Derby, Commerce Town changed its name to Commerce City. The 1980s and 1990s saw the introduction of a new type of

development along Vasquez Blvd.: the strip mall and big box stores. More recent infill has consisted of stand-alone fast food restaurants and banks, all of which are regional or national chains.

Due to COVID-19 closures, information about the building's history is limited. The Pepper Tank Company purchased this property from William D. and Doris E. Gerretson, along with numerous other parcels of land in the general vicinity. The Gerretsons were originally from Minnesota and Wisconsin. William was college-educated, and a few years prior to selling his land to the Pepper Tank Co., was a fieldman in the portable division of a typewriter company. Doris was a stay-at-home mother, raising their two young children. The family, along with their servant, lived at 757 Dahlia St. in 1940. Altogether, the properties purchased by the Pepper Tank Co. appear to have included what are today identified as 4404, 4500, and 4850 E. 60th Ave.; 5701, 5901, and 5995 Dexter St., and this property. The 1951 Gazetteer Company's Denver City Directory listed the Pepper Tank Co.'s address as 5701 Colorado Blvd., later re-addressed as 5701 Dexter St. The 1962 directory of Denver's suburbs listed the Pepper Tank Co.'s address as 4404 E. 60th Ave. (a different location).

The Pepper Tank Co. was founded by Joseph E. Pepper, a Jewish Russian Immigrant, who immigrated to the United States in 1914 and was living in Denver by at least 1930. His World War II Registration Card lists his birth as April 15, 1898. Mr. Pepper was president of the Pipe & Mining Supply Company of Denver by at least 1936 (The 1936 Gazetteer Co; Denver Directory). In 1940, Joseph Pepper set up a separate Wyoming firm called Pepper Tank & Contracting Company. The new company had operations and offices in both Denver and Casper, Wyoming (WY), and bid on multiple contracts for water tanks during the 1940s and 1950s. In 1947, the company was awarded a contract to erect a two million-gallon steel water tank for a new reservoir in Cody, WY, likely the same year that the company erected the new production shed at what is now 5701 Dexter Ave. Mr. Pepper died in 1966 and is buried in Rose Hill Cemetery. The Pepper Tank Co. still owns 4500 E. 60th Ave., but the rest of the properties were sold off piece by piece over several years.

Prior to construction of the existing buildings, the parcel appears on historic aerials from 1963-1971 with what looks like a large pile of debris in the center of it. Following ownership by the Pepper Tank Co., the next recorded owner was Schmidt Incinerator Co. In the 1980s, Anderson Industries owned the property, followed by Ron Ammerman in the 1990s through at least 2008. The most recent owner and occupant, Colorado Scaffolding, was a company formed in 2016.

36. Sources of information:

Adams County. GIS Interactive Maps. Accessed March 2020 - March 2021; available from <https://www.adcogov.org/gis-interactive-maps>.

Adams County Clerk & Recorder. Public Records & Recorded Documents Search. Accessed March 2020 - March 2021; available from <http://recording.adcogov.org/landmarkweb>.

***Bresser's Cross-Index Directory of Greater Denver.* Various editions in 1950s and 1960s. Detroit, MI: Walter Bresser & Sons.**

Resource Number: **5AM.4072**

Cassai, Nello. "Denver's No Nonsense Industrial Suburb." *Cervi's Rocky Mountain Journal*. January 25, 1961.

Historic Aerials by Netronline. Accessed March 2020 - March 2021; available from <https://www.historic.aerials.com>

King, Joseph E. *Colorado Engineering Context*. Denver: Prepared for Colorado Historical Society, 1984

"Tank Companies Operating in Casper Serve Oil Trade." *Casper Star-Tribune*, February 14, 1954.

U.S. Census Bureau. 1940 Federal Census. Accessed March 2020 - March 2021; available from www.Ancestry.com.

U.S. Geological Survey. USGS Store and Map Locator. Accessed March 2020 - March 2021; available from <https://store.usgs.gov/map-locator>.

U.S. World War II Draft Card, Joseph E. Pepper. Accessed September 11, 2020; available from www.Ancestry.com.

Wagner, Albin. *Adams County, Colorado: A Centennial History 1902-2002*. Brighton, CO: Adams County Board of County Commissioners, 2002.

Wagner, Albin, and Carl Dorr. "Crossroads of the West: A History of Brighton and the Platte Valley." In *The History of Brighton, Colorado and Surrounding Area*. Brighton, CO: Brighton Genealogy Society, Brighton Historic Preservation Commission, 2006.

VI. SIGNIFICANCE

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

Designating authority:

38. Applicable National Register Criteria:

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

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

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

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

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

X Does not meet any of the above National Register criteria

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

40. Period of significance: **N/A**

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

42. Statement of significance: **This property, which is comprised of an industrial building with several additions on a 1.84-acre lot, is located in an area of Commerce City that was historically commercial**

Resource Number: **5AM.4072**

and industrial. The property, although owned by a large-scale company during the post-World War II development in the area, did not appear to have any buildings on it until about 1973. The property is not associated with early development, transportation, industry or the post-World War II development of Commerce City. It is not known to be associated with any other important historical trends in the area and is not eligible under Criterion A. It is not known to be associated with any persons important to our history, so it would not be eligible under Criterion B. It does not convey historic significance in architectural design, materials or workmanship and does not possess high artistic values nor demonstrate a particular method of construction and, therefore, is not eligible under Criterion C. The property has not yielded, and is not likely to yield, information important in history or prehistory and is not eligible under Criterion D.

