

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.4075**
2. Temporary resource number:
3. County: **Adams**
4. City: **Commerce City**
5. Historic building name: **Western Filter Co/Western Industrial Sales/Dearborn Aqua-Serv**
6. Current building name: **Tiley Roofing**
7. Building address: **4545 E. 60th Ave., Commerce City, CO**
8. Owner name and address: **Tiley Exchange LLC, 4545 E. 60th Ave., Commerce City, CO, 80022**

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; 505592** mE **4406209** 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: PARC LAND IN SE4 NW4 SEC 7 BEG AT PT 690 FT W AND 33 FT N OF SE COR SE4 NW4 SEC 7 TH W 200 FT TH N 305 FT TH E 200 FT TH S TO BEG EXC STRIP 17 FT WIDE BEING 8 1/2 FT ON EITHER SIDE OF THE C/L OF RR TRACK NOW CROSSING SD PREMISES IN AN ELY AND WLY DIRECTION 1/32A."** The parcel boundary encompasses the buildings and features associated with the current commercial/industrial use of the property. It is a 1.32-acre property.

III. Architectural Description

14. Building plan (footprint, shape): **Rectangular**
15. Dimensions in feet: Length **168** x Width **76**

Resource Number: **5AM.4075**

16. Number of stories: **2**
17. Primary external wall material(s): **Metal**
18. Roof configuration: **Gabled**
19. Primary external roof material: **Metal**
20. Special features: **None**
21. General architectural description: **This property has a two-story metal commercial building with a gabled roof, and it is the only age-eligible building. The south facade has a large opening with an overhead garage door located just east of the center. The east half is clad in vertical metal siding, while the west half is clad in a pattern of metal siding alternating in sections of horizontal and vertical orientation. A one-story addition is located on the east side.**
22. Architectural style/building type: **No Style**
23. Landscaping or special setting features: **Corner location with asphalt parking lot on south and east sides of building**
24. Associated buildings, features, or objects: **There are two associated buildings on the property. A two-story painted brick office building with a rectangular plan (55' x 82') and a flat roof is located to the east of original building. The main entrance is centered on the south side and consists of a modern metal and glass door with sidelights and a large sign above that read "tile ROOFING". A large opening with a pair of dark fixed-light windows is above the sign on the second story. On either side of the center, there are two openings evenly spaced with similar dark fixed-light windows on the first and second stories.**

A warehouse building with a rectangular plan (70' x 80') and a gabled roof (northeast of original building).

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1967 Actual: _____
Source of information: **Adams County Assessor**
26. Architect: **Unknown**
Source of information:
27. Builder/Contractor: **Unknown**
Source of information:
28. Original owner: **Western Filter Co/Western Industrial Sales/Dearborn Aqua-Serv**
Source of information: **Bresser's Cross Index Directory of Greater Denver**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
Historic aerials from 1963 show that the property had at least four buildings, with the two most prominent located on the center of the parcel and the other two, likely warehouses, on the north end. The oldest remaining building on the property was constructed around 1967 as an addition to the two

Resource Number: **5AM.4075**

central buildings, which were demolished between 1971 and 1991. In 1979 the present-day office was built, an addition was made to the 1967 building between 1993 and 1999, and a new warehouse was constructed in 2000.

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 oldest extant warehouse building on the property was built around 1967 and appears on the 1971 historic aerial. Before its construction, buildings on the northeast and north sides of property were there as early as

Resource Number: **5AM.4075**

1963 when it operated as Western Filter Co., Western Industrial Sales, and Dearborn Aqua Serve. Although it cannot be confirmed as the same entity, Western Filter Co. markets itself today as a problem solver for products related to the natural gas industry's engines, compressors, processing plants, and pipelines. Given the surrounding industry at the time, it is likely the same company. No information was available for Western Industrial Sales. Dearborn Aqua Serve may have been associated with manufacturing water softeners and filters for residential, commercial, and industrial use.

Those buildings were demolished sometime between 1999-2004, while another masonry structure was demolished in 1980. The office building was constructed in 1979 while still under the ownership of Western Filter. United Fire Protection owned and occupied the property in 1999 until the early 2000s, when it changed ownership at least three more times.

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.**

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

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

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

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

Western Filter Co. "About." Accessed April 2021; available from <http://www.westernfilterco.com/about-us.html>.

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;

Resource Number: **5AM.4075**

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

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

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

41. Level of significance: National State Local

42. Statement of significance: **This property, which is comprised of two metal warehouse buildings and an office building on a 1.32-acre lot, is located in an area of Commerce City that was historically commercial and industrial. The remaining buildings on the property were built after the most important period of post-World War II commercial/industrial development in the area and have no important association with that pattern of development in Commerce City. The property is not associated with 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. It is not known to be associated with any persons important to our history, so it 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 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: **5AM4075_1.jpg, 5AM4075_2.jpg, 5AM4075_3.jpg**

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

Resource Number: **5AM.4075**

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



5AM4075_1.jpg: Looking north at 5AM.4075 from E. 60th Ave. (January 24, 2020)



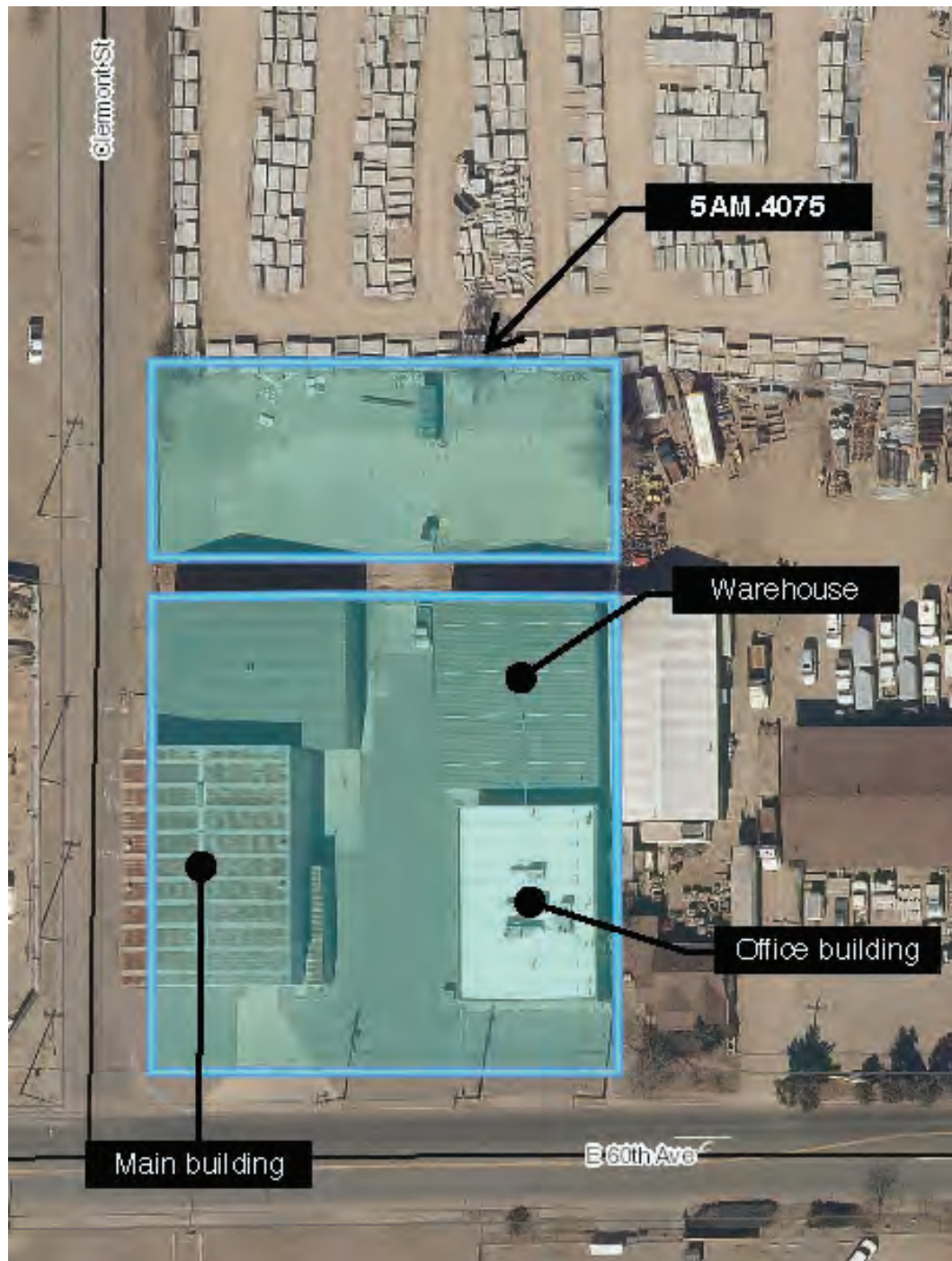
5AM4075_2.jpg: Looking northwest at 5AM.4075 from E. 60th Ave. (January 24, 2020)



5AM4075_3.jpg: Looking southeast at 5AM.4075 from Clermont St. (January 24, 2020)

