

Survey Report
Cultural Resource Survey
of Historic Northeast Lakewood
Phase II
01/30/04

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Product #7

Submitted By:
Preservation Publishing
Cathleen M. Norman, M.A., Principal
459 South Routt Way
Lakewood, CO 80226

Prepared for:

Two Creeks Neighborhood Organization

Sharon Vincent
1311 Saulsbury Street
Lakewood, CO 80214
(303) 232-6550
svin242770@aol.com

Edgewood Neighborhood Organization

Beth Hoover
2580 Teller Street
Lakewood, CO 80214
(303) 239-8351

Prepared by:

Preservation Publishing
459 South Routt Way
Lakewood, CO 80226
(303) 985-2599
prespub@earthlink.net

A Cooperative Project Conducted by:

Two Creeks Neighborhood Organization
Edgewood Neighborhood Organization
City of Lakewood
Colorado Historical Society
Preservation Publishing, Cathleen M. Norman, principal

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Beth Hoover

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Mary Vodnick

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Chris Geddes, National Register Historian
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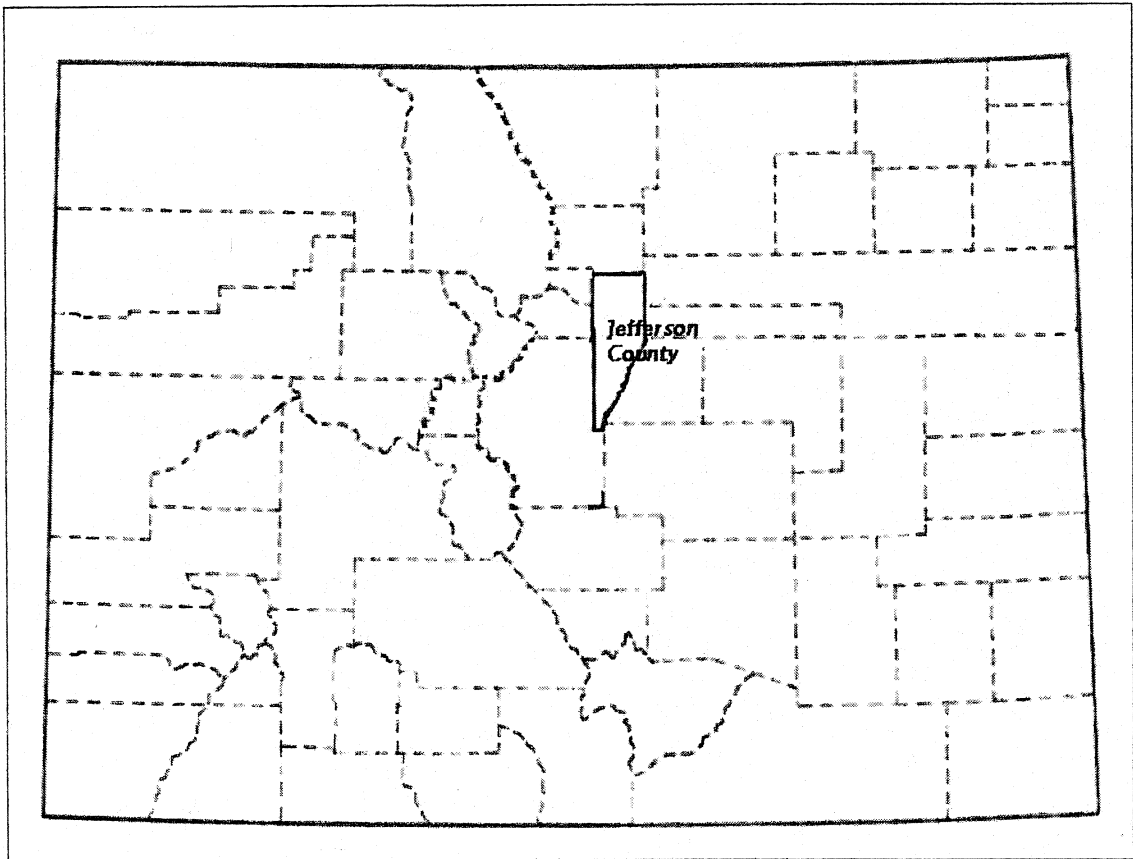
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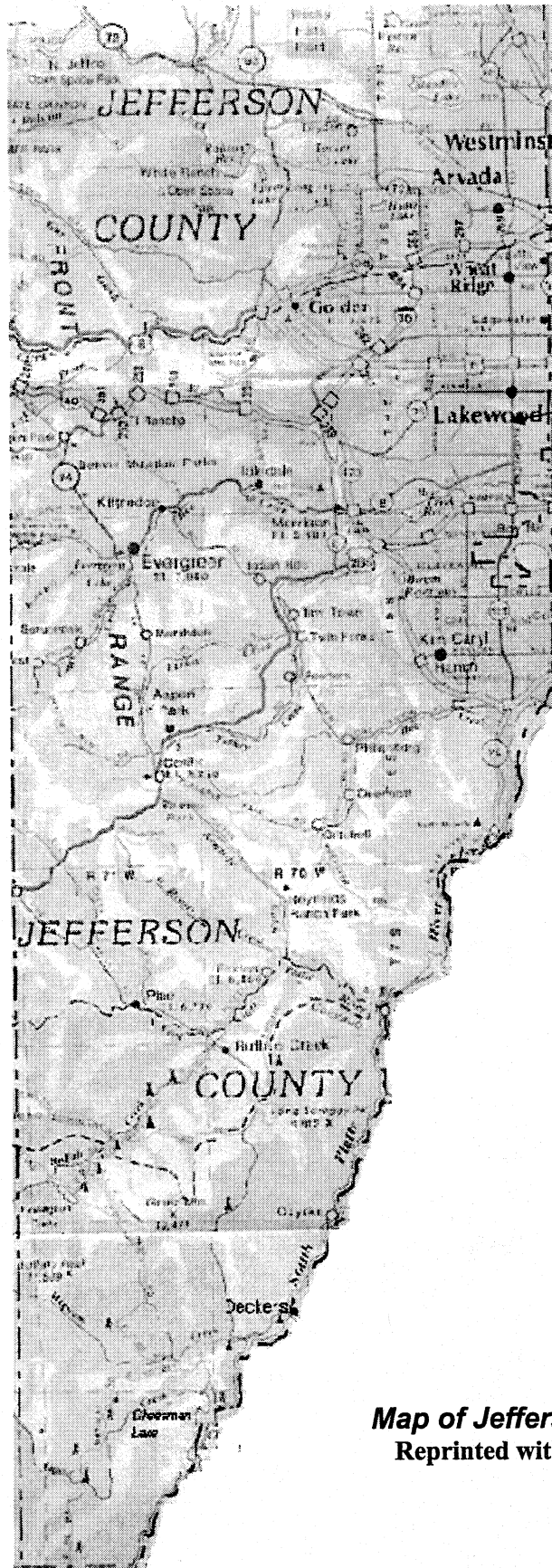