43. Assessment of historic physical integrity related to significance: **The structure does not meet any of the NRHP criteria for significance, therefore integrity was not evaluated.**

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

45. Is there National Register district potential? Yes No Discuss: **This area does not possess a significant concentration of buildings historically united by plan and physical development, and the resources lack enough cohesiveness for district potential.**

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: **5AM4072_1.jpg, 5AM4072_2.jpg**

Negatives filed at: **Digital photographs on file at the office of Miniello Consulting**

48. Report title: **Section 106 Compliance for Vasquez Blvd. Improvements from I-270 to 64th Ave.**

49. Date(s): **March 2021**

50. Recorder(s): **Kristi H. Miniello**

51. Organization: **Miniello Consulting**

52. Address: **1340 Rosemary St., Denver, CO 80220**

53. Phone number(s): **(303) 531-1414**

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



5AM4072_1.jpg: Looking southeast at 5AM.4072 from E. 60th Ave. (January 24, 2020)



5AM4072_1.jpg: Looking west at 5AM.4072 from east adjacent property (January 24, 2020)

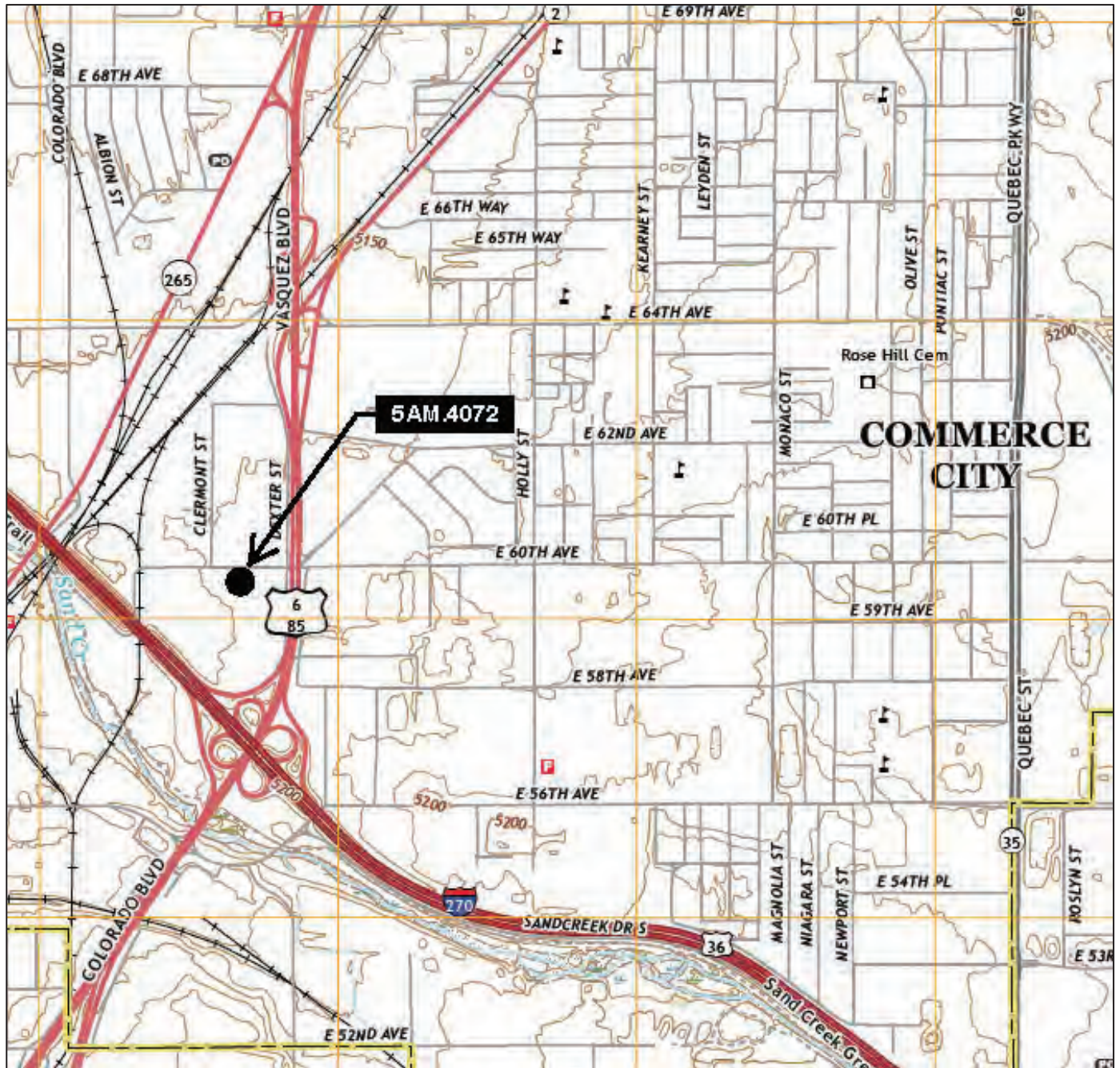


Image of the property from Adams County Assessor (date unknown), looking southwest

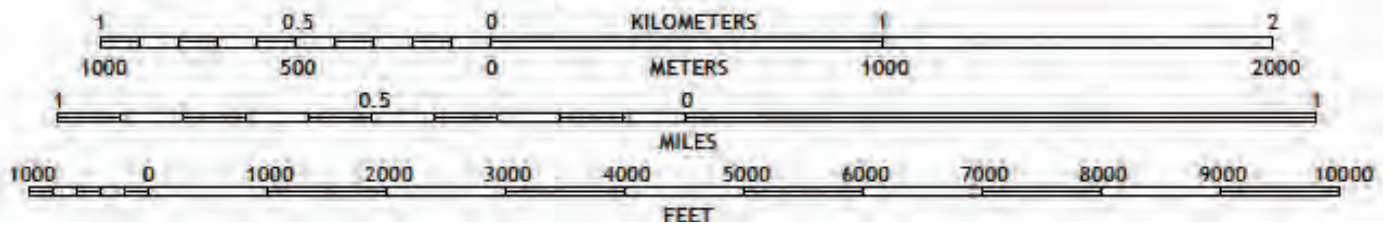
Resource Number: 5AM.4072

Sketch Map





SCALE 1:24 000



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: **5AM.4073**
2. Temporary resource number:
3. County: **Adams**
4. City: **Commerce City**
5. Historic building name: **Pepper Tank Co./Banderet Equipment Co.**
6. Current building name: **Power Contracting**
7. Building address: **4500 E. 60th Ave., Commerce City, CO**
8. Owner name and address: **Pepper Tank Company, 12213 Juniper St., Overland Park, KS 66209-1594**