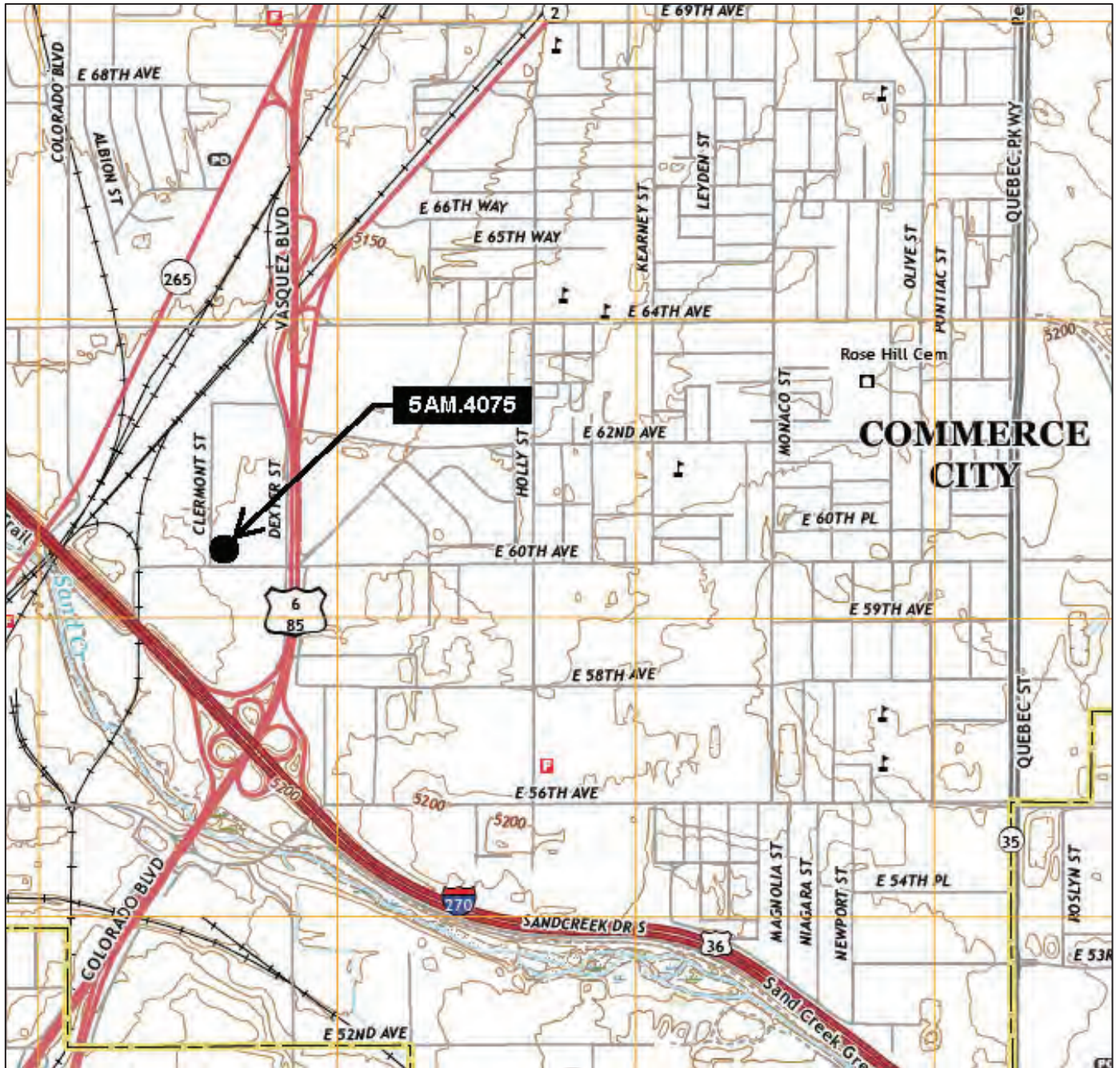


Image of property from the Adams County Assessor (date unknown), looking northwest

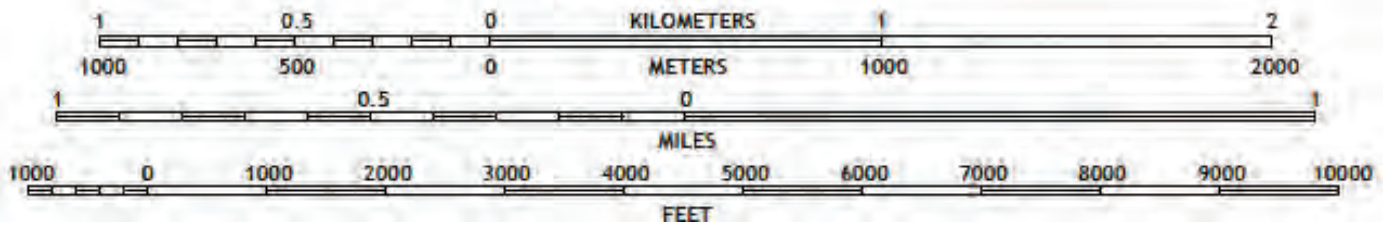


Resource Number: 5AM.4075

USGS Quadrangle Map



SCALE 1:24 000



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- 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.4076**
2. Temporary resource number:
3. County: **Adams**
4. City: **Commerce City**
5. Historic building name: **Colorado Machinery & Supply Co.**
6. Current building name: **Trench Right**
7. Building address: **4407 E. 60th Ave., Commerce City, CO**
8. Owner name and address: **McCallin Real Estate LLC, 6301 Dexter St., Commerce City, CO 80022**

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 3S Range 67W
 _____ ¼ of SE ¼ of SW ¼ of NW ¼ of section 7
10. UTM reference
 Zone **13 S**; **505527** mE **4406231** 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: PARC OF LAND IN THE SE4 NW4 OF SEC 7 DESC AS FOLS BEG AT THE SW COR OF SD SE4 NW4 OF SEC 7 TH E 55 FT TO THE TRUE POB OF THE TRACT OF LAND DESC TH NLY ON ANG OF 89D 45M TO LEFT FROM THE LAST DESC COURSE A DIST OF 333 FT TH NELY ON ANG OF 44D 52M TO RT FROM THE LAST DESC COURSE A DIST OF 59/93 FT TO PT ON C/L OF C B AND Q RR CO TRACT NO 2 TH SELY AND ELY ALG C/L SD TRACT NO 2 ALG CURVE OT LEFT FOR RAD OF 625/06 FT THE CHD OF WHICH DEFLECTS 67D 46M TO RT FROM LAST DESC COURSE AN ARC DIST OF 298/38 FT TO PT ON W LN OF CLERMONT ST TH ON ANG OF 67D 35M RT FROM CHD OF LAST DESC CURVE ALG W LN OF CLERMONT ST DIST OF 262/98 FT TO PT ON E AND W C/L OF SD SEC 7 TH WLY ALG SD E AND W C/L OF SD SEC 7 DIST 316/8 FT TO THE TRUE POB**

Resource Number: **5AM.4076**

2/42A." The parcel boundary encompasses the buildings and features associated with the current commercial use of the property. It is a 2.42-acre property.

III. Architectural Description

14. Building plan (footprint, shape): **L-shape**
15. Dimensions in feet: Length 104 x Width 46
16. Number of stories: **1**
17. Primary external wall material(s): **Metal**
18. Roof configuration: **Gable**
19. Primary external roof material: **Metal**
20. Special features: **None**
21. General architectural description: **This property has a one-story metal building with a rectangular plan and gabled metal roof. A series of five openings with overhead garage doors are spaced at infrequent intervals across the south facade. A privacy fence surrounds the entirety of the property, and the other sides are not visible from the right-of-way.**
22. Architectural style/building type: **No Style**
23. Landscaping or special setting features: **Corner lot, buildings are surrounded by a gravel parking lot enclosed by a chain link privacy fence, gate is located at the southwest corner of the property**
24. Associated buildings, features, or objects: **Rectangular modular office building (60' x 24') with a flat roof to the east**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1965 Actual: _____
Source of information: **Adams County Assessor**
26. Architect: **Unknown**
Source of information:
27. Builder/Contractor: **Unknown**
Source of information:
28. Original owner: **Colorado Machine and Supply**
Source of information: **Bresser's Cross-Index Directory of Greater Denver**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
Three buildings and what appear to have been two garages/sheds were located on the property in 1963, and their previous use is unknown. The westernmost building on the property today was built around 1965 and replaced an original building. The remainder of the original buildings were demolished between 2004 and 2005. The modular office was constructed between 2011 and 2013.
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**
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 earliest extant building on this property was constructed around 1965 under the ownership of Colorado Machinery & Supply Co. The earliest buildings located on the site were mostly concentrated on the property's east and middle portions and built before or during the early 1960s. Many of them had been demolished by 1971, and the final remaining building from the earliest group was demolished between 2004-2005. From the early 1970s through 1999, the property was owned by the City of Commerce City and used by its Public Works department. Commerce City was not responsible for the construction of the current

Resource Number: **5AM.4076**

buildings. McCallin Real Estate LLC purchased the property around 2000 and currently leases it to Trench Right, an excavating contractor established in 2011 in Colorado.

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.**

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>

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

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 metal building on a 2.42-acre lot, is located in an area of Commerce City that was historically commercial and industrial. The property is not associated with early development or transportation themes of Commerce City. The property is not associated with patterns of commercial/industrial development in Commerce City, as it was built**

Resource Number: **5AM.4076**

toward the end of the post-World War II development in the area. 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. 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. All but one of the original buildings that occupied the property have been demolished. It 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 **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: **5AM4076_1.jpg, 5AM4076_2.jpg, 5AM4076_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): **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



5AM4076_1.jpg: Looking north at 5AM.4076 from E. 60th Ave. (March 3, 2021)



5AM4076_2.jpg: Looking north at 5AM.4076 from E. 60th Ave. (March 3, 2021)

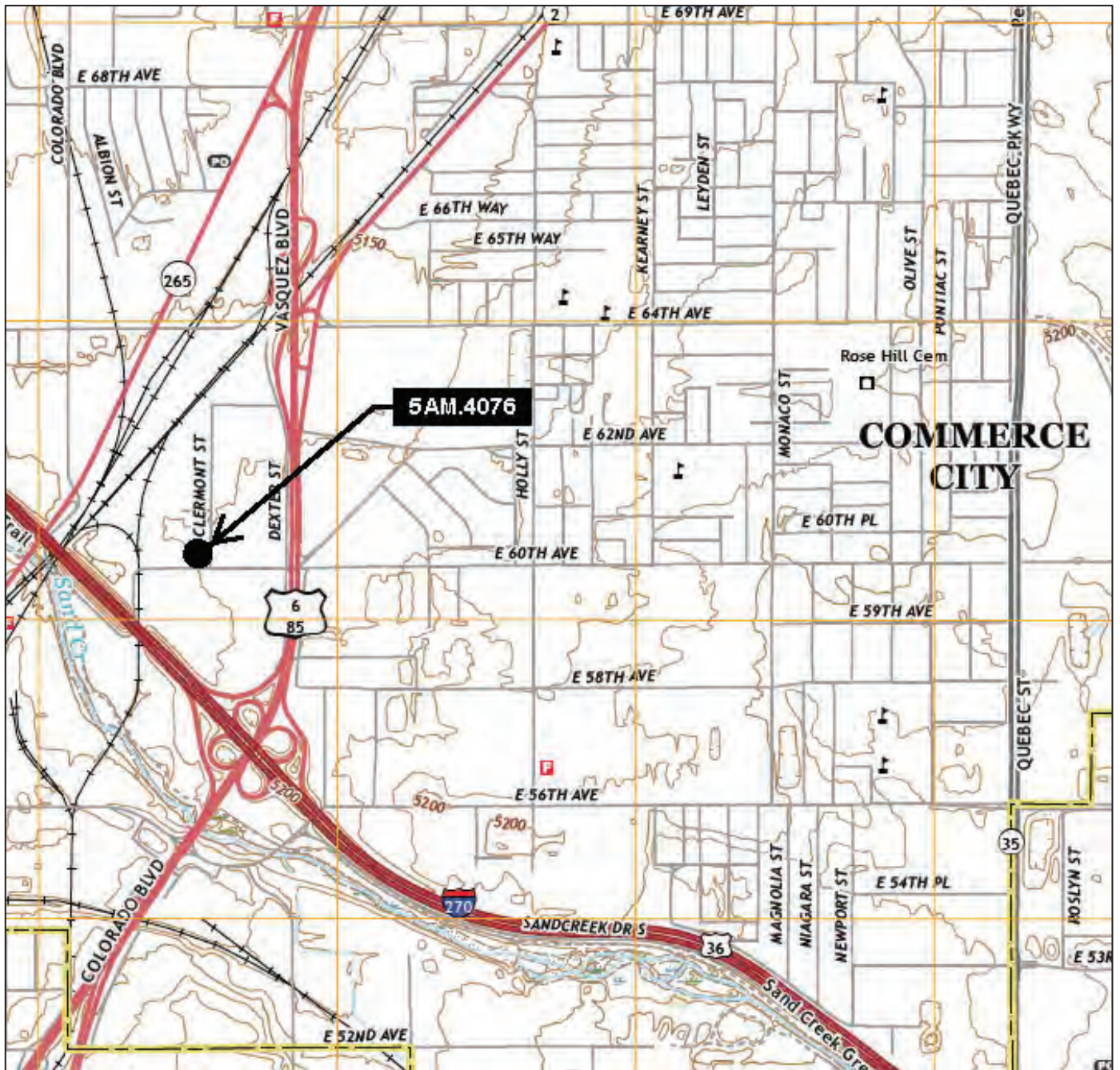


5AM4076_3.jpg: Looking northwest at 5AM.4076 from E. 60th Ave. (March 3, 2021)

