

THE EIBER NEIGHBORHOOD CULTURAL RESOURCE SURVEY: CHALLENGING ASSUMPTIONS AND EXPLORING CONTRADICTIONS



Prepared by:
Mary Therese Anstey
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State Historical Fund Grant
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DEDICATED TO LOCAL HISTORIAN
ROBERT "BOB" AUTOBEE
1961-2018

INTRODUCTION

EIBER NEIGHBORHOOD CULTURAL RESOURCE SURVEY

History gets a bad rap. Too many people remember history simply as a subject they hated in school. It was studying for an exam by cramming names, dates, and facts, all of which were forgotten once the test was graded. But history can be so much more. For one thing, history is not a set and unchanging subject. John Hollitz, in his book *Thinking Through the Past: A Critical Thinking Approach to US History* (2015), explains “events in the past may have happened only once, but what historians think about them, the meaning they give to those events, is constantly changing... the supposedly ‘static’ discipline of history is actually dynamic and charged with tension.”¹

Our understanding of history, as nearly everything else in life, depends upon assumptions and the inferences we make about those beliefs. We routinely employ assumptions

because we need to take some things for granted in order to act. We cannot question everything. But, that standard approach does not preclude us from reconsidering some assumptions, especially when facts contradict sharply with what we thought we knew.

The Eiber Neighborhood Cultural Resource Survey project, over the course of the two years it took to complete, emerged as a study in assumptions and contradictions. Observations made during fieldwork and accompanying historical research supported the existence of a very different place than originally assumed to be. The project findings contradict with commonly-held beliefs about development patterns and home construction trends.

- Looking at the current neighborhood, few would

guess the solidly residential area near West 13th Avenue and Brentwood and Balsam streets possesses industrial origins and that industry, a doorknob factory, was the basis upon which once rural and now suburban Lakewood experienced its earliest growth.

- Nearly all owners encountered in the field claimed to live on a former orchard, yet such assertions seemed unlikely, similar to the apocryphal tales of every building in a mining town being a former brothel or east coast claims from each homeowner that “Washington slept here.” Yet, the research uncovered the existence of a prolific fruit belt running right through the Eiber neighborhood.
- The 1920s were the heyday of the streetcar suburb and the presence of the Denver Intermountain Railroad (originally the Denver, Golden, and Lakewood) seemingly guaranteed the platting of new housing areas near the neighborhood’s six trolley stops. But, instead, there was relatively little home construction in the 1920s and all of it was infill rather than newly-platted subdivisions.
- In architectural history the 1930s is commonly considered as a dormant decade, with virtually no construction of any kind taking place during the Great Depression. Again, the Eiber neigh-

borhood defied this assumption. As part of a larger building boom in Lakewood as a whole, a total of ninety-three homes were constructed within the survey area during the 1930s. These homes represent several unexpected patterns, farmers deciding to build new homes on their land, other farmers choosing to sell lots or plat subdivisions, and real estate professionals diversifying beyond the sale of individual homes.

- The final incongruous, assumption-busting finding: the vast majority of the homes surveyed were constructed in the 1940s, including during World War II. Common wisdom has always assumed rationing and focus on the war effort caused a virtual dearth of residential construction. Yet, in the Eiber neighborhood, among the 145 homes constructed in the 1940s, a full 55 percent were built during the years the United States participated in World War II.

The story of the Eiber neighborhood that follows traces the area’s development, highlighting the assumptions and contradictions that constitute its history. All of these trends represent unexpected findings. But, considered in light of the current Eiber neighborhood, perhaps we should have been prepared for such incongruity. The Eiber of today is a surprising, hidden gem that contrasts completely with the busy streets and freeways that surround it. Once inside the

neighborhood, or more accurately the numerous micro-neighborhoods within this expansive survey area, the feeling is much different. There are gurgling irrigation ditches; heavily-treed lots with ample setbacks; a continuing animal husbandry tradition with many homeowners keeping horses, goats, chickens, or turkeys; signs in front of many properties proclaim the use of well water; and a few streets remained unpaved. Yet, in the midst of this semi-rural idyll, a new streetcar era is occurring. The W-line carries light rail carriages on the same route the historic yellow trolleys once traveled, introducing this relatively unknown (at least to most metropolitan Denver residents) neighborhood to a new class of homeowners who may be interested in moving to a new-era light rail suburb.

The arrival of the light rail and concerns about possible inappropriate development in the Eiber neighborhood represented one of the strongest motivating factors for the City of Lakewood to apply for a competitive grant from the State Historical Fund (SHF) at History Colorado in order to undertake this study. The second part of this document focuses

on the project itself, describing the survey area and exploring the methodology used to complete the project. There is a section devoted to the survey results, including individual eligibility assessments to the National Register of Historic Places, Colorado State Register of Historic Properties, and as City of Lakewood local landmarks. The report also details two identified historic districts. The survey report concludes with a list of recommendations, follow-on activities to pursue based upon the results of the Eiber Neighborhood Survey project.

This document is intended to be informative, to share details you may not have known prior to reading it. The story of the Eiber neighborhood—its past, present, and future—is truly intriguing. Like the residential area it explores, this report is an account of assumptions and contradictions. Hopefully, after reading the Eiber neighborhood story and studying the project results, you will see this area a little differently. And maybe, just maybe, you will give history another chance.

NOTES

1. John Hollitz. *Thinking Through the Past: A Critical Thinking Approach to US History*, Volume II: Since 1865 (Belmont, CA, Wadsworth Publishing, 2015), 2.

THE EIBER NEIGHBORHOOD STORY

Before Europeans arrived in present-day Lakewood, this land experienced frequent and seasonal visits from Native Americans. The Utes traveled between their winter home in South and Middle Park, cutting diagonally across the future suburban community on their way to the intersection of Cherry Creek and the Platte River. After the “Pikes Peak” gold rush commenced in 1858, these tribes generally avoided this portion of their ancestral territory. Yet, they left their mark. In the early-1900s, when R.E. Pickett was a boy, he remembered adventuring along the path “beaten down by the hooves of the Indian ponies to a depth of perhaps eight inches...” and finding arrowheads.¹

VISIONS OF AN INDUSTRIAL-SUBURBAN COMMUNITY

The Lakewood subdivision, as originally platted in 1889, did not extend to the Eiber neighborhood. The earliest boundaries of this development spanned from West Colfax Avenue to West 10th Avenue between Harlan and Teller streets.²

The following year “Lakewood” expanded, retaining the existing north-south boundaries but stretching west to Carr Street. The same trio of pioneers established and expanded the plat for Lakewood: William Austin Hamilton Loveland, his wife Miranda Ann Montgomery Loveland, and their business partner Charles Clark Welch. These three individuals possess interesting biographies and represent, in many ways, exactly the type of pioneers willing and eager to leave the stability

of the eastern United States for, at the time of their arrival, the stereotypical frontier with little “civilization” but plenty of opportunity.

W.A.H. Loveland was born in Barnstable, Massachusetts, on 30 May 1826 to parents Leonard and Elizabeth Eldrich. His father was a Methodist preacher and Loveland was the middle child with five siblings. He served as a civilian wagon driver in the Mexican-American War and was wounded at the Battle of Chapultepec. After this service he returned to Illinois, finished college with his military bonus, and established a mercantile business. He failed to strike it rich as a California ‘49er, but this fact did not deter him from joining the “Pikes Peak” gold rush. He arrived in the Colorado Territory in June, 1859. Two years later he helped found the Town of Golden and served as its first treasurer. Loveland influenced this community for the remainder of his life. In 1863, he arranged for construction of the Loveland Block to house both the first Colorado Territorial Capitol and his mercantile business.³

By the 1870 Census Loveland listed his profession as “contractor for railroad construction” and this interest in railroads made Golden a major hub for that industry. In 1868, with assistance from Captain Edward L. Berthoud, he founded the Colorado Central Railroad. This line reached from Golden to Longmont in 1872 and stretched to Fort Collins by 1877; the railroad also served Gilpin County mines. After a contentious legal battle with industrialist Jay Gould, Loveland lost the Colorado Central to receivership. In 1880

he started the Denver Circle Railroad with narrow gauge passenger service. In 1891 he assumed co-ownership of the Denver, Lakewood, and Golden line. Loveland’s train route between Cheyenne, Wyoming, and Denver spurred development in northern Colorado, including the Larimer County town of Loveland, named after him. Loveland, while running for Colorado governor in 1878, purchased the *Rocky Mountain News*, swiftly shifting the publication’s editorial stance from Republican to Democrat. However, higher political office eluded him; he received an 1880 nomination for president but the convention ultimately chose Chester Arthur instead.

Miranda Ann Loveland was the second wife of W.A.H. Loveland. She was born on 20 February 1837 in Madison County, Illinois, to parents William C. and Sarah I. Montgomery; Miranda was the second youngest of eleven children. The couple married in 1856, two years after Loveland’s first wife Philena Shaw Loveland passed away. Miranda joined her husband once he had established himself in Golden and built one of the finest houses in the town for his family.⁴ She, like her husband, made numerous contributions to Golden’s development and social life.

The third founder of the Lakewood subdivision, Charles Clark Welch, was born on 14 June 1830 in, coincidentally, Jefferson County, New York. He participated in the California gold rush, becoming partial owner of one of the state’s first quartz mills. In 1852 he left the Golden State, sailing for Sydney, Australia, to explore mining opportunities in New South Wales. The lure of gold brought Welch to Colorado; he ar-

rived in Gilpin County in 1860 and established a successful placer mine. Welch, like Loveland, diversified into railroads. Both gentlemen were involved with creation of the Colorado Central Railroad, with Welch serving as vice president of this firm for many years. Welch also acted as a director of the Santa Fe Railroad. In a further diversification, he established a coal mine in Boulder County, later selling it to capitalist Jay Gould, and owned multiple sugar beet and wheat farms in Larimer County. He married Rebecca Jeannette Darrow on 22 May 1878 in Golden, and the couple had two children: Charles Clark, junior (1880-1932) and Jeannette (1884-1968). While serving in the Territorial Legislature Welch introduced the bill to establish the School of Mines in Golden. He donated the land for this educational institution and served on its Board of Trustees for ten years.

It is clear from their biographies that the lives and interests of the Lovelands and Welch coincided often. Although located outside the boundaries of the subdivision they platted, all three owned homes in Lakewood. Welch's final residence, Wide Acres Ranch, sat south of West Colfax Avenue just west of Carr Street. The Lovelands built a house at 1435 Harlan St. This property featured a Late Victorian home, riding horses, milk cows, and water from an irrigation ditch. Even until the 1920s this area remained quite isolated, surrounded by "jack rabbit-infested sagebrush."⁵ The original Lakewood subdivision the Lovelands and Welch platted on 1 July 1889, featured long and narrow house lots, reserved sites for circular pocket parks, and envisioned a "railroad op-

erated by 'steam, electricity, horsepower, cable or any other motive power."⁶

The same features also appeared, at least on paper, in the western addition to the subdivision. However, the Lovelands and Welch envisioned this Lakewood with not only suburban homes but also an industrial hub. Or, perhaps, instead, this vision emerged in response to the lack of interest in house lots in the area. Either way, these industrial origins contradict with current appearances in the neighborhood. There was little early construction in the new addition and it contained only a store at the corner of West Colfax Avenue and Carr Street and the schoolhouse at West Colfax Avenue and Wadsworth Boulevard when the plat was filed. The presence of the Denver, Lakewood, and Golden Railroad helped to attract industry to Lakewood.

An article in the 1 June 1892 *Rocky Mountain News* announced the arrival of a "factory to produce builders' hardware" and employ 400 men. Two new firms, the Denver Land and Manufactory Company and the Denver Manufacturing Company, collaborated on this venture. The Denver Land and Manufactory Company organized to "buy, sell, and lease land" for industrial operations.⁷ Most of the incorporators of both firms appear to have been associates of Welch and Loveland, or at least individuals they knew from Golden or their other business interests. The incorporators of the Denver Land and Manufactory Company included William N. Byers, the owner-editor of the *Rocky Mountain News* prior to Loveland's purchase of the paper, Byers's nephew and

rancher Newton Briggs, candy maker Jerry C. Breon, and mining entrepreneur Randolph A. Gutsch. Briggs, Gutsch, and Emmett R. Hicks, who became the plant manager, incorporated the Denver Hardware Manufacturing Company. Hicks, later governor of Wisconsin, invented an eponymous and patented locking mechanism and the workers incorporated this innovation into the firm's doorknobs. The Denver Hardware Manufacturing Company was erected between Brentwood and Balsam streets along the railroad tracks on West 13th Avenue. The machine shop and metal foundry produced brass hinges and doorknobs, supplying both Capitol Hill mansions and the Colorado State Capitol. The firm produced clay doorknobs for more modest homes. Proximity to the railway allowed for easy transport of the completed hardware.

The land company arm of this operation purchased property for company housing, and many of the executives and workers lived nearby. Hicks erected his home at the corner of West Colfax Avenue and Balsam Street. The company foreman lived at 1470 Carr St. Most of the executives who lived in Lakewood chose house lots north of the railroad, with the workers occupying houses south of the tracks. A total of nine homes were allotted for the factory laborers and their families. The company also built a store at 1090 Brentwood St. Many of the employees were of German descent and this neighborhood became known colloquially, and probably derogatorily, as "Baloney End."⁸ Lakewood's first post office, established on 21 April 1892 with Joseph B. Wight serving

as postmaster, was located in the Denver Hardware Manufacturing foundry building.⁹ At the time of the application, William Robb described Lakewood as "a new manufacturing village" with "factory and dwellings, [and] 100 settlers now living close by."¹⁰

Local historian Patricia Wilcox described the impact of the doorknob factory as "strong, though brief."¹¹ The Silver Panic of 1893 adversely impacted this operation before it really had an opportunity to succeed. This economic depression caused financial ruin throughout the United States, with many individuals losing fortunes seemingly overnight. The impact was particularly acute in Colorado where so many gained their riches from silver mining.

The origins of the Panic actually occurred two decades earlier. In 1873 Federal legislators passed the Gold Coinage Act, adopting a gold standard for American currency. This decision represented a shift away from the previous system of bimetallism, or creating both gold and silver coinage, and aligned the United States with other international industrialized nations. But, both the Bland-Alison Act of 1878 and the Sherman Silver Purchase Act of 1890 required the US government to continue purchasing large quantities of silver annually. These two pieces of legislation artificially buoyed the American silver market. In fact, large government silver purchases facilitated the 1880s Colorado Silver Boom. However, in keeping with the concept of supply and demand, as silver production grew, the price fell precipitously. President Grover Cleveland was worried about how government silver pur-



The Denver Hardware Company built at least nine houses for its employees. Most of the supervisors lived north of the railroad tracks on West 13th Avenue with the houses to the south constructed for laborers. The house at house at 1045 Brentwood St. (5JF.7132), shown in the upper left, has a confirmed association with the doorknob factory. More research is needed to confirm this same link for both 1009 Brentwood St. (5JF.1005) and 1035 Brentwood St. (5JF.7131), upper right and lower left respectively. The Denver Hardware Company store was located at 1090 Brentwood St., but the current house was constructed in 1927 after the original building was lost to fire. Photographs: Mary Therese Anstey

chase requirements severely depleted the nation's gold reserves, resulting in widespread public concern about the overall health of the economy. He repealed the Sherman Silver Purchase Act in order to shore up gold reserves, boost public confidence, and appease Eastern bankers who were losing money due to the effect of silver circulation on gold-based investments. As a result, silver prices fell dramatically. These silver-related events, plus the US Stock Market Crash on 27 June 1893, marked the beginning of a four-year recession.

The Denver Hardware Manufacture Company tried to stay afloat, despite the tanking economy. Having started business with over \$300,000 in total assets, the firm accumulated substantial debts during the Panic. In 1895 their balance sheet was upside down, with assets of only \$50,000 but debts totaling \$80,000. In May 1896 fire finished what the economy had started. A spark from a passing train fell onto a pile of hay near the factory and made ruins of the firm's two buildings. With the closure of the door knob factory, the workers left and Lakewood's population fell by half, from one-hundred citizens to fifty residents. Individuals who remained in the community returned to farming.

The industrial dream for populating the western portion of the Lakewood subdivision was dead, following closely on the heels of W.A.H. Loveland's passing on 17 December 1894. His funeral was held in the Loveland's Lakewood home, with guests arriving on the Denver, Lakewood, and Golden Railroad the deceased had founded and that was

conveniently located adjacent to his property. He was buried in Fairmount Cemetery. Fellow subdivider Charles C. Welch joined Loveland at this cemetery after passing away in Jacksonville, Florida, on 1 February 1908. Miranda Loveland passed away on 6 August 1923 in New York City and her body was returned to Denver for burial beside her husband.

Economic conditions dashed the visions this trio possessed for the Lakewood subdivision. However, introduction of the Denver, Lakewood, and Golden Railroad represented a nascent success. This transport option represented a major factor in attracting the short-lived Denver Hardware Manufacturing Company. Most importantly, the established railroad, known as the Denver and Intermountain Railroad after 1904, remained ready and waiting when this portion of Lakewood's suburban development did occur, still quite slowly, in the 1920s and 1930s. In the meantime, the Denver, Lakewood, and Golden Railroad represented a community asset for the few farmers who remained in the Lakewood area after the door knob company closed its doors.

AGRICULTURAL REALITIES: ORCHARDS AND FARMS

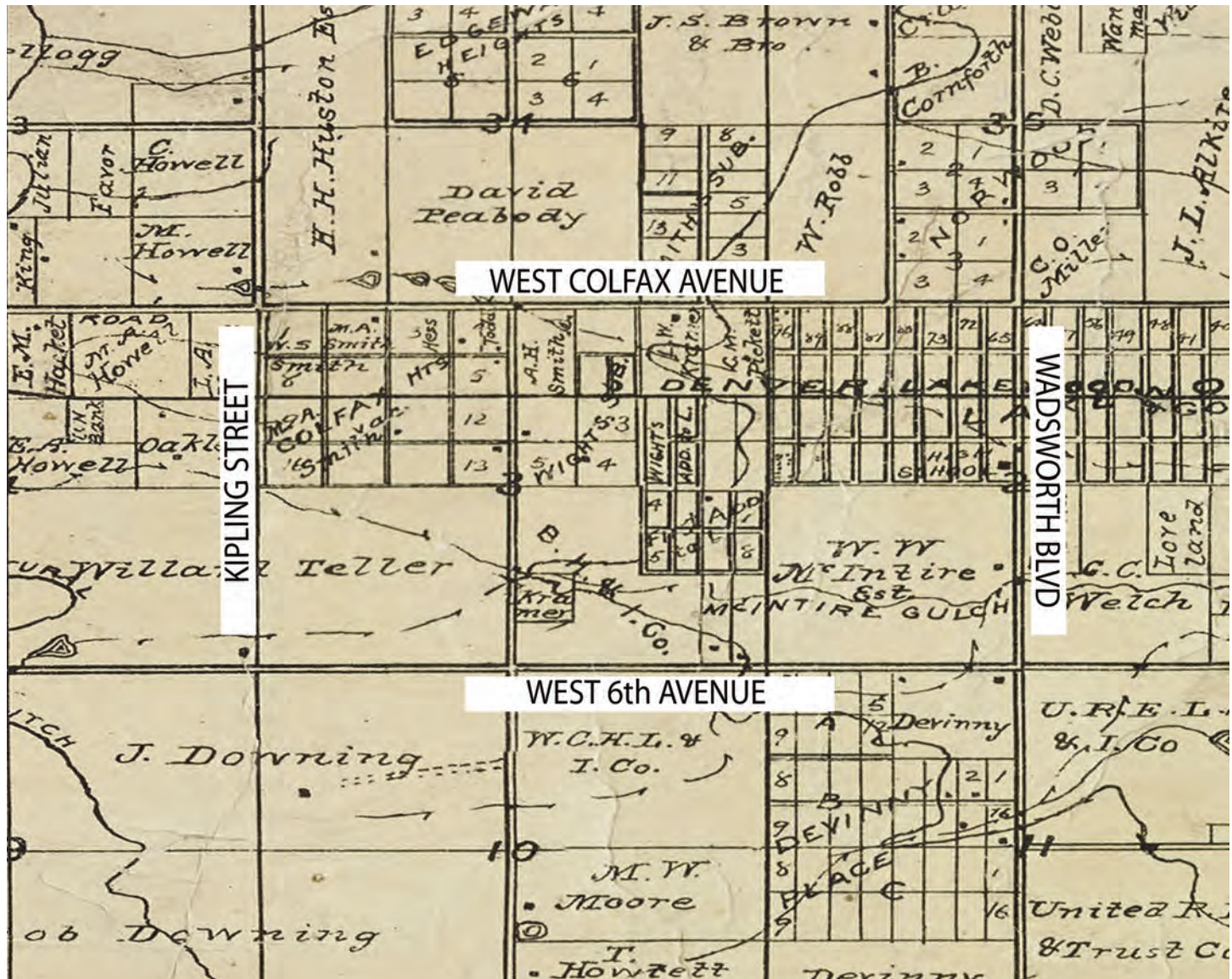
The Lakewood area welcomed agriculture in the 1860s, with farming serving as the basis for the local economy into the 1910s. Historians Robert and Kristen Autobee assert the use of township and section lines as roads and boundaries demonstrate the importance of agriculture in the area.¹² This

convenient arrangement allowed for not only a gridded road network but also easier transfer of farm-sized land parcels—usually ranging from an entire section, or 640 acres, to plots as small as forty acres—within the established roadways. Many farmers who came to Colorado took advantage of the 1862 Homestead Act and the government's offer of 160 acres of land to individuals able to improve their parcel. Other early settlers acquired Lakewood land via the purchase of military bounties, land grants made to soldiers in return for their service but rarely seen or visited.