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 3S Range 67W
 _____ ¼ of NE _____ ¼ of NW _____ ¼ of SW _____ ¼ of section 7
10. UTM reference
 Zone **13 S**; **505586** mE **4406114** mN
11. USGS quad name: Commerce City
 Year: **2019** Map scale: 7.5' X 15' _____ Attach photo copy of appropriate map section.
12. Lot(s): 1, 2 Block: 1
 Addition: Ro Jo Subdivision Year of Addition: 1974
13. Boundary Description and Justification: **The boundary of this property consists of the legal limits of the parcel that includes "SUB:RO JO SUBD BLK:1 DESC: THAT PT OF LOT 2 BLK 1 RO JO SUBD DESC AS FOL BEG AT NE COR SD LOT 2 TH S 350 FT TO TRUE POB TH E 98/81 FT TH S 397/40 FT TH W 306/40 FT TH N 85/44 FT TH N 83D 41M W 262/66 FT TH N 45D 39M W TO S LN OF LOT 1 BLK 1 RO JO SUBD TH E 341/15 FT TH N 88/42 FT TH E 222/86 FT TH N 100 FT TO THE TRUE POB TOG WITH PT OF LOT 2 BLK 1 RO JO SUBD DESC AS FOLS BEG AT NE COR OF NW4 SW4 7/3/67 TH S 30 FT TO A PT ON S LN OF 60TH AVE TH E // WITH AN 30 FT S OF C/L OF SD 60TH AVE 350 FT TO THE TRUE POB TH CONT E ALG SD S LN OF 60TH AVE 222/86 FT TH S 450 FT TH W 222/86 FT TH N 450 FT TO TRUE POB."** The parcel boundary encompasses the buildings and features associated with the current commercial/industrial use of the property. It is a 2.66-acre property.

Resource Number: **5AM.4073**

III. Architectural Description

14. Building plan (footprint, shape): **Rectangular**
15. Dimensions in feet: Length 162 x Width 50
16. Number of stories: **1**
17. Primary external wall material(s): **Metal**
18. Roof configuration: **Flat**
19. Primary external roof material: **Unknown**
20. Special features: **None**
21. General architectural description: **This property has a one-story metal-clad building with concrete foundation, rectangular plan, and a flat roof with an unknown material. The main entrance, which consists of a metal-framed glass door, is located at the east end of the north facade. A large rectangular opening with a single light window is located just to the west of it. A smaller rectangular opening with a single light window is located at the west end of the facade. The bottom quarter of the facade is clad in brick, while the rest is metal. A flat metal awning is located approximately halfway up and stretches across the length of the facade. A sign is centered near the roofline that reads, "Power Contracting."**

The east side consists of the original building and the later addition. The original building has a small opening with a fixed-light window near its north end, a solid metal entry door, and two large openings that were likely garage doors that have been infilled with wood (?) and a small opening with a fixed-light window. The rear addition has two large openings with modern rollup overhead garage doors.

The west side consists of the original building and the later addition. The original building as four small openings with windows spaced across the side, while the rear addition has one large opening with a modern rollup overhead garage door.
22. Architectural style/building type: **No Style**
23. Landscaping or special setting features: **Gravel parking lot enclosed by chain link fence surrounds entire building**
24. Associated buildings, features, or objects: **None**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1964 Actual: _____
Source of information: **Adams County Assessor**
26. Architect: **Unknown**
Source of information:
27. Builder/Contractor: **Unknown**
Source of information:
28. Original owner: **Pepper Tank Co.**

Resource Number: **5AM.4073**

Source of information: **Bresser's Cross-Index Directories of Greater Denver, Commerce City Building Permits**

29. Construction history (include description and dates of major additions, alterations, or demolitions): **A large addition was constructed on the south side between 1971 and 1991.**
30. Original location **X** Moved ____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce/Trade**
32. Intermediate use(s):
33. Current use(s): **Commerce/Trade: Specialty Store**
34. Site type(s): **Commercial**
35. Historical background: **Located northeast of the original plat for the city of Denver, the area now encompassed by the boundaries of Commerce City had its early modern settlement ties to the establishment of small farms and other agricultural production needed to support the growing state capitol and mining operations in the mid- to late-1800s. The Commerce City area has long been served by major transportation and communication routes, including wagon trails such as the Overland Trail and Stagecoach Route, the Pony Express, various railroads, and modern day highways/interstates. US 6, of which Vasquez Boulevard is a part in this area, was an important link to markets beyond Colorado prior to the construction of the Interstate Highway System. The segment of US 6 in northeastern Colorado was an early farm-to-market road that provided a vital connection between Colorado and Nebraska, providing access for rural farmers to transport goods and produce to markets and processing facilities in Denver and present-day Commerce City.**

Adams County's industrial transformation began in 1930 when Continental Oil opened its refinery on Brighton Boulevard. In 1930, Conoco built a new refinery on the west side of Brighton Boulevard at Sand Creek Junction, selected because of the proximity to the UP and CB&Q rail lines, as well as an available water source from Sand Creek. Following the development of the oil refineries near Sand Creek, more industries were brought to the area by the multiple transportation networks. The transition from an agricultural- to an industrial-based community was in full force once the United States entered World War II. The war was also the basis for the greatest period of growth in the area. In 1952, a group of citizens from small communities in Adams County voted to incorporate as Commerce Town. In 1962 Commerce Town annexed the larger community of Derby to its north, increasing the population from 4,000 to 16,000. Following the annexation of Derby, Commerce Town changed its name to Commerce City. The 1980s and 1990s saw the introduction of a new type of development along Vasquez Blvd.: the strip mall and big box stores. More recent infill has consisted of stand-alone fast food restaurants and banks, all of which are regional or national chains.