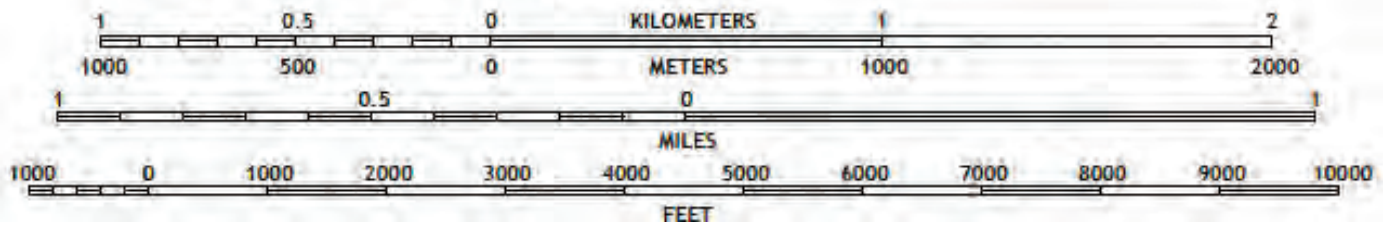
Resource Number: 5AM.4076

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.4077**
2. Temporary resource number:
3. County: **Adams**
4. City: **Commerce City**
5. Historic building name: **ARMCO Steel**
6. Current building name: **Omega Products International**
7. Building address: **6101 Dexter St., Commerce City, CO**
8. Owner name and address: **Kenneth and Vera Thompson, 282 S. Anita Dr., Orange, CA 92868**

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 3S Range 67W
_____ ¼ of NE ¼ of SE ¼ of NW ¼ of section 7
10. UTM reference
Zone 13 S; 505749 mE 4406457 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 Block: N/A
Addition: Dexter Commercial Subdivision Year of Addition: 2008
13. Boundary Description and Justification: **The boundary of this property consists of the legal limits of the parcel that includes "DEXTER COMMERCIAL SUBDIVISION LOT 1 EXC RD." The parcel boundary encompasses the buildings and features associated with the current industrial use of the property. It is a 7.11-acre property.**

III. Architectural Description

14. Building plan (footprint, shape): **Rectangular**
15. Dimensions in feet: Length 300 x Width 240
16. Number of stories: **2**
17. Primary external wall material(s): **Metal**
18. Roof configuration: **Side-gabled**

Resource Number: **5AM.4077**

19. Primary external roof material: **Metal**
20. Special features: **None**
21. General architectural description: **The primary building on this property is a five-bay industrial building with a rectangular footprint. The main building has a metal exterior, and each bay has a metal gabled roof oriented east-west. The building is centrally located on the property. The southernmost bay has a metal security door near the south end of its east side, and a large, square metal vent is centered on the side. It is recessed by several feet from the rest of the building's east side. The second bay from the south has a large overhead metal garage door centered on its east (front) side, and a large, square metal vent is located on either side of that opening. A series of tall, narrow openings with windows are evenly spaced across the second upper level of the two southernmost bays, as well as one-third of the middle bay. Those same narrow openings are also found along the upper level of the south and north sides of the building. A smaller, square vent is centered under the gable on each bay.**

The northernmost bay has a one-story metal addition (32' x 60') with a side-gabled metal roof on its east street-facing side. Three square openings with multi-light windows are found on the addition's east side. A rectangular metal addition (86' x 40') with a side-gabled metal roof, oriented north-south, is located along the east street-facing side of the second and third bays from the north. That addition has several openings along its east side, including a pair of double metal doors near its south end and a series of rectangular openings with multi-light windows. A third tall one-story addition (164' x 84'), located on the northwest side of the building, has a metal exterior and shallow gabled metal roof.
22. Architectural style/building type: **No Style**
23. Landscaping or special setting features: **Office buildings are located at the southeast corner of the property, while manufacturing buildings are centered on the property and surrounded by asphalt and gravel parking lots**
24. Associated buildings, features, or objects: **Building A: Office building (approximately 130' x 40' with 80' x 40' rear bay) oriented north-south with metal exterior and metal side-gabled roof located at the southeast corner of the property; Building B: Rectangular building (65' x 40') with a gabled roof, oriented east-west, located just west of the office building's addition; Building C: Rectangular building (52' x 23') with a gabled roof, oriented east-west, located just north of the main building**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1956-57 Actual: _____
Source of information: **Denver Post, "Arm-co-operator"**
26. Architect: **Unknown**
Source of information:
27. Builder/Contractor: **Unknown**
Source of information:

Resource Number: **5AM.4077**

28. Original owner: **ARMCO Steel (likely)**

Source of information: **Adams County Clerk and Recorder**

29. Construction history (include description and dates of major additions, alterations, or demolitions): **The original five-bay metal building with a gabled roofline was built from 1956-57, and each of the bays were the same length and width originally. Between the early 1960s and 1971, metal additions (one with a gabled roof measuring 35' x 60' and the other with a side-gabled roof measuring 40' x 85') was made to the east side of each of the two northernmost bays. A new metal building with a gabled roof (measuring 42' x 68') was added to the west side of the office during that time period. Between 1980 and 1991, another metal building was constructed to the west of the office (63' x 43'), a metal addition was built at the north end of the west side of the original five-bay building (165' x 80'), and the length of the southernmost bay was reduced by approximately 20 feet from its east side.**

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

V. HISTORICAL ASSOCIATIONS

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

32. Intermediate use(s):

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

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.

The large warehouse structure and associated office building were constructed around 1956-57, likely by American Rolling Mill Company (ARMCO) as part of a greater expansion of operations outside of the Midwest. Given the post-World War II construction date, the company may have been taking advantage of the development boom occurring in Denver and the surrounding area. Additional buildings were constructed on the property over a span of several years, and an addition was built to the office in 1976.

ARMCO was founded in Middletown, Ohio in 1899 by George Verity and produced its first steel in 1901. ARMCO was one of the earliest Ohio companies to establish a shop committee, which allowed workers to organize and was a predecessor to unions. In 1921, one of its employees developed a process for producing rolled steel that was more efficient and required fewer workers. Prior to the innovation, ARMCO produced 520 tons of steel per month and was able to increase production to a staggering 40,000 tons per month. As a result, ARMCO was one of the most successful companies of its kind in the country. ARMCO acquired several smaller companies in the 1910s and 1920s but did not expand farther west than Kentucky until 1930 when it added the Sheffield Steel Corporation in Kansas City, Missouri. Additional acquisitions of other companies to follow included the Houston Works and a Sand Springs, Oklahoma plant. The company began to diversify in the late 1960s when it purchased Hitco, a California-based manufacturer of plastics and other non-metallic materials.

In 1962, ARMCO Steel merged with ARMCO Drainage & Metal Products, Inc. (a Delaware company). In 1978, ARMCO Steel was renamed ARMCO, Inc. and moved its headquarters from Ohio to New Jersey. Employees of the firm Burns & McDonnell, a Kansas City-based engineering firm secured a loan to buy ARMCO in 1985. With a change in ownership, it appears that they scaled back operations and reduced their presence outside of the Midwest, as that correlates to the time period when Hydrogate appears as the owner of 6101 Dexter St. on building permits. In 2020, ARMCO was acquired by Cleveland-Cliffs along with Kawasaki Steel Corporation and became AK Steel Holding. It currently operates eight steel plants and two tube manufacturing plants throughout the Midwest and produces materials for the automotive, appliance, building, civil, cutlery and cookware, and HVAC industries among others.

This property was built by ARMCO using their premanufactured building system, Steelex, for their ARMCO Drainage operations. The facility originally produced drainage structures and initially employed 120 individuals in the area. Two open houses were held in 1957, with one catered to employees and their families and the second for customers to see the new plant. According to the "Arm-co-operator",

Resource Number: **5AM.4077**

a company publication, the building was constructed with a radiant heating system of 55,000 feet of Armco Steel Tubing buried under the concrete floor.

The Steelox panel was invented by James Swank, a construction superintendent for a large building contractor in Chicago, and the company was founded in 1929. The purpose of Swank's invention was to use lightweight, interlocking panels to reduce the cost of material and labor versus those of concrete form. The panels were created from standard steel sheets that were formed into structural sidewalls and roofs. The first Steelox building was a goat barn displayed at the Century of Progress Exposition in 1934, which coincided with ARMCO's purchase of the Steelox panel patents. During World War II, the company sold two buildings for war-related operations, a hangar for B-29 planes and a machinery storage warehouse. Today, Steelox Systems Inc., designs, manufactures, and distributes a complete line of metal building and roofing systems for the commercial, industrial, and institutional markets.

Fresno Valves & Casting, Inc. was listed as the owner in 1996, followed by LCP Dexter, LLC in 2008. In 2009, the current owner purchased the property. The current tenant, Omega Products International was formed in 2005. ARMCO Steel and subsequent entities also owned 6290 Clermont St., another large industrial property that abuts the west boundary.

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>.

Armco Drainage and Metal Products, Inc. "Steelox Industrial Buildings." Accessed December 2021; available from <https://silotips.com/download/steelox-industrial-buildings>.

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

Britannica Online Encyclopedia. "Armco Inc." Accessed January 2021; available from <https://www.britannica.com/print/article/35114>.

Butler County Historical Society. "ARMCO Steel." Accessed January 2021; available from <https://butlerhistory.com/murals/armco-steel/>.