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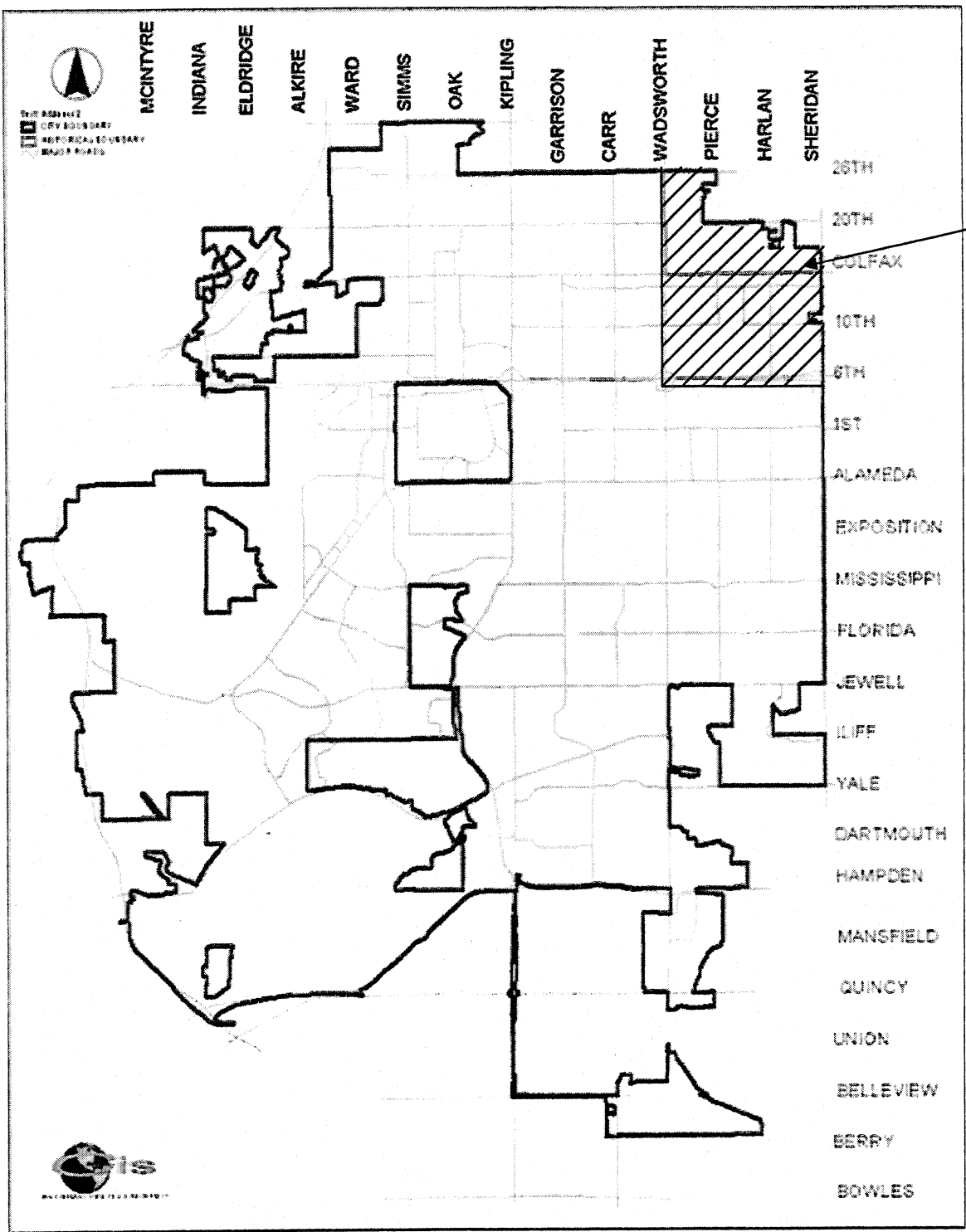