Due to COVID-19 closures, information about the building's history is limited. This property was built in 1964, and it appears on historic aerials with a much smaller footprint than is currently present. A

large rear addition appears to have been built sometime between 1971 and 1991. Directories show that Banderet Equipment, Inc. operated at the address not long after its completion, likely leasing the property from Pepper Tank Co. Banderet Equipment operated from the location through at least 1985. The Pepper Tank Company purchased this property when it was undeveloped from William D. and Doris E. Gerretson, along with numerous other parcels of land in the general vicinity. Altogether, the properties purchased by the Pepper Tank Co. appear to have included what are today identified as 4404, 4540, and 4850 E. 60th Ave.; 5701, 5901, and 5995 Dexter St., and this property.

The Pepper Tank Co. was founded by Joseph E. Pepper, a Jewish Russian Immigrant, who immigrated to the United States in 1914 and was living in Denver by at least 1930. In 1940, Joseph Pepper set up a separate Wyoming firm called Pepper Tank & Contracting Company. Mr. Pepper died in 1966. The Pepper Tank Co. still owns 4500 E. 60th Ave. and leases it to Power Contracting, but the rest of the properties were sold off piece by piece over several years.

36. Sources of information:

Adams County. GIS Interactive Maps. Accessed March 2020 - March 2021; available from <https://www.adcogov.org/gis-interactive-maps>.

Adams County Clerk & Recorder. Public Records & Recorded Documents Search. Accessed March 2020 - March 2021; available from <http://recording.adcogov.org/landmarkweb>.

Bresser's Cross-Index Directory of Greater Denver. Various editions in 1950s and 1960s. Detroit, MI: Walter Bresser & Sons.

Cassai, Nello. "Denver's No Nonsense Industrial Suburb." *Cervi's Rocky Mountain Journal*. January 25, 1961.

Historic Aerials by Netronline. Accessed March 2020 - March 2021; available from <https://www.historic.aerials.com>

King, Joseph E. *Colorado Engineering Context*. Denver: Prepared for Colorado Historical Society, 1984

"Tank Companies Operating in Casper Serve Oil Trade." *Casper Star-Tribune*, February 14, 1954.

U.S. Census Bureau. 1940 Federal Census. Accessed March 2020 - March 2021; available from www.Ancestry.com.

U.S. Geological Survey. USGS Store and Map Locator. Accessed March 2020 - March 2021; available from <https://store.usgs.gov/map-locator>.

U.S. World War II Draft Card, Joseph E. Pepper. Accessed September 11, 2020; available from www.Ancestry.com.

Wagner, Albin. *Adams County, Colorado: A Centennial History 1902-2002*. Brighton, CO: Adams County Board of County Commissioners, 2002.

Wagner, Albin, and Carl Dorr. "Crossroads of the West: A History of Brighton and the Platte Valley." In *The History of Brighton, Colorado and Surrounding Area*. Brighton, CO: Brighton Genealogy Society, Brighton Historic Preservation Commission, 2006.

VI. SIGNIFICANCE

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

Designating authority:

38. Applicable National Register Criteria:

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

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

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

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

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

X Does not meet any of the above National Register criteria

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

40. Period of significance: **N/A**

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

42. Statement of significance: **This property, which is comprised of a one-story commercial building on a 2.66-acre lot, is located in an area of Commerce City that was historically commercial and industrial. The property was built near the end of the post-World War II commercial development in the area. Although owned by the Pepper Tank Co., it has always been leased to other entities and has no association with the Pepper Tank Co.'s operations. The property is not associated with the early development, transportation, or industry of Commerce City. It is not known to be associated with any other important historical trends in the area and is not eligible under Criterion A. The Gerretson and Pepper families were not significant to the history of Commerce City, and it is not known to be associated with any other persons important to our history so would not be eligible under Criterion B. The property does not convey historic significance in architectural design, materials or workmanship and does not possess high artistic values nor demonstrate a particular method of construction and is, therefore, not eligible under Criterion C. The property has not yielded, and is not likely to yield, information important in history or prehistory and is not eligible under Criterion D.**

43. Assessment of historic physical integrity related to significance: **The structure does not meet any of the NRHP criteria for significance, therefore integrity was not evaluated.**

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible **X** Need Data _

Resource Number: **5AM.4073**

45. Is there National Register district potential? Yes ___ No **X** Discuss: **This area does not possess a significant concentration of buildings historically united by plan and physical development, and the resources lack enough cohesiveness for district potential.**

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: **5AM4073_1.jpg, 5AM4073_2.jpg**

Negatives filed at: **Digital photographs on file at the office of Miniello Consulting**

48. Report title: **Section 106 Compliance for Vasquez Blvd. Improvements from I-270 to 64th Ave.**

49. Date(s): **March 2021**

50. Recorder(s): **Kristi H. Miniello**

51. Organization: **Miniello Consulting**

52. Address: **1340 Rosemary St., Denver, CO 80220**

53. Phone number(s): **(303) 531-1414**

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



5AM4073_1.jpg: Looking south at 5AM.4073 from E. 60th Ave. (January 24, 2020)



5AM4073_2.jpg: Looking southeast at 5AM.4073 from E. 60th Ave. (January 24, 2020)