None of these farmers experienced real success until water was consistently available. The earliest ditches were short, informal waterways and rarely were recorded officially. Eventually, larger ditches were established. Two of these systems—the Rocky Mountain and Agricultural ditches—impacted this part of Lakewood. Both ditch companies assumed responsibility for managing water rights, developing storage, and delivering water to their farmer-stockholders. These firms distributed water in accordance with the Doctrine of Prior Appropriation, an arrangement that miners first used during the California gold rush and that was codified into Colorado law in 1876. This system offers senior water rights to those stockholders with the oldest claims; these individuals are granted their share of water prior to any subsequent stockholders. This law also classifies water rights as property, allowing them to be transferred or inherited. The south branch of the Rocky Mountain Ditch drew water from Clear Creek near Golden, reached McIntyre Gulch

near West 6th Avenue and Carr Street and then traveled over Wadsworth Boulevard. Ongoing work on the Rocky Mountain Ditch convinced Lakewood pioneer Joseph B. Wright to purchase 160 acres of land between Carr and Garrison streets and West Colfax and West 10th avenues; this vital water reached his property in 1872.¹³ The Agricultural Ditch was established in 1874 and construction was completed within the next several years. This waterway and its various laterals appear to have served farms east of Garrison Street.

With the arrival of water, Lakewood farmers realized they lived within a suddenly fertile region. However, apple growers faced challenges upon discovering apple trees did not self-pollinate and honeybees, not native to North America, did not exist in the area. Eventual success depended upon not only experimentation with grafting but also introduction of apiaries. Improvements were slow; Colorado Horticultural Society representative Dr. Alexander Shaw's 1883 survey of Colorado recorded only ten fruitful apple orchards statewide.¹⁴ However, if an article from the *Denver Post*, reprinted in the 5 April 1906 edition of the *Colorado Transcript*, is to be believed, Lakewood farmers had, by this time, solved their orchard issues. This newspaper story took readers on a tour of "one of the finest fruit belts in the state," a seven-mile band stretching from just west of Elitch Gardens (then located in West Denver) nearly to Golden. Most of these orchards were located on the Denver and Intermountain Rail line, the 1904 replacement for the Denver, Lakewood, and Golden rail service, indicating most of the survey



The Willits Farm Map shows the major landowners within the Eiber neighborhood survey area in 1899. Denver Public Library: Genealogy, African American, and Western History Resources

area is indeed located on former orchards.

The article praised the Lakewood soil, comparing it to the apple- and plum-growing ground in Glenwood Springs, and noted the Elitch-Golden region represented one of the state's oldest fruit-growing zones. George Ewell planted the first orchard in the area in ca. 1875, with Martin Everitt and David Brothers following his lead.¹⁵ Brothers and his wife Thomasine gifted their 38-acre fruit farm, located at the highest point between Denver and Golden, to the YMCA, and the organization continued to run an apple orchard along with a "vegetable and cereals" farm. The newspaper tour continued to F.M. Oakley's Beehive Farms, an apple orchard he first planted in 1896.¹⁶ Three other orchards merited mention along the train line in Lakewood: the Deviny Ranch, near West 6th Avenue and Wadsworth Boulevard, the Cason Howell Ranch, close to West Colfax Avenue and Kipling Street, and Frank L. Pickett's Oriole Orchard near West 13th Avenue and Estes Street. Valentine Deviny acquired his homestead claim in 1872 and initially grew apples for home use. In the 1890s he operated a You-Pick-It orchard marketed to Denver residents. Howell established "one of the oldest and most extensive apple" operations in this fruit belt, with his fifteen acres producing, in 1906, over "9,000 boxes of extra fine fruit... besides a large quantity of the cheaper grades of apples."¹⁷ Pickett's orchard received praise for both the "best-kept appearance of any ranch... along the railroad line" and the protection the Lombardy poplar trees around the edge of his property offered from

cold winds off the mountains.¹⁸ Such protection must have been beneficial, since Pickett won both a second- and a third-place finish at the 1911 National Apple Congress Show in Denver.

Other small orchards, while not receiving recognition in this article, did exist in the Eiber neighborhood. Ernest and Lillian Guebelle purchased a ten-acre tract on Holland Street just south of West 13th Avenue in 1893. With hard work the family developed the "raw land" into "one of the country's finest garden and fruit tracts."¹⁹ The Guebelle spread became known as Cider Hill for the jugs of cherry and apple cider they sold at a roadside stand near their home. The musical family also hosted Saturday night dances in their barn, hanging lanterns on the trees along West Colfax Avenue to guide their guests to the festivities. Their two-story Late Victorian home with a large porch and glass conservatory was demolished in 1944. Lillian's sister and her husband, Martha and Saskeld Smith, grew apples, plums, peaches, and apricots on their sizeable farm between Kipling and Garrison streets and West Colfax and West 10th avenues. Smith, originally from the Isle of Mann, became an expert in the study and treatment of fruit tree blight. On their irrigated land the Smiths also grew alfalfa, timothy, clover, and orchard grass; he claimed "city horse owners" preferred this mix of "well grown, well cured hay."²⁰ Smith spent most of his time cultivating hay, boarding horses, and raising cattle. He sold dairy cows and, by 1893, had already subdivided 125 acres of his land into smaller (two-and-one-half, five, and ten acre)



Sons Weston, Clarence, and Samuel with parents Sakeld and Martha Smith in ca. 1890. The Smith Farm occupied a large site between Kipling and Garrison streets and West 10th and West Colfax avenues. Garrison Street was once known as Smith Road and the railway stop at West 13th Avenue and Garrison Street was Smith Station. The former gate post, temporarily placed in the front yard of 1310 Garrison St., was moved to make way for the W-line light rail. Photographs: John Lancaster (grandson of Smiths) and Family; Mary Therese Anstey



parcels for sale or rent-to-own. The Smith's eight-room brick home faced West Colfax Avenue but was located near the center of their farm, with shade and ornamental trees, orchards, vineyards, and small fruits (five acres of various berries) planted on three sides. The property also featured a cook house, detached kitchen, and bunk house. With valuable frontage onto West Colfax Avenue, this house, too, was demolished.

Any discussion of Lakewood orchards is incomplete without mentioning the community's most notorious "fruit farmer." Lou Blonger, better known as "The Fixer," operated a cherry orchard on his property at 1290-1292 Kipling St. Louis H. Blonger was born in Swanton, Vermont, on 13 May 1849. He likely arrived in Denver in the 1890s. On 27 April 1889 he divorced his first wife Ella (or Emma) and then, very soon after, on 17 November 1889, married Cora Lyons. In 1900 he operated a saloon with his brother Sam in downtown Denver. This business represented one of many legitimate businesses Blonger established as fronts for his illegal activities. He "quickly established firm friendships with Denver police—friendships purchased with generous cash payments."²¹ These associations allowed Blonger to evade arrest for his various criminal activities, including "every confidence game and swindle operation... prostitution, pimping, horse racing, fake stock market transactions, mine salting, and pick-pocketing."²² During Prohibition, Blonger became involved with bootlegging as well. He also acted as a crime boss, granting new crooks permission to establish them-

selves in Denver, assuring them protection through his network of paid-off law enforcement and government officials, but, in return, extorting 25 percent of all proceeds. The 1910 Census, curiously, listed Blonger's profession as "none" and noted his industry as "income." But, by 1920, he was a fruit farmer. Each harvest Blonger delivered cherries grown in his Lakewood orchard to friends and the city officials he had bribed. These individuals became known as members of the 'Blonger Cherry Club.'

This farmer-criminal finally came to justice when he faced the law and order candidate for Denver District Attorney, Phillip S. Van Cise. The World War I veteran declined a \$20,000 campaign contribution from Blonger along with the promise of more money once elected. Van Cise, upon his election, sought help from the Federal Bureau of Investigation, Secret Service, US Postal Service, and other federal agents to investigate Blonger's life of crime. Van Cise and the federal agents raided the entire criminal operation, arresting Blonger and twenty of his associates. Blonger—convicted of fraud, embezzlement, and other charges—was sentenced to seven years in the State Penitentiary. Ironically, the Puritan Pie company bought his Lakewood cherry orchard. Blonger, an old man when sent to prison, only lived for five months, dying on 20 April 1924 in Canon City. His funeral, "one of the largest gatherings in Denver history," was held at the Cathedral of the Immaculate Conception and he is buried at Fairmount Cemetery.²³

Beyond orchards, this area of Lakewood also featured

land devoted to small poultry farms. Most of the large commercial poultry operations were located outside of the Eiber neighborhood. Brothers Victor, Harry, Albert, and Ted Peterson started the community's first turkey farm, expanding over time to numerous farms throughout the region. The largest farm was located on Green Mountain, but the brothers and their partners "managed several turkey farms throughout Lakewood and the outlying areas."²⁴ George and Lillian Eiber established the Eiber Poultry Farm in 1920 near West 17th Avenue and Simms Street. They started selling eggs, but in the 1940s son Gary purchased over 900 chickens and turkeys. He continued to run this business into the 1970s. F.M. Oakley, owner of the Beehive Farm near West 10th Avenue and Kipling Street, operated a chicken ranch south of his apple orchard. In 1910 Swedish widow Mary Johnston operated a poultry farm, likely located somewhere along Carr Street between West 10th and West 13th avenues. A subsequent owner of the house at 1009 Carr St., George Eisel, worked for the Marshall Manufacturing Company that constructed parts for the Lakewood-based Robbins Incubator Company, and engaged in weekend farming, raising chickens and rabbits and growing apples. In the 1930s Floyd H. Skinner purchased a former fruit farm, choosing to raise chickens instead. This operation appears to have predated construction of the Craftsman Bungalow on the property addressed as 801 Carr St. Finally, at the time he purchased his home at 7865 West 9th Ave., the former owners told Burke Gilbertson that his property was the former

site of a turkey farm. Research did not uncover the existence of this activity, but it is clear this industry, on a smaller scale in the Eiber neighborhood and at a more intensive level elsewhere in Lakewood, did exist.

The availability of large parcels and plentiful hay also made Lakewood a good location for dairies. Up until the 1920s most dairies were located on lots ranging from five to forty acres. Although there were larger operations, too. The Gorrell family established their dairy, located on West Mississippi Avenue, in 1890 on 320 acres with thirty cows. The site also featured housing for some of their employees. They stored milk in a tank near the bunkhouse, selling it to larger companies like the Windsor Dairy for processing, distribution, and sale. Within the Eiber neighborhood Victor Peterson operated the Golden Pure Dairy west of Wadsworth Boulevard on West Colfax Avenue. In 1938 Joanna Spykstra and her children lived at 1305 Garrison St. and may have operated the Holland Dairy. Spykstra purchased the property soon after her husband's death. In 1935 the family had owned Superior Dairy (location unknown, although it appears they lived in Denver at the time). According to the current owner of 1305 Garrison St. Paul Ditson, "The Spykstras operated the Holland Dairy Company from an outbuilding situated at what is now 1307 Garrison St. It is believed that the house at 1307 was built for a son of the Spykstras who operated the dairy in its later years. The business closed sometime in the late 1950s or early 1960s. As of 1964, the 1307 property was a residential rental and the dairy building still had its

milk vat, plumbing, a stock of ten-gallon milk cans, and boxes of old delivery receipts."²⁵

Lakewood agricultural land not suitable for crop-raising proved fine for animal breeding, and the community was home to commercial dog kennels, rabbit warrens, and fox farms. One of these fox farms was located within the Eiber neighborhood. For a brief period of three years, from 1926 to 1929, the Lakewood Fox and Fur Farm owned a five-acre parcel near West 13th Avenue and Holland Street. The firm maintained offices in the Commonwealth Building in Denver and was among the exhibitors at the First Annual [sic] Live Fox and Fur Fashion Show held at the Denver Municipal Auditorium in November 1926. It is not clear exactly who managed this Lakewood fox farm; current owners of 1280 Holland St. have been told a local judge lived on the property and used a garage with a prominent cupola that allowed great sightlines over the fox pens for the fur-raising operation.²⁶ The fur industry took advantage of the popularity of silver fox for women's coats and stoles. Experts linked the fox craze directly to the rising popularity of the car, claiming people have "taken.. into the 'great out of doors.' The same coat that used to do for walking or short trips does not do for the many long automobile trips made at the present time."²⁷ Prices for silver fox peaked in the late-1920s, reaching \$200 per pelt. W.H. Worth of the American Fox Institute in Washington, D.C., after touring fox farms in the Centennial State in 1926, proclaimed, "I predict that within the next three or four years this state will see a springing up of hun-

dreds of fox ranches on the small scale of a pen or two to a backyard.”²⁸ Ultimately, changes to fashion and lifestyle associated with the Great Depression spelled the end of this phase in Colorado’s, and Lakewood’s, fur-raising activity.²⁹

Agriculture exerted a tremendous impact on Lakewood, including the Eiber neighborhood, from its very beginnings. Orchards, a variety of crops, poultry farms, dairies, and even less traditional endeavors like fox farming depended on this area’s large plots of available land. But, they did not contribute to population increases in the community. Jefferson County’s population rose by just 170 people between 1910 and 1919, with all of Lakewood losing nearly 250 residents in the same decade. Lakewood did not even possess enough residents to justify their own post office between 1900 and 1937. Clearly, if Lakewood was going to grow, a different approach was necessary. A dramatic increase in suburban subdivisions with new residential properties in the 1920s and 1930s emerged as the way to attract more residents to the Eiber neighborhood. Yet, even in the midst of this new development pattern, the area’s agricultural roots remained evident. Large lots still had room for hobby farms or chicken coops.

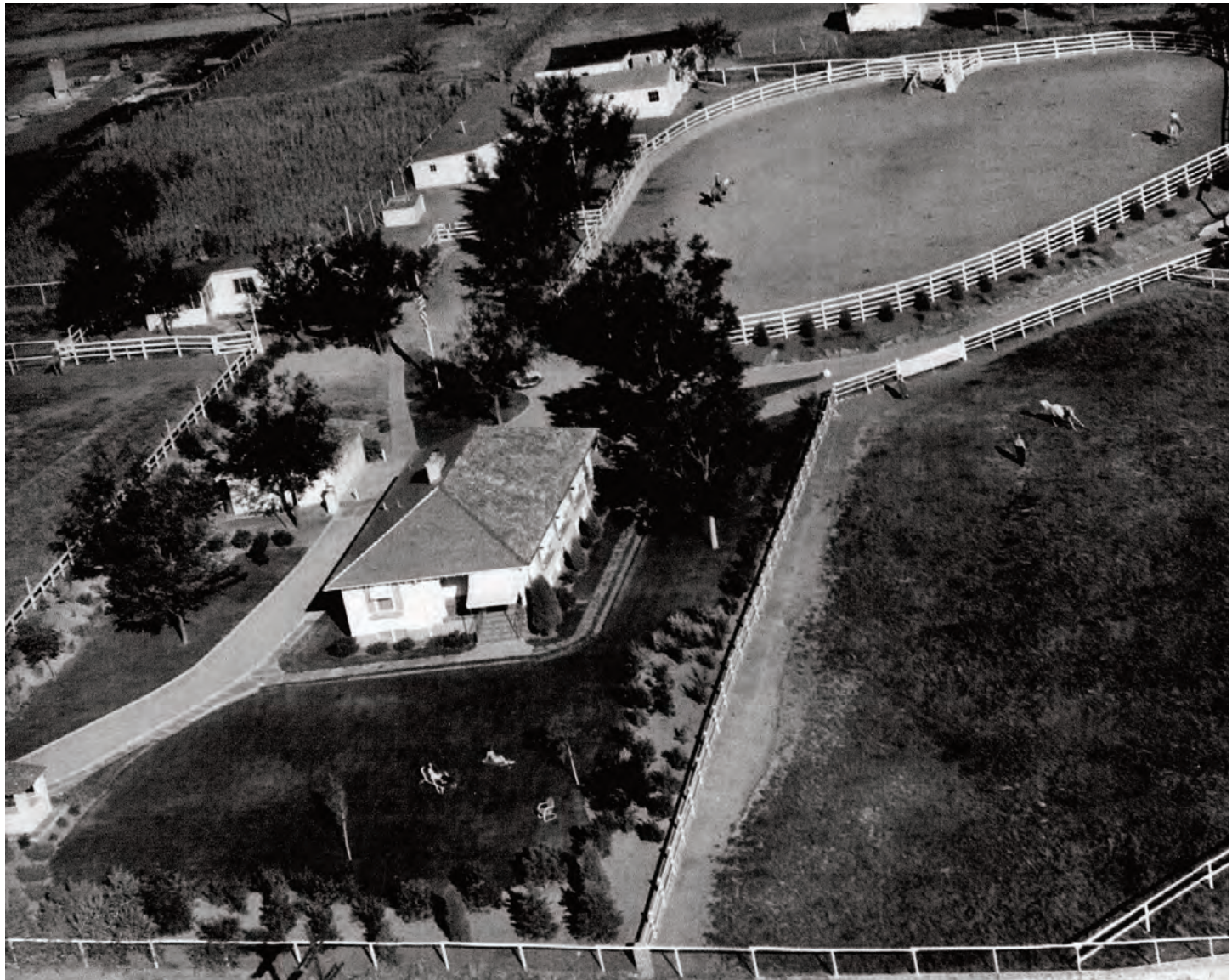
DEFYING 1920S AND 1930S HOUSING TRENDS

The six Denver and Intermountain Railroad stations within the Eiber neighborhood— Devinny (Wadsworth Boulevard), Lakewood Crossing (Carr Street), Wight (Estes



Perhaps the Lakewood Fox and Fur Farm used CF&I fencing on their site near 1280 Holland St. Fox farming represented a short-lived phenomenon, cut short by changes in incomes and fashion during the Great Depression.
Image: Silver Fox Yearbook, 1926

Street), Smith (Garrison Street), Beehive (Kipling Street), and Coleridge (Oak Street)—represented a key component in the shift from agriculture to streetcar suburbs. The location of these stations allowed workers from downtown Denver to live outside the commercial core, but still have easy



Even as parts of the Eiber neighborhood became less agricultural and more suburban, some properties retained their farming roots. This undated (estimated 1940s-1960s) image of 1010 Pikeview St. shows the site's oversized corrals and horse barns. Current views of this home, obscured by the heavily wooded lot, appear to retain these features.
Donna Ciccarelli

access to their jobs. By the 1920s a thirty-eight-minute ride on the Number 84 trolley allowed commuters to travel from the downtown Denver station to Golden. A freight service still transported local agricultural products, like sugar beets from the Smith Farm, but increasingly the yellow streetcars, known locally as the “Yellow Peril” for dubious handling around curves and high speeds on late-night runs, carried people traveling to and from their suburban homes.

In the 1920s most of Lakewood’s streetcar subdivision growth occurred outside of the Eiber neighborhood. Denver’s post-World War I growth increased demand for houses in those areas closest to the boundaries of the capital city. In Lakewood, there was infill construction in established subdivisions like Mountair near West Colfax Avenue and Sheridan Boulevard. Newcomer Cyrus Creighton platted a new development north of West Colfax Avenue and Garrison Street. He hired noted landscape planner Saco R. DeBoer to design the narrow, winding streets extending from a central park and intended the large picturesque lots, restrictive racial covenants, and Revival-style architectural designs in the Glen Creighton subdivision to create a “rather exclusive residential community.”³⁰ To lure new residents Creighton provided community assets like water and sewer service, landscaping, and a variety of house models from which to choose. Glen Creighton represents an important development to which to compare Lakewood Heights, an Eiber subdivision that emerged in the 1930s.³¹

The decade of the 1920s brought infill housing, rather

than the assumed development of new subdivision plats, to the Eiber neighborhood. Many of the houses were modest Bungalows or slightly larger English Norman Cottage style homes. Research did not indicate whether the original owners of these 1920s buildings relied upon the services of an architect or perhaps ordered the plans from one of many sources for such drawings.³² The 1920s was the heyday of the Architects’ Small House Service Bureau (ASHSB). In 1914 a group of Minnesota architects created this organization to address the shortage of affordable middle-class housing. While many materials manufacturers, popular magazines, local newspapers, and other organizations offered house plans to the general public, the ASHSB represents the only group to earn the endorsement of both the American Institute of Architects and the US Department of Commerce. When the ASHSB was established over 95 percent of small houses constructed were designed by untrained individuals, usually builders.³³ This group contended architectural services were not out of reach of the modest homeowner, and claimed in one of their publications, “An architect is a man hired at small expenses to make cheap mistakes with a one-cent pencil on a two-cent piece of paper and erase them with a five-cent rubber to save his client making a \$50,000 mistake on a \$25,000 lot.”³⁴ While individuals from Colorado purchased house plans from the ASHSB, the number and location of homes actually constructed remains unknown.³⁵ Many individuals interested in a new house during the 1920s also chose prefabricated homes, precut pieces with detailed

directions on construction, from the Aladdin Company of Bay City, Michigan, the Sears, Roebuck and Company, or several other producers of kit homes. More research is needed to determine whether any of the Eiber houses constructed in the 1920s relied upon such prefabrication methods.



These two images, both from the 1000 block of Estes Street, along with a study of Jefferson County Assessor records indicate this area experienced gradual infill from the 1930s into the 1950s. The 1939 street scene (bottom) shows homes on the even side of the street, all outside any subdivision. The odd-numbered houses on this block of Estes Street are located within platted subdivisions. The house at 1033 Estes St. (top), shown in ca. 1941, is located within the 1939-platted Kamps Resub. One home, 1085 Estes St., is located in the Ray Subdivision. However, this 1952 home pre-dates the subdivision platting in 1959.

1939 street view: Marianne and Thomas Stearns; 1033 Estes St.: Michael Allen

In some ways, Eiber offered the best of both worlds in the 1920s. Lots of space and the feel of being out in the country, but with streetcar service to downtown Denver and Golden. When accountant Joe Cody, his wife Etta, and their two daughters Etta and Iris moved to 8711 West 10th Ave. in 1927, theirs was one of only four homes between Wadsworth Boulevard and Estes Street.³⁶

Just as Eiber did not reflect the conventions of 1920s streetcar suburbs, it also defied the architectural history assumption that little to no home construction occurred during the Great Depression. The Stock Market Crash of 29 October 1929 marked the beginning of this massive, multi-year economic downturn. Yet, non-rural portions of Colorado escaped immediate impacts. According to historian Robert Olson, even after the Crash, housing starts remained strong until approximately 1931; he remarked "Lakewood was exceptionally strong in the 1929 to 1931 period."³⁷ The reason for this strength of residential development in the midst of economic depression is unclear. However, historians Robert and Kristen Autobee did note that "once the Great Depression... took hold and deepened, farmers from Colorado's eastern plains and the mid-west moved off the farm and into Denver and nearby communities like Lakewood."³⁸ Perhaps these rural migrants found areas like the Eiber neighborhood, with its mix of rural land uses with suburban housing forms, particularly attractive. In Eiber, as elsewhere in Lakewood, a definite bifurcation of housing in the 1930s existed. After 1931 there was virtually no new home construction, with building

picking up again in 1937. Between 1938 and 1941, a total of 188 homes were built in Lakewood, and 139 or nearly 75 percent of these new houses were located in the Eiber neighborhood. In fact, “the growth in Jefferson County became so strong that Jefferson County became noticed by Denver media, Denver politicians, and Denver business leaders.”³⁹

A sampling of real estate advertisements from the *Denver Post* during the 1930s illustrated the existence of these two distinct periods of development within the decade. The earliest years did not feature the “Real Estate-Suburban” heading that appeared by 1933. Instead, the advertisements emphasized “Real Estate Loans, Home Building, and Financing.” These ads appear to fall into two general categories, those seeking to assist current homeowners with second mortgages on existing homes and offers of financing for new purchases. The entries touted the speed and dependability of the available financial arrangements.