Map of Colorado, showing Jefferson County.
Reprinted with permission from Historical Atlas of Colorado.



Lakewood

Map of Jefferson County, Colorado
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Map of Lakewood, Colorado
 Courtesy Lakewood GIS Department, 2001

Introduction

The Two Creeks and Edgewood Neighborhood Organizations initiated the Cultural Resource Survey to aid in identifying, protecting, and raising awareness about the few intact historic properties that remain in one of the oldest parts of Lakewood. Many properties that were associated with the area's history — such as agricultural settlement, the rise of tourism on West Colfax Avenue, and the tuberculosis health industry — are gone. The remaining historic properties, for example the farmhouses, middle-class Craftsman style houses, and larger residences along Pierce Street (formerly Country Club Road) reflect Lakewood's origins and early development.

The Cultural Resource Survey was launched as a grassroots effort by the two Neighborhood Organizations (NOs). The NOs were established in 1996 as part of the City's strategic planning effort to enhance conditions in one of Lakewood's oldest areas. The names were selected by residents based upon local features. Edgewood, in the northeastern most corner of the city, borders the City of Edgewater. Two Creeks contains Dry Creek and McIntyre Creek.

Goals stated in the Neighborhood Organizations' Area Plans include encouraging a sense of pride in the community, preserving the rural qualities of the neighborhood, enhancing and improving the appearance of the neighborhood, and preserving unique qualities and features such as physical structures, history, and cultures. The NOs have accomplished a number of improvement projects including creating parks, organizing clean-up projects, remedying traffic problems, and monitoring the impacts of proposed transportation projects. Of chief concern has been the loss of properties that convey the early history of this area.

Historic Background

Lakewood, Colorado is a city of 145,000 residents located at the eastern edge of Jefferson County along the Denver-Jefferson County line. Lakewood's northeast corner contains the city's first subdivisions, the Lakewood and West Colfax plats dating to the 1880s and 1890s. The area remained primarily agricultural until the first decades of the twentieth century, when the streetcar line along West 13th Avenue and automobile travel on West Colfax Avenue spurred residential and commercial growth. After World War II, residential subdivisions developed rapidly to meet the tremendous demand for postwar housing. Lakewood incorporated in 1969, combining several rural communities and numerous residential subdivisions into the state's fourth largest city. Today, historic northeast Lakewood contains neighborhoods, schools, and churches; shopping centers and commercial strips; and several industrial sites. Yet, pockets of the area retain a rural character conveyed by tree-lined irrigation ditches, vacant fields, and horse pastures.