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

McGraw Hill. "Access Engineering." Accessed December 2021; available from <https://www.accessengineeringlibrary.com>.

Midpointe Digital Archives. "The Arm-co-operator", July 1957. Accessed December 2021; available from <http://www.midpointedigitalarchives.org/digital/collection/p16488coll21/id/7461/rec/1>.

Ohio History Central. "American Rolling Mill Company." Accessed January 2021; available from https://ohiohistorycentral.org/w/American_Rolling_Mill_Company.

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

VI. SIGNIFICANCE

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

Designating authority:

38. Applicable National Register Criteria:

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

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

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

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

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

___ Does not meet any of the above National Register criteria

39. Area(s) of significance: **Architecture**

40. Period of significance: **1947**

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

42. Statement of significance: **This property, which is comprised of four commercial and/or industrial buildings on a 7.11-acre lot, is located in an area of Commerce City that was historically commercial and industrial. The property is not associated with patterns of commercial/industrial development in Commerce City, and was built after the post-World War II development in the area. It was associated with ARMCO Steel, which was likely responsible for its construction given the size and scale of the property from the beginning; however, the facility employed 120 people in the area and would not have had a significant impact on development of Commerce City. It is eligible under Criterion A. The property is not associated with persons important to our past and is not eligible under Criterion B. The original buildings were constructed using ARMCO's Steelox interlocking steel panel system. By the time this facility was constructed, Steelox had a nation-wide presence. The system had been utilized in numerous large-scale industrial capacities since World War II, including airplane hangars and mechanical buildings for war-related properties. The property does not convey historic significance in architectural design, materials or workmanship and does not possess high artistic values nor demonstrate a particular type, period, or method of construction and is, therefore, not eligible under**

Resource Number: **5AM.4077**

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 lacks integrity of association, design, and workmanship. The original five-bay metal building with a gabled roofline was built around 1956-57. At the time, each of the bays were the same length and width. The property experienced numerous changes between 1964 and present-day. Many of the windows on the upper portion of its exterior were covered. Between 1964 and 1971, metal additions (one with a gabled roof measuring 35' x 60' and the other with a side-gabled roof measuring 40' x 85') was made to the east side of each of the two northernmost bays. A new metal building with a gabled roof (measuring 42' x 68') was added to the west side of the office during that time period. Between 1980 and 1991, another metal building was constructed to the west of the office (63' x 43'), a metal addition was built at the north end of the west side of the original five-bay building (165' x 80'), and the length of the southernmost bay was reduced by approximately 20 feet from its east side.**

The property has experienced numerous alterations, and they have cumulatively impacted the property's ability to convey its likely original use as a manufacturing/distribution site of steel products. Additionally, the setting has been compromised with a significant amount of newer construction of commercial properties that are unrelated to the area's industrial development.

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: **5AM4077_1.jpg, 5AM4077_2.jpg, 5AM4077_3.jpg, 5AM4077_4.jpg, 5AM4077_5.jpg, 5AM4077_6.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): **December 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**

Resource Number: **5AM.4077**

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



5AM4077_1.jpg: Looking northwest at 5AM.4077 Building A from Dexter St. (January 24, 2020)



5AM4077_2.jpg: Looking southwest at 5AM.4077 Building A from Dexter St. (January 24, 2020)



5AM4077_3.jpg: Looking northeast at 5AM.4077 Buildings A and B from parking lot on adjacent site (January 24, 2020)



5AM4077_4.jpg: Looking north at 5AM.4077 main building and Building B from parking lot on adjacent site (January 24, 2020)



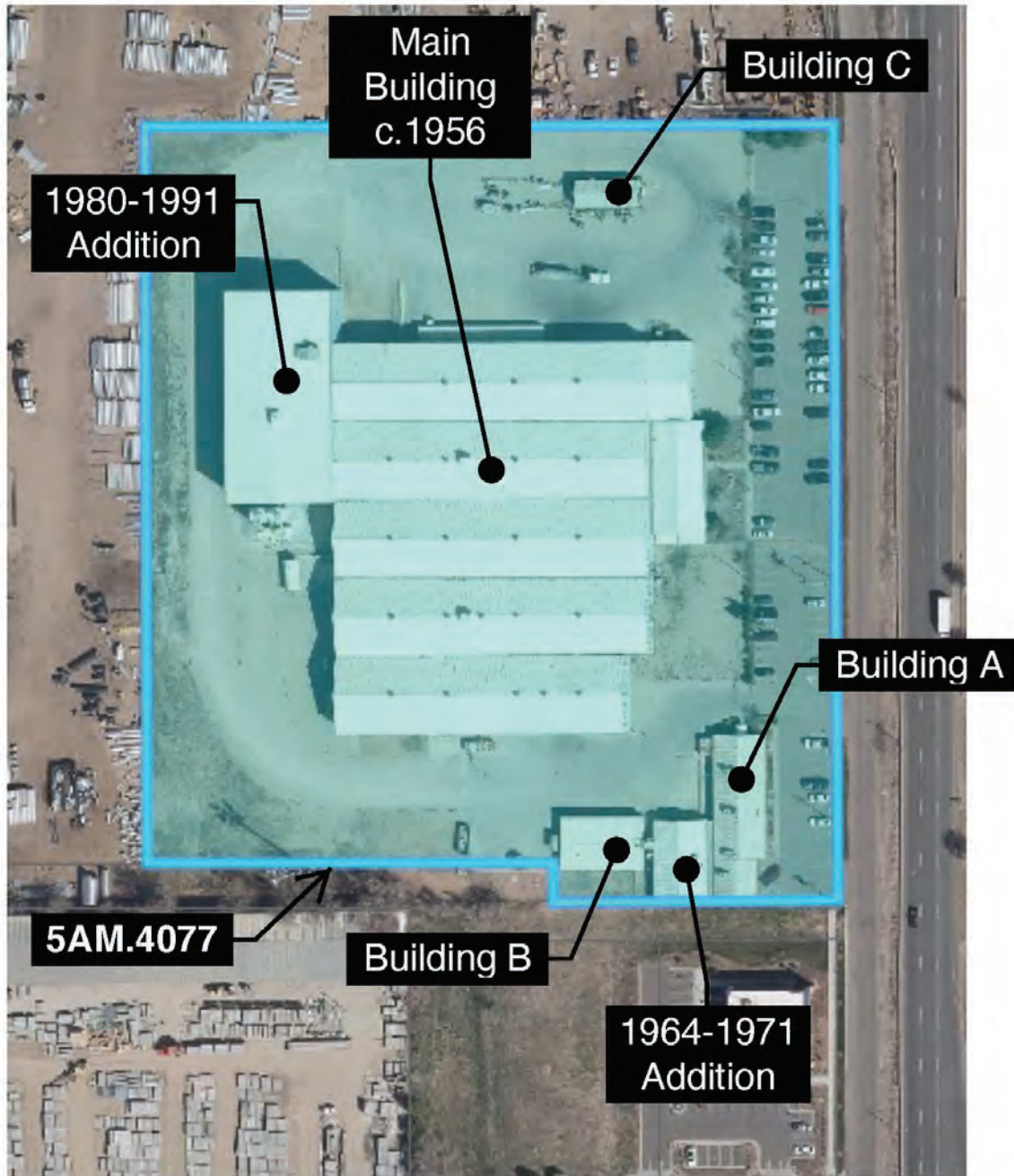
5AM4077_5.jpg: Looking northwest at 5AM.4077 main building from Dexter St. (January 24, 2020)

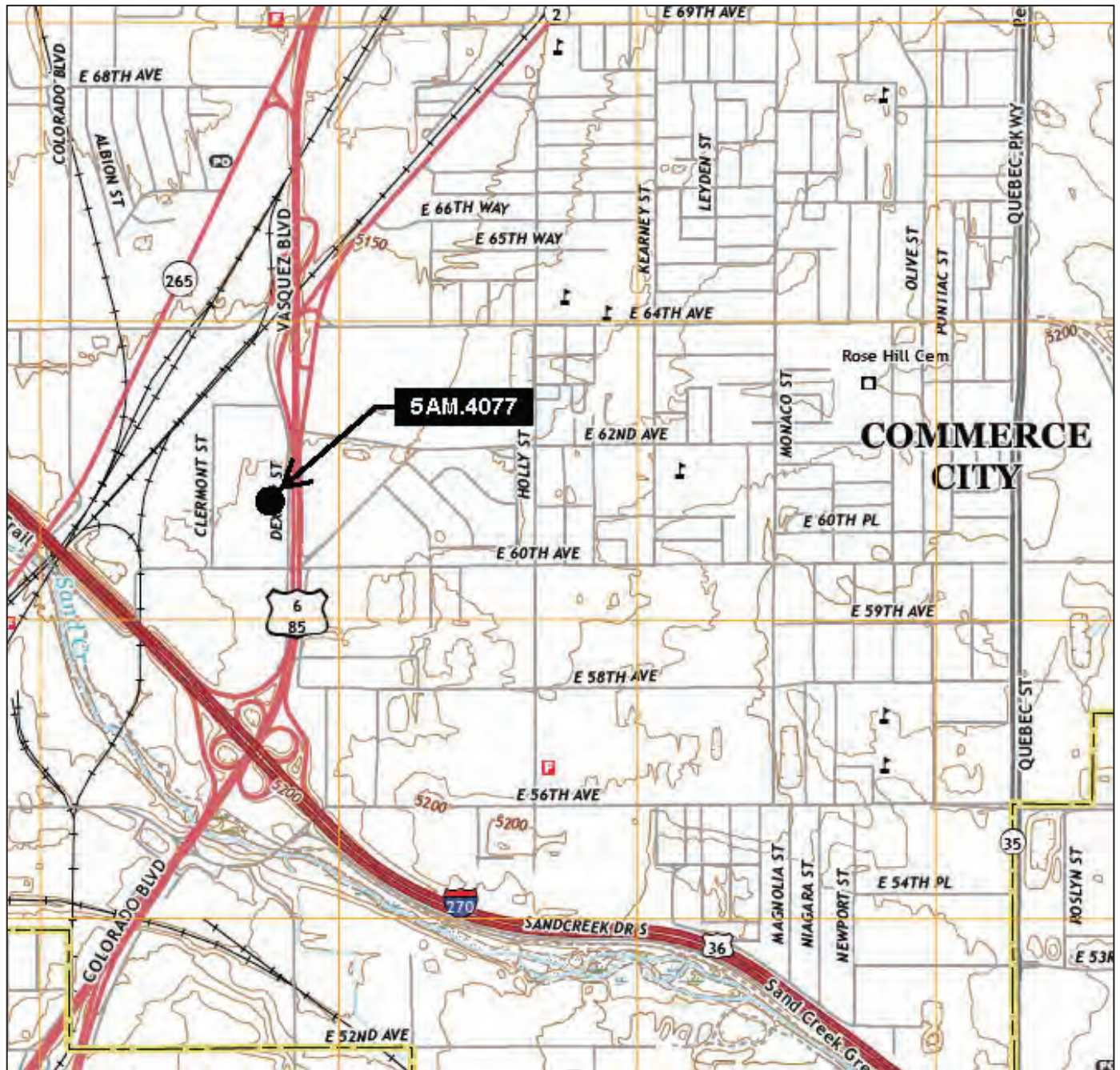


5AM4077_6.jpg: Looking southwest at 5AM.4077 main building from Dexter St. (January 24, 2020)