The frequent mention of private money reflected the time period: prior to President Franklin Delano Roosevelt’s New Deal, local banks and savings and loans were both subject to runs, inspiring little or no confidence among those seeking mortgages. President Herbert Hoover created the Federal Home Loan Bank (FHLB) program in 1932. The FHLB established regional entities to make loans to lenders and increase overall liquidity in the mortgage market. In addition, about half of state governments enacted foreclosure moratoria to assist homeowners facing the loss of their homes; however, this action did not take place in Colorado. The

FHLB, authorized to make direct loans to individuals, never issued such assistance and, overall, proved ineffectual as a solution to the foreclosure crisis. Real relief came to non-farm homeowners with President Roosevelt’s New Deal programs aimed at combatting unemployment and, therefore, allowing homeowners to keep making mortgage payments. In addition, Roosevelt championed the Home Owners’ Loan Corporation (HOLC), with enabling legislation for this new program passed on 13 June 1933. The HOLC, originally intended to protect the small home owner, ultimately was available to anyone with a home valued up to \$20,000, offering much-needed foreclosure protection to “all but the most affluent home owners in the country.”⁴⁰ Research indicated governmental measures addressed existing homeowners, but it is not clear how individuals entering the home market in the 1930s, including those purchasing homes in Eiber, financed such purchases.

The majority of the 1930s real estate advertisements did not feature exact addresses, but two from the 4 September 1938 edition of the *Denver Post* promoted houses located in the Eiber neighborhood. The owner-builder of 7670 West 10th Ave. advertised his “new, modern bungalow” with a fully finished basement and double garage located on one acre of land. In the second ad, Mr. Fitch, likely the owner, promoted a two-day Open House for his five-room modern bungalow with an acre of land at 7625 West 9th Ave. He noted the home was only two years old, featured good-sized rooms and a finished basement, and was located “only one



OPEN SUNDAY AND MONDAY, 3 TO 5
 5-R. MODERN BUNG., 1 ACRE
 Only 2 yrs. old; 5 good sized rooms, full finished basement; gas; garage. Only 1 blk. from Lakewood school; 3 blks. from car line. Will trade for Denver bungalow or cottage. SEE 7625 W. 9TH AVE. Call Mr. Fitch, KE. 0374. Golden 108J.

This 1938 advertisement for 7625 West 9th Ave. mentions the home's proximity to Lakewood High School and the Denver and Intermountain Railroad line. The ad refers to the home as a 'bungalow,' a generic real estate term for any small house. Architecturally, this house is more accurately classified as Minimal Traditional.

Denver Post; Mary Therese Anstey

block from Lakewood [high] school... three blocks from car [trolley] line." Fitch also expressed his willingness to "trade for Denver bungalow or cottage." Lakewood resident and real estate agent Edward M. Olmstead, with offices at West Colfax Avenue and Wadsworth Boulevard, promoted himself as the "suburban specialist" and, in an advertisement on 5 September 1939, offered building sites at 10th and Smith Road (Garrison Street); he praised the "one in a million view" and trees, claiming "only a few available."⁴¹ With the dangers of Stock Market investments that caused the Crash front of mind, but the worst of the Great Depression nearly

passed, this September 1939 *Denver Post* real estate section perhaps stated it best: "A Home is the Safest Possible Investment."⁴²

House construction within Eiber in the 1930s represented a wide variety of approaches. Members of some long-time farming families, like Mary Tintle, chose to build new homes for themselves. Other farmers, like Harry Malbin, instead, became involved in land subdivision, either of their own farmsteads or just additional nearby land holdings. Still others, like fruit farmers Charles and Maude Harris, recognized their land might possess a greater value than their earnings from growing crops. In response, they platted a new subdivision on their farm and sold lots to prospective homeowners. The fourth and final residential development evident in 1930s Eiber: real estate professionals who added subdivision platting to their portfolio, planning new neighborhoods in addition to their established business of selling individual houses. Edward Olmstead and Kenneth Macomber, the subdivider-developers of Lakewood Heights, illustrate this approach to 1930s residential activity.

The story behind Mary (Tintle) McAllister's construction of her new home at 1140 Carr St. in 1933 exhibits the pattern of members of farming families building new homes for themselves during the 1930s. Mary E. Tintle was born on 5 February 1895 to Julia A. (nee Alderman) and David James Tintle, an orphan from New Jersey. The family moved to Colorado and Mary's father started ranching south of Parker in 1872, remaining in that area at least until Mary's birth. That

same year David Tintle represented the Republican party as an elected Douglas County commissioner in addition to his ranching duties. The Tintles ultimately had seven children, four boys and three girls, who survived to adulthood.

By the 1910 Census, the Tintle family lived on a farm along Wadsworth Boulevard in Lakewood. Ten years later Mary's father was farming on Lakewood Road (Carr Street) between 10th and 13th avenues, a site that encompassed the location of 1140 Carr St. Mary Tintle became a teacher, a profession she pursued for forty-three years. She taught for ten years in Lakewood, including at the old Lakewood Elementary School located at West 10th Avenue and Wadsworth Boulevard and at the old Daniels School on Simms Street south of West Colfax Avenue, before transferring to the Denver Public School system. In 1930 Tintle was unmarried and the only child in the family living at home. Both her parents passed away in 1932.

According to Yvette Thompson, the former and long-time owner of 1140 Carr St., Tintle designed and arranged for the construction of her new house in 1933.⁴³ The blueprints show a home nearly identical to the current house. Interestingly, they do not feature an architect's stamp, indicating possibly a builder drew them or, perhaps, Tintle purchased the plans from one of many firms specializing in preparing house plans. It is also possible she relied upon various available pattern books for inspiration. For example, the house at 1140 Carr St. bears a striking resemblance to "The Hobson" model pictured in the 1929 Home Builders Catalog,

featuring a similar arched front door, front-gabled entry vestibule, large multi-light sashes on the façade, and a decorative chimney. Tintle showed equal attention to the landscaping for her new home. Two exquisite drawings show a detailed planting scheme for both the front and backyards, complete with specific plant and flower names. For this job Tintle turned to a professional. The signature "Brophy" appears on the drawings along with the idyllic name "Green Bowers" for the landscape design. The 1930 Census included a notation for a John W. Brophy working as a "nursery helper" and living in Denver. Additional listings in the 1931 and 1934 Denver directories list Brophy as a gardener living on West Colfax Avenue.

On 23 December 1935 Mary Tintle married Wiley McAllister in Pueblo, although his family, too, had lived for years on Carr Street. Both Mary and her sister Ruth married into long-time Carr Street families. Ruth married Harvey Hansen and lived at 1061 Carr St. from 1940 until her death in 1973. In the 1940 Census the McAllisters were living at 1140 Carr St., with Wiley working as a filling station manager and Mary still employed as a teacher. Wiley passed away in 1957 at the age of sixty-seven. Mary, however, lived a much longer life, dying at the age of 102 on 3 February 1998. She remained in her Carr Street home until ca. 1997.

Eiber-area farmer Harry Malbin dabbled in land sales during the 1930s, but appeared to retain his dairy farm along West 6th Avenue. He was born on 16 March 1882 in Minsk, Russia. Malbin married Tillie Finkelstein on 18 November

Mary (Tintle) McAllister's property at 1140 Carr St. illustrates the pattern of members of farming families building new homes in the 1930s.

Background: "Green Bowers" landscape design.
Yvette Thompson

Upper left: Mary (Tintle) McAllister and her husband, Wiley.
Yvette Thompson

Upper right: "The Hobson" house model from the 1929 Home Builders Catalog bears a striking resemblance to 1140 Carr St.

Lower right: Current image of the home illustrates a high level of physical integrity.
Mary Therese Anstey

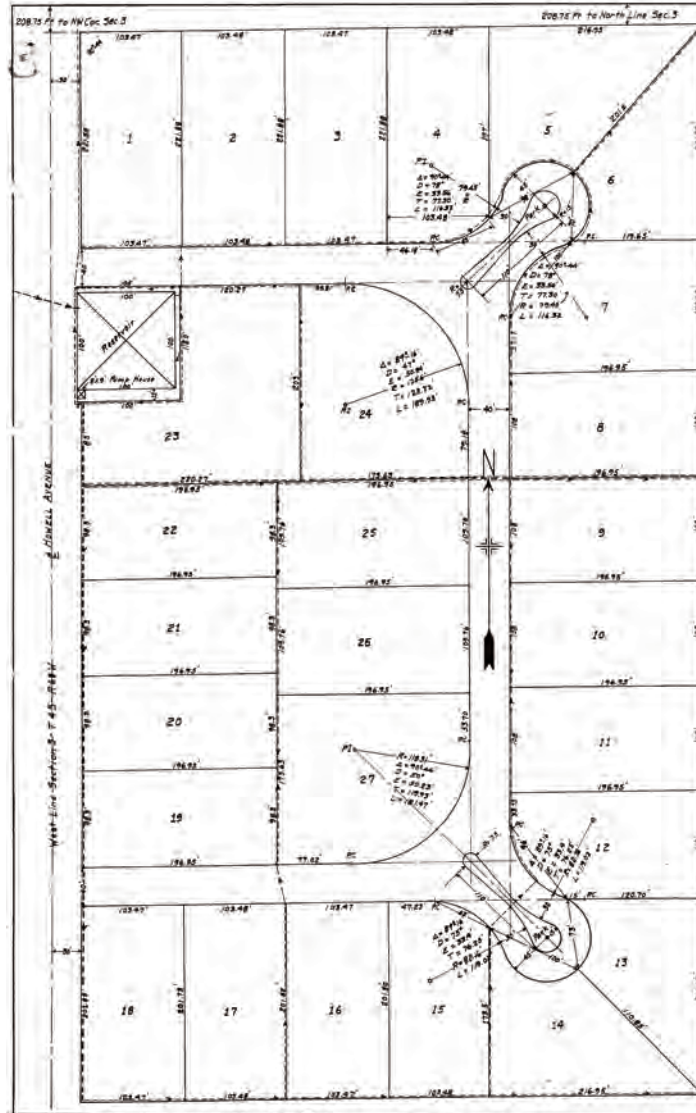


1907 in Denver. He received this final naturalization papers in June 1908 when living in Jefferson County. The couple had three daughters: Gertrude (born 1908), Florence (born 1911), and Gladys (born 1918). Harry Malbin passed away in 1954 and his wife died twenty years later; both are buried in Golden Hill Cemetery. His name appears in a number of land transactions in the western end of the Eiber survey area. He was responsible for platting the Lakewood Heights Second Filing on 24 December 1937. This subdivision, located between West 9th and West 13th avenues and Kipling and Independence streets, was intended to be a suburban residential development from the start. The plat document included a stipulation that “no unsightly building... such as a basement to be constructed as a residence... [or] temporary residences covered with black tar paper or roofing material... [or] outbuildings constructed of second hand lumber and unpainted” were allowed within the new subdivision.⁴⁴ Malbin also established a racial covenant for the Lakewood Heights Second Filing, stating that “no tract at any time shall be occupied or owned by any person or persons of Mongolian or Negro races” and reserving the right for Malbin to reassume ownership of the land if this racial prohibition was not followed; this racial restriction, however, did “not prohibit the employment of such races by the occupants.”⁴⁵ There is no indication Malbin involved himself in the development of the subdivision beyond filing the original plat. He did not arrange for street paving, sewer installation, or home construction. Instead, he simply sold house lots to individuals interested

in building new homes in Lakewood. For example, Malbin sold home lots to the original owners of 1020 Kipling St., 1090 Pikeview St., and 7997 West 12th Ave. in Lakewood Heights Second Filing.⁴⁶

Fruit farmer Charles Harris and his wife Maude acted similarly to Malbin, platting the new subdivision of Harris Park within the Eiber neighborhood. Charles Harris was born in 1870 and the couple married in Mason City, Iowa, in 1895. Five years later, at the time of the 1900 Census, the couple still resided in Mason City and Charles worked as a railroad conductor. No record of the Harrises was found in the 1910 Census; however, they likely lived in Colorado where Harris served briefly (prior to 1904) as a fish and game commissioner. By the 1920 Census the couple had moved to Denver where they owned the four-story Madison Hotel at 1544 Cleveland Place. They purchased this hotel property, which likely operated as a boarding house, in August 1919 from the Alfred J. Zang Investment Company, using the profits from the sale of the DeSoto Hotel they owned previously. The 1930 Census listed the Harrises owning a fruit farm at 10th Avenue and Smith Road (Garrison Street). This spot is located in the southwestern corner of the Harris Park subdivision located between West 10th and West 11th avenues and Garrison Street and just east of Field Street and platted in 1937. Two years later, they began selling the sixteen lots within the subdivision for home construction. Three homes within the Harris Park subdivision were constructed in the 1930s: 9125 West 10th Ave. and 1005 Field St. in 1938 and

Drawn by engineer David H.M. Strong, the original 1938 Lakewood Heights plat featured a curvilinear street pattern with large lots situated on two small cul-de-sacs. City of Lakewood



1040 Field St. in 1939.

The Lakewood Heights subdivision, the final example of 1930s housing patterns in the Eiber neighborhood, shares many similarities with the Glen Creighton subdivision Cyrus Creighton platted in 1923. Creighton, like Edward Olmstead and Kenneth Macomber, the subdividers for Lakewood Heights, was a real estate agent. Both Glen Creighton and Lakewood Heights featured picturesque layouts with curved, non-gridded streets and the inclusion of planned park area. In addition, both developments included spacious lots that, along with the other amenities and protective restrictions, were intended to attract affluent homeowners to Lakewood.⁴⁷

Real estate agents Olmstead and Macomber platted the Lakewood Heights subdivision in 1937. Kipling Street formed the western boundary of this small area and differed in character from the interior of the subdivision along Lakewood Heights Drive, a curved street with landscaped medians and a dual cul de sac street pattern. Olmstead was born in ca. 1903 in Colorado and grew up in Lakewood. He married California native Rae C. Olmstead (1909-1976) in 1930. The couple, who worked together in the real estate industry, had one son, Thomas R. Olmstead, who passed away in 1941. Kenneth Macomber was born in ca. 1892 in Colorado. He married Helen Esther Kechter on 3 August 1932 and the couple had at least two daughters: Dorothy E. (born 1933) and Lois J. (born 1935). He spent most of his life as a salesman, including real estate sales. He passed away in 1942, and,

therefore, never lived to see a fully built-out Lakewood Heights subdivision.

Olmstead took responsibility for promoting the new Lakewood Heights subdivision and promised only the “choicest” houses would be constructed along the subdivision’s curving streets. The portion of the subdivision plat along Lakewood Heights Drive featured 100-foot frontages and house setbacks 50 feet from the road. He also listed the intention to have the “(Lou) Blonger cement reservoir, the old swimming hole for Lakewood kids, ...maintained as a park” as one of the assets of this new development. However, this plan did not appear to come to fruition. Instead, the cement reservoir is mutually owned, with all homes within the subdivision retaining irrigation rights with ownership.⁴⁸ A newspaper story promoting the new subdivision highlighted this “unique system for lawn sprinkling,” and claimed it was “the only one of its kind in all of Lakewood.”⁴⁹ In 1938 Newt Olson Lumber Company of Arvada constructed a model house, possibly 16 Lakewood Heights Dr., that was priced at the then-astronomical price of \$12,000, a cost that necessitated a reduction to \$8,900 to sell. William Smith, circulation manager for the *Denver Post*, purchased this property and became the first resident to live along Lakewood Heights Drive. Vernon P. and Roxanna S. Wagner purchased 26 Lakewood Heights Dr. on 7 August 1939. Wagner was born on 6 October 1894 in Kansas City, and worked as a salesman at Dupler’s Art Furs in Denver.

Lakewood Heights Drive ultimately featured a total of



The 28 July 1938 issue of the *East Jefferson Sentinel*, where the top image originally appeared, proclaimed “Lakewood Heights—Growing Subdivision.” This home, believed to be the model the Newt Olson Lumber Company constructed, may be the same house as 16 Lakewood Heights Dr. (bottom). *East Jefferson Sentinel*; Mary Therese Anstey

twenty-two houses. Of these, eight were constructed in 1938 and 1939. This portion of the subdivision, with its curving street and large lots, differed in character from the part of

the development fronting onto Kipling Street. The landscaping, large lots, and picturesque street pattern continued to attract new residents interested in building homes in this hidden gem neighborhood. There were nine homes constructed in the 1940s and four built in the 1950s. Lakewood Heights Drive achieved completion when the final home along this thoroughfare, 13 Lakewood Heights Dr., was built in 1961. Lakewood Heights Drive continues to fulfill Olmstead and Macomber's vision for an upscale area with the "choicest" homes.

The 1920s and 1930s influx of new suburban residents to Lakewood as a whole, as well as into the Eiber neighborhood, resulted in an overall increase in the County's population. The County grew from 21,800 residents in 1930 to 30,852 in 1940. Over that same time, Lakewood emerged as the fastest growing community in the state, increasing its population by approximately 50 percent.⁵⁰ This population increase represented a foreshadowing of what was to come for Lakewood, both in the 1940s and beyond.

SURPRISING WARTIME RESIDENTIAL CONSTRUCTION

Easy access to downtown Denver via the Number 84 streetcar still attracted new residents to the Eiber neighborhood. But, by the 1940s, changes to not only transportation but also the local economy exerted a further impact on residential patterns. Two inter-related developments, construc-

tion of West 6th Avenue and establishment of the Denver Ordnance Plant, represented the greatest influences upon Lakewood and the Eiber neighborhood during the first half of this decade. Both of these tremendous changes for the community linked directly to American participation in World War II and continued to exert impacts on the area's postwar appearance and development.

In keeping with the once-rural character of Lakewood, West 6th Avenue, even into the 1930s, remained a relatively quiet road, gravel along some stretches, that carried mostly local traffic. This roadway, with its origins as the Cold Springs Ranch Road to Denver and Golden, actually represented only a small part of the 3,517-mile length that extended from Massachusetts to California. The nature of Lakewood's West 6th Avenue changed dramatically in 1941 when it was designated as Colorado's "main east-and-west military road."⁵¹ Lowdermilk Brothers of Denver won the \$231,381 construction contract for this important transportation project. The following year this thoroughfare was widened to become an expressway between Knox Court and Kipling Avenue. These changes all helped to facilitate the movement of materials to and from the Denver Ordnance Plant (DOP).⁵² In fact, state and federal agencies "fast-tracked" construction on US 6 to carry wartime workers to crucial jobs at the DOP. For those subject to gasoline rationing, a spur of the Denver and Intermountain trolley also carried wartime workers from Smith Station on Garrison Street to the new facility.

Lakewood represented a logical choice for the federal

government when scouting locations for a wartime production facility like the DOP. Such an operation required a large tract of undeveloped land for rapid construction of the buildings and internal infrastructure needed for a secure military facility. The inland location, believed to protect the new plant from bombing, also represented an advantage of the Lakewood site. The War Department's Corps of Engineers purchased approximately 2,100 acres mostly located on the Hayden Ranch; this expansive cattle property was located between Garrison Street and Rooney Road near Green Mountain.

The Lakewood Civic Association held a community meeting on 12 February 1941 at Lakewood High School in order for attendees to "learn more about what looks as if it might be the biggest business enterprise to come to Colorado in years... the huge factory, which will employ around 10,000 people."⁵³ Broderick and Gordon won the contract for construction of the new facility, working closely with ordnance expert Lieutenant Colonel Duncan G. McGregor, Denver native and West Point Military Academy graduate, and Lieutenant Colonel Carl H. Jabelonsky, former construction quartermaster at Lowry Field; the newspaper remarked since "all three... men are western men, experienced in western ways, ...[they] understand the problems and conditions that will have to be met."⁵⁴ The local newspaper kept Lakewood residents apprised of the construction progress, explaining the tricky balance of procuring building materials in a timely manner but avoiding unnecessary stockpiles. The DOP was

a major employer before any war materiel was produced, with over 8,000 construction workers, most from Denver and Jefferson County, hired. Local authorities were pleased with a local workforce not "required to change their residence, but drive to and from their homes each day to the job, thus eliminating any necessity of any congested building area around the plant and eliminating the necessity of any influx of foreign labor."⁵⁵ This assessment of local living conditions differed from what occurred once the DOP opened. Then West Colfax Avenue motels rented the same room to multiple factory workers based upon their shift, and anecdotal accounts exist of desperate workers living in chicken coops, garden sheds, or any other available building.

The DOP opened in October 1941, having completed its construction contract five months early, and before the US had even entered the fighting officially. The over three-and-one-half square mile site encompassed forty miles of roads within the woven and barbed wire fences along its West 6th Avenue, West Alameda Parkway, Indiana Street, and Kipling Street borders. At its peak operation in summer 1943, the DOP employed nearly 20,000 people in over 200 buildings. The DOP became, in essence, its own community with security, fire-fighting, medical, commissary, and other services available to their employees twenty-four hours a day. During its over four years of operation the DOP housed three major contractors: Remington Arms Company, Kaiser Industries, Inc., and General Foods.