While agriculture predominated through the early 1900s, northeast Lakewood also was the location of three diverse entities associated with health, recreation, and industry. In 1904, the Jewish Consumptives Relief Society (JCRS) established a sanitarium on West Colfax Avenue, which eventually expanded into a medical campus serving thousands of tuberculosis patients. The facility operated from 1957 through 2002 as the American Medical Center, a cancer research and treatment center, and recently became the campus

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for the Rocky Mountain College of Art and Design. The property is designated as a National Register Historic District.

At the turn of the century, the outskirts of many American cities saw development of country clubs and golf clubs. The Lakewood Country Club was laid out in 1907 between West 6th and West 10th Avenues. The golf course influenced the nature of nearby neighborhoods and serves as a visual landscape for residences located along the edge of the greens.

The most prominent industrial operation is the Lakewood Brick and Tile Company. Located on West 14th Avenue between Harlan Street and Kendall Street, the plant began manufacturing masonry products in 1919. One of the city's longest continuously operating businesses, the firm produced brick used in many Lakewood houses and commercial buildings.

Transportation also shaped historic northeast Lakewood. West Colfax Avenue originated in the early 1860s as South Golden Road, a pioneer route linking Denver and Golden. A railroad was built along West 13th Avenue in 1890 to connect the two cities. The railroad went bankrupt and eventually evolved into a streetcar line that ran from 1904 to 1950. By the 1920s, the rising popularity of automobile travel encouraged business expansion along West Colfax Avenue. Colfax became a segment on the coast-to-coast highway and grew as a commercial corridor with auto courts, motels, cafes, filling stations, and other businesses that profited from travelers and tourists. After World War II, Two Creeks and Edgewood grew with blocks of Ranch style houses. During this time, new churches and schoolhouses were built to serve the growing population.

The buildings that represent this area's early history are now dwindling. Few residents realize its historic nature because numerous historic places have disappeared. For example, many farmhouses, auto tourist courts, and filling stations have been altered or demolished. Agricultural acreage has been developed as residential neighborhoods. Alfalfa fields and dairy pasture have become paved car lots along West Colfax Avenue. Impending transportation and redevelopment projects will impact the neighborhoods and the West Colfax Avenue and West 13th Avenue corridors.

**A few scattered properties
reflect the area's early
settlement.**

**Photo by
Cathleen Norman,
2003**



Phase I

To raise awareness and encourage preservation of these rapidly disappearing resources, the Edgewood and Two Creeks Neighborhood Organizations initiated the multi-phase Cultural Resource Survey in 2001. Phase I evaluated the 7.5-square-mile area (see Map of Lakewood, Colorado on page iv), which contains more than 3,500 commercial buildings, private residences, multiple dwellings, schools, churches, and industrial sites. The effort focused on the 1,100 properties that were built prior to 1952.

During Phase I, a Reconnaissance Survey briefly examined each of the 1,100 scattered historic properties to: 1) evaluate architectural integrity; 2) identify architectural style, if applicable; and 3) discern historic significance, if apparent. To help evaluate the significance of properties, the project also developed Historic Contexts, contained in the *2001 Cultural Resource Survey of Historic Northeast Lakewood – Survey Report*. These contexts included agriculture, transportation, health, recreation, and suburban development. The **Survey Findings** chapter of the 2001 Survey Report provides information about architectural styles and building types within the survey area. The Property Log in Appendix B lists places recommended for further investigation for possible historic designation. Phase I took place from June 2001 through April 2002 and recommended 177 properties for further investigation.

Phase I also include a number of outreach components. A project committee, made up of representatives from the Neighborhood Organizations, Lakewood Heritage Center, Lakewood Planning Department, and Lakewood Historical Society, met bi-monthly. Survey presentations were made to the Neighborhood Organizations, Green Acres Home Owners Association, and Lakewood Historical Society. The project concluded with a PowerPoint presentation that featured the history of “West Colfax Avenue and the Neighborhoods.” Fifty copies of the 2001 Survey Report were distributed to interested citizens. Three brochures were produced — *West Colfax and the Neighborhoods*, *Lakewood Country Club*, and *Lakewood Agriculture*. A booth about the project was displayed at the Two Creeks neighborhood picnic in May 2002. Also, as a result of the survey project, the Loveland House at 1435 Harlan Street was nominated in 2001, 2002, and 2003 to Colorado’s Most Endangered Places list.