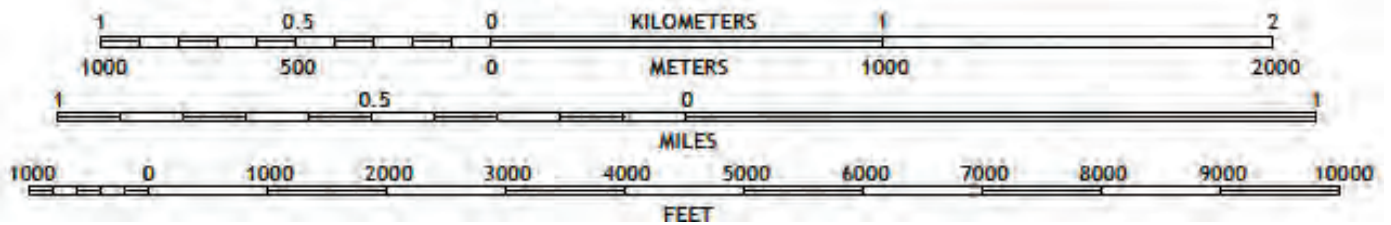


Image of property from the Adams County Assessor (date unknown)





SCALE 1:24 000



COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

- 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.4078**
2. Temporary resource number:
3. County: **Adams**
4. City: **Commerce City**
5. Historic building name: **Clermont Realty Co./Steel, Inc.**
6. Current building name: **Hooper Corporation**
7. Building address: **6255 Dexter St., Commerce City, CO**
8. Owner name and address: **Richards and Dexter LLC, 1400 E. 69th Ave., Denver, CO 80229-7348**

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 3S Range 67W
 _____ ¼ of SE ¼ of NE ¼ of NW ¼ of section 7
10. UTM reference
 Zone 13 S; 505751 mE 4406675 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 100 FT W AND 1259/7 FT N OF THE CEN OF SEC 7 TH N 100 FT NORMALLY DIST WLY OF THE N/S CEN OF SD SEC 62/8 FT TO PT ON THE S LN NE4 NW4 TH N 9D 10M W 284 FT TH N 16D 46M W 163/69 FT TH W NORMAL TO N/S C/L OF SD SEC 265/03 FT TO A PT 457/5 FT WLY OF THE N/S C/L OF SD SEC TH S 500 FT TH E 357/5 FT TO POB 3/71A." The parcel boundary encompasses the buildings and features associated with the current commercial/industrial use of the property. It is a 3.71-acre property.**

III. Architectural Description

14. Building plan (footprint, shape): **Irregular**
15. Dimensions in feet: Length 164 x Width 200

Resource Number: **5AM.4078**

16. Number of stories: **1**
17. Primary external wall material(s): **Brick, glass**
18. Roof configuration: **Flat**
19. Primary external roof material: **Unknown**
20. Special features: **None**
21. General architectural description: **The property has a one-story brick building with an irregular plan and flat roof. The northernmost section of the building serves as the office. Its north facade is divided into three bays. The main entrance is located in the center bay and consists of a single metal-framed glass door with glass sidelights and a large metal-framed single-light window on either side. The top of the overall opening is filled in with glass block. A large opening with three, metal-framed, fixed-light windows is located on either side of the entrance opening. On the east and west bays, two large rectangular openings are divided by a brick pilaster. Each opening has a metal-framed, fixed, multi-light, window. Below each window is a brick sill and above is a simple brick lintel. A decorative terra cotta tile coping with a low profile is located along the top of the building.**

The rear two-thirds of the building are constructed of concrete block that has been painted. A series of six rectangular openings are evenly spaced along the length of its east side, and each opening has a rough-cut stone or concrete lintel and a multi-light metal window. A series of nine identical openings are located on the east half of the south side, while several garage openings occupy the remainder of the south side.
22. Architectural style/building type: **Modern Movement**
23. Landscaping or special setting features: **Corner lot, railroad spur runs along northwest section of parcel, gravel parking lot occupies south portion of parcel, enclosed with chain link fence**
24. Associated buildings, features, or objects: **None**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1958 Actual: _____
Source of information: **USGS topographic maps**
26. Architect: **Unknown**
Source of information:
27. Builder/Contractor: **Unknown**
Source of information:
28. Original owner: **Clermont Realty Co. (likely)**
Source of information: **Adams County Clerk and Recorder**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
Windows on the primary facade were replaced (likely 2000s)
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): **Commerce/Trade**
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. A search of Adams County Clerk & Recorder information shows that the property was likely owned in the 1950s by the Chicago, Burlington, & Quincy Railroad Company. The primary portion of the current property was sold to Clermont Realty Co. in December 1958, and an adjacent portion of land also owned by the railroad was purchased by Clermont Realty Co. and added to the overall property in 1960. Because these transactions involved land only and no buildings, it is likely that the existing building was constructed

around 1958 by Clermont Realty Co. A footprint of the building first appears on the USGS topographic map in 1958. In June 1962, they merged with Steel, Inc. and both became known by that name.

John Leo McCallin was born in Denver on November 27, 1918 and lived in a house on South Grant Street with his parents and five siblings. He began his career in 1938 as a clerk with the Silver Engineering Company. He served in the U.S. Navy during World War II. In 1958, he co-founded Steel, Inc., a family-owned steel processor based in Commerce City. McCallin served as Chairman of Timberline Industries, which was associated with several entities including Timberline Steel, McCallin Real Estate, Steel Storage Systems, Timberline Fasteners, and Plastics Inc.

McCallin Real Estate purchased many of the surrounding properties in this area of Commerce City in the 1960s, 1970s, and 1980s and/or developed them, rented them to other businesses, or eventually moved into them with one of their affiliate companies. According to the company's website, Steel Storage Systems has been in business since 1964 and offers steel storage racking and warehouse storage racks, as well as numerous other individual engineered metal working components. Timberline Fasteners specializes in standard construction components (nuts, bolts, washers), anchor and adhesive fasteners, specialty fasteners, deck fasteners, and a powder actuated fastening system. The company's presence is in Colorado, Wyoming, Idaho, Utah, New Mexico, Kansas, and Nebraska.

Plastics Inc. was formed in 1987 as a division of Steel, Inc. under the guidance of Charlie Folsom, a 15-year veteran of the plastic pipe industry. It occupied the warehouse and yard at 6255 Dexter St. that was owned by McCallin Diversified Industries. The division acquired Denver-based Southern Supply in 1999, creating the largest distributor in the region stocking plastic and metal piping, valves, pumps, tanks, and accessories. In 2002, Plastics Inc. moved to 6195 Clermont Street and shared that property with Timberline Fasteners. Five years later, Folsom purchased Plastics Inc. then moved to 6121 Clermont St. in 2015. The property at 5701 Dexter St. was acquired by Plastics Inc. in 2017, doubling the warehouse and yard space with an eye on future growth.

In addition to his business dealings, McCallin served as a member of the Denver Housing Authority for 10 years and was on the board of directors for Steel Service Center Institute for 15 years. McCallin was living in Scottsdale, Arizona when he died on February 26, 2006 at the age of 87. His son, Dan McCallin, had been serving as president and CEO of Timberline Steel. Around the time of his death, the company was in the process of being acquired by O'Neal Steel, a Birmingham, Alabama company. At that time, Timberline had 100 workers and had grown to three additional locations: Grand Junction, Pueblo, and Farmington, New Mexico. O'Neal Steel was a much larger company with more than 60 locations and 3,500 employees; they also already owned Metalwest, a Denver-based subsidiary that sells flat-rolled steel. The acquisition was finalized on February 21, just five days before the elder McCallin's passing.

In 1973, another of its associated entities, Steel Storage Systems, purchased the property from Steel, Inc. for \$160,000. Throughout the 1980s and 1990s, several transactions involving the property occurred among Timberline's many entities including Plastics, Inc., Steel, Inc. (again), and Repmasters, Inc.

Resource Number: 5AM.4078

Historic aerial imagery shows there have been no changes to the building's footprint. Some of the businesses that leased and operated out of the space included Griffin Distributing Co. Carpet Wholesalers (1964-1975) and Minneapolis-Moline Co. (1969). The current owner, Richards and Dexter LLC, was formed in 2012 and the current occupant, The Hooper Corporation, was also formed that year. McCallin Real Estate continues to own several properties in the area, including 4407 E. 60th Ave., 6245 Clermont St., and 6301 Dexter St (currently the main office).

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.

Colorado Real Estate Journal. "Flywheel Capital Buys Commerce City Industrial Building." Accessed February 2021; available from <https://crej.com/news/flywheel-capital-buys-commerce-city-industrial-building/>.

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

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

Horan & McConaty. "Obituary for John L. McCallin." Accessed January 2021; available from <https://www.horancares.com/printnotice/john-l-mccallin/1o-/0c/0q/0d/0b>.

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

Plastics Inc. "About Us." Accessed January 2021; available from <https://www.plasticsinc.com/about-us.html>.

Steel Storage Systems. Accessed January 2021; available from <https://steelstorage.com>.

Timberline Fasteners. Accessed January 2021; available from <http://timberlinefasteners.com>.

"Timberline Steel Sold to Alabama Company." *Denver Business Journal*, April 12, 2006.

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>.