Remington Arms, the first and only occupant of the site

Many women took their first paid jobs outside the home at the Denver Ordnance Plant. This female employee is assembling artillery belts for Remington Arms. It appears the photograph, accompanied by portion of a caption, originally appeared in an unknown publication. Denver Public Library: Genealogy, African American, and Western History Resources, Image Z-123



...by large part by the fine loyalty and cooperation of employes, old and new. No production was ever lost at any Remington-operated plant because of misunderstanding between management and labor.

when the gates opened, manufactured ammunition on a twenty-four-hour schedule of three shifts. Coloradoans, many from Lakewood, filled the majority of the assembly line jobs. The operation also recruited a number of specialists from the Manhattan Project in Tennessee; five hundred of these employees received additional training at the Remington Arms corporate headquarters in Connecticut. Factory and clerical jobs at the DOP represented an opportunity for hundreds of local women, their first chance to be paid for work outside the home. Automated machines produced the actual bullets, but sorting was accomplished by hand. Such efforts earned Remington Arms employees the coveted Army-Navy Production Award in a ceremony on 1 September 1942. DOP

workers also enjoyed an unannounced and unreported visit from President Roosevelt on 23 April 1943. He and his dog Fala arrived “in an open touring car with a heavily-armed military escort” and the Commander in Chief drove through the cartridge assembly building in a jeep.⁵⁶

The Remington Arms manufacturing contract for munitions expired in 1944. In May of that same year Henry J. Kaiser leased a section of the DOP to produce \$25 million in eight-inch and 155-millimeter artillery shells. Initial work on this contract was completed at DOP with finishing taking place at the Kaiser facility in Fontana, California. Extreme shortages of wartime workers in the Golden State inspired this firm to move at least part of their production to the DOP. They knew there was “surplus labor available” in the Lakewood area and anticipated approximately one-half to two-thirds of their new employees would be women.⁵⁷ Women also represented the majority of the workers for the General Foods contract to produce K-rations at the DOP.⁵⁸

Unlike larger cities like New York, where ticker tape parades marked the arrival of VE day, in Lakewood the “populace remained calm and collected with most people preferring to remain at their jobs.”⁵⁹ With the war over in Europe, both production and jobs started to taper off at DOP but did not cease altogether. An advertisement in the 10 May 1945 edition of the *East Jefferson Sentinel* reminded readers “Our Victory Is But Half Won,” referring to the hostilities continuing in the Pacific and advertising job openings at the DOP, Rocky Mountain Arsenal, Gates Rubber Company, and

other firms still engaged in war work. Finally, with the dropping of the atomic bombs on Hiroshima and Nagasaki in August 1945, World War II came to an end.

As it had in the previous decades, the Eiber neighborhood again defied expectations during the 1940s. Another architectural history axiom assumes little to no home construction occurred during World War II, with nearly all efforts directed towards winning the war and rationing extended to home building materials. A total of 145 houses were built in the Eiber neighborhood between 1940 and 1946. The year 1940 possessed the highest construction number (fifty-four houses), and fell within the previously noted 1938 to 1941 period when Lakewood residential development received attention from Denver media and others. More surprisingly, approximately 55 percent of the homes built within the survey area during the 1940s were constructed during the years the United States officially was fighting in World War II. Throughout this part of Lakewood residential construction occurred both as infill and within new subdivisions during the war. There were three Eiber neighborhood subdivisions platted in the 1940s: Royal, Westview Acres, and Smith Village. Only the latter two contain homes constructed prior to 1947. These two new subdivisions are associated with the continued efforts of two individuals involved in subdivision development in the 1920s and 1930s.

In 1940 dairy farmer Harry Malbin platted the Westview Acres subdivision.⁶⁰ This small area ultimately contained thirty homes within the boundaries of Westview Drive (to the

north and east), West 8th Avenue, and Allison Street. Construction in this small neighborhood resulted in two new houses in 1940, three more in 1941, an additional two houses in 1942, a single house in 1945, and six homes immediately after World War II in 1946. With the exception of one home constructed in 1962, the remainder of the Westview Acres houses were built between 1947 and 1954. The street layout for Westview Acres represents something of a

This ca. 1945 image shows the general location of the Smith Village subdivision, approximately one-block southwest of the intersection of West Colfax Avenue. Lakewood Heritage Center





The Denver Federal Center’s proximity to the Eiber neighborhood, evident in this fieldwork photo taken near West 6th Avenue and Garland Street, represented a continuing influence on community growth into the 2000s.
Mary Therese Anstey

hybrid. Modestly curving Westview Drive exhibits characteristics of areas like Glen Creighton or Lakewood Heights, but this area was not developed with the same picturesque appearance or to attract affluent homeowners. Instead, this slight variation from the surrounding linear street layouts represents a precursor to the curvilinear streets that defined postwar suburban subdivisions. Architecturally, the earliest homes in Westview Acres represent a variety of Minimal Tra-

ditional and early Ranch models. Character-defining features of these properties include their small size, one-story construction, boxy appearance, minimal roof overhangs, and minimal decorative details. All of these design elements reflect the austerity of the time period in which the houses were built.

Real estate agent Cyrus Creighton and his son Robert platted Smith Village in 1940 as well. Their intention was to provide a neighborhood of “small homes to be sold inexpensively to returning veterans.”⁶¹ The diminutive triangular subdivision is located between Village Parkway, Garrison Street, West 14th Avenue, and Holland Street. This name likely was chosen to pay homage to the Martha and Sakeld Smith family who originally owned this entire section and gave their names to both the main street through the former farmland (now Garrison) and the trolley station. Two houses, 1401 Garrison St. and 9200 Village Parkway, predate the subdivision plat, constructed in 1900 and 1923 respectively.⁶² The Creighton’s preparation of the subdivision as a site for returning soldiers did not prevent construction during the war. Smith Village includes four houses constructed in 1941 and six homes built in 1942. Eiber Neighborhood Association President Paul Ditson has heard anecdotal accounts that some of these homes may have been surplus housing from Lowry Field moved to Lakewood. However, the 1941 and 1942 construction dates do not seem to make sense for such a move, since the deaccession of any military property likely would have occurred after World War II was complete. The

remaining residential properties in this small, sixteen-house development were constructed in 1948, 1950, and 1956. It is not known whether the original owners of any of these three homes, in keeping with the Creighton's intentions, fought in World War II.

West 6th Avenue and the Denver Ordnance Plant, both constructed in the 1940s, possessed military purposes. Yet, their impacts continued far into peacetime. This multi-lane freeway represented the stereotypical route to carry new residents to postwar suburban subdivisions. Just as the Number 84 trolley had done years before, West 6th Avenue allowed downtown workers to commute to and from homes

in new suburbs where farms and orchards had once lay. The DOP, too, continued to impact Lakewood. The federal government presence remained, but shifted to peacetime activities when the General Services Administration agreed to purchase the property for the Denver Federal Center. The Veterans Administration, an important agency for all of the returning G.I.s and their families, and the Bureau of Reclamation, a key developer of public works and recreation areas in the West, represented the first tenants of what ultimately became the largest concentration of federal offices outside of Washington, D.C.

NOTES

1. R.E. Pickett. "Lakewood, Colorado: It's [sic] First Hundred Years—1852-1952." *The Lakewood Historian*, Summer 2009, 3.
2. This historic context uses the present-day street names unless using a direct quotation. In that case, the present street name appears in parentheses.
3. A biographical entry on the website for the Steven Hart Library at History Colorado notes this building is "considered to be the oldest existing brick structure in Colorado." An account in *76 Centennial Stories of Lakewood, Colorado*, claims the Loveland Mercantile resulted from a "spirited competition" with the Boston Company and "legend says that Loveland squeezed into first place [in the contest to establish Golden's first store] by stealing shingles from the Boston Company and completing his structure during the final night of the race."
4. As noted in *Lakewood-Colorado: An Illustrated Biography*, Miranda Loveland admitted to be "a little uppity" about her new house, proud to be the only Golden resident with carpeting.
5. Patricia Wilcox, ed. *Lakewood-Colorado: An Illustrated Biography*. (Lakewood, Lakewood 25th Birthday Commission, 1994), 126.
6. Lakewood Centennial-Bicentennial Commission. *76 Centennial Stories of Lakewood, Colorado*. (Lakewood, The Commission, 1976), 1. Quote unattributed.
7. *Ibid*, 87.
8. Robert and Kristen Autobee. *West Colfax Avenue Historic Resources Survey*. (Lakewood, Morgan, Angel & Associates, 2016), 29.
9. Sources disagree whether Wight or William Robb, who completed the post office application, served as Lakewood's first postmaster.

10. Robert and Kristen Autobee. *Early Lakewood*. (Charleston, SC, Arcadia Publishing, 2011), 16.
11. Lakewood Centennial-Bicentennial Commission, 87.
12. This same pattern was prevalent throughout the western United States.
13. Pickett, 4.
14. Kristen Autobee. "King Apple Comes to Lakewood." *The Lakewood Historian*. Winter 2008, 3.
15. Research did not indicate the location of Ewell's farm, but both Everitt and Brothers owned properties in (Census district) Vasquez, Jefferson County. This same community was the location of the Sakeld and Martha Smith Farm which was located between West Colfax and West 10th avenues and between Garrison and Kipling streets. Unfortunately, there is no indication of the size of the Vasquez enumeration district and/or how close the Everitt and Brothers orchards may have been to the Smith's.
16. The 1899 Willits Farm Map indicated "Oakley" ownership of an approximately forty-acre site north and west of West 10th Avenue and Kipling Street. The Intermountain train stop near the intersection of Kipling Street was known as Beehive Station.
17. "Ten to One," *Colorado Transcript*. 5 April 1906.
18. Ibid.
19. "Big Day for Guebelles." *Colorado Transcript*, 16 July 1931.
20. Kristen Autobee. "Keeping Up with the Smiths," *The Lakewood Historian*, Summer 2015, 2.
21. Lakewood Centennial-Bicentennial Commission, 135.
22. Ibid.
23. Wilcox, 241.
24. Wilcox, 100.
25. Paul Ditson. "Current Owner Worksheet," September 2017.
26. Conversation between Kempers and author, 11 November 2016. The house at 1280 Holland St. was constructed in 1928 and the garage with cupola is no longer extant. If the judge lived on the property, it is likely he rented rather than owned.
27. The Colorado Fox Breeders' Association. *Silver Fox Year Book 1926*. (Denver, Colorado Fox Breeders' Association, 1926), 21.
28. "Colorado Silver Fox Industry Now Is \$3,000,000." *Rocky Mountain News*, 26 December 1926, 4.
29. Colorado was home to a profitable mink-raising industry from the late-1940s through the 1960s.
30. Robert Olson, "The Suburbanization Process of Eastern Jefferson County, 1889-1941." *Historically Jeffco*, Volume 7, Number 1, Summer 2004, 17.
31. Robert and Kristen Autobee, in their historic context for the West Colfax survey, noted Glen Creighton experienced slow growth, especially during the Great Depression and World War II. In the postwar period homes similar to those being constructed in "less exclusive Lakewood neighborhoods" also appeared in Glen Creighton.
32. The large Revival-style house at 1061 Field St., constructed in 1923 and located on a heavily-wooded, nearly six-acre lot represents the only 1920s house within the Eiber survey area that likely utilized a hired architect for its design.
33. Lisa Marie Tucker, "The Architects' Small House Service Bureau and Interior Design in the 1920s and 1930s." *Journal of Interior Design*, Volume 34, Number 1, 2008, 60.
34. Ibid, 67.
35. The highest concentration of ASHSB houses are believed to be in Minneapolis-St. Paul and Chicago.
36. Lakewood Centennial-Bicentennial Commission, 107. This house is no longer extant.
37. Olson, 19.
38. Autobee, West Colfax, 40.
39. Olson, 20.

40. Price Fishback, Jonathan Rose, and Kenneth Snowden. *Well Worth Saving: How the New Deal Safeguarded Home Ownership*, (Chicago, University of Chicago Press, 2013), 37.
41. It is not clear the exact location of these lots or whether they were within a newly-platted subdivision.
42. *Denver Post*, 5 September 1939.
43. It is unknown if Mary Tintle sold off some of the family's farming land, used her own savings, or perhaps invested her portion of the inheritance from her parents' recent passing to finance construction of this new house.
44. Abstract for 1020 Kipling Street. High View Water/Daniels Sanitation, Accessed 14 December 2016.
45. Ibid.
46. Intensive survey research confirmed Malbin's association with these three properties. Association with Malbin is assumed for the sites within the Lakewood Heights Second Filing surveyed at the reconnaissance level.
47. It is unclear whether Lakewood Heights possessed the same racial covenants as Glen Creighton and adjacent Lakewood Heights Second Filing. A 28 July 1938 news article in the *East Jefferson Sentinel* promoting Olmstead and Macomber's new subdivision referred to prohibition of unsightly buildings only.
48. Wilcox, 238.
49. "Lakewood Heights—Growing Subdivision," *East Jefferson Sentinel*. 28 July 1938, 1.
50. "Co[unty] Population Increases 10,000 in Last Decade," *East Jefferson Sentinel*. 4 July 1940.
51. CH2M Hill. Historic Resources Survey, US 6 and Wadsworth Boulevard, Lakewood, CO. (Englewood, CH2M Hill, 2008), 36.
52. Autabee, EARLY, 113.
53. "Men to Head New Arms Plant Construction Announced; Work to Start Immediately," *Colorado Transcript*. 6 February 1941.
54. "Busy Days For Men Who Will Build New Ammunition Plant," *Colorado Transcript*. 13 February 1941.
55. "100 Unionites Wait Call; All Jobs Filled," *Colorado Transcript*. 29 May 1941.
56. Wilcox, 73.
57. "Big War Job To Be Done Near Golden," *Colorado Transcript*. 4 May 1944.
58. Research did not uncover many details about this General Foods contract. Although, it is interesting to note Louise Butler, Vice President of the General Foods Corporation at the time of her death in 1942, graduated from Golden High School.
59. "V-E Day Observed Quietly in All Parts of the County," *East Jefferson Sentinel*. 10 May 1945.
60. The north and east boundaries actually run behind the homes facing Westview Drive.
61. Wilcox, 198.
62. The property at 9200 Village Parkway did not show up on the City of Lakewood properties to be surveyed for the Eiber Neighborhood Survey project.

SURVEY REPORT

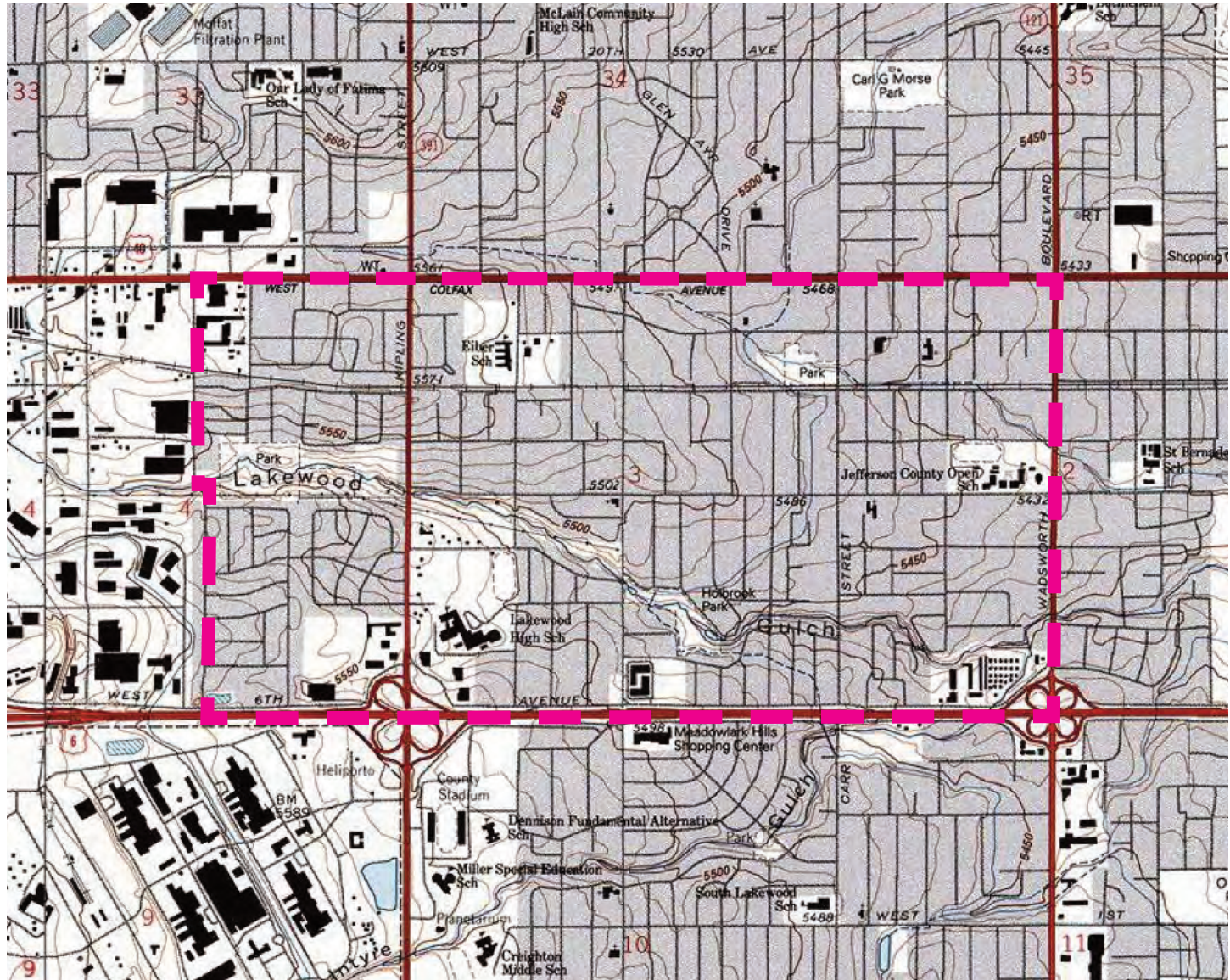
The City of Lakewood hired HistoryMatters, LLC to complete the Eiber Neighborhood Survey project. This firm devoted the efforts of two experienced preservation professionals—Dr. Adam Thomas, an architectural historian and the co-founder of his own consulting firm Historitecture LLC, and HistoryMatters LLC co-founder and principal consultant Dr. Mary Therese Anstey,—to this historical and architectural survey. Work on the project commenced on 6 October 2016, with an introductory meeting among client, funder, and the consultant representatives. Holly Boehm, Principal Planner for the City of Lakewood, was the grant recipient contact and principal client. Amy Unger, Survey and CLG Grants Coordinator with History Colorado for the State Historical Fund, reviewed draft and final grant products.

PROJECT AREA

The Eiber neighborhood is located in what was historically referred to as central Lakewood. But, as this community has grown exponentially since the 1940s, it currently sits within the northeast quadrant of a sprawling, modern city. The heavy traffic on three of the four boundary streets for this survey area—West Colfax Avenue to the north, Wadsworth Boulevard to the east, and West 6th Avenue to the south, and the quiet residential thoroughfare, Oak Street, to west but only a few streets away from another busy artery, Kipling—contrast markedly with the character of the Eiber neighborhood itself. Within the neighborhood there are some bucolic pockets where horses still graze and turkeys gobble, numerous streets are free of the light pollution associated with the usually ubiquitous street light, and even a

Survey boundary

Eiber Neighborhood survey area as depicted on a 7.5-minute topographic map of the Fort Logan quadrangle (1965). USGS



short portion of Garland Street remains unpaved. The 2013 opening of the Regional Transportation District (RTD) “W” or West Rail Line has reinvigorated an historic transportation route through the northern portion of the neighborhood, running along a portion of the Denver, Lakewood, and Golden Railroad’s original track. The introduction of commuter rail service has ushered in changes to the Eiber neighborhood, especially for the individuals living near its track. This transportation innovation also marks an intersection of new and old, since it runs through the parts of the neighborhood with the oldest single-family housing. The accompanying higher-density zoning for many of these properties and the potential for redevelopment out of character with this historic area represented a major motivation behind the Eiber Neighborhood Survey project.

Intensively surveyed sites had legal locations within Sections 2 and 3 of Township 4 South in Range 69 West of the Sixth Prime Meridian, depicted on United States Geological Survey (USGS) 7.5-minute topographic map of the Fort Logan (1965) quadrangle. Determining total acreage for selective intensive surveys is more difficult than for comprehensive surveys of contiguous resources. The approximate acreage for these thirty-one sites, determined by adding the square footage of each intensively surveyed property, was nearly 14.22 acres. This figure includes four resources with lots larger than a single acre.