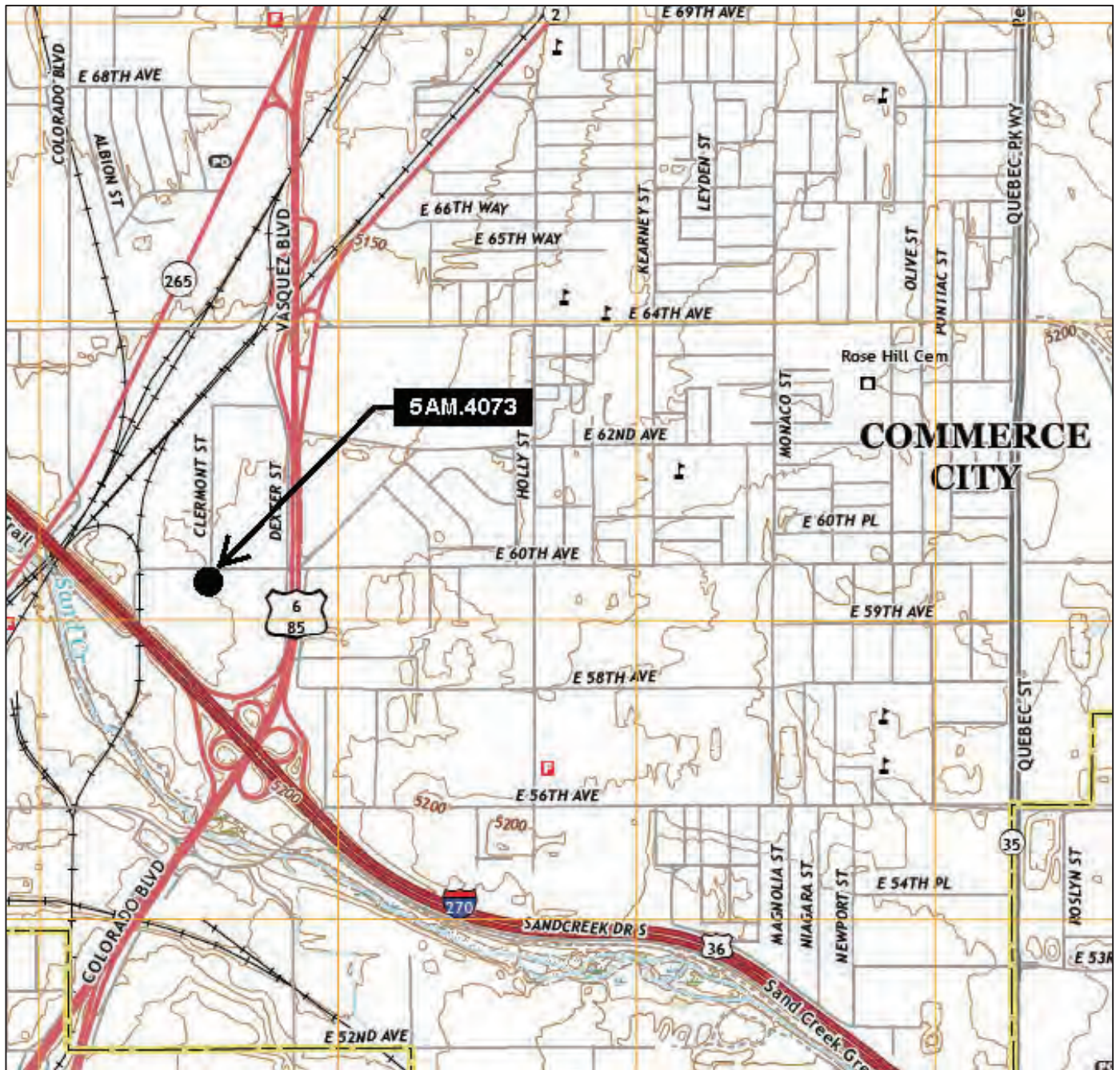


Image of property from the Adams County Assessor during ownership by Bandaret Equipment, Inc.(date unknown), looking south

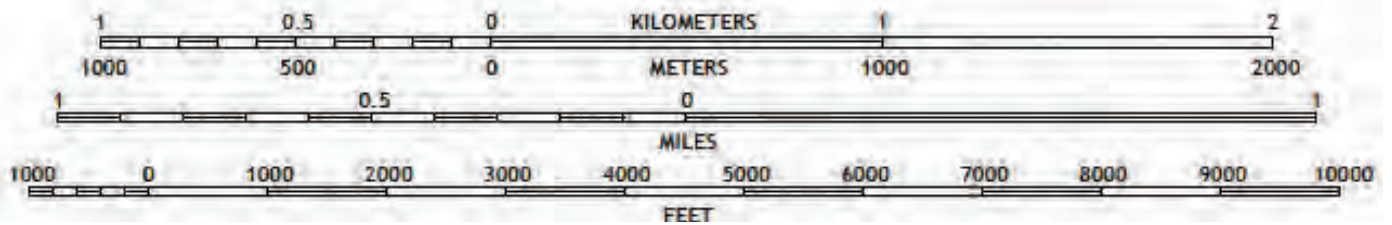


Resource Number: 5AM.4073

USGS Quadrangle Map



SCALE 1:24 000



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: **5AM.4074**
2. Temporary resource number:
3. County: **Adams**
4. City: **Commerce City**
5. Historic building name: **Hast Lumber Company**
6. Current building name: **Pacheco Construction Products, Inc.**
7. Building address: **4701 E. 60th Ave., Commerce City, CO**
8. Owner name and address: **Bubb LLC, 4801 E. 60th Ave., Commerce City, CO 80022-3132**

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 3S Range 67W
 _____ ¼ of SW ¼ of SE ¼ of NW ¼ of section 7
10. UTM reference
 Zone **13 S**; **505687** mE **4406317** mN
11. USGS quad name: Commerce City
 Year: **2019** 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: _____
13. Boundary Description and Justification: **The boundary of this property consists of the legal limits of the parcel that includes "SECT,TWN,RNG:7-3-67 DESC: BEG AT A PT 690 FT W OF SE COR NW4 SEC 7 TH N 338 FT TH W 190 FT TO E LN OF CLERMONT ST TH N 321/7 FT TH E 450 FT TH S 659/7 FT TO S LN OF SE4 NW4 SD SEC TH W ALG SD S LN TO POB EXC RD 5/35A."** The parcel boundary encompasses the buildings and features associated with the current commercial use of the property. It is a 5.2-acre property.