Phase II

Phase II of the 2003 Cultural Resource Survey took place from April 2003 through January 2004. It photographed, researched, documented, and mapped 93 selected properties. Products consist of 93 Architectural Inventory Forms (OAHF Form 1403), this Survey Report, and a Survey Map. The methodology and survey results for Phase II of the survey are described within this report.

This effort lays the groundwork for property owners who wish to designate eligible properties to the National Register, State Register, or Lakewood landmark program. The Inventory Forms evaluate a property’s eligibility for designation. To raise awareness, copies of this Survey Report are being provided to the Lakewood Historical Society, Lakewood Landmarks Preservation Committee, and Lakewood Planning Department.

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The survey documented several properties threatened by demolition; these are described further in the Survey Results chapter of this report. The 93 properties constitute a priority list for the Neighborhood Organizations who wish to monitor the fate of the few intact properties that convey the area's history. For example, the Neighborhood Organizations could request notification by the city when a demolition permit or construction permit is submitted for any property included in Phase II.

The survey project was coordinated with the Lakewood Planning Department and the Lakewood Heritage Center. It included several outreach components, such as project presentations to the Lakewood Historical Society, Lakewood Landmark Preservation Committee (LLPC), and a drive-through of the survey area with LLPC members. Articles published in the neighborhood newsletters kept citizens informed of the project progress.

Phase III

The next project phase, tentatively planned for 2004 - 2005, will prepare National Register, State Register, and/or Lakewood landmark nomination forms for eligible properties and produce a local history booklet. Further projects, listed in the Recommendations section of this report, could continue the mission of raising awareness and encouraging historic preservation.

Survey Area

The survey area lies within R69W T3S Sections 35 and 36, and R69W T4S Sections 1 and 2. It is approximately 1,440 square acres in size and bounded by Wadsworth Boulevard, West 6th Avenue, Sheridan Boulevard, and the Lakewood-Edgewater and Lakewood-Wheat Ridge boundaries along West 20th and West 26th Avenues (see Survey Area Map on page 7). Local north-south arteries are Wadsworth Boulevard, Sheridan Boulevard, Harlan Street, Pierce Street, and Teller Street.

The survey area is relatively flat except for two large gulches at the southeast. Dry Creek is located in the 1000 – 1100 blocks between Wadsworth Boulevard and Sheridan Boulevard. Lakewood Gulch is located in the 600 – 800 blocks between Wadsworth Boulevard and Sheridan Boulevard. The terrain and flood-prone nature of these two areas prohibited residential development, and land use became industrial. Also, the northeast corner of Edgewood lies at the edge of the Sloan's Lake basin and declines towards the northeast from West 20th Avenue at Harlan Street.

The area is characterized by several creeks and irrigation ditches. In the Two Creeks neighborhood, Dry Creek flows in the vicinity of West 10th and West 11th Avenues. The Edgewood neighborhood contains creek drainages northeast of Wadsworth Boulevard and West Colfax Avenue and northeast of Teller Street and West 20th Avenue. Creeks and gulches limited earlier development, but flood control structures at the southeast corner of Wadsworth Boulevard and West 26th Avenue and in the 1400 block between Lamar Street and Newland Street have reduced this threat.

Irrigation ditches built in the late 1800s helped farmers cultivate dairies, truck gardens, and fruit orchards. Today, some of the ditches serve as landscape features edged with tall cottonwoods and provide water for lawns, gardens, and horse pastures. In Two Creeks, the Wight Lateral flows along West 13th Avenue and the School Lateral Ditch flows between West 8th and West 10th Avenues. In Edgewood, a ditch flows along portions of 26th Street.