The Eiber neighborhood contains an amazing wealth of architectural styles and building types dating from the 1890s

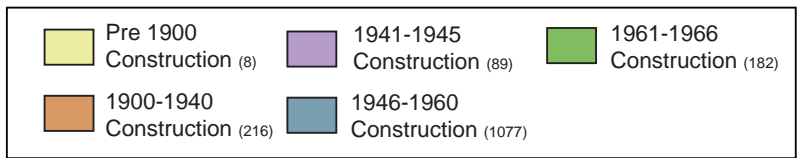
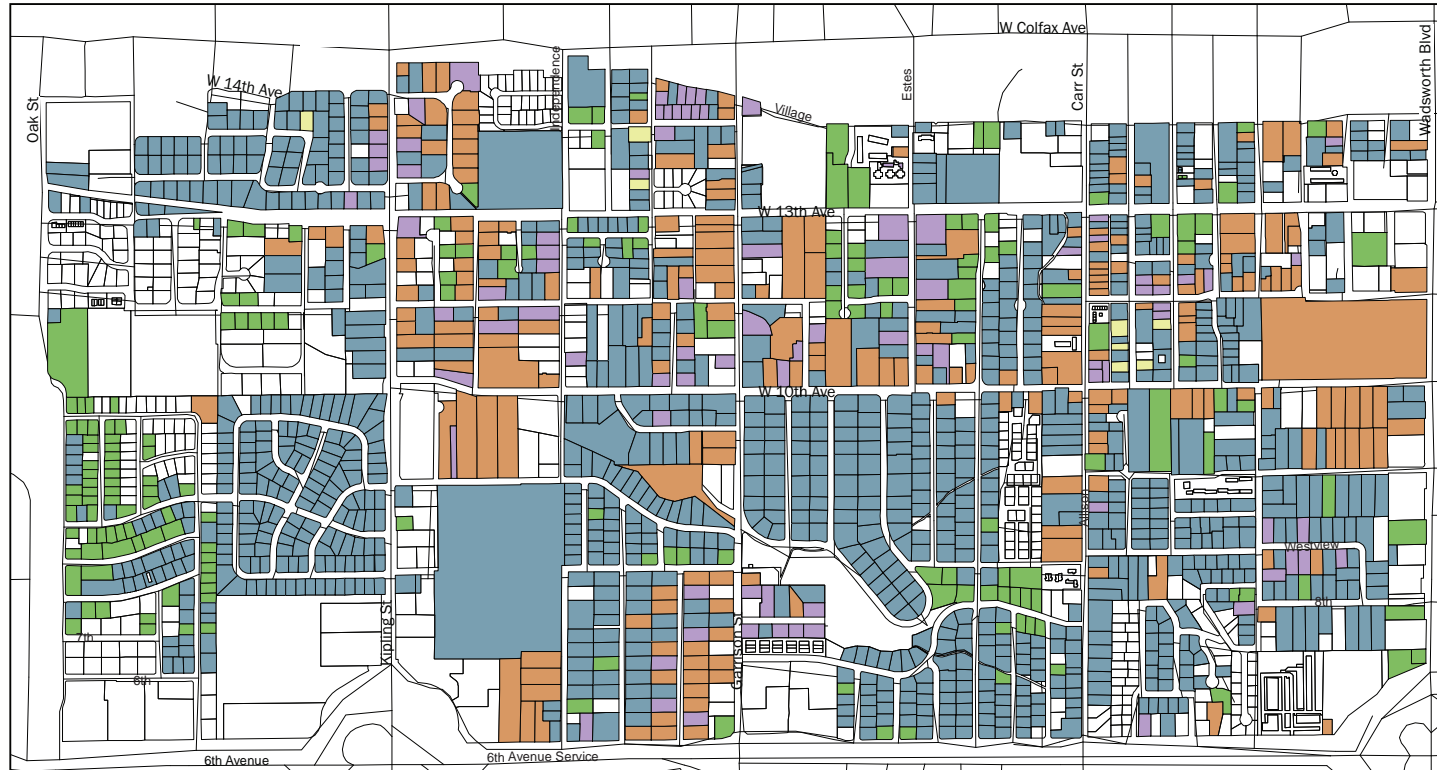
through the present day. This project, envisioned as the first of two phases, focused on the earliest periods of development and included only homes constructed in 1946 or earlier. Of the 2,200 total residential buildings within the Eiber neighborhood, the grant application stated approximately 315 homes date from this earliest time period. Map 2, which the City of Lakewood created and submitted with their SHF grant application, shows the date of construction distribution for all of the properties within the survey area.

RESEARCH DESIGN AND METHODS

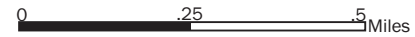
Goals and Objectives

The City of Lakewood’s SHF grant application stressed the urgency of the Eiber Neighborhood Survey project. The City expressed concern about the arrival of the West Rail Line and the anticipation of accompanying development pressures within this survey area threatening some of the neighborhood’s oldest housing. The existing zoning in this area exacerbated the potential for dramatic change in parts of the Eiber neighborhood. The zoning classifications of Residential Multi-Family (RMF) and Mixed Use Residential (MRU) are predominant in the area between West 10th and 13th avenues and Ammons and Carr streets. This type of zoning allows higher density development, increasing the likelihood of lot consolidation and scrapes of existing housing stock. In response to these threats, the City proposed the Eiber Neighborhood survey, as stated in their funding request, not only

EIBER NEIGHBORHOOD | BUILDING CONSTRUCTION DATES



Eiber Neighborhood construction dates.
City of Lakewood



to document the area but also “to help prevent the demolition of significant buildings and resources and to educate property owners about various options, including ways to incorporate the building into the [new] development while protecting its integrity.” This application also acknowledged the importance of the Eiber story and highlighted the potential to enhance neighborhood pride and strengthen working relationships with the active neighborhood association.

File Search and Previous Work

HistoryMatters requested an official search of Office of Archeology and Historic Preservation (OAHP) files, which indicated twenty-eight sites included on the list of resources to be surveyed for the Eiber Neighborhood Survey project had been previously documented. Two of these sites, 1009 Brentwood St. (5JF.1005) and 1280 Holland St. (5JF.2941), were re-documented at the intensive level. The decision to resurvey these two sites involved an analysis of the date when the properties were last surveyed, the level of information collected, and the potential for enhancing available details about the sites. These properties were surveyed originally in 1996 and 2002, respectively. These survey dates fell beyond the OAHP recommendation to resurvey sites approximately every ten years. Survey forms for both sites lacked the level of historical background the City of Lakewood desired. This fact became particularly relevant since input from current owners and/or residents indicated these two sites might possess greater historical significance than originally

recorded. The current residents at 1009 Brentwood St. stated the previous owner told them this house was associated with W.A.H. and Miranda Loveland, two of the founders of the Lakewood subdivision platted in 1889. At the initial meeting for the Eiber Neighborhood Survey project, the current owners of 1280 Holbrook St. stated their property was located on the former site of a fox fur farm associated with a local judge.

Most of the previously documented resources were recorded in one of four surveys completed in or near the Eiber neighborhood. In 2002, Parsons Transportation Group finalized a survey project conducted as part of the analysis of alternatives for the RTD West Corridor/W-line light rail. Two years later, Preservation Publishing finalized phase two of an SHF-funded survey project that focused on the Edgewater and Two Creeks neighborhoods in northeast Lakewood. Consulting firm CH2M Hill studied historic resources associated with the US 6 and Wadsworth Boulevard roadworks in 2008. Most recently, in 2016, Morgan, Angel & Associates, L.L.C. completed another SHF-funded endeavor that relied upon a large group of volunteers to assist with the documentation of resources along the length of West Colfax Avenue in Lakewood.

Methodology

Historical and architectural survey is an information-gathering activity intended to learn more about historic buildings. The Eiber Neighborhood Survey recorded only

those houses in the survey area constructed in 1946 or earlier. For those properties, the project followed the OAHF “90-10” formula. This approach advocates documenting 90 percent of resources within the survey area at the reconnaissance level and the remaining 10 percent at the intensive level. Therefore, the project is classified as a comprehensive reconnaissance-selective intensive survey.

Reconnaissance surveys are designed to cover a lot of territory through sweeping observations. Such surveys sometimes are called “windshield surveys.” This reference to an automobile indicates that not only reconnaissance surveys are done over large areas, making a car a useful survey tool, but also, when viewing the survey area through a windshield, this level of survey takes a quick look and records basic information. Despite the use of this term, reconnaissance surveys are not completed from within a car and still require a great deal of legwork. Reconnaissance surveys possess multiple motivations. In the case of the Eiber project, this methodology was employed to establish which sites or areas within the neighborhood were most deserving of follow-on, intensive surveys. Reconnaissance surveys rely on visual observation of architectural styles and building types; these instruments cannot, by definition, be used to assess historical significance or evaluate eligibility as a local landmark, to the National Register of Historic Places, or on the Colorado State Register of Historic Properties.

Intensive survey is a more painstaking and exacting look at individual resources. This approach gathers detailed geo-

graphic information, a thorough accounting of architectural characteristics and the associated style or building type, an analysis of how the building has changed over time, an investigation of the site’s use and historical background for all past owners, and an assessment of both why the property is important and how physically intact it is. All of the details collected on an intensive survey form are used to make a determination of eligibility based upon whether the surveyed property possesses sufficient significance and integrity to qualify as a Lakewood local landmark or to be listed on the National Register of Historic Sites or the Colorado State Register of Historic Properties.

HistoryMatters and City staff devised six criteria to assess, in collaboration with SHF staff, whether sites initially recorded at the reconnaissance level warranted intensive survey. These six considerations included:

- Large and/or Corner Lot—Linked to possible agricultural past; also, combined with zoning, related to threat of scrapes/multi-family redevelopment
- Known History—Based upon input from public outreach and owners/neighbors in field
- Architectural Significance—Considered within context of survey area/all sites documented during project; ranked as high, medium, or low
- Physical Integrity—Based upon seven aspects of integrity; ranked as high, medium, or low

- Designation Potential—Preliminary determinations of possible individual eligibility based upon architectural characteristics only
- Threatened—Based upon known development proposals, zoning, lot size and location, and details from public outreach

The Eiber Neighborhood Survey project involved completion of multiple complementary steps—fieldwork, memory collection, archival research, and product creation—discussed in more detail below. The project also featured three public meetings. An initial kick-off meeting was held on 10 November 2016 to introduce the project to the residents of the Eiber neighborhood. The second public meeting, the Memoir Workshop, is described in the details below about the Memory Collection step of the survey project. The final public meeting, held at the conclusion of the project in May 2018, represented an opportunity to share with Eiber residents the results of the completed survey. This session highlighted key themes from the historic context, identified the individually eligible properties, presented the two proposed historic districts, and explored possible follow-on activities.

The first step in the Eiber Neighborhood Survey was Fieldwork. For all sites surveyed at both the reconnaissance and intensive levels, HistoryMatters visited each property to record its architectural features and photograph each building on the property. All photographs were captured from the public right of way unless owner permission was granted to enter the property. HistoryMatters principal consultant Mary

Therese Anstey completed fieldwork in twenty sessions between 16 November 2016 and 8 December 2017. She recorded all of the survey photographs on a Nikon D5300 digital camera with 24.2 megapixel resolution. When opportunities presented themselves, Anstey also conversed with property owners and/or residents, collecting anecdotal details about the history of the surveyed homes.

There were two major activities involved in the next survey step of Memory Collection. HistoryMatters subcontracted to the preservation planning firm Historitecture LLC around 2011 to complete a Community-Built Survey project in Pueblo's Eilers/Old Bojon Town neighborhood. This innovative project featured a great deal of community involvement, including a number of workshops designed to gather personal memories from homeowners. Based upon its successful use in this previous project, a Memoir Workshop was integrated into the Eiber Neighborhood Survey. Held on 13 May 2017 at the Lakewood Heritage Center, this workshop was designed for homeowners and residents to share memories about their homes, families, and neighbors. Anstey led an interactive activity where attendees wrote short memoirs based upon sense-based memories associated with their homes in the Eiber neighborhood. The overall goal of this approach: to collect the types of personal historical details that rarely appear in more standard research sources such as newspapers, Census records, or written histories.

Unfortunately, only three homeowners attended the Eiber Memoir Workshop. The most likely cause for such low

attendance relates to the sheer size and geographic scope of the Eiber survey area. Unlike the compact and socially-integrated Eilers neighborhood, this project documented an exponentially larger area that lacked the same long-held relationships based upon shared ethnic and family ties. Given these factors in the Eiber neighborhood, Anstey developed an alternative method to gather details about the history of selected properties. She mailed the current owners of the thirty-one houses surveyed at the intensive level a worksheet asking for their input on two topics: the history of the house (details learned from previous owners, family events that occurred at the site, and general memories of the neighborhood) and how the house had changed over time. The Current Owner Worksheet enjoyed a slightly better response rate than the Memoir Workshop, with ten owners returning answers via postal mail. The information provided proved useful for both the survey forms and historic context

Archival Research represents a crucial component of any historical and architectural survey project. HistoryMatters gathered historical background information from a number of sources, integrating these findings into both the Eiber story in the first part of this report and the property history narratives on the intensive survey forms. The historic context relied upon resources from the Lakewood Historical Society, Lakewood Public Library, Denver Public Library (including books obtained via interlibrary loan), Jefferson County Archives, Jefferson County Clerk and Recorder, and Jefferson County Assessor. Useful online sources included the patent

records available from the Bureau of Land Management, the websites Ancestry.com and GenealogyBank.com, resources available from the Foothills Genealogical Society, articles from the Colorado Historic Newspaper Collection, and the digital collection of the Denver Public Library's Genealogy, African American and Western History Resources department.

The culmination of the Eiber Neighborhood Survey project involved Product Creation. Based on the information gathered during the memory collection and archival research steps, Anstey wrote a history of the neighborhood; it was presented as the first half of this document. This written narrative organized the story of the Eiber neighborhood into themes related to the built environment and intended to enhance understanding of the details gathered about the surveyed properties. A variety of images, some available from the collection at the Lakewood Heritage Center, enhanced and illustrated this story.

The results of this project were presented on three types of survey forms. The thirty-one intensively surveyed properties were recorded on Form 1403- Architectural Inventory Form. Information for all sites surveyed at the reconnaissance level was gathered on Form 1417- Historical & Architectural Reconnaissance Form. Form 1417b- Historical & Architectural Reconnaissance Ancillary Form was used as needed for reconnaissance-level survey properties with accessory buildings such as garages, sheds, secondary residences, and even treehouses. This project represented the

first time HistoryMatters had an opportunity to use this pair of reconnaissance forms. Completion and formatting of Form 1417b proved to be a very time-consuming task, taking approximately ninety hours of project time. This reality resulted in a drastic change to the planned prioritization of time for this survey. For future projects, recording details about accessory buildings in a simple Excel-like table attached to Form 1417 is highly recommended. This alternative approach not only collects those details needed to make planning and/or preservation decisions but also allows for a focus on the historic properties rather than just paperwork.

All of the forms were compiled and generated in Archbase, a FileMaker database. These properties were entered as the owner, historic and/or current, with the terms "House" and "Residence." The first label was used when no evidence existed the owners lived at the property; residence refers to sites with proven owner-occupiers.

Each survey form also features an architectural style and/or building type label. Architectural styles refer to the academically defined names of particular expressions while building types indicate the basic shape of the building. The process of labeling historic properties represents a subjective exercise that balances observations in the field, date of construction, and likely physical changes to the property over time. Relatively few buildings documented in the Eiber neighborhood represent pure examples of either architectural style or building type. Therefore, many of the forms feature broader labels such as "Late 19th and 20th Century Revivals"

or "Late 19th and Early 20th Century American Movements" and other similar categories that indicate the buildings exhibit characteristic of a general period rather than a specific architectural style. The label "No Style" is used when the building has been altered so significantly that it no longer exhibits characteristics of any defined architectural style. All style and type choices on the forms are based upon the guidance in the *Field Guide to Colorado's Historic Architecture and Engineering* (2008). The following pages detail and show examples of the most prevalent styles and types within the Eiber survey area.

For easy identification, each form features an embedded color photograph. These forms also include additional images as required in the *Colorado Cultural Resource Survey Manual: Guidelines for Identification: History and Archaeology*, Revised Edition (2007). For sites recorded at the reconnaissance level, color photographs were printed on sheets affixed to the survey form. All photographs for the thirty-one intensively-surveyed properties were printed according to the National Register's seventy-five-year archival standard using an Epson Stylus Photo 1400 inkjet printer, Epson Claria high-definition inks, and Epson ultra premium glossy photo paper. Photos were saved as four-by-six-inch, 300 pixel-per-inch images, in tagged image file format (TIF) and burned onto a 300-year, archival compact disc. The images affixed to the intensive survey forms 2343 printed in black-and-white and placed in archival sleeves.

EIBER ARCHITECTURAL STYLES

LATE VICTORIAN
Edwardian (Ca. 1900–1910)



Transitional style similar in form to Queen Anne, but with less ornamentation. Common elements: multi-gabled roof, asymmetrical massing, simple surfaces, wrap-around porch, short tower, classical details. (Image: 1305 Garrison St.)

LATE 19TH AND 20TH CENTURY REVIVALS
English-Norman Cottage (Ca. 1920–1940)



Modest, simplified version of the Tudor Revival style. Often built as an alternative to the Bungalow. Common elements: steeply pitched roof, steeply pitched gable entrance, decorative brickwork, arched entrance, stucco or brick exterior, casement windows, large front picture window, multi-light windows. (Image: 1351 Brentwood St.)

LATE 19TH AND 20TH CENTURY REVIVALS
Colonial Revival (Ca. 1885–1945)



Three types of Colonial Revival buildings in Colorado: "historically accurate" reproductions of the seventeenth-century Georgian and Federal style; Colonial or Classical elements applied to basically Victorian or Post-Victorian buildings; and very simple houses with a few Colonial details. Examples in Eiber are the third type and were constructed in the 1920s and 1930s. Common elements: pediments, 8-over-8 sash windows, portico, columns, fanlight, shutters, dormer. (Image: 7650 W. 10th Ave.)

LATE 19TH AND 20TH CENTURY REVIVALS
Jacobean-Elizabethan (Ca. 1920–1940)



Sub-style of Tudor Revival. Usually two stories with only a single exterior material. Quite rare in Colorado. Common elements: steeply pitched roof, intersecting gables or dormers, front facade chimney, arched entrance, casement windows with heavy mullions, half-timbering, decorative brickwork, diagonally set chimney stacks. (Image: 9200 Lombardy Ln.)

LATE 19TH AND 20TH CENTURY REVIVALS
Dutch Colonial Revival (Ca. 1900–1925)



Barn-like gambrel roof is distinguishing feature of this sub-style of Colonial Revival. Common elements: gambrel roof, wide overhangs, gable end chimneys, round windows in gable end, steep stepped gable, porch under overhanging eaves, 8-over-8 windows, dormers (Image: 1215 Wadsworth Blvd.)

LATE 19TH AND 20TH CENTURY REVIVALS
Mediterranean Revival (Ca. 1910–1930)



Similar to Spanish Colonial style, but plainer and more modest. Tile roof is distinguishing feature. Common elements: heavy tile roof, low pitched gable or hipped roof, wrought iron grille work, arcaded entrance/porch, stucco finish, casement window, arched entrance/window. (Image: 1090 Pikeview St.)

LATE 19TH AND 20TH CENTURY REVIVALS
Tudor Revival (Ca. 1900–1940)



Inspired by English architecture. Most examples of this style feature ornamental half-timbering. Common elements: half-timbering, steeply-pitched roof, casement windows with mullions, clipped gables, combination hipped and gabled roof, decorative chimney detailing, bay window, heavy shingles in tile or slate, textured exterior. (Image: 6 Lakewood Heights Dr.)

MODERN MOVEMENTS
Moderne (Ca. 1930–1950)



Also called Art Moderne or Streamline Moderne. Not only evokes transportation and movement but also used for transit-related buildings like garages, bus terminals, and airports. Common elements: stucco exterior, flat roof, horizontal emphasis, rounded corners, smooth surfaces, glass block, speed lines, little ornamentation, curved metal hoods, porthole openings. (Image: 7 Lakewood Heights Dr.)

EIBER ARCHITECTURAL TYPES

Bungalow (Ca. 1905–1930)



Popular form associated with Arts and Crafts movement. Vast majority incorporate elements of the Craftsman style, but some also feature Mission, Pueblo Revival, and Mediterranean influences. Common elements: front gable or side gable roof, exposed rafter ends, large front porch with battered piers, pent-roofed bay, clipped gable, overhanging eaves. (Image: 801 Carr St.)

Cape Cod (Ca. 1930–1950)



American expression inspired by English architecture. Originally constructed in 1800s, but Eiber examples are from revival of this form as simple, economical, patriotic homes mostly constructed between the Great Depression and the post-World War II rise of the Ranch home. Common elements: steeply pitched side gable roof, minimal eaves, decorative shutters, gable dormers. (Image: 1033 Estes St.)

RESULTS

The Eiber neighborhood story (in Section 1 of this document) focused on many of the survey results already, highlighting the number of properties, unexpectedly, constructed both during the Great Depression and World War II. Overall, the Eiber Neighborhood Survey project resulted in the inventory of 272 sites at the reconnaissance level and thirty-one properties intensively. Tables 4 and 5, located in the Appendix, list all of the properties surveyed during this project, both in address- and site number-order. The number of recorded properties differed slightly from the original estimate the City provided in the SHF grant application due to some duplication of addresses, especially for multi-unit prop-

erties. Initial fieldwork also indicated some sites with pre-1947 dates of construction were inadvertently omitted from the original list of properties to be surveyed. A manual search of the Jefferson County Assessor website for houses with appearances indicating likely construction dates within the target range added a total of eighteen sites to the project total. Although the overall goal of the Eiber Neighborhood Survey project was to document all resources constructed in 1946 or earlier, there is a chance some of these, likely a very small number, have not been surveyed. One site on the initial list of properties to be surveyed, 7900 W. 13th Ave., was demolished prior to the start of fieldwork.

Among the sites recorded at the reconnaissance level,

Minimal Traditional (Ca. 1930–1950)



Small, economical, transitional expression that preceded the Ranch house. Often appear in large tract-housing developments. Common elements: boxy appearance with minimal architectural or decorative details, one story, rectangular plan on a concrete slab, low pitched roof, side-gabled or hipped roof, minimal eaves, gabled projection over front entry, central entry, asbestos and aluminum siding common. (Image: 1055 Pikeview St.)

Ranch (Ca. 1945–1970)



Easy-to-construct expression that originated in California and is based loosely on southwestern ranching properties. Earliest models quite small, but over time became larger with multi-car garages. Ubiquitous within large-tract housing developments of the post-World War II period. Common elements: elongated and asymmetrical façade, horizontal orientation, one-story, low-pitched roof, wide overhanging eaves, minimal front porch, attached garage, rear porch or patio, picture, low chimneys, decorative wrought iron porch supports, non-functional shutters. (Image: 1385 Kipling St.)

seventeen have been ranked as high priority for follow-on intensive-level survey. This number is somewhat lower than expected for a survey of this size. However, it is important to remember the 90-10 approach employed for the Eiber Neighborhood Survey project means ten percent of the most important/high priority properties were surveyed at the intensive level already. The vast majority of the properties identified as high priority for intensive survey represent contributing resources to the two proposed historic districts; intensive survey will verify the contributing status of these properties.

The intensive survey process found one site eligible for individual listing in the National Register of Historic Places.

The Waisner Residence at 801 Carr St. is a good example of a Craftsman bungalow. Character-defining features include exposed rafter ends, false half-timbering, divided upper window lights, large and battered porch columns and overhanging eaves. National Register-eligible sites are automatically eligible for listing in the Colorado State Register of Historic Properties as well. The text box below provides greater detail on the National and State registers.

The Eiber survey also found sites eligible for individual listing in the Colorado State Register of Historic Places and as City of Lakewood landmarks. A total of six properties are worthy of listing in the State Register and fifteen homes meet the criteria for local designation. All of the eligibility re-

NATIONAL AND STATE REGISTERS

National Register Eligibility

The National Historic Preservation Act of 1966, as amended, created the National Register of Historic Places, which the National Park Service administers.