III. Architectural Description

14. Building plan (footprint, shape): **Irregular**
15. Dimensions in feet: Length 47 x Width 50
16. Number of stories: **1**

Resource Number: **5AM.4074**

17. Primary external wall material(s): **Unknown**
18. Roof configuration: **Cross-gabled**
19. Primary external roof material: **Asphalt**
20. Special features: **None**
21. General architectural description: **This property has a one-story house with an irregular plan on a concrete foundation. It is clad in what appears to be asbestos shingles and has a cross-gabled roof with asphalt shingles. The south facade is divided into three sections, with the gabled easternmost section projecting out to E. 60th Ave. A large, square opening with a fixed multi-light window is centered on the section. The main entrance, and a small square opening with a fixed single-light window just to the west of it, are located under the gabled roof of a porch supported by wood columns on the center section. The westernmost section has a small, square opening with a fixed light window.**

The east side has a bay window set off-center from the gable, and it is supported by decorative wood brackets and has an asphalt shingle roof. A small rectangular opening is located to the north of that with a one-over-one window. A small vent is centered on the upper portion of the gable. The west side has a brick addition with an irregular roof and a brick chimney that faces the south.

22. Architectural style/building type: **Late 19th and Early 20th Century American Movements**
23. Landscaping or special setting features: **Front yard has mowed grass, mature vegetation, sidewalk along south boundary, asphalt/gravel parking lots to east and north of house**
24. Associated buildings, features, or objects: **Three buildings associated with the commercial operation are located north and northeast of the house. Building A is an L-shaped, concrete block and wood sided, two-story, gabled roof warehouse building (122' x 114'). The southeast corner has metal and glass framing on the first story, and two small openings on the second story of the south side each hold a one-over-one window. Six similar openings with windows are unevenly spaced across the second story of the east side. A smaller shed-like structure with a gabled roof is set farther back on the north end of the second story, and it has a set of wood stairs leading up to a solid entry door from the ground level.**

Building B: Rectangular, metal, two-story, gabled roof warehouse building (96' x 45'); Building C: Rectangular, metal, gabled roof storage building (360' x 55') open on south side

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1939/1960 Actual: _____
Source of information: **Adams County Assessor**
26. Architect: **Unknown**
Source of information:
27. Builder/Contractor: **Unknown**
Source of information:

Resource Number: **5AM.4074**

28. Original owner: **Likely Counter Lumber Company**

Source of information: **Commerce City Historical Society**

29. Construction history (include description and dates of major additions, alterations, or demolitions): **The original house was constructed around 1939, and it cannot be confirmed that the house was built by Hast Sr. Several buildings associated with the original Hast Lumber Co. were built between 1939 and 1963, including the former larger main building just east of the house. A one-story brick addition to the house was also constructed during that time. The main building was demolished between 1971 and 1991, and a different large building was constructed along the east central side of the property (identified as Building A) during that same period of time.**

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

V. HISTORICAL ASSOCIATIONS

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

32. Intermediate use(s):

33. Current use(s): **Industry/Processing/Extraction**

34. Site type(s): **Commercial/Industrial**

35. Historical background: **Located northeast of the original plat for the city of Denver, the area now encompassed by the boundaries of Commerce City had its early modern settlement ties to the establishment of small farms and other agricultural production needed to support the growing state capitol and mining operations in the mid- to late-1800s. The Commerce City area has long been served by major transportation and communication routes, including wagon trails such as the Overland Trail and Stagecoach Route, the Pony Express, various railroads, and modern day highways/interstates. US 6, of which Vasquez Boulevard is a part in this area, was an important link to markets beyond Colorado prior to the construction of the Interstate Highway System. The segment of US 6 in northeastern Colorado was an early farm-to-market road that provided a vital connection between Colorado and Nebraska, providing access for rural farmers to transport goods and produce to markets and processing facilities in Denver and present-day Commerce City.**

Adams County's industrial transformation began in 1930 when Continental Oil opened its refinery on Brighton Boulevard. In 1930, Conoco built a new refinery on the west side of Brighton Boulevard at Sand Creek Junction, selected because of the proximity to the UP and CB&Q rail lines, as well as an available water source from Sand Creek. Following the development of the oil refineries near Sand Creek, more industries were brought to the area by the multiple transportation networks. The transition from an agricultural- to an industrial-based community was in full force once the United States entered World War II. The war was also the basis for the greatest period of growth in the area. In 1952, a group of citizens from small communities in Adams County voted to incorporate as Commerce Town. In 1962 Commerce Town annexed the larger community of Derby to its north, increasing the population from 4,000 to 16,000. Following the annexation of Derby, Commerce Town

changed its name to Commerce City. The 1980s and 1990s saw the introduction of a new type of development along Vasquez Blvd.: the strip mall and big box stores. More recent infill has consisted of stand-alone fast food restaurants and banks, all of which are regional or national chains.

Due to COVID-19 closures, information about the building's history is limited. This property is associated with the Hast family. The original house on the property was constructed around 1939. The August and Ida Hast family moved to Colorado from Nebraska, and August began purchasing property in Adams County soon after they were settled. Herbert Henry Hast, one of August and Ida's several children, was born in 1911 when the family still lived in Nebraska. In 1934, Herbert became General Manager of the Counter Lumber Company's Denver yard, which was located on Brighton Boulevard in Adams City. Herbert and his family, including wife Matilda, son Herbert Jr., and daughter Miriam, all lived in a baggage coach on the property that served as both residence and office. In 1939, the company moved to land owned by the railroad at 4801 E. 60th Ave. Herbert found employment two years later as the Chief Construction Engineer for building the Rocky Mountain Arsenal, then proceeded to work for Lumber Dealers, Inc., followed by a position for the Federal Government in the Office of Price Administration. In 1944, Hast Sr. purchased the Counter Lumber Company (located on Brighton Blvd. in Adams City, as previously noted) and incorporated the Hast Lumber Company along with his father, August, and Alfred H. Krogh. The family chose to locate its company at what is now 4701 E. 60th Ave. in Commerce City. Following the incorporation of Commerce Town and election of a Mayor and Board of Trustees in 1952, official board meetings were held at Hast Lumber Company until the town purchased land on Forest Drive in February 1955 for the first municipal building.