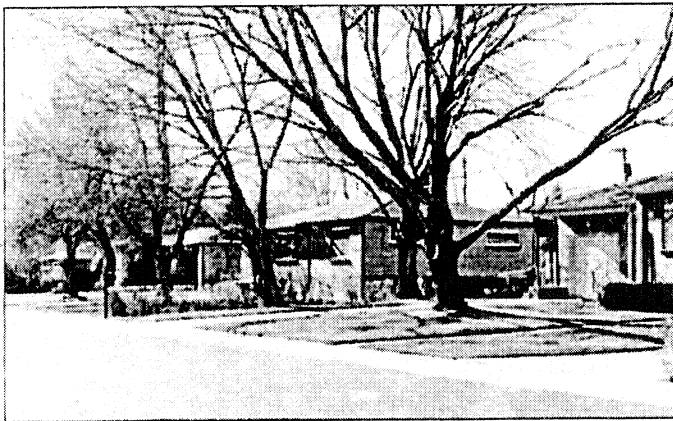
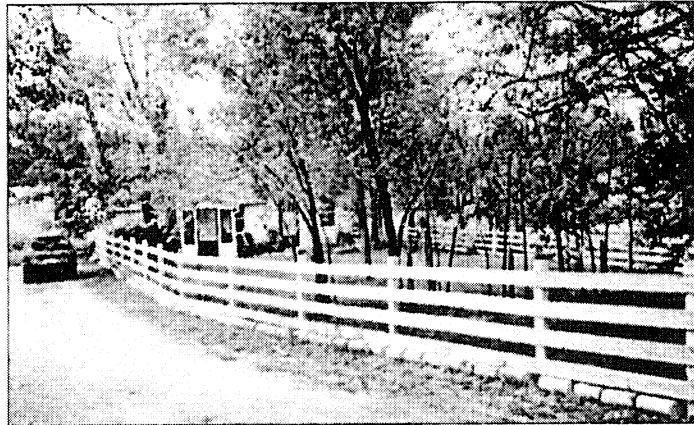
Streets lay on a rectilinear grid oriented with an east-west and north-south axis. The street grid is composed of the Lakewood Subdivisions platted by W. A. H. Loveland in 1889 – 1890 on the south side of West Colfax Avenue. Until the mid 1900s, the north side of Colfax was primarily farmland, so that a rectilinear street grid was imposed upon the rural landscape. The result is a somewhat fragmented road system, with streets interrupted by the Lakewood Country Club, former JCRS/AMC campus, JCRS/Bell Tower Shopping Center, West 13th Avenue rail tracks, Dry Creek, Lakewood Gulch, Lakewood Brick plant, and several other industrial properties.

East-west avenues bear number names. North-south streets proceed alphabetically from Ames Street on the east to Wadsworth Boulevard on the west. Initially, street names were assigned by the 1889 Lakewood plat. By the 1940s, street names had been standardized, with the names of U.S. Senators or Supreme Court Justices often replacing names initially given by subdivision developers. For example, Country Club Road became Pierce Street and Grandview Street became Teller Street. East-west avenue names were changed to conform to the numbered-names of aligning streets in adjacent Denver; for example, Mountain View Street became West 13th Avenue and Lake Street