Criteria for National Register eligibility are summarized as follows: The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

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

State Register Eligibility

The Colorado General Assembly established the Colorado State Register of Historic Properties by statute in 1975. The State Register became an active program in 1991 and is a listing of the state's significant cultural resources worthy of preservation for the future education and enjoyment of Colorado's residents and visitors. The State Register is administered within History Colorado, which maintains an official list of all properties included in the State Register.

Properties that are listed in the National Register of Historic Places are automatically placed in the State Register. Properties may also be nominated separately to the State Register without inclusion in the National Register.

The criteria for listing are as follows: Significance in history, architecture, archeology, and culture is present in buildings, sites, structures, objects, districts, and areas that possess integrity of location, setting, design, materials, workmanship, feeling, and association, and that meet one or more of the following criteria:

- A. The property is associated with events that have made a significant contribution to history; or
- B. The property is connected with persons significant in history; or
- C. The property has distinctive characteristics of a type, period, method of construction or artisan; or
- D. The property has geographic importance; or
- E. The property contains the possibility of important discoveries related to prehistory or history.

TABLE 1: ZONING AND ELIGIBILITY FOR INTENSIVELY-SURVEYED PROPERTIES						
Address	Site Num.	Historic Name	Zoning Class.	Nat. Reg.	State Reg.	Local Ldmrk.
1071 Balsam St.	5JF.7118	(possibly) Sayre House	RMF	N	N	N
1190 Balsam St.	5JF.7121	Veterans of Foreign War- Lakewood Post 3611	RMF	N	N	Y
1009 Brentwood St.	5JF.1005	Pattee House	RMF	N	N	N
1045 Brentwood St.	5JF.7132	Denver Hardware Manufacturing House	RMF	N	N	Y
1351 Brentwood St.	5JF.7139	Warnecke House	R-1-6	N	N	N
801 Carr St.	5JF.7142	Waisner Residence	R-2	Y	Y	Y
1009 Carr St.	5JF.7154	Eisel Residence	R-1-12	N	N	Y
1061 Carr St.	5JF.7157	Hansen Residence	MRU	N	N	Y
1091 Carr St.	5JF.7158	Wolff House	MRU	N	N	N
1140 Carr St.	5JF. 7163	Tintle-McCallister Residence	RMF	N	N	Y
1005 Field St.	5JF.7182	Heiland House	R-1-12	N	N	N
1020 Field St.	5JF.7183	McFerran House	R-1-12	N	Y	Y
1040 Field St.	5JF.7184	McFerran Residence	R-1-12	N	N	N
1070 Field St.	5JF.7187	Boland Residence	R-1-12	N	Y	Y
891 Garrison St.	5JF.7214	(likely) Crites House	R-1-12	N	N	N
1305 Garrison St.	5JF.7227	Spykstra Residence	R-1-12	N	N	N
1401 Garrison St.	5JF.7230	Laase House	R-1-6	N	N	Y
1280 Holland St.	5JF.2941	Olmstead House	R-1-12	N	N	N
1360 Holland St.	5JF.7240	McLeane House	R-1-12	N	Y	Y
649 Independence St.	5JF.7242	(possibly) Teller Property	R-1-12	N	N	N
1050 Independence St.	5JF.7243	Grover House	R-1-12	N	N	Y
1002 Kipling St.	5JF.7248	Blomberg Residence	R-1-12	N	N	N
6 Lakewood Heights Dr.	5JF.7262	Taylor House	R-1-12	N	N	N
26 Lakewood Heights Dr.	5JF.7271	Wagner Residence	R-1-12	N	N	N
9200 Lombardy Lane	5JF.7273	Holbrook Residence	R-1-12	N	N	Y
1090 Pikeview St.	5JF.7284	Warner House	R-1-12	N	N	N
7865 W. 9th Ave.	5JF.7311	Wyckoff House	R-1-12	N	N	Y
7650 W. 10th Ave.	5JF.7316	Kelley House	R-1-12	N	Y	Y
9015 W. 10th Ave.	5JF.7341	Barry Residence	R-1-12	N	Y	Y
7997 W. 12th Ave.	5JF.7360	Ayer Residence	MRU	N	N	N
7815 Westview Dr.	5JF.7376	Jelinek Residence	R-1-12	N	N	Y

sults for the Eiber Neighborhood Survey are summarized in Table 1. This table features a column devoted to Zoning Classification. The City of Lakewood provided this information, not usually included in such charts, and it was placed in this table at their request. The zoning classification for the intensively surveyed properties is particularly relevant given the City’s concerns about the effect of zoning and development pressure associated with the arrival of the W-line. The zoning categories “MRU” and “RMF” allow for higher-density development.

The Eiber Neighborhood Survey project also identified two City of Lakewood local historic districts. Historic districts are groups of sites that are important for their shared historical, architectural, or geographic characteristics. Local historic districts offer the protection associated with the design review process for alterations or additions to contributing properties.

Harris Park Local Historic District

This area is important for its association with Charles W. and Maude L. Harris, the larger pattern of subdivision plating on land formerly used for fruit farming, and architecture (intact examples of Revival-style homes). The period of significance for the district is 1937–1945, a span beginning when the Harrises subdivided their fruit farm and ending in 1945 when, with the end of World War II, the residential patterns in both the Eiber neighborhood and across the United States shifted dramatically to not only address pent-up post-



Proposed Harris Park Local Historic District boundaries superimposed onto subdivision plat map. Jefferson County GIS

Proposed district boundary

Address	Site Number	Const. Date	Survey Level	District Status
9015 W. 10th Ave.	5JF.7341	1941	I	C
9125 W. 10th Ave.	5JF.7342	1938	R	C
1005 Field St.	5JF.7182	1938	I	C
1020 Field St.	5JF.7183	1940	I	C
1040 Field St.	5JF.7184	1939	I	C
1041 Field St.	5JF.7185	1943	R	C
1070 Field St.	5JF.7187	1942	I	C

war housing demand but also apply industrial methods that allowed for construction of entire subdivisions of economical, near-identical house models quickly and efficiently.

Table 2 summarizes the resources within this historic district—all eight of these homes were constructed within the district’s period of significance and, therefore, are considered contributing. The map above illustrates the boundaries of the district. The chosen boundary for the historic district encompasses these eight houses because the properties convey the district’s significance. These properties within the boundary not only possess a documented association with former orchard owners Charles and Maude Harris but also represent good examples of architectural styles constructed during the district’s period of significance.

According to staff at the Colorado Office of Archaeology and Historic Preservation (OAHP), this local historic district also may be eligible for the National Register. More research is needed to confirm such eligibility. Specifically, the two properties surveyed at the reconnaissance level should be intensively documented and more details uncovered about the geographic extent of the Harris orchard in relation to the boundaries of the Harris Park subdivision.

Lakewood Heights Drive Local Historic District

This area is important for its association with both Edward M. Olmstead and Kenneth A. Macomber, the real estate professionals responsible for platting the Lakewood Heights subdivision. This duo platted this subdivision in 1938. Rele-

vant areas of significance for this district include Community Planning and Development (for both the activity of subdividers Olmstead and Macomber and the area’s design that featured large lots, generous setbacks, and picturesque curvilinear streets intended to attract upper middle-class homeowners) and Architecture (intact examples of Revival-style and Ranch homes). The period of significance for the district is 1938-1961, a span beginning with the platting of the Lakewood Heights subdivision and ending with the construction of the final home on the curvilinear street.

Table 3 summarizes the resources within this historic district. Some additional survey may be needed to determine the definitive contributing status of the seven properties not documented as part of the Eiber Neighborhood Survey project. The accompanying map illustrates the boundaries of the district. Although within the Lakewood Heights subdivision plat, the proposed historic district does not include any of the properties along Kipling Street since these sites do not retain the significant characteristics—setbacks, landscaping, setting, and architectural distinction—associated with the district.

According to OAHP, this local historic district seems unlikely to be eligible to the National Register. Staff expressed concerns about the number of altered homes—especially larger additions and changes to both siding and windows—within the identified historic district. More research and/or intensive survey (for properties recorded at the reconnaissance level) is required to confirm contributing and non-con-



Lakewood Heights Drive Local Historic District Boundaries superimposed onto subdivision plat map. Jefferson County GIS

Proposed district boundary

TABLE 3: PROPOSED LAKEWOOD HEIGHTS DRIVE LOCAL HISTORIC DISTRICT

Address	Site Number	Const. Date	Survey Level	District Status
(reservoir)	n/a	Pre-1938	n/a	C
1 Lakewood Heights Dr.	n/a	1950	n/a	C
2 Lakewood Heights Dr.	n/a	1949	n/a	C
3 Lakewood Heights Dr.	5JF.7260	1939	R	C
4 Lakewood Heights Dr.	5JF.7261	1940	R	C
6 Lakewood Heights Dr.	5JF.7262	1943	I	NC
7 Lakewood Heights Dr.	5JF.7263	1940	R	C
8 Lakewood Heights Dr.	5JF.7264	1938	R	C
9 Lakewood Heights Dr.	5JF.7265	1938	R	C
10 Lakewood Heights Dr.	5JF.7266	1938	R	C
11 Lakewood Heights Dr.	5JF.7267	1939	R	C
12 Lakewood Heights Dr.	5JF.7268	1938	R	C
13 Lakewood Heights Dr.	n/a	1961	n/a	C
14 Lakewood Heights Dr.	n/a	1956	n/a	C
15 Lakewood Heights Dr.	5JF.2937	1940	R	C
16 Lakewood Heights Dr.	5JF.2938	1938	R	C
17 Lakewood Heights Dr.	n/a	1949	n/a	C
19 Lakewood Heights Dr.	5JF.4620	1941	R	C
23 Lakewood Heights Dr.	5JF.7269	1941	R	C
24 Lakewood Heights Dr.	5JF.7270	1940	R	C
25 Lakewood Heights Dr.	n/a	1953	n/a	C
26 Lakewood Heights Dr.	5JF.7271	1938	I	C
27 Lakewood Heights Dr.	n/a	1953	n/a	C
(vacant lot—Regional Transportation District)	n/a	n/a	n/a	NC

tributing status of properties to any potential National Register historic district. Also, the State warns inclusion of the reservoir property in such a district may introduce an additional level of complexity to pursuit of a National Register historic district for Lakewood Heights Drive.

RECOMMENDATIONS

Survey projects represent the foundation for all historic preservation efforts. For that reason, the Eiber Neighborhood Survey project represents the first of many endeavors possible in this interesting part of Lakewood. The recommendations below offer only a few suggestions for future initiatives.

Recommendation 1: Designation

This project identified both individually eligible sites and two historic districts. The City, property owners, and representatives from OAHF should collaborate to designate these properties. Designation is an excellent way to recognize the important history and architecture of these individual properties and collections of resources in the two districts. Listing in the National or State Register is strictly honorary. If protection is the aim of designation, then listing as a Lakewood local landmark or local historic district is the appropriate approach. The survey forms, context, and survey report include most of the necessary information required to complete the nominations for the eligible properties and districts.

Recommendation 2: Zoning Change

Homeowners in other areas of the Eiber neighborhood, recognizing the threats for insensitive redevelopment, have chosen to down-zone on their street. This approach allows for that area to be rezoned and, in so doing, remove the automatic permission for high-density development. Such downzoning seems most appropriate along the 1000 and 1100 blocks of Carr Street where there is a concentration of eligible and significant resources.

Recommendation 3: Additional Research and Intensive-level Survey

Every effort was made to thoroughly research all topics that arose and answer all questions the surveyed properties inspired. But, at the end of each historical and architectural survey project, there are always issues in need of additional research. The text related to the two identified local historic districts mentioned the need for additional survey and research if the City and property owners wish to pursue National Register listing for these two areas. Other topics from the Eiber Neighborhood Survey project deserving of additional study include:

- Denver Hardware Manufacturing Company: positive identification of all nine sites that served as company housing. This research process will require a thorough examination of the earliest grantor-grantee books available on

microfilm at the Jefferson County Clerk and Recorder. This work can be both tedious and time-consuming, with many of the records difficult to read or decipher.

- 1920s homes: determination of whether any of the houses in the neighborhood were constructed using ASHSB plans and/or represent prefabricated kit homes. The Summer 2006 issue of *The Lakewood Historian* included a short article that contended that 7020 West 13th Ave. represents a Sears or Montgomery Ward home. Both of these projects represent the type of endeavor suitable for a Masters thesis or Ph.D. dissertation.
- 1930s homes: Oral history interviews and additional research on the builders and/or architects of the Eiber neighborhood homes constructed during the Great Depression might offer further insight into why this community, more than any other, experienced the unexpected building boom. It may also be worthwhile to study US Census records in an attempt to track the impact of displaced farmers from rural Colorado relocating to Lakewood, confirming if any of these individuals lived in the Eiber

neighborhood.

- Smith Village: unverified accounts of homes moved from Lowry Field and relocated to this small 1940s subdivision represent an intriguing story, although the timing is questionable without the benefit of greater research. Oral histories, newspaper searches, and inquiries with the US military may yield further information.

Recommendation 4: Interpretation and Sharing

During the course of this project, the Eiber Neighborhood Association suggested a series of walks within the neighborhood intended to encourage homeowners to share memories and stories. This group also hoped HistoryMatters staff would be able to participate, telling attendees more about the results of the project. However, the project schedule did not allow for execution of this wonderful programming idea. Using the details provided in the historic context and survey report, members of the neighborhood should consider pursuing this initiative. As discussed already and given the large size of the Eiber survey area (and presence of micro-neighborhoods within this larger region), a series of walks-and-talks are encouraged. The neighborhood association should consider the best methods for collecting the memories shared on these walks, too.

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APPENDIX

SURVEY RESULTS TABLES

TABLE 4

All Surveyed Properties in Address Order 62

TABLE 5

All Surveyed Properties in Site Number Order 67

TABLE 6

Priority for Intensive-Level Survey 72

THE EIBER NEIGHBORHOOD CULTURAL RESOURCE SURVEY: CHALLENGING ASSUMPTIONS AND EXPLORING CONTRADICTIONS

**TABLE 4: ALL SURVEYED PROPERTIES
IN ADDRESS ORDER**

Address	Site Num.	Survey Level
8125 West 6th Avenue	5JF.4563	Reconnaissance
8159 West 6th Avenue	5JF.4565	Reconnaissance
9395 West 6th Avenue	5JF.7293	Reconnaissance
9555 West 6th Avenue	5JF.7294	Reconnaissance
9615-9629 West 6th Avenue	5JF.7295	Reconnaissance
9669 West 6th Avenue	5JF.7296	Reconnaissance
9009 West 7th Place	5JF.7386	Reconnaissance
9010 West 7th Place	5JF.7298	Reconnaissance
9011 West 7th Place	5JF.7299	Reconnaissance
9090 West 7th Place	5JF.7300	Reconnaissance
9091 West 7th Place	5JF.7301	Reconnaissance
9110 West 7th Place	5JF.7302	Reconnaissance
9115 West 7th Place	5JF.7303	Reconnaissance
7875 West 8th Avenue	5JF.7304	Reconnaissance
8230 West 8th Avenue	5JF.7305	Reconnaissance
7615 West 9th Avenue	5JF.7306	Reconnaissance
7625 West 9th Avenue	5JF.7307	Reconnaissance
7645 West 9th Avenue	5JF.7308	Reconnaissance
7705 West 9th Avenue	5JF.7309	Reconnaissance
7717 West 9th Avenue	5JF.7310	Reconnaissance
7800 West 9th Avenue	5JF.7310	Reconnaissance
7865 West 9th Avenue	5JF.7311	Intensive
9795 West 9th Avenue	5JF.7312	Reconnaissance
9805 West 9th Avenue	5JF.7313	Reconnaissance
9891 West 9th Avenue	5JF.7314	Reconnaissance
9895 West 9th Avenue	5JF.7315	Reconnaissance
7650 West 10th Avenue	5JF.7316	Intensive
7655 West 10th Avenue	5JF.4748-4764	Reconnaissance
7670 West 10th Avenue	5JF.7317	Reconnaissance
7698 West 10th Avenue	5JF.7318	Reconnaissance
7730 West 10th Avenue	5JF.7319	Reconnaissance
7760 West 10th Avenue	5JF.7320	Reconnaissance
7974 West 10th Avenue	5JF.7321	Reconnaissance

Address	Site Num.	Survey Level
8000 West 10th Avenue	5JF.7322	Reconnaissance
8100 West 10th Avenue	5JF.7323	Reconnaissance
8180-8190 West 10th Avenue	5JF.7324	Reconnaissance
8320 West 10th Avenue	5JF.7325	Reconnaissance
8345 West 10th Avenue	5JF.7326	Reconnaissance
8365 West 10th Avenue	5JF.7327	Reconnaissance
8435 West 10th Avenue	5JF.7328	Reconnaissance
8500 West 10th Avenue	5JF.7329	Reconnaissance
8600 West 10th Avenue	5JF.7330	Reconnaissance
8601 West 10th Avenue	5JF.7331	Reconnaissance
8659 West 10th Avenue	5JF.7332	Reconnaissance
8670 West 10th Avenue	5JF.7333	Reconnaissance
8671 West 10th Avenue	5JF.7334	Reconnaissance
8791 West 10th Avenue	5JF.7336	Reconnaissance
8801 West 10th Avenue	5JF.7337	Reconnaissance
8825 West 10th Avenue	5JF.7338	Reconnaissance
8893 West 10th Avenue	5JF.7339	Reconnaissance
9001 West 10th Avenue	5JF.7340	Reconnaissance
9015 West 10th Avenue	5JF.7341	Intensive
9125 West 10th Avenue	5JF.7342	Reconnaissance
9385 West 10th Avenue	5JF.7343	Reconnaissance
9401 West 10th Avenue	5JF.7344	Reconnaissance
9605 West 10th Avenue	5JF.7345	Reconnaissance
9115 West 11th Avenue	5JF.7346	Reconnaissance
9341 West 11th Avenue	5JF.7347	Reconnaissance
9365 West 11th Avenue	5JF.7348	Reconnaissance
9390 West 11th Avenue	5JF.7350	Reconnaissance
9394 West 11th Avenue	5JF.7351	Reconnaissance
9525 West 11th Avenue	5JF.7352	Reconnaissance
9600 West 11th Avenue	5JF.7353	Reconnaissance
9605 West 11th Avenue	5JF.7354	Reconnaissance
9797 West 11th Avenue	5JF.7355	Reconnaissance
9999 West 11th Avenue	5JF.7356	Reconnaissance
7965 West 12th Avenue	5JF.7357	Reconnaissance
7975 West 12th Avenue	5JF.7358	Reconnaissance
7985 West 12th Avenue	5JF.7359	Reconnaissance

THE EIBER NEIGHBORHOOD CULTURAL RESOURCE SURVEY: CHALLENGING ASSUMPTIONS AND EXPLORING CONTRADICTIONS

Address	Site Num.	Survey Level
7997 West 12th Avenue	5JF.7360	Intensive
8009 West 12th Avenue	5JF.7361	Reconnaissance
8015 West 12th Avenue	5JF.7362	Reconnaissance
8115 West 12th Avenue	5JF.7363	Reconnaissance
8125 West 12th Avenue	5JF.7364	Reconnaissance
9000 West 13th Avenue	5JF.2929	Reconnaissance
9750 West 13th Avenue	5JF.2943	Reconnaissance
10020 West 13th Avenue	5JF.2953	Reconnaissance
10050 West 13th Avenue	5JF.2951	Reconnaissance
10090 West 13th Avenue	5JF.2950	Reconnaissance
10040 West 13th Place	5JF.7365	Reconnaissance
9208 West 14th Avenue	5JF.7366	Reconnaissance
9301 West 14th Avenue	5JF.7367	Reconnaissance
9315 West 14th Avenue	5JF.7368	Reconnaissance
9351 West 14th Avenue	5JF.7369	Reconnaissance
9390 West 14th Avenue	5JF.7370	Reconnaissance
9393 West 14th Avenue	5JF.7371	Reconnaissance
10245 West 14th Avenue	5JF.7372	Reconnaissance
750 Allison Street	5JF.7106	Reconnaissance
755-757 Allison Street	5JF.7107	Reconnaissance
850 Allison Street	5JF.7109	Reconnaissance
1257 Allison Street	5JF.7110	Reconnaissance
1275 Allison Street	5JF.2918	Reconnaissance
1397 Allison Street	5JF.7111	Reconnaissance
1230 Ammons Street	5JF.7112	Reconnaissance
1250 Ammons Street	5JF.7113	Reconnaissance
1331 Ammons Street	5JF.7114	Reconnaissance
1000 Balsam Street	5JF.7116	Reconnaissance
1060-1066 Balsam Street	5JF.7117	Reconnaissance
1071 Balsam Street	5JF.7118	Intensive
1080 Balsam Street	5JF.7119	Reconnaissance
1187 Balsam Street	5JF.7120	Reconnaissance
1190 Balsam Street	5JF.7121	Intensive
1195 Balsam Street	5JF.7122	Reconnaissance
1200 Balsam Street	5JF.7123	Reconnaissance
1201 Balsam Street	5JF.7124	Reconnaissance

Address	Site Num.	Survey Level
1211 Balsam Street	5JF.7125	Reconnaissance
1220 Balsam Street	5JF.7126	Reconnaissance
1250 Balsam Street	5JF.7127	Reconnaissance
1006 Brentwood Street	5JF.7129	Reconnaissance
1009 Brentwood Street	5JF.1055	Intensive
1035 Brentwood Street	5JF.7131	Reconnaissance
1045 Brentwood Street	5JF.7132	Intensive
1090 Brentwood Street	5JF.7133	Reconnaissance
1200 Brentwood Street	5JF.7134	Reconnaissance
1210 Brentwood Street	5JF.7135	Reconnaissance
1245 Brentwood Street	5JF.7136	Reconnaissance
1285 Brentwood Street	5JF.7137	Reconnaissance
1350 Brentwood Street	5JF.7138	Reconnaissance
1351 Brentwood Street	5JF.7139	Intensive
1355 Brentwood Street	5JF.7140	Reconnaissance
770 Carr Street	5JF.7141	Reconnaissance
801 Carr Street	5JF.7142	Intensive
815-825 Carr Street	5JF.7143	Reconnaissance
860 Carr Street	5JF.7144	Reconnaissance
890 Carr Street	5JF.7145	Reconnaissance
895 Carr Street	5JF.7146	Reconnaissance
930 Carr Street	5JF.7147	Reconnaissance
940-942 Carr Street	5JF.7148	Reconnaissance
980 Carr Street	5JF.7149	Reconnaissance
990 Carr Street	5JF.7150	Reconnaissance
995 Carr Street	5JF.7151	Reconnaissance
1000 Carr Street	5JF.7152	Reconnaissance
1008 Carr Street	5JF.7153	Reconnaissance
1009 Carr Street	5JF.7154	Intensive
1010 Carr Street	5JF.7155	Reconnaissance
1041 Carr Street	5JF.7156	Reconnaissance
1061 Carr Street	5JF.7157	Intensive
1091 Carr Street	5JF.7158	Intensive
1095 Carr Street	5JF.7159	Reconnaissance
1100 Carr Street	5JF.7160	Reconnaissance
1120 Carr Street	5JF.7161	Reconnaissance