VI. SIGNIFICANCE

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

Designating authority:

38. Applicable National Register Criteria:

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

39. Area(s) of significance: **Industry/Processing/Extraction, Architecture**

40. Period of significance: **1958**

41. Level of significance: National State Local

42. Statement of significance: **This property, which is comprised of a brick commercial/industrial building on a 3.71-acre lot, is located in an area of Commerce City that was historically commercial and industrial. The property may be associated with patterns of industrial development in Commerce City; however, it was built near the end of the primary post-World War II commercial and industrial development in the area. The property is not associated with early development, transportation, or industry in Commerce City, and the property is not eligible under Criterion A. Although associated with John L. McCallin, the property does not appear to be significantly linked to him or his early business operations and developments and is not eligible under Criterion B. The property conveys historic significance in architectural design and materials. It exhibits characteristics of the Modern Movement such as an emphasis on horizontal elements, brick construction, multi-light metal windows, a flat roof, and limited ornamentation that are consistent with Post-World War II commercial properties. Within Commerce City, there are numerous examples of Post-World War II Modern Movement/manufacturing shed combinations. This property is one of the most intact examples of that type. It has experienced minimal alterations, retains its unpainted brick on the office portion and multi-light metal windows on the manufacturing portion, as well as its original footprint. It is 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 windows on the north facade were replaced with modern, highly reflective units; however, the vertical pattern and division of original windows are still reflected. The building retains the footprint from its early years and several design elements, such as an emphasis on horizontal elements, brick construction, terra cotta coping, and multi-light metal windows. The property retains integrity of location, setting, feeling, design, and materials.**

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: **5AM4078_1.jpg, 5AM4078_2.jpg, 5AM4078_3.jpg, 5AM4078_4.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



5AM4078_1.jpg: Looking southwest at 5AM.4078 from intersection of Dexter St. and E. 63rd Ave. (January 24, 2020)



5AM4078_2.jpg: Looking southwest at 5AM.4078 from E. 63rd Ave. (January 24, 2020)



5AM4078_3.jpg: Looking southeast at 5AM.4078 from E. 63rd Ave. (January 24, 2020)



5AM4078_4.jpg: Looking northwest at 5AM.4078 from Dexter St. (January 24, 2020)



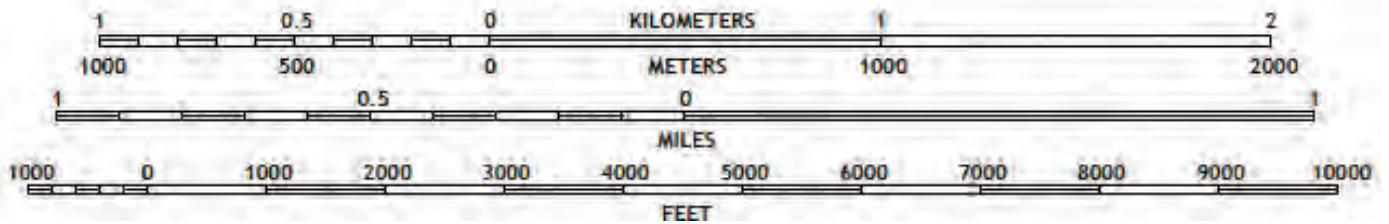
Image of property from Adams County Assessor (date unknown)

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.4079**
2. Temporary resource number:
3. County: **Adams**
4. City: **Commerce City**
5. Historic building name: **Unknown**
6. Current building name: **Contech Engineered Solutions**
7. Building address: **6290 Clermont St., Commerce City, CO**
8. Owner name and address: **Sandor Zirulnik/Burgess Trust ½ Intr/M Sabre Street Associates LLC ½ Int, PO Box 5763, Snowmass Village, CO 81615-5763**

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 3S Range 67W
 _____ ¼ of _____ ¼ of NW ¼ of SE ¼ of section 7
10. UTM reference
 Zone **13 S**; 505596 mE 4406441 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): 2 Block: N/A
 Addition: Dexter Commercial Subdivision Year of Addition: 2008
13. Boundary Description and Justification: **The boundary of this property consists of the legal limits of the parcel that includes "DEXTER COMMERCIAL SUBDIVISION LOT 2 EXC RD." The parcel boundary encompasses the buildings and features associated with the current commercial/industrial use of the property. It is a 7.94-acre property.**

III. Architectural Description

14. Building plan (footprint, shape): **L-Shaped**
15. Dimensions in feet: Length 100 x Width 110
16. Number of stories: **2**
17. Primary external wall material(s): **Metal**

Resource Number: **5AM.4079**

18. Roof configuration: **Gabled**
19. Primary external roof material: **Metal**
20. Special features: **None**
21. General architectural description: **The building is a two-story metal building with a rectangular plan and gabled roof. A large opening with a metal overhead garage door is centered on the south facade. A small, square opening (possibly for ventilation) is located on the second story on either side of the garage door. A large opening with a metal overhead garage door is located on a projecting area at the west end of the building's north side.**
22. Architectural style/building type: **No Style**
23. Landscaping or special setting features: **Building located on southwest corner of parcel, rest of property is a gravel lot enclosed by chain link fence**
24. Associated buildings, features, or objects: **None**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1962 Actual: _____
Source of information: **Historic aerial images**
26. Architect: **Unknown**
Source of information:
27. Builder/Contractor: **Unknown**
Source of information:
28. Original owner: **Unknown**
Source of information:
29. Construction history (include description and dates of major additions, alterations, or demolitions):
According to the Adams County Assessor, the current building was constructed around 1970; however, it appears on a 1963 historical aerial and was likely constructed around that time.
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.

According to the Adams County Assessor, the existing building was constructed around 1970. Directories do not list the address or any occupants in the late 1960s and in 1970, but based on historic aerial imagery, the building was located on the property in the early 1960s. The earliest building permits go back to 1985, when the property was owned by American Rolling Mill Company (ARMCO) Steel. In the early 1990s, it was purchased by the present owners and leased to Contech. ARMCO Steel also owned 6101 Dexter St., another large industrial property that abuts the east boundary and the location of what appear to have been its primary operations in Commerce City.

36. Sources of information: **Adams County Assessor, Adams County Clerk and Recorder, Bresser's Cross-Index Directory of Greater Denver, USGS Derby and Commerce City Quadrangle Maps, historic aerial images**

VI. SIGNIFICANCE

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

Designating authority:

38. Applicable National Register Criteria:

Resource Number: **5AM.4079**

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

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

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

41. Level of significance: National State Local

42. Statement of significance: **This property, which is comprised of a metal building on a 7.94-acre lot, is located in an area of Commerce City that was historically commercial and industrial. The property was built well after the post-World War II development in the area and has no important association with that pattern of development in Commerce City. It is not known to be associated with any other important historical trends in the area, so it is not eligible under Criterion A. The property is not associated with persons important to our past and is not 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 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

Resource Number: **5AM.4079**

47. Photograph numbers: **5AM4079_1.jpg, 5AM4079_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): **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



5AM4079_1.jpg: Looking northeast at 5AM.4079 from Clermont St. (January 24, 2020)

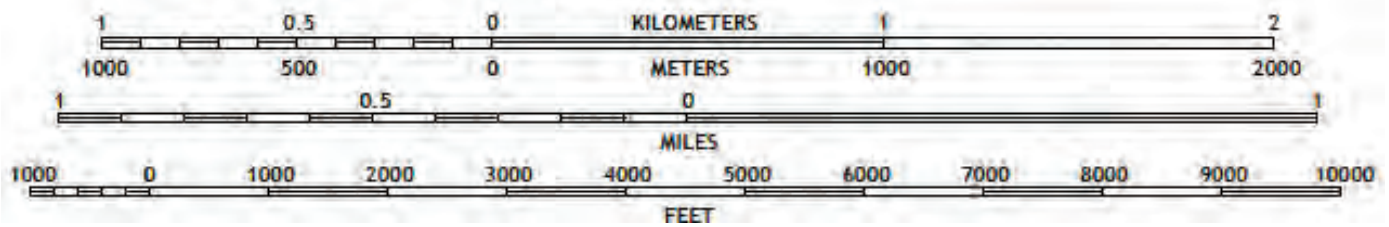


5AM4079_2.jpg: Looking southeast at 5AM.4079 from Clermont St. (January 24, 2020)





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.4080**
2. Temporary resource number:
3. County: **Adams**
4. City: **Commerce City**
5. Historic building name: **Columbine Pipe & Tube Co.**
6. Current building name: **Cornerstone Coatings**
7. Building address: **6121 Clermont St., Commerce City, CO**
8. Owner name and address: **Kummer Investments LLC, 4475 E. 74th Ave., Suite 201, Commerce City, CO 80022-1495**

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 3S Range 67W
 _____ ¼ of NE _____ ¼ of SE _____ ¼ of NW _____ ¼ of section 7
10. UTM reference
 Zone **13 S**; 505525 mE 4406408 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 Block: 1
 Addition: **McCallin Subdivision First Filing** Year of Addition: **2005**
13. Boundary Description and Justification: **The boundary of this property consists of the legal limits of the parcel that includes "SUB:MCCALLIN SUBDIVISION FIRST FILING BLK:1 LOT:1." The parcel boundary encompasses the buildings and features associated with the current commercial/industrial use of the property. It is a 1.39-acre property.**

III. Architectural Description

14. Building plan (footprint, shape): **Rectangular**
15. Dimensions in feet: Length 160 x Width 120
16. Number of stories: **2**
17. Primary external wall material(s): **Metal**

Resource Number: **5AM.4080**

18. Roof configuration: **Gabled**
19. Primary external roof material: **Metal**
20. Special features: **None**
21. General architectural description: **This building is a two-story metal clad building with a rectangular plan and gabled roof. The property consists of three bays, each with an east-facing gabled roof. The south bay has a series of rectangular openings with multi-light fixed windows and an entrance under a metal canopy with a metal and glass door. The center and north bay each have a large opening with an overhead garage door and a metal canopy above.**
22. Architectural style/building type: **No Style**
23. Landscaping or special setting features: **Asphalt parking lot surrounds building, mature tree at southeast corner, wood fence along south side of building**
24. Associated buildings, features, or objects: **None**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1958 Actual: _____
Source of information: **Adams County Assessor**
26. Architect: **Unknown**
Source of information:
27. Builder/Contractor: **Unknown**
Source of information:
28. Original owner: **Unknown**
Source of information: **Adams County Clerk and Recorder**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
According to the Adams County Assessor, the two southernmost buildings were constructed around 1958. The third (north) building section was added in 1978.
30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Industry/Processing/Extraction: Industrial Storage**
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. According to the Adams County Assessor, the two southernmost building sections were constructed around 1958, and one of the early businesses operating from the property was Columbine Pipe & Tube Co. in 1964. By 1975, Allen Machinery Co. occupied the building. The north building section was added in 1978. Several different businesses leased the property over the following decades, including Construction Machinery, Lightning Venture and the present occupant, Cornerstone Coatings.

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.

"Colorado Greyhound Racing Flourished Before Casinos, Pro Sports." *Denver Post*, August 9, 2011.