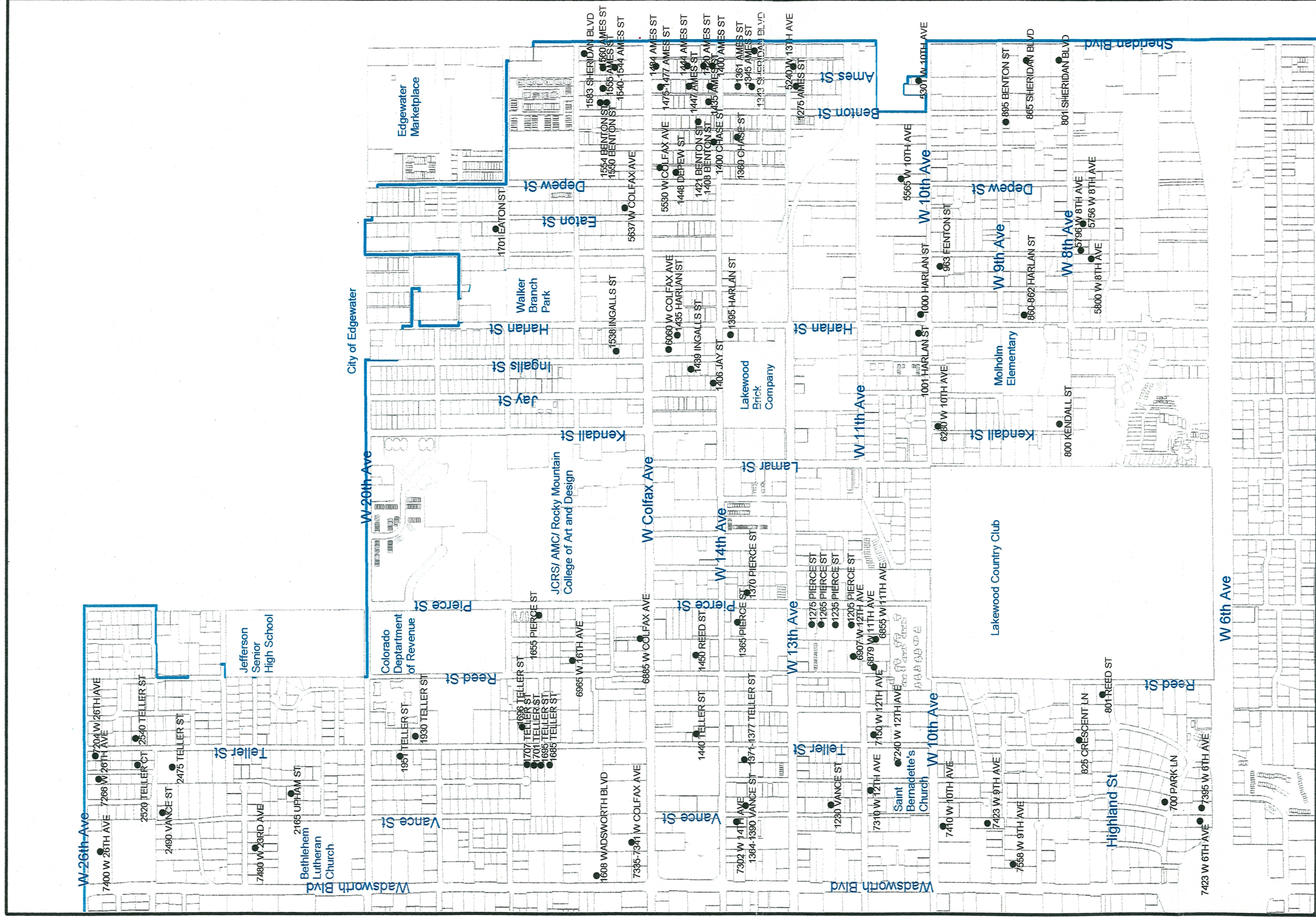
Survey Area

became West 10th Avenue. Odd-numbered property addresses are on the north and west sides of streets; even-numbered properties are on the south and east.

The survey area is bounded by the major transportation corridors of Sheridan Boulevard, Wadsworth Boulevard, and West 6th Avenue Freeway. Serving as the dividing line between Two Creeks and Edgewood, West Colfax Avenue runs through the center of the survey area. The West 13th Avenue streetcar right-of-way is under consideration for development as a rapid transit line.



Northeast Lakewood is composed of both formerly rural properties and post World War II residential subdivisions. Photos by Cathleen Norman, 2003



Cultural Resource Survey of Historic Northeast Lakewood - Phase II

INTENT

This map is intended for planning and decision support of administrative and/or intra/inter departmental business and projects conducted by and for the City of Lakewood, Colorado. The City of Lakewood, Colorado, assumes no liability for the data represented on this map, or for the use of this map. Parcels depicted on this map are from Jefferson County Parcel Maps, questions about parcel lines should be directed to the Jefferson County Assessors Office. This map meets neither National Map Accuracy Standards nor the American Congress of Surveying and Mapping (ACSM) standards.



- Historical Sites
- City Boundary
- Parcels



Survey Methodology

The Intensive Survey followed guidelines in the *Colorado Cultural Resource Survey Manual* produced by the Office of Historic Preservation and Archaeology (OAHP) at the Colorado Historical Society. The survey took place from April 2003 through January 2004.

Scope of work

The survey project consisted of an intensive level survey of 93 selected properties. The project researched, described, and photographed the properties and produced a Colorado Historical Society Architectural Inventory form for each. The project also created the Survey Map showing locations of all surveyed properties and this Survey Report.

Project participants

Survey work was performed by Cathleen M. Norman and April Bernard of Preservation Publishing. Ms. Norman took project photographs, prepared the Architectural Inventory Forms, performed historic research, wrote the Survey Report, and conducted over-all project management. Ms. Bernard performed historic research at the Jefferson County Tax Assessor's Office. Sharon Vincent, co-chair of the Two Creeks Neighborhood Organization, provided project oversight and grant administration. The survey maps were produced by Katie Turner of the Lakewood GIS Department.