THE EIBER NEIGHBORHOOD CULTURAL RESOURCE SURVEY: CHALLENGING ASSUMPTIONS AND EXPLORING CONTRADICTIONS

Address	Site Num.	Survey Level
1121 Carr Street	5JF.7162	Reconnaissance
1152 Carr Street	5JF.7165	Reconnaissance
1255 Carr Street	5JF.7166	Reconnaissance
1260 Carr Street	5JF.7167	Reconnaissance
1270 Carr Street	5JF.7168	Reconnaissance
1275 Carr Street	5JF.7169	Reconnaissance
1290 Carr Street	5JF.7170	Reconnaissance
1294 Carr Street	5JF.7171	Reconnaissance
1298 Carr Street	5JF.2920	Reconnaissance
1020 Estes Street	5JF.7172	Reconnaissance
1030 Estes Street	5JF.7173	Reconnaissance
1033 Estes Street	5JF.7174	Reconnaissance
1040 Estes Street	5JF.7175	Reconnaissance
1080 Estes Street	5JF.7176	Reconnaissance
1110 Estes Street	5JF.7177	Reconnaissance
1195 Estes Street	5JF.7178	Reconnaissance
1280 Estes Street	5JF.2928	Reconnaissance
1295 Estes Street	5JF.2934	Reconnaissance
1315 Estes Street	5JF.7180	Reconnaissance
1369 Estes Street	5JF.7181	Reconnaissance
1005 Field Street	5JF.7182	Intensive
1020 Field Street	5JF.7183	Intensive
1040 Field Street	5JF.7184	Intensive
1041 Field Street	5JF.7185	Reconnaissance
1061 Field Street	5JF.7186	Reconnaissance
1070 Field Street	5JF.7187	Intensive
600 Garland Street	5JF.7188	Reconnaissance
605 Garland Street	5JF.7189	Reconnaissance
615 Garland Street	5JF.7190	Reconnaissance
620 Garland Street	5JF.7191	Reconnaissance
621 Garland Street	5JF.7192	Reconnaissance
630 Garland Street	5JF.7193	Reconnaissance
650 Garland Street	5JF.7194	Reconnaissance
675 Garland Street	5JF.7195	Reconnaissance
690 Garland Street	5JF.7196	Reconnaissance
695 Garland Street	5JF.7197	Reconnaissance

Address	Site Num.	Survey Level
705 Garland Street	5JF.7199	Reconnaissance
710 Garland Street	5JF.7200	Reconnaissance
777 Garland Street	5JF.7201	Reconnaissance
780 Garland Street	5JF.7202	Reconnaissance
785 Garland Street	5JF.7203	Reconnaissance
790 Garland Street	5JF.7204	Reconnaissance
1147 Garland Street	5JF.7205	Reconnaissance
671 Garrison Street	5JF.7206	Reconnaissance
690 Garrison Street	5JF.7207	Reconnaissance
701 Garrison Street	5JF.7208	Reconnaissance
770 Garrison Street	5JF.7209	Reconnaissance
777 Garrison Street	5JF.7210	Reconnaissance
787 Garrison Street	5JF.7211	Reconnaissance
790 Garrison Street	5JF.7212	Reconnaissance
798 Garrison Street	5JF.7213	Reconnaissance
891 Garrison Street	5JF.7214	Intensive
901 Garrison Street	5JF.7215	Reconnaissance
1045 Garrison Street	5JF.7216	Reconnaissance
1092 Garrison Street	5JF.7217	Reconnaissance
1095 Garrison Street	5JF.7218	Reconnaissance
1105 Garrison Street	5JF.7219	Reconnaissance
1159 Garrison Street	5JF.7220	Reconnaissance
1165 Garrison Street	5JF.7221	Reconnaissance
1170 Garrison Street	5JF.7222	Reconnaissance
1171 Garrison Street	5JF.7223	Reconnaissance
1179 Garrison Street	5JF.7224	Reconnaissance
1181 Garrison Street	5JF.2940	Reconnaissance
1280 Garrison Street	5JF.7225	Reconnaissance
1303 Garrison Street	5JF.7226	Reconnaissance
1305 Garrison Street	5JF.7227	Intensive
1365 Garrison Street	5JF.7229	Reconnaissance
1401 Garrison Street	5JF.7230	Intensive
1420 Garrison Street	5JF.7231	Reconnaissance
736 Holland Street	5JF.7232	Reconnaissance
1020 Holland Street	5JF.7233	Reconnaissance
1025 Holland Street	5JF.7234	Reconnaissance

THE EIBER NEIGHBORHOOD CULTURAL RESOURCE SURVEY: CHALLENGING ASSUMPTIONS AND EXPLORING CONTRADICTIONS

Address	Site Num.	Survey Level
1050 Holland Street	5JF.7235	Reconnaissance
1160 Holland Street	5JF.7236	Reconnaissance
1280 Holland Street	5JF.2941	Intensive
1329 Holland Street	5JF.7238	Reconnaissance
1333 Holland Street	5JF.7239	Reconnaissance
1360 Holland Street	5JF.7240	Intensive
1385 Holland Street	5JF.6562	Reconnaissance
641 Independence Street	5JF.7241	Reconnaissance
649 Independence Street	5JF.7242	Intensive
1050 Independence Street	5JF.7243	Intensive
1051 Independence Street	5JF.7244	Reconnaissance
1165 Independence Street	5JF.7245	Reconnaissance
1175 Independence Street	5JF.7246	Reconnaissance
1185 Independence Street	5JF.7247	Reconnaissance
1002 Kipling Street	5JF.7248	Intensive
1050 Kipling Street	5JF.7249	Reconnaissance
1070 Kipling Street	5JF.7250	Reconnaissance
1090 Kipling Street	5JF.7251	Reconnaissance
1230 Kipling Street	5JF.7252	Reconnaissance
1250 Kipling Street	5JF.7253	Reconnaissance
1280 Kipling Street	5JF.7254	Reconnaissance
1290-1292 Kipling Street	5JF.2946	Reconnaissance
1350 Kipling Street	5JF.4623	Reconnaissance
1365 Kipling Street	5JF.7255	Reconnaissance
1375 Kipling Street	5JF.7256	Reconnaissance
1380 Kipling Street	5JF.4624	Reconnaissance
1385 Kipling Street	5JF.7257	Reconnaissance
1395 Kipling Street	5JF.7258	Reconnaissance
1397 Kipling Street	5JF.7259	Reconnaissance
3 Lakewood Heights Drive	5JF.7260	Reconnaissance
4 Lakewood Heights Drive	5JF.7261	Reconnaissance
6 Lakewood Heights Drive	5JF.7262	Intensive
7 Lakewood Heights Drive	5JF.7263	Reconnaissance
8 Lakewood Heights Drive	5JF.7264	Reconnaissance
9 Lakewood Heights Drive	5JF.7265	Reconnaissance
10 Lakewood Heights Drive	5JF.7266	Reconnaissance

Address	Site Num.	Survey Level
11 Lakewood Heights Drive	5JF.7267	Reconnaissance
12 Lakewood Heights Drive	5JF.7268	Reconnaissance
15 Lakewood Heights Drive	5JF.2937	Reconnaissance
16 Lakewood Heights Drive	5JF.2938	Reconnaissance
19 Lakewood Heights Drive	5JF.4620	Reconnaissance
23 Lakewood Heights Drive	5JF.7269	Reconnaissance
24 Lakewood Heights Drive	5JF.7270	Reconnaissance
26 Lakewood Heights Drive	5JF.7271	Intensive
1255 Lee Street	5JF.7272	Reconnaissance
9200 Lombardy Lane	5JF.7273	Intensive
9230 Lombardy Lane	5JF.7274	Reconnaissance
9237 Lombardy Lane	5JF.7275	Reconnaissance
960 Miller Court	5JF.7276	Reconnaissance
1001 Pike View Street	5JF.7277	Reconnaissance
1010 Pike View Street	5JF.7278	Reconnaissance
1021 Pike View Street	5JF.7279	Reconnaissance
1050 Pike View Street	5JF.7280	Reconnaissance
1055 Pike View Street	5JF.7281	Reconnaissance
1065 Pike View Street	5JF.7282	Reconnaissance
1070 Pike View Street	5JF.7283	Reconnaissance
1090 Pike View Street	5JF.7284	Intensive
1101 Pike View Street	5JF.7286	Reconnaissance
1111 Pike View Street	5JF.7287	Reconnaissance
1120 Pike View Street	5JF.7288	Reconnaissance
1135 Pike View Street	5JF.7289	Reconnaissance
1165 Pike View Street	5JF.7291	Reconnaissance
1185 Pike View Street	5JF.2945	Reconnaissance
1198 Pike View Street	5JF.2944	Reconnaissance
965 Wadsworth Boulevard	5JF.4557	Reconnaissance
1215 Wadsworth Boulevard	5JF.4511	Reconnaissance
1355 Wadsworth Boulevard	5JF.2912	Reconnaissance
7760 Westview Drive	5JF.7373	Reconnaissance
7800 Westview Drive	5JF.7374	Reconnaissance
7814 Westview Drive	5JF.7375	Reconnaissance
7815 Westview Drive	5JF.7376	Intensive
7830 Westview Drive	5JF.7377	Reconnaissance

THE EIBER NEIGHBORHOOD CULTURAL RESOURCE SURVEY: CHALLENGING ASSUMPTIONS AND EXPLORING CONTRADICTIONS

Address	Site Num.	Survey Level
7896 Westview Drive	5JF.7378	Reconnaissance
7997 Westview Drive	5JF.7379	Reconnaissance
1351 Yarrow Street	5JF.7380	Reconnaissance
1361 Yarrow Street	5JF.7381	Reconnaissance
1365 Yarrow Street	5JF.7382	Reconnaissance
1375 Yarrow Street	5JF.7383	Reconnaissance
1399 Yarrow Street	5JF.7384	Reconnaissance
1245 Zephyr Street	5JF.7385	Reconnaissance
1255 Zephyr Street	5JF.2916	Reconnaissance

THE EIBER NEIGHBORHOOD CULTURAL RESOURCE SURVEY: CHALLENGING ASSUMPTIONS AND EXPLORING CONTRADICTIONS

**TABLE 5: ALL SURVEYED PROPERTIES
IN SITE NUMBER ORDER**

Site Num.	Address	Survey Level
5JF.1055	1009 Brentwood Street	Intensive
5JF.2912	1355 Wadsworth Boulevard	Reconnaissance
5JF.2916	1255 Zephyr Street	Reconnaissance
5JF.2918	1275 Allison Street	Reconnaissance
5JF.2920	1298 Carr Street	Reconnaissance
5JF.2928	1280 Estes Street	Reconnaissance
5JF.2929	9000 West 13th Avenue	Reconnaissance
5JF.2934	1295 Estes Street	Reconnaissance
5JF.2937	15 Lakewood Heights Drive	Reconnaissance
5JF.2938	16 Lakewood Heights Drive	Reconnaissance
5JF.2940	1181 Garrison Street	Reconnaissance
5JF.2941	1280 Holland Street	Intensive
5JF.2943	9750 West 13th Avenue	Reconnaissance
5JF.2944	1198 Pike View Street	Reconnaissance
5JF.2945	1185 Pike View Street	Reconnaissance
5JF.2946	1290-1292 Kipling Street	Reconnaissance
5JF.2950	10090 West 13th Avenue	Reconnaissance
5JF.2951	10050 West 13th Avenue	Reconnaissance
5JF.2953	10020 West 13th Avenue	Reconnaissance
5JF.4511	1215 Wadsworth Boulevard	Reconnaissance
5JF.4557	965 Wadsworth Boulevard	Reconnaissance
5JF.4563	8125 West 6th Avenue	Reconnaissance
5JF.4565	8159 West 6th Avenue	Reconnaissance
5JF.4620	19 Lakewood Heights Drive	Reconnaissance
5JF.4623	1350 Kipling Street	Reconnaissance
5JF.4624	1380 Kipling Street	Reconnaissance
5JF.4748-4764	7655 West 10th Avenue	Reconnaissance
5JF.6562	1385 Holland Street	Reconnaissance
5JF.7106	750 Allison Street	Reconnaissance
5JF.7107	755-757 Allison Street	Reconnaissance
5JF.7109	850 Allison Street	Reconnaissance
5JF.7110	1257 Allison Street	Reconnaissance
5JF.7111	1397 Allison Street	Reconnaissance

Site Num.	Address	Survey Level
5JF.7112	1230 Ammons Street	Reconnaissance
5JF.7113	1250 Ammons Street	Reconnaissance
5JF.7114	1331 Ammons Street	Reconnaissance
5JF.7116	1000 Balsam Street	Reconnaissance
5JF.7117	1060-1066 Balsam Street	Reconnaissance
5JF.7118	1071 Balsam Street	Intensive
5JF.7119	1080 Balsam Street	Reconnaissance
5JF.7120	1187 Balsam Street	Reconnaissance
5JF.7121	1190 Balsam Street	Intensive
5JF.7122	1195 Balsam Street	Reconnaissance
5JF.7123	1200 Balsam Street	Reconnaissance
5JF.7124	1201 Balsam Street	Reconnaissance
5JF.7125	1211 Balsam Street	Reconnaissance
5JF.7126	1220 Balsam Street	Reconnaissance
5JF.7127	1250 Balsam Street	Reconnaissance
5JF.7129	1006 Brentwood Street	Reconnaissance
5JF.7131	1035 Brentwood Street	Reconnaissance
5JF.7132	1045 Brentwood Street	Intensive
5JF.7133	1090 Brentwood Street	Reconnaissance
5JF.7134	1200 Brentwood Street	Reconnaissance
5JF.7135	1210 Brentwood Street	Reconnaissance
5JF.7136	1245 Brentwood Street	Reconnaissance
5JF.7137	1285 Brentwood Street	Reconnaissance
5JF.7138	1350 Brentwood Street	Reconnaissance
5JF.7139	1351 Brentwood Street	Intensive
5JF.7140	1355 Brentwood Street	Reconnaissance
5JF.7141	770 Carr Street	Reconnaissance
5JF.7142	801 Carr Street	Intensive
5JF.7143	815-825 Carr Street	Reconnaissance
5JF.7144	860 Carr Street	Reconnaissance
5JF.7145	890 Carr Street	Reconnaissance
5JF.7146	895 Carr Street	Reconnaissance
5JF.7147	930 Carr Street	Reconnaissance
5JF.7148	940-942 Carr Street	Reconnaissance
5JF.7149	980 Carr Street	Reconnaissance
5JF.7150	990 Carr Street	Reconnaissance

THE EIBER NEIGHBORHOOD CULTURAL RESOURCE SURVEY: CHALLENGING ASSUMPTIONS AND EXPLORING CONTRADICTIONS

Site Num.	Address	Survey Level
5JF.7151	995 Carr Street	Reconnaissance
5JF.7152	1000 Carr Street	Reconnaissance
5JF.7153	1008 Carr Street	Reconnaissance
5JF.7154	1009 Carr Street	Intensive
5JF.7155	1010 Carr Street	Reconnaissance
5JF.7156	1041 Carr Street	Reconnaissance
5JF.7157	1061 Carr Street	Intensive
5JF.7158	1091 Carr Street	Intensive
5JF.7159	1095 Carr Street	Reconnaissance
5JF.7160	1100 Carr Street	Reconnaissance
5JF.7161	1120 Carr Street	Reconnaissance
5JF.7162	1121 Carr Street	Reconnaissance
5JF.7165	1152 Carr Street	Reconnaissance
5JF.7166	1255 Carr Street	Reconnaissance
5JF.7167	1260 Carr Street	Reconnaissance
5JF.7168	1270 Carr Street	Reconnaissance
5JF.7169	1275 Carr Street	Reconnaissance
5JF.7170	1290 Carr Street	Reconnaissance
5JF.7171	1294 Carr Street	Reconnaissance
5JF.7172	1020 Estes Street	Reconnaissance
5JF.7173	1030 Estes Street	Reconnaissance
5JF.7174	1033 Estes Street	Reconnaissance
5JF.7175	1040 Estes Street	Reconnaissance
5JF.7176	1080 Estes Street	Reconnaissance
5JF.7177	1110 Estes Street	Reconnaissance
5JF.7178	1195 Estes Street	Reconnaissance
5JF.7180	1315 Estes Street	Reconnaissance
5JF.7181	1369 Estes Street	Reconnaissance
5JF.7182	1005 Field Street	Intensive
5JF.7183	1020 Field Street	Intensive
5JF.7184	1040 Field Street	Intensive
5JF.7185	1041 Field Street	Reconnaissance
5JF.7186	1061 Field Street	Reconnaissance
5JF.7187	1070 Field Street	Intensive
5JF.7188	600 Garland Street	Reconnaissance
5JF.7189	605 Garland Street	Reconnaissance

Site Num.	Address	Survey Level
5JF.7190	615 Garland Street	Reconnaissance
5JF.7191	620 Garland Street	Reconnaissance
5JF.7192	621 Garland Street	Reconnaissance
5JF.7193	630 Garland Street	Reconnaissance
5JF.7194	650 Garland Street	Reconnaissance
5JF.7195	675 Garland Street	Reconnaissance
5JF.7196	690 Garland Street	Reconnaissance
5JF.7197	695 Garland Street	Reconnaissance
5JF.7199	705 Garland Street	Reconnaissance
5JF.7200	710 Garland Street	Reconnaissance
5JF.7201	777 Garland Street	Reconnaissance
5JF.7202	780 Garland Street	Reconnaissance
5JF.7203	785 Garland Street	Reconnaissance
5JF.7204	790 Garland Street	Reconnaissance
5JF.7205	1147 Garland Street	Reconnaissance
5JF.7206	671 Garrison Street	Reconnaissance
5JF.7207	690 Garrison Street	Reconnaissance
5JF.7208	701 Garrison Street	Reconnaissance
5JF.7209	770 Garrison Street	Reconnaissance
5JF.7210	777 Garrison Street	Reconnaissance
5JF.7211	787 Garrison Street	Reconnaissance
5JF.7212	790 Garrison Street	Reconnaissance
5JF.7213	798 Garrison Street	Reconnaissance
5JF.7214	891 Garrison Street	Intensive
5JF.7215	901 Garrison Street	Reconnaissance
5JF.7216	1045 Garrison Street	Reconnaissance
5JF.7217	1092 Garrison Street	Reconnaissance
5JF.7218	1095 Garrison Street	Reconnaissance
5JF.7219	1105 Garrison Street	Reconnaissance
5JF.7220	1159 Garrison Street	Reconnaissance
5JF.7221	1165 Garrison Street	Reconnaissance
5JF.7222	1170 Garrison Street	Reconnaissance
5JF.7223	1171 Garrison Street	Reconnaissance
5JF.7224	1179 Garrison Street	Reconnaissance
5JF.7225	1280 Garrison Street	Reconnaissance
5JF.7226	1303 Garrison Street	Reconnaissance

THE EIBER NEIGHBORHOOD CULTURAL RESOURCE SURVEY: CHALLENGING ASSUMPTIONS AND EXPLORING CONTRADICTIONS

Site Num.	Address	Survey Level
5JF.7227	1305 Garrison Street	Intensive
5JF.7229	1365 Garrison Street	Reconnaissance
5JF.7230	1401 Garrison Street	Intensive
5JF.7231	1420 Garrison Street	Reconnaissance
5JF.7232	736 Holland Street	Reconnaissance
5JF.7233	1020 Holland Street	Reconnaissance
5JF.7234	1025 Holland Street	Reconnaissance
5JF.7235	1050 Holland Street	Reconnaissance
5JF.7236	1160 Holland Street	Reconnaissance
5JF.7238	1329 Holland Street	Reconnaissance
5JF.7239	1333 Holland Street	Reconnaissance
5JF.7240	1360 Holland Street	Intensive
5JF.7241	641 Independence Street	Reconnaissance
5JF.7242	649 Independence Street	Intensive
5JF.7243	1050 Independence Street	Intensive
5JF.7244	1051 Independence Street	Reconnaissance
5JF.7245	1165 Independence Street	Reconnaissance
5JF.7246	1175 Independence Street	Reconnaissance
5JF.7247	1185 Independence Street	Reconnaissance
5JF.7248	1002 Kipling Street	Intensive
5JF.7249	1050 Kipling Street	Reconnaissance
5JF.7250	1070 Kipling Street	Reconnaissance
5JF.7251	1090 Kipling Street	Reconnaissance
5JF.7252	1230 Kipling Street	Reconnaissance
5JF.7253	1250 Kipling Street	Reconnaissance
5JF.7254	1280 Kipling Street	Reconnaissance
5JF.7255	1365 Kipling Street	Reconnaissance
5JF.7256	1375 Kipling Street	Reconnaissance
5JF.7257	1385 Kipling Street	Reconnaissance
5JF.7258	1395 Kipling Street	Reconnaissance
5JF.7259	1397 Kipling Street	Reconnaissance
5JF.7260	3 Lakewood Heights Drive	Reconnaissance
5JF.7261	4 Lakewood Heights Drive	Reconnaissance
5JF.7262	6 Lakewood Heights Drive	Intensive
5JF.7263	7 Lakewood Heights Drive	Reconnaissance
5JF.7264	8 Lakewood Heights Drive	Reconnaissance