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

Resource Number: 5AM.4080

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

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

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 metal warehouse building on a 1.39-acre lot, is located in an area of Commerce City that was historically commercial and industrial. The property may be associated with patterns of industrial development in Commerce City; however, it was built near the end of the primary post-World War II commercial and industrial development in the area. It is not known to be associated with any other important historical trends in the area, so it would not be eligible under Criterion A. The property is not associated with persons important to our past and is not 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 type, period, or 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.**

Resource Number: **5AM.4080**

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: **5AM4080_1.jpg, 5AM4080_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): **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

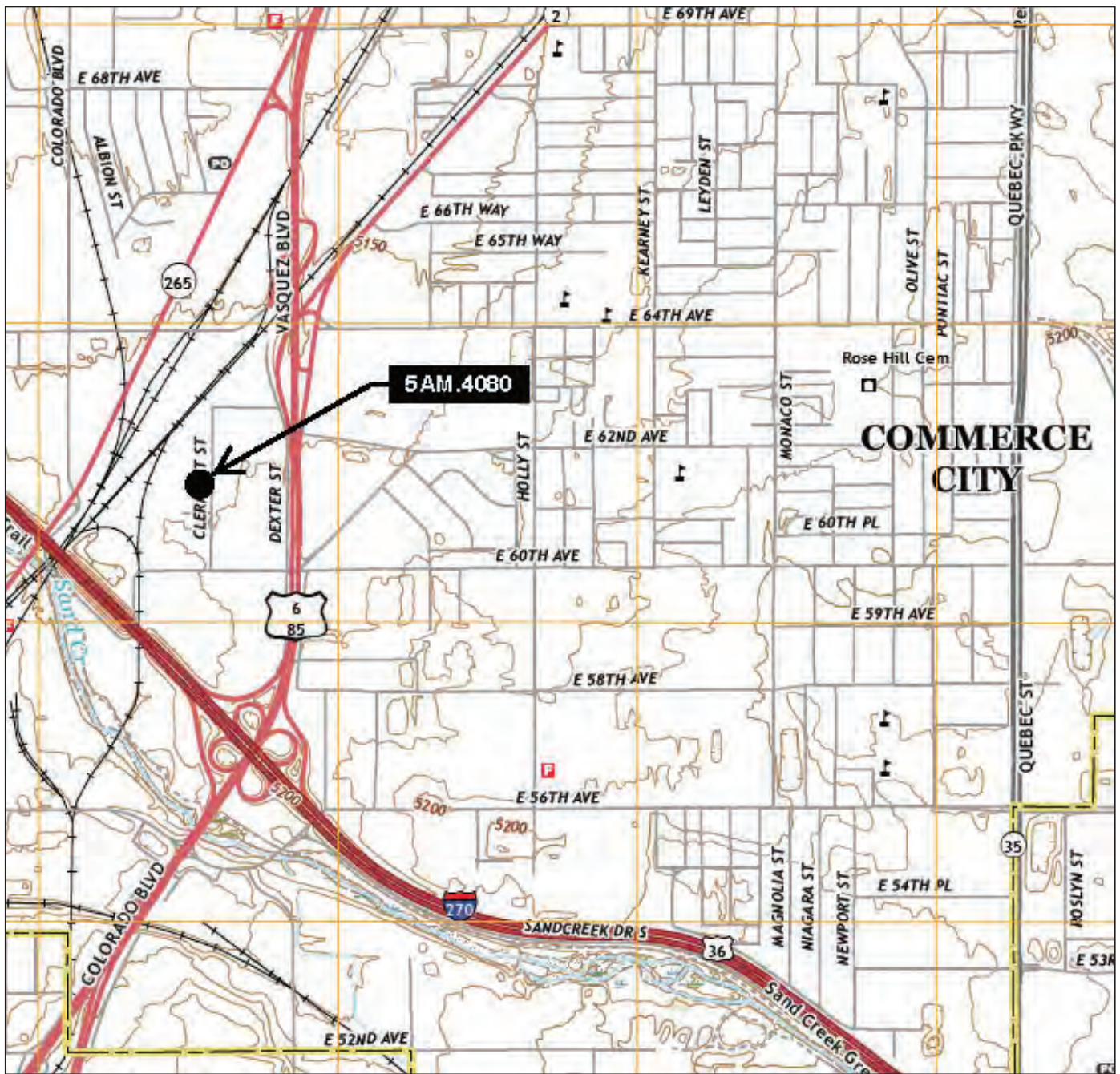


5AM4080_1.jpg: Looking west at 5AM.4080 from Clermont St. (January 24, 2020)

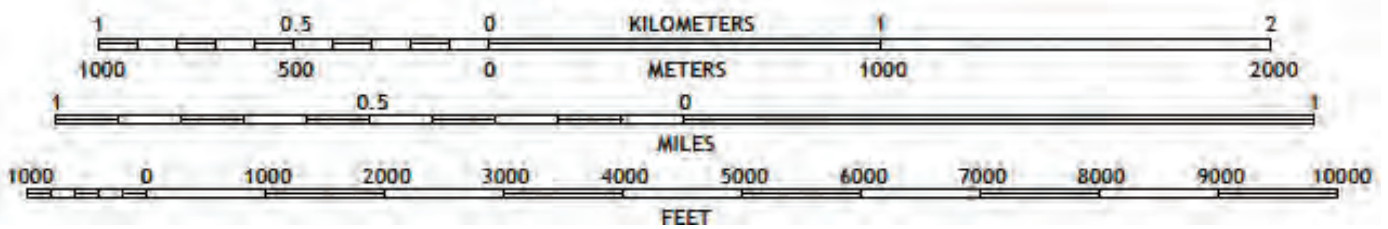


5AM4080_2.jpg: Looking northwest at 5AM.4080 from Clermont St. (January 24, 2020)





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.4083**
2. Temporary resource number:
3. County: **Adams**
4. City: **Commerce City**
5. Historic building name: **Unknown**
6. Current building name: **McCallin Real Estate/Steel Storage Systems/McCallin Diversified Industries**
7. Building address: **6301 Dexter St., Commerce City, CO**
8. Owner name and address: **McCallin Real Estate LLC, 6301 Dexter St., Commerce City, CO 80022-3128**

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 3S Range 67W
 ¼ of NE ¼ of NE ¼ of NW ¼ of section 7
10. UTM reference
Zone **13 S**; 505764 mE 4406740 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 Block: 1
Addition: Steel Storage Systems Inc. Subdivision Year of Addition: 1998
13. Boundary Description and Justification: **The boundary of this property consists of the legal limits of the parcel that includes "SUB:STEEL STORAGE SYSTEMS INC BLK:1 LOT:1." The parcel boundary encompasses the buildings and features associated with the current commercial/industrial use of the property. It is a 1.66-acre property.**

III. Architectural Description

14. Building plan (footprint, shape): **Irregular**
15. Dimensions in feet: Length 200 x Width 103
16. Number of stories: **1**
17. Primary external wall material(s): **Brick, metal**
18. Roof configuration: **Flat**

Resource Number: **5AM.4083**

19. Primary external roof material: **Unknown**
20. Special features: **None**
21. General architectural description: **The building is a two-story brick building with a rectangular footprint and a flat roof that has a one-story brick addition. The brick addition serves as the office and main entrance and is located at the east end of the larger building's south side. A large opening with a metal-framed multi-light window is located at the addition's east end. The main entrance is located to the west and consists of a metal-framed glass entry door with sidelights and a series of three fixed-light transoms. A large opening immediately to the west of the entrance has a large, fixed, 16-light, metal-framed window. Corrugated metal fills in the space between the top of each opening and the roof. A concrete band runs along the foundation. The two-story portion of the building is divided into seven bays, with the five westernmost divided with brick pilasters. A large opening with an overhead garage door is located in the bay that is second from the west end. The second story has a series of 10 tall, rectangular openings with 10-light windows evenly spaced across.**
22. Architectural style/building type: **Modern Movement**
23. Landscaping or special setting features: **Corner lot, mowed grass and mature trees/vegetation along southeast corner of property, asphalt parking lot to west of office building**
24. Associated buildings, features, or objects: **Metal warehouse building with rectangular plan (202' x 132') and gabled roof**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1956 Actual: _____
Source of information: **Adams County Assessor**
26. Architect: **Unknown**
Source of information:
27. Builder/Contractor: **Unknown**
Source of information:
28. Original owner: **Unknown**
Source of information: **Adams County Clerk and Recorder**
29. Construction history (include description and dates of major additions, alterations, or demolitions): **A large, metal-clad rear addition with a flat roof and no openings was built in 1996. Windows were replaced on the south and east sides of the one-story office portion, and corrugated metal was applied above the windows.**
30. Original location Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

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

Resource Number: **5AM.4083**

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 building was constructed around 1956 as a two-story building with an office. In 1996, a sizeable rear addition was constructed on the two-story portion as storage for the building's use at the time as a steel manufacturing plant. Building permits go back to 1988 and show that Steel Storage Systems, Inc. was the owner of the building at that time. That company was associated with Timberline Industries and John L. McCallin.

John Leo McCallin was born in Denver on November 27, 1918 and lived in a house on South Grant Street with his parents and five siblings. He began his career in 1938 as a clerk with the Silver Engineering Company. He served in the U.S. Navy during World War II. In 1958, he co-founded Steel, Inc., a family-owned steel processor based in Commerce City. McCallin served as Chairman of

Timberline Industries, which was associated with several entities including Timberline Steel, McCallin Real Estate, Steel Storage Systems, Timberline Fasteners, and Plastics Inc.

McCallin Real Estate purchased many of the surrounding properties in this area of Commerce City in the 1960s, 1970s, and 1980s and/or developed them, rented them to other businesses, or eventually moved into them with one of their affiliate companies. According to the company's website, Steel Storage Systems has been in business since 1964 and offers steel storage racking and warehouse storage racks, as well as numerous other individual engineered metal working components. Timberline Fasteners specializes in standard construction components (nuts, bolts, washers), anchor and adhesive fasteners, specialty fasteners, deck fasteners, and a powder actuated fastening system. The company's presence is in Colorado, Wyoming, Idaho, Utah, New Mexico, Kansas, and Nebraska.

Plastics Inc. was formed in 1987 as a division of Steel, Inc. under the guidance of Charlie Folsom, a 15-year veteran of the plastic pipe industry. It occupied the warehouse and yard at 6255 Dexter St. that was owned by McCallin Diversified Industries. The division acquired Denver-based Southern Supply in 1999, creating the largest distributor in the region stocking plastic and metal piping, valves, pumps, tanks, and accessories. In 2002, Plastics Inc. moved to 6195 Clermont Street and shared that property with Timberline Fasteners. Five years later, Folsom purchased Plastics Inc. then moved to 6121 Clermont St. in 2015. The property at 5701 Dexter St. was acquired by Plastics Inc. in 2017, doubling the warehouse and yard space with an eye on future growth.