His son, Herbert Jr., was born in 1938 and enlisted in the U.S. Navy at the age of 17. After serving in the Navy, Herbert Jr. returned to Adams County in 1959 with his wife to help his father run the lumber company and eventually took over operations. Herbert Sr.'s daughter, Miriam, also worked for the company in accounts payable. As the company grew, so did their physical footprint in the area. The 1963 aerial imagery depicts several buildings on the property, including a large building immediately east of the house that may have been the hardware store (now a parking lot) and several other outbuildings. A one-story brick addition to the house was constructed at sometime between 1939 and 1963. At one point, the company had a second location at 7801 W. Colfax Ave. in Lakewood and a slogan, "Hast Has It." Herbert Jr. sold the company in 1998 and retired to Westcliffe. In 2010, the property was purchased by Bubb, LLC and leased to Pacheco Construction, the current occupant.

In addition to his creation and development of one of the largest lumber businesses in Commerce City, which played an important role in the development of Commerce City from a social and commercial standpoint, Herbert Hast Sr. also wore numerous hats in the community. He was one of the founding members of the South Adams County Volunteer Fire Department in 1942, and he and Matilda were some of the founding members of Mt. Calvary Lutheran Church. He owned and operated Gem Construction Company and Framing Fabricators, Inc., served as Chairman of the Adams County Planning and Zoning Board (1948-1954), and served on the Board of Directors of the Mountain States

Resource Number: **5AM.4074**

Retail Lumber Dealers Association (president from 1955 to 1956). Hast Sr. and three other businessmen in the area founded Metropolitan State Bank of Derby in 1950, and he served as president and chairman until it was sold in 1954. He was one of the owners and developer of Rainbow Trailer Park (later renamed Wikiup Trailer Park) on E. 88th Ave. near I-76 and was also appointed to Deputy Manager of Public Works for the City and County of Denver in 1962. Hast Sr. died in 1992, six years before the sale of the company he started and was buried in Crown Hill Cemetery in Wheat Ridge. The property has not been associated with the Herbert Hast or his company since 1998; however, it is still in operation as a construction/building products company and remains the site where Hast started and grew his business that allowed him to become an influential figure in Commerce City and Adams County.

36. Sources of information:

Adams County. GIS Interactive Maps. Accessed March 2020 - March 2021; available from <https://www.adcogov.org/gis-interactive-maps>.

Adams County Clerk & Recorder. Public Records & Recorded Documents Search. Accessed March 2020 - March 2021; available from <http://recording.adcogov.org/landmarkweb>.

***Bresser's Cross-Index Directory of Greater Denver.* Various editions in 1950s and 1960s. Detroit, MI: Walter Bresser & Sons.**

Commerce City. "History." Accessed February 2020; available from <https://www.c3gov.com/explore/history>.

Commerce City Historical Society. "From Time to Time, Summer 2016." Accessed January 2021; available from <https://www.cchistoric.com/newsletters>.

***Find a Grave.* Find a Grave. Accessed March 2021; available from <http://www.findagrave.com/cgi-bin/fg.cgi>.**

Historic Aerials by Netronline. Accessed March 2020 - March 2021; available from <https://www.historic.aerials.com>

Jaramillo, Charlene J. "A Brief History of the Government of Commerce City, Colo." Commerce City Historical Society (Unpublished, 16 November 1975).

Preparer interview with Debra Bullock, Commerce City Historical Society. 26 March 2021.

U.S. Census Bureau. 1910, 1920, 1930, and 1940 Federal Census. Accessed March 2020 - March 2021; available from www.Ancestry.com.

U.S. Geological Survey. USGS Store and Map Locator. Accessed March 2020 - March 2021; available from <https://store.usgs.gov/map-locator>.

"Vintage 50s Hast Lumber Company Denver Colorado Mechanical Pencil Advertising." Accessed January 2021; available from www.Ebay.com.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No **X** Date of designation: ____

Designating authority:

38. Applicable National Register Criteria:

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

39. Area(s) of significance: **Social History**

40. Period of significance: **1944-1962**

41. Level of significance: National State Local

42. Statement of significance: **This property, which is comprised of a house and two warehouse buildings on a 5.2-acre lot, is located in an area of Commerce City that was historically commercial and industrial. The property is not associated with patterns of residential in Commerce City, as that portion was built well before post-World War II residential development in the area. The property is not associated with patterns of post-war commercial/industrial development, as the commercial/industrial operations and their additions reflecting the business expansion were built after the primary post-World War II development in the area. The property is not associated with early development or transportation themes of Commerce City. The property is not eligible under Criterion A. The property is associated with Herbert Hast, Sr., co-founder of the Hast Lumber Company. Hast Sr. had a significant influence throughout the post-World War II development of Commerce City and Adams County through his leadership and involvement with various civic, community, and lumber businesses endeavors; it may be eligible under Criterion B. The original house has been significantly altered, including a sizeable brick addition on the northwest corner. Several buildings and their additions have been constructed on the property, and it no longer retains its association as a single-family dwelling. It does not convey historic significance in architectural design, materials or workmanship and does not possess high artistic values nor demonstrate a particular method of construction and, therefore, is not eligible under Criterion C. The property has not yielded, and is not likely to yield, information important in history or prehistory and is not eligible under Criterion D.**

43. Assessment of historic physical integrity related to significance: **The earliest building remaining on the property, the 1939 house, has been significantly altered, including a sizeable brick addition on the northwest corner. Over the decades of operation by Hast Lumber Company, buildings were demolished, altered, and constructed in accordance with the business's growth and needs. The original main building that was once located east of the house was demolished between 1971 and 1991; it was**

Resource Number: **5AM.4074**

most likely that building where Commerce Town's earliest civic meetings and community decisions were made, so the property lacks its strongest association with Hast Sr. and his leadership. The property lacks integrity of feeling, association, design, materials, and workmanship.