Site Num.	Address	Survey Level
5JF.7265	9 Lakewood Heights Drive	Reconnaissance
5JF.7266	10 Lakewood Heights Drive	Reconnaissance
5JF.7267	11 Lakewood Heights Drive	Reconnaissance
5JF.7268	12 Lakewood Heights Drive	Reconnaissance
5JF.7269	23 Lakewood Heights Drive	Reconnaissance
5JF.7270	24 Lakewood Heights Drive	Reconnaissance
5JF.7271	26 Lakewood Heights Drive	Intensive
5JF.7272	1255 Lee Street	Reconnaissance
5JF.7273	9200 Lombardy Lane	Intensive
5JF.7274	9230 Lombardy Lane	Reconnaissance
5JF.7275	9237 Lombardy Lane	Reconnaissance
5JF.7276	960 Miller Court	Reconnaissance
5JF.7277	1001 Pike View Street	Reconnaissance
5JF.7278	1010 Pike View Street	Reconnaissance
5JF.7279	1021 Pike View Street	Reconnaissance
5JF.7280	1050 Pike View Street	Reconnaissance
5JF.7281	1055 Pike View Street	Reconnaissance
5JF.7282	1065 Pike View Street	Reconnaissance
5JF.7283	1070 Pike View Street	Reconnaissance
5JF.7284	1090 Pike View Street	Intensive
5JF.7286	1101 Pike View Street	Reconnaissance
5JF.7287	1111 Pike View Street	Reconnaissance
5JF.7288	1120 Pike View Street	Reconnaissance
5JF.7289	1135 Pike View Street	Reconnaissance
5JF.7291	1165 Pike View Street	Reconnaissance
5JF.7293	9395 West 6th Avenue	Reconnaissance
5JF.7294	9555 West 6th Avenue	Reconnaissance
5JF.7295	9615-9629 West 6th Avenue	Reconnaissance
5JF.7296	9669 West 6th Avenue	Reconnaissance
5JF.7298	9010 West 7th Place	Reconnaissance
5JF.7299	9011 West 7th Place	Reconnaissance
5JF.7300	9090 West 7th Place	Reconnaissance
5JF.7301	9091 West 7th Place	Reconnaissance
5JF.7302	9110 West 7th Place	Reconnaissance
5JF.7303	9115 West 7th Place	Reconnaissance
5JF.7304	7875 West 8th Avenue	Reconnaissance

THE EIBER NEIGHBORHOOD CULTURAL RESOURCE SURVEY: CHALLENGING ASSUMPTIONS AND EXPLORING CONTRADICTIONS

Site Num.	Address	Survey Level
5JF.7305	8230 West 8th Avenue	Reconnaissance
5JF.7306	7615 West 9th Avenue	Reconnaissance
5JF.7307	7625 West 9th Avenue	Reconnaissance
5JF.7308	7645 West 9th Avenue	Reconnaissance
5JF.7309	7705 West 9th Avenue	Reconnaissance
5JF.7310	7717 West 9th Avenue	Reconnaissance
5JF.7310	7800 West 9th Avenue	Reconnaissance
5JF.7311	7865 West 9th Avenue	Intensive
5JF.7312	9795 West 9th Avenue	Reconnaissance
5JF.7313	9805 West 9th Avenue	Reconnaissance
5JF.7314	9891 West 9th Avenue	Reconnaissance
5JF.7315	9895 West 9th Avenue	Reconnaissance
5JF.7316	7650 West 10th Avenue	Intensive
5JF.7317	7670 West 10th Avenue	Reconnaissance
5JF.7318	7698 West 10th Avenue	Reconnaissance
5JF.7319	7730 West 10th Avenue	Reconnaissance
5JF.7320	7760 West 10th Avenue	Reconnaissance
5JF.7321	7974 West 10th Avenue	Reconnaissance
5JF.7322	8000 West 10th Avenue	Reconnaissance
5JF.7323	8100 West 10th Avenue	Reconnaissance
5JF.7324	8180-8190 West 10th Avenue	Reconnaissance
5JF.7325	8320 West 10th Avenue	Reconnaissance
5JF.7326	8345 West 10th Avenue	Reconnaissance
5JF.7327	8365 West 10th Avenue	Reconnaissance
5JF.7328	8435 West 10th Avenue	Reconnaissance
5JF.7329	8500 West 10th Avenue	Reconnaissance
5JF.7330	8600 West 10th Avenue	Reconnaissance
5JF.7331	8601 West 10th Avenue	Reconnaissance
5JF.7332	8659 West 10th Avenue	Reconnaissance
5JF.7333	8670 West 10th Avenue	Reconnaissance
5JF.7334	8671 West 10th Avenue	Reconnaissance
5JF.7336	8791 West 10th Avenue	Reconnaissance
5JF.7337	8801 West 10th Avenue	Reconnaissance
5JF.7338	8825 West 10th Avenue	Reconnaissance
5JF.7339	8893 West 10th Avenue	Reconnaissance
5JF.7340	9001 West 10th Avenue	Reconnaissance

Site Num.	Address	Survey Level
5JF.7341	9015 West 10th Avenue	Intensive
5JF.7342	9125 West 10th Avenue	Reconnaissance
5JF.7343	9385 West 10th Avenue	Reconnaissance
5JF.7344	9401 West 10th Avenue	Reconnaissance
5JF.7345	9605 West 10th Avenue	Reconnaissance
5JF.7346	9115 West 11th Avenue	Reconnaissance
5JF.7347	9341 West 11th Avenue	Reconnaissance
5JF.7348	9365 West 11th Avenue	Reconnaissance
5JF.7350	9390 West 11th Avenue	Reconnaissance
5JF.7351	9394 West 11th Avenue	Reconnaissance
5JF.7352	9525 West 11th Avenue	Reconnaissance
5JF.7353	9600 West 11th Avenue	Reconnaissance
5JF.7354	9605 West 11th Avenue	Reconnaissance
5JF.7355	9797 West 11th Avenue	Reconnaissance
5JF.7356	9999 West 11th Avenue	Reconnaissance
5JF.7357	7965 West 12th Avenue	Reconnaissance
5JF.7358	7975 West 12th Avenue	Reconnaissance
5JF.7359	7985 West 12th Avenue	Reconnaissance
5JF.7360	7997 West 12th Avenue	Intensive
5JF.7361	8009 West 12th Avenue	Reconnaissance
5JF.7362	8015 West 12th Avenue	Reconnaissance
5JF.7363	8115 West 12th Avenue	Reconnaissance
5JF.7364	8125 West 12th Avenue	Reconnaissance
5JF.7365	10040 West 13th Place	Reconnaissance
5JF.7366	9208 West 14th Avenue	Reconnaissance
5JF.7367	9301 West 14th Avenue	Reconnaissance
5JF.7368	9315 West 14th Avenue	Reconnaissance
5JF.7369	9351 West 14th Avenue	Reconnaissance
5JF.7370	9390 West 14th Avenue	Reconnaissance
5JF.7371	9393 West 14th Avenue	Reconnaissance
5JF.7372	10245 West 14th Avenue	Reconnaissance
5JF.7373	7760 Westview Drive	Reconnaissance
5JF.7374	7800 Westview Drive	Reconnaissance
5JF.7375	7814 Westview Drive	Reconnaissance
5JF.7376	7815 Westview Drive	Intensive
5JF.7377	7830 Westview Drive	Reconnaissance

THE EIBER NEIGHBORHOOD CULTURAL RESOURCE SURVEY: CHALLENGING ASSUMPTIONS AND EXPLORING CONTRADICTIONS

Site Num.	Address	Survey Level
5JF.7378	7896 Westview Drive	Reconnaissance
5JF.7379	7997 Westview Drive	Reconnaissance
5JF.7380	1351 Yarrow Street	Reconnaissance
5JF.7381	1361 Yarrow Street	Reconnaissance
5JF.7382	1365 Yarrow Street	Reconnaissance
5JF.7383	1375 Yarrow Street	Reconnaissance
5JF.7384	1399 Yarrow Street	Reconnaissance
5JF.7385	1245 Zephyr Street	Reconnaissance
5JF.7386	9009 West 7th Place	Reconnaissance

THE EIBER NEIGHBORHOOD CULTURAL RESOURCE SURVEY: CHALLENGING ASSUMPTIONS AND EXPLORING CONTRADICTIONS

TABLE 6: PRIORITY FOR INTENSIVE-LEVEL SURVEY

Address	Site Num.	Priority
8125 West 6th Avenue	5JF.4563	Low
8159 West 6th Avenue	5JF.4565	Low
9395 West 6th Avenue	5JF.7293	Low
9555 West 6th Avenue	5JF.7294	Low
9615-9629 West 6th Avenue	5JF.7295	Low
9669 West 6th Avenue	5JF.7296	Medium
9009 West 7th Place	5JF.7386	Low
9010 West 7th Place	5JF.7298	Low
9011 West 7th Place	5JF.7299	Low
9090 West 7th Place	5JF.7300	Low
9091 West 7th Place	5JF.7301	Low
9110 West 7th Place	5JF.7302	Low
9115 West 7th Place	5JF.7303	Low
7875 West 8th Avenue	5JF.7304	Medium
8230 West 8th Avenue	5JF.7305	Low
7615 West 9th Avenue	5JF.7306	Low
7625 West 9th Avenue	5JF.7307	Medium
7645 West 9th Avenue	5JF.7308	Low
7705 West 9th Avenue	5JF.7309	Low
7717 West 9th Avenue	5JF.7310	Low
7800 West 9th Avenue	5JF.7310	Low
9795 West 9th Avenue	5JF.7312	Medium
9805 West 9th Avenue	5JF.7313	Medium
9891 West 9th Avenue	5JF.7314	Low
9895 West 9th Avenue	5JF.7315	Low
7655 West 10th Avenue	5JF.4748-4764	Low
7670 West 10th Avenue	5JF.7317	Low
7698 West 10th Avenue	5JF.7318	Low
7730 West 10th Avenue	5JF.7319	Low
7760 West 10th Avenue	5JF.7320	Low
7974 West 10th Avenue	5JF.7321	Low
8000 West 10th Avenue	5JF.7322	Low
8100 West 10th Avenue	5JF.7323	Low

Address	Site Num.	Priority
8180-8190 West 10th Avenue	5JF.7324	Low
8320 West 10th Avenue	5JF.7325	Low
8345 West 10th Avenue	5JF.7326	Low
8365 West 10th Avenue	5JF.7327	Low
8435 West 10th Avenue	5JF.7328	Low
8500 West 10th Avenue	5JF.7329	Low
8600 West 10th Avenue	5JF.7330	Low
8601 West 10th Avenue	5JF.7331	Medium
8659 West 10th Avenue	5JF.7332	Medium
8670 West 10th Avenue	5JF.7333	Low
8671 West 10th Avenue	5JF.7334	Medium
8791 West 10th Avenue	5JF.7336	Low
8801 West 10th Avenue	5JF.7337	Low
8825 West 10th Avenue	5JF.7338	Low
8893 West 10th Avenue	5JF.7339	Low
9001 West 10th Avenue	5JF.7340	Low
9125 West 10th Avenue	5JF.7342	High
9385 West 10th Avenue	5JF.7343	Medium
9401 West 10th Avenue	5JF.7344	Low
9605 West 10th Avenue	5JF.7345	Low
9115 West 11th Avenue	5JF.7346	Low
9341 West 11th Avenue	5JF.7347	Medium
9365 West 11th Avenue	5JF.7348	Medium
9390 West 11th Avenue	5JF.7350	Low
9394 West 11th Avenue	5JF.7351	Medium
9525 West 11th Avenue	5JF.7352	Low
9600 West 11th Avenue	5JF.7353	Low
9605 West 11th Avenue	5JF.7354	Low
9797 West 11th Avenue	5JF.7355	Low
9999 West 11th Avenue	5JF.7356	Low
7965 West 12th Avenue	5JF.7357	Low
7975 West 12th Avenue	5JF.7358	Low
7985 West 12th Avenue	5JF.7359	Low
8009 West 12th Avenue	5JF.7361	Medium
8015 West 12th Avenue	5JF.7362	Low
8115 West 12th Avenue	5JF.7363	Low

THE EIBER NEIGHBORHOOD CULTURAL RESOURCE SURVEY: CHALLENGING ASSUMPTIONS AND EXPLORING CONTRADICTIONS

Address	Site Num.	Priority
8125 West 12th Avenue	5JF.7364	Medium
9000 West 13th Avenue	5JF.2929	Low
9750 West 13th Avenue	5JF.2943	Low
10020 West 13th Avenue	5JF.2953	Low
10050 West 13th Avenue	5JF.2951	Low
10090 West 13th Avenue	5JF.2950	Medium
10040 West 13th Place	5JF.7365	Low
9208 West 14th Avenue	5JF.7366	Low
9301 West 14th Avenue	5JF.7367	Low
9315 West 14th Avenue	5JF.7368	Medium
9351 West 14th Avenue	5JF.7369	Low
9390 West 14th Avenue	5JF.7370	Low
9393 West 14th Avenue	5JF.7371	Low
10245 West 14th Avenue	5JF.7372	Medium
750 Allison Street	5JF.7106	Low
755-757 Allison Street	5JF.7107	Medium
850 Allison Street	5JF.7109	Low
1257 Allison Street	5JF.7110	Medium
1275 Allison Street	5JF.2918	Low
1397 Allison Street	5JF.7111	Low
1230 Ammons Street	5JF.7112	Low
1250 Ammons Street	5JF.7113	Low
1331 Ammons Street	5JF.7114	Low
1000 Balsam Street	5JF.7116	Low
1060-1066 Balsam Street	5JF.7117	Low
1080 Balsam Street	5JF.7119	Low
1187 Balsam Street	5JF.7120	Low
1195 Balsam Street	5JF.7122	Low
1200 Balsam Street	5JF.7123	Low
1201 Balsam Street	5JF.7124	Medium
1211 Balsam Street	5JF.7125	High
1220 Balsam Street	5JF.7126	Low
1250 Balsam Street	5JF.7127	Low
1006 Brentwood Street	5JF.7129	High
1035 Brentwood Street	5JF.7131	Medium
1090 Brentwood Street	5JF.7133	Low

Address	Site Num.	Priority
1200 Brentwood Street	5JF.7134	Low
1210 Brentwood Street	5JF.7135	Low
1245 Brentwood Street	5JF.7136	Medium
1285 Brentwood Street	5JF.7137	Low
1350 Brentwood Street	5JF.7138	Low
1355 Brentwood Street	5JF.7140	Low
770 Carr Street	5JF.7141	High
815-825 Carr Street	5JF.7143	Low
860 Carr Street	5JF.7144	Low
890 Carr Street	5JF.7145	Low
895 Carr Street	5JF.7146	Low
930 Carr Street	5JF.7147	Low
940-942 Carr Street	5JF.7148	Low
980 Carr Street	5JF.7149	Low
990 Carr Street	5JF.7150	Medium
995 Carr Street	5JF.7151	Low
1000 Carr Street	5JF.7152	Medium
1008 Carr Street	5JF.7153	Low
1010 Carr Street	5JF.7155	Low
1041 Carr Street	5JF.7156	Low
1095 Carr Street	5JF.7159	Low
1100 Carr Street	5JF.7160	Low
1120 Carr Street	5JF.7161	Low
1121 Carr Street	5JF.7162	Low
1152 Carr Street	5JF.7165	Low
1255 Carr Street	5JF.7166	Low
1260 Carr Street	5JF.7167	Low
1270 Carr Street	5JF.7168	Low
1275 Carr Street	5JF.7169	Low
1290 Carr Street	5JF.7170	Low
1294 Carr Street	5JF.7171	Low
1298 Carr Street	5JF.2920	Low
1020 Estes Street	5JF.7172	Medium
1030 Estes Street	5JF.7173	Low
1033 Estes Street	5JF.7174	Low
1040 Estes Street	5JF.7175	Low

THE EIBER NEIGHBORHOOD CULTURAL RESOURCE SURVEY: CHALLENGING ASSUMPTIONS AND EXPLORING CONTRADICTIONS

Address	Site Num.	Priority
1080 Estes Street	5JF.7176	Low
1110 Estes Street	5JF.7177	Medium
1195 Estes Street	5JF.7178	High
1280 Estes Street	5JF.2928	Low
1295 Estes Street	5JF.2934	Medium
1315 Estes Street	5JF.7180	Medium
1369 Estes Street	5JF.7181	Low
1041 Field Street	5JF.7185	High
1061 Field Street	5JF.7186	High
600 Garland Street	5JF.7188	Low
605 Garland Street	5JF.7189	Low
615 Garland Street	5JF.7190	Low
620 Garland Street	5JF.7191	Low
621 Garland Street	5JF.7192	Medium
630 Garland Street	5JF.7193	Low
650 Garland Street	5JF.7194	Low
675 Garland Street	5JF.7195	Low
690 Garland Street	5JF.7196	Low
695 Garland Street	5JF.7197	Low
705 Garland Street	5JF.7199	Medium
710 Garland Street	5JF.7200	Low
777 Garland Street	5JF.7201	Low
780 Garland Street	5JF.7202	Low
785 Garland Street	5JF.7203	Medium
790 Garland Street	5JF.7204	Low
1147 Garland Street	5JF.7205	Low
671 Garrison Street	5JF.7206	Low
690 Garrison Street	5JF.7207	Low
701 Garrison Street	5JF.7208	Low
770 Garrison Street	5JF.7209	Low
777 Garrison Street	5JF.7210	Medium
787 Garrison Street	5JF.7211	Low
790 Garrison Street	5JF.7212	Low
798 Garrison Street	5JF.7213	Low
901 Garrison Street	5JF.7215	Low
1045 Garrison Street	5JF.7216	Low

Address	Site Num.	Priority
1092 Garrison Street	5JF.7217	Low
1095 Garrison Street	5JF.7218	Medium
1105 Garrison Street	5JF.7219	Medium
1159 Garrison Street	5JF.7220	Medium
1165 Garrison Street	5JF.7221	Low
1170 Garrison Street	5JF.7222	Low
1171 Garrison Street	5JF.7223	Medium
1179 Garrison Street	5JF.7224	Medium
1181 Garrison Street	5JF.2940	Low
1280 Garrison Street	5JF.7225	Medium
1303 Garrison Street	5JF.7226	Medium
1365 Garrison Street	5JF.7229	Low
1420 Garrison Street	5JF.7231	Low
736 Holland Street	5JF.7232	Low
1020 Holland Street	5JF.7233	Low
1025 Holland Street	5JF.7234	Medium
1050 Holland Street	5JF.7235	Low
1160 Holland Street	5JF.7236	Medium
1329 Holland Street	5JF.7238	Medium
1333 Holland Street	5JF.7239	Low
1385 Holland Street	5JF.6562	Low
641 Independence Street	5JF.7241	Medium
1051 Independence Street	5JF.7244	Low
1165 Independence Street	5JF.7245	Low
1175 Independence Street	5JF.7246	Medium
1185 Independence Street	5JF.7247	Low
1050 Kipling Street	5JF.7249	Low
1070 Kipling Street	5JF.7250	Low
1090 Kipling Street	5JF.7251	Low
1230 Kipling Street	5JF.7252	Low
1250 Kipling Street	5JF.7253	Low
1280 Kipling Street	5JF.7254	Low
1290-1292 Kipling Street	5JF.2946	Low
1350 Kipling Street	5JF.4623	Low
1365 Kipling Street	5JF.7255	Low
1375 Kipling Street	5JF.7256	Low

THE EIBER NEIGHBORHOOD CULTURAL RESOURCE SURVEY: CHALLENGING ASSUMPTIONS AND EXPLORING CONTRADICTIONS

Address	Site Num.	Priority
1380 Kipling Street	5JF.4624	Low
1385 Kipling Street	5JF.7257	Low
1395 Kipling Street	5JF.7258	Low
1397 Kipling Street	5JF.7259	Low
3 Lakewood Heights Drive	5JF.7260	High
4 Lakewood Heights Drive	5JF.7261	High
7 Lakewood Heights Drive	5JF.7263	High
8 Lakewood Heights Drive	5JF.7264	High
9 Lakewood Heights Drive	5JF.7265	High
10 Lakewood Heights Drive	5JF.7266	High
11 Lakewood Heights Drive	5JF.7267	High
12 Lakewood Heights Drive	5JF.7268	High
15 Lakewood Heights Drive	5JF.2937	Low
16 Lakewood Heights Drive	5JF.2938	Low
19 Lakewood Heights Drive	5JF.4620	Low
23 Lakewood Heights Drive	5JF.7269	High
24 Lakewood Heights Drive	5JF.7270	High
1255 Lee Street	5JF.7272	Medium
9230 Lombardy Lane	5JF.7274	Low
9237 Lombardy Lane	5JF.7275	Low
960 Miller Court	5JF.7276	Low
1001 Pike View Street	5JF.7277	Low
1010 Pike View Street	5JF.7278	Medium
1021 Pike View Street	5JF.7279	Low
1050 Pike View Street	5JF.7280	Low
1055 Pike View Street	5JF.7281	Low
1065 Pike View Street	5JF.7282	Low
1070 Pike View Street	5JF.7283	Low
1101 Pike View Street	5JF.7286	Low
1111 Pike View Street	5JF.7287	Low
1120 Pike View Street	5JF.7288	Low
1135 Pike View Street	5JF.7289	Low
1165 Pike View Street	5JF.7291	Medium
1185 Pike View Street	5JF.2945	Low
1198 Pike View Street	5JF.2944	Low
965 Wadsworth Boulevard	5JF.4557	Low

Address	Site Num.	Priority
1215 Wadsworth Boulevard	5JF.4511	Medium
1355 Wadsworth Boulevard	5JF.2912	Low
7760 Westview Drive	5JF.7373	Low
7800 Westview Drive	5JF.7374	Low
7814 Westview Drive	5JF.7375	Low
7830 Westview Drive	5JF.7377	Low
7896 Westview Drive	5JF.7378	Medium
7997 Westview Drive	5JF.7379	Medium
1351 Yarrow Street	5JF.7380	Low
1361 Yarrow Street	5JF.7381	Low
1365 Yarrow Street	5JF.7382	Low
1375 Yarrow Street	5JF.7383	Low
1399 Yarrow Street	5JF.7384	Low
1245 Zephyr Street	5JF.7385	Low
1255 Zephyr Street	5JF.2916	Low



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