In addition to his business dealings, McCallin served as a member of the Denver Housing Authority for 10 years and was on the board of directors for Steel Service Center Institute for 15 years. McCallin was living in Scottsdale, Arizona when he died on February 26, 2006 at the age of 87. His son, Dan McCallin, had been serving as president and CEO of Timberline Steel. Around the time of his death, the company was in the process of being acquired by O'Neal Steel, a Birmingham, Alabama company. At that time, Timberline had 100 workers and had grown to three additional locations: Grand Junction, Pueblo, and Farmington, New Mexico. O'Neal Steel was a much larger company with more than 60 locations and 3,500 employees; they also already owned Metalwest, a Denver-based subsidiary that sells flat-rolled steel. The acquisition was finalized on February 21, just five days before the elder McCallin's passing. In a statement posted at the time on the company's website, Dan McCallin reassured clients that "Although our ownership has changed, many things have not...I will remain as president and CEO, and my management team will remain in place." McCallin Real Estate continues to own other properties in the area, including 4407 E. 60th Ave. and 6245 Clermont St. Steel Storage Systems was also listed as the owner of the property at 6255 Dexter St. in the 1980s. Until 2018, it also owned 6300 Clermont St. and leased the property to R&S Steel and Intsel Steel West.

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.4083

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 Real Estate Journal. "Flywheel Capital Buys Commerce City Industrial Building." Accessed February 2021; available from <https://crej.com/news/flywheel-capital-buys-commerce-city-industrial-building/>.

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

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>

Horan & McConaty. "Obituary for John L. McCallin." Accessed January 2021; available from <https://www.horancares.com/printnotice/john-l-mccallin/1o-/0c/0q/0d/0b>.

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

Plastics Inc. "About Us." Accessed January 2021; available from <https://www.plasticsinc.com/about-us.html>.

Steel Storage Systems. Accessed January 2021; available from <https://steelstorage.com>.

Timberline Fasteners. Accessed January 2021; available from <http://timberlinefasteners.com>.

"Timberline Steel Sold to Alabama Company." *Denver Business Journal*, April 12, 2006.

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, John Leo McCallin. Accessed March 2021; 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;

Resource Number: **5AM.4083**

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

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

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

41. Level of significance: National State Local

42. Statement of significance: **This property, which is comprised of a brick warehouse building on a 1.66-acre lot, is located in an area of Commerce City that was historically rural commercial and industrial. The property was built during the early years of the post-World War II period of development in the area and may be associated with that pattern of development in Commerce City; however, the original owner/occupant and their operations are not known. The size and scale of the original building would have been related to an operation much smaller than surrounding multi-parcel and multi-building properties with significance in the development of that period. It is not known to be associated with any other important historical trends in the area; therefore, it is likely not eligible under Criterion A. Although associated with John L. McCallin, the property does not appear to be significantly linked to him or his early business operations and developments. It is not 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. A large metal addition on the rear of the building was constructed in the 1990s that does not compliment the Modern Movement style of the original building and was built well outside of the period of significance for the original owner/occupant. The property would, therefore, not be 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

Resource Number: **5AM.4083**

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

VIII. RECORDING INFORMATION

47. Photograph numbers: **5AM4083_1.jpg, 5AM4083_2.jpg, 5AM4083_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): **December 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



5AM4083_1.jpg: Looking northwest at 5AM.4083 from Dexter St. (January 24, 2020)



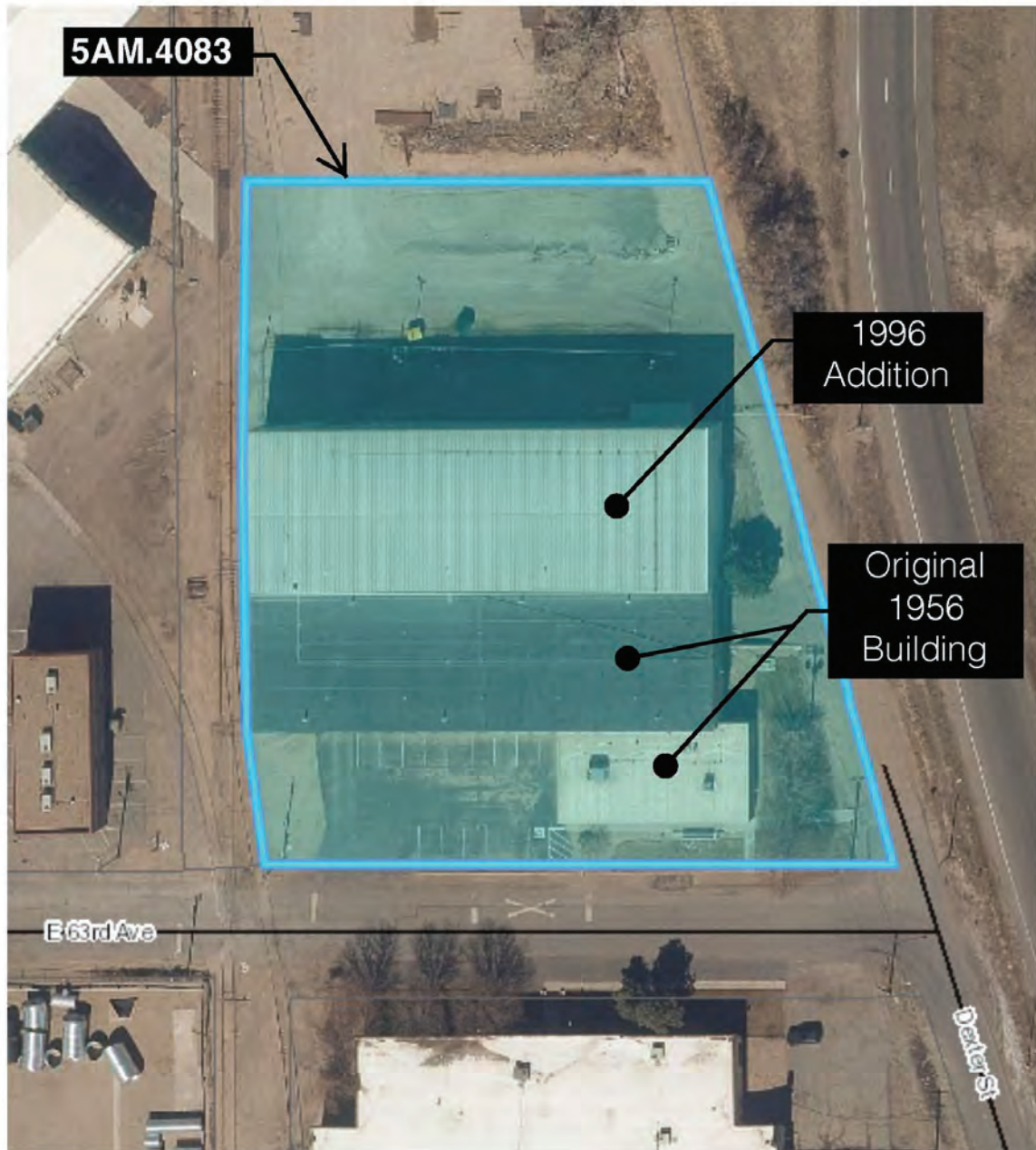
5AM4083_2.jpg: Looking northeast at 5AM.4083 from E. 63rd Ave. (January 24, 2020)

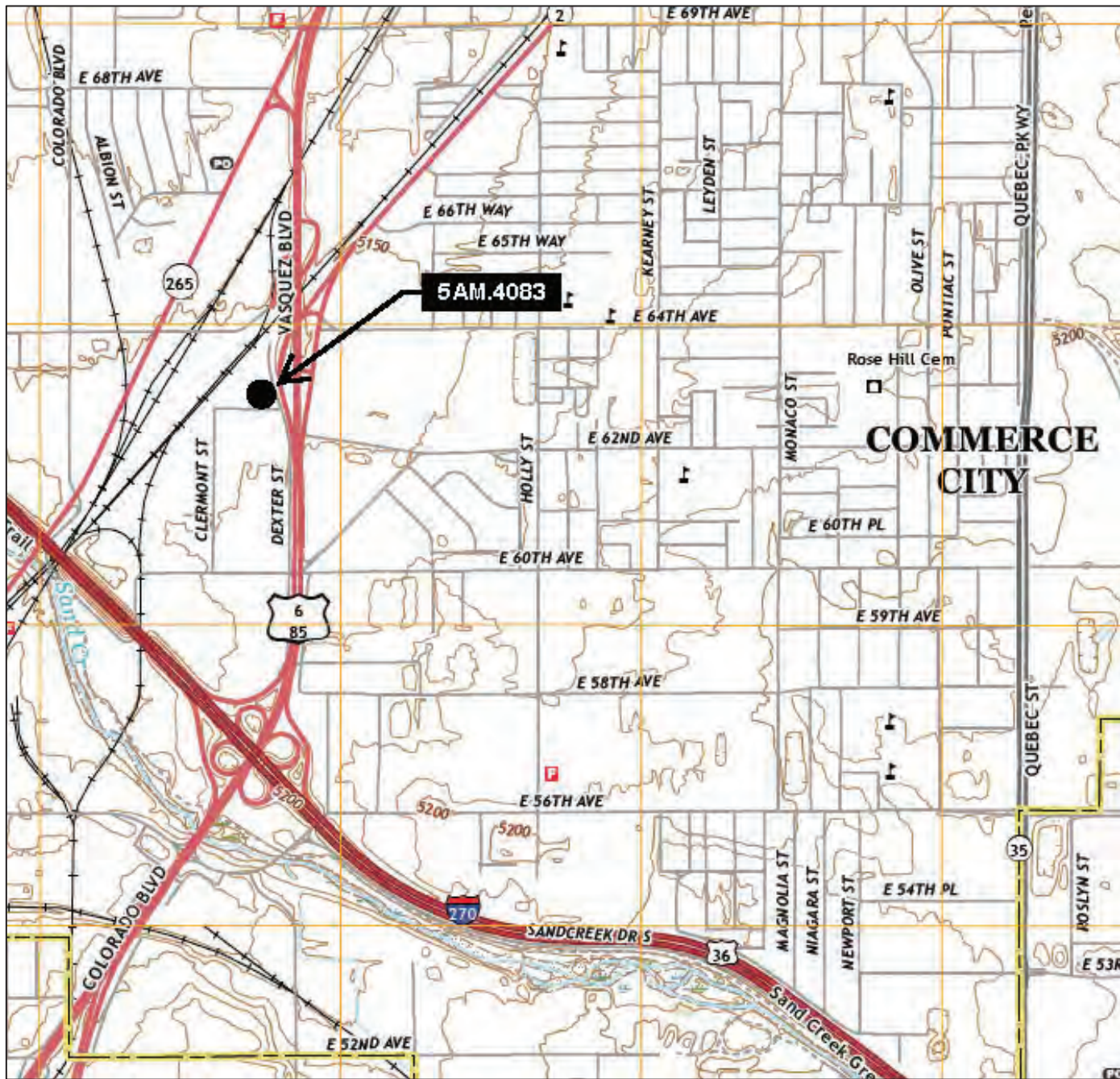


5AM4083_3.jpg: Looking north at 5AM.4083 from E. 63rd Ave. (January 24, 2020)



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





SCALE 1:24 000