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: **This area does not possess a significant concentration of buildings historically united by plan and physical development, and the resources lack enough cohesiveness for district potential.**

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: **5AM4074_1.jpg, 5AM4074_2.jpg, 5AM4074_3.jpg, 5AM4074_4.jpg, 5AM4074_5.jpg**

Negatives filed at: **Digital photographs on file at the office of Miniello Consulting**

48. Report title: **Section 106 Compliance for Vasquez Blvd. Improvements from I-270 to 64th Ave.**

49. Date(s): **March 2021**

50. Recorder(s): **Kristi H. Miniello**

51. Organization: **Miniello Consulting**

52. Address: **1340 Rosemary St., Denver, CO 80220**

53. Phone number(s): **(303) 531-1414**

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



5AM4074_1.jpg: Looking northeast at 5AM.4074 from E. 60th Ave. (January 24, 2020)



5AM4074_2.jpg: Looking northwest at 5AM.4074 from E. 60th Ave. (January 24, 2020)



5AM4074_3.jpg: Looking northwest at 5AM.4074 from E. 60th Ave. (January 24, 2020)



5AM4074_4.jpg: Looking west at 5AM.4074 (Building A) from E. 60th Ave. (January 24, 2020)



5AM4074_5.jpg: Looking northeast at 5AM.4074 (Building C) from E. 60th Ave. (January 24, 2020)



Image of property from the Adams County Assessor (date unknown), looking north



Image of property from the Adams County Assessor (date unknown), looking northwest



One of the original Hast Lumber buildings on the property that is no longer extant (Source: Commerce City Historical Society)



Hast Lumber marketing materials (Source: Commerce City Historical Society)



The August and Ida Hast family with Herbert Sr. in the back row, second from the left (Source: Commerce City Historical Society)

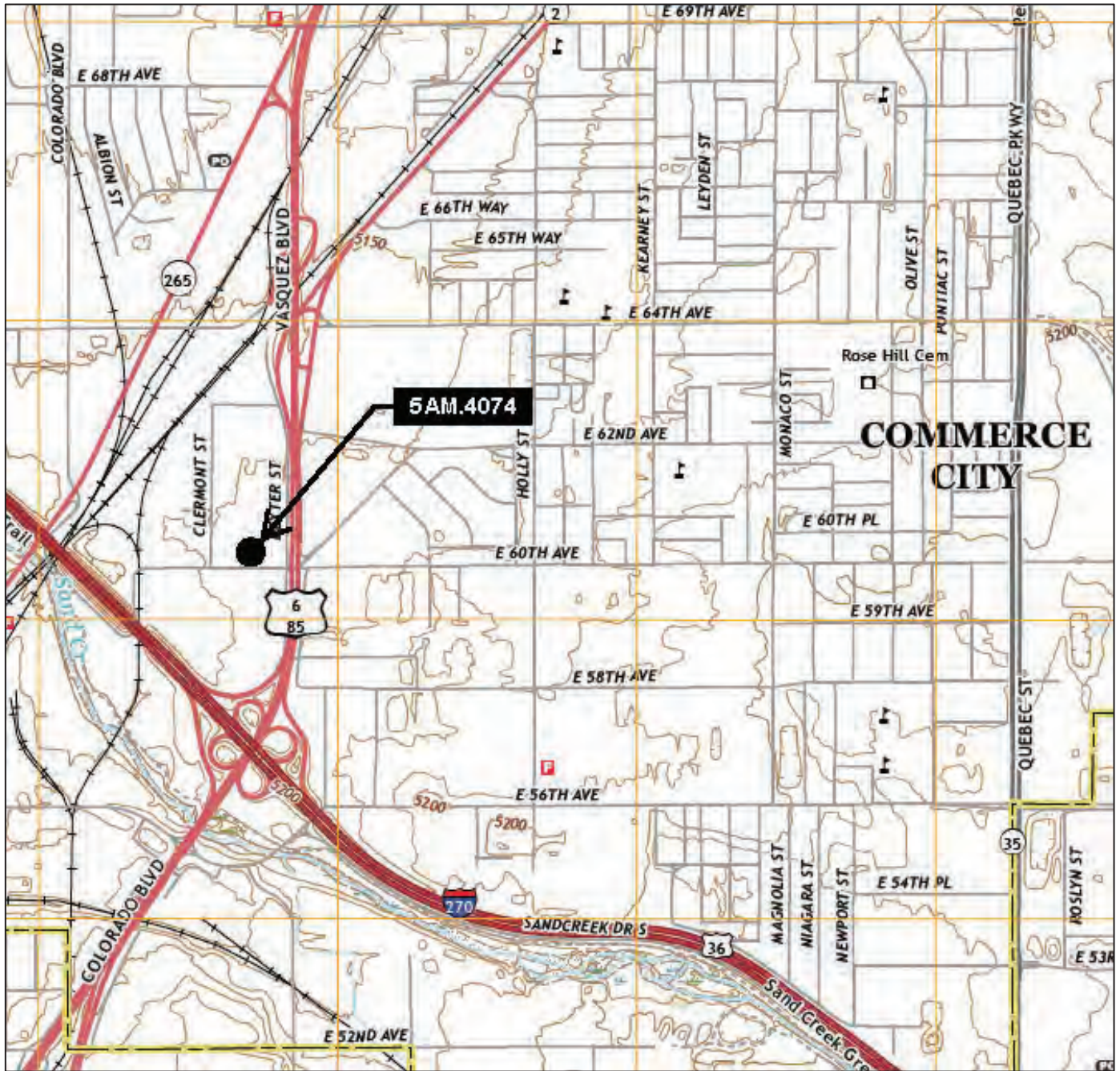


1963 aerial of 5AM.4074 showing house and buildings associated with Hast Lumber



Resource Number: 5AM.4074

USGS Quadrangle Map



SCALE 1:24 000