Previously recorded properties

A file search was conducted of properties within the survey area previously recorded by the Colorado Historical Society. OAHP staff member Lovella Learned-Kennedy transmitted information as a text file via e-mail. The information was then imported into a Microsoft Access database and used to generate the list report in Appendix C. This search revealed that 78 properties within the survey area had been previously recorded. Of these, 68 properties were recorded in 2002 by Parsons Engineering as part of the Environmental Impact Study for the RTD light rail line proposed for construction along West 13th Avenue. Two properties had been evaluated as National Register eligible: the International style residence at 1290 Pierce Street (5JF2873) and the Craftsman Bungalow at 7020 West 13th Avenue (5JF2897).

Property selection

The survey documented the most intact pre World War II properties within the survey area and also included several properties representative of postwar development and architectural design. The 93 scattered sites recorded in Phase II were selected from approximately 1,100 pre-1952 sites examined in the Phase I reconnaissance.

Properties were chosen to represent the area's historic influences, such as agricultural settlement, early twentieth century growth, and post World War II development. A number of properties were selected as good examples of specific architectural styles, such as Craftsman Bungalow, Tudor Revival, Spanish Colonial Revival, and Ranch. Although it was not possible to find any that retained a strong degree of architectural integrity, several commercial properties on West Colfax Avenue were included. The Doll House Café and Motel, White Swan Motel, former Mountair Grocery, and former Lakewood - Mountair Fire Station were inventoried as representative properties.

Several properties were included to reflect the post World War II boom that occurred in what would become the City of Lakewood in 1969. Three multiple dwellings were included in the inventory. With the exception of several commercial buildings on West Colfax Avenue, only properties exhibiting a high degree of architectural integrity were selected.

Several properties were also selected for documentation with the intensive Architectural Inventory Form, because they were at risk of demolition.

Photography

Survey photography took place in May 2003 and in August 2003, with a few additional photographs shot in December 2003. Two or more black and white, 35 millimeter photographs were shot for each property and processed as 4" X 6" prints. Outbuildings were also photographed. A photo log listed roll number, frame number, property address, and camera direction. This information was used to generate photograph labels. Photo labels were produced from a database providing state identification number, property address, photographer's name, date, roll number and frame number, camera direction, and storage location of negatives. Survey photographs were labeled and placed in archival storage pages. Negatives were placed in archival storage pages, and stored together with the photo logs and contact sheets at the Lakewood Heritage Center.

Preparation of Inventory Forms

The Architectural Inventory Forms were prepared in a customized Microsoft Access database. Architectural descriptions were written from photographs and validated in the field. Historic ownership information came from the *1940 Greater Denver Suburban X-L Directory*, *1952 Greater Denver Suburban X-L Directory*, *1899 Willits Farm Map*, Tax Assessor's Index ledgers, and, in some cases, information provided by property owners. Current ownership information, construction dates, and square footages were acquired from the Jefferson County Assessor's records. Property records were updated with Smithsonian identification numbers assigned by the Colorado Historical Society, ID numbers (5JF3548 – 5JF3627 and 5JF3648 – 5JF3658). UTM coordinates were derived from the Topozone.com website and identified by a section of the U.S.G.S. Fort Logan Quadrant map attached to each Inventory Form. Footprints were drawn from sketches acquired from the County Assessor's office.

Survey Map

The Survey Map was prepared by the Lakewood GIS Department. Each of the 93 properties was identified by property number. The map was produced in 11" x 14" and 24" x 36" formats.

Public Participation

Articles about the survey project were published in the NOs' newsletters. Some owners provided historic information about their properties. Presentations about the survey project were given to the Lakewood Historical Society and the Lakewood Landmarks Preservation Committee (LLPC). The LLPC members also participated in a drive-through of the survey area. A final presentation announced survey results and recommendations to neighborhood residents.

Historic Contexts

A comprehensive Historic Context is contained within the *2001 Cultural Resource Survey of Historic Northeast Lakewood - Survey Report*. Themes include: agricultural settlement, transportation, commerce, tuberculosis sanitarium, brick-making industry, and suburban development. The Survey Results chapter of the 2001 Survey Report describes and illustrates architectural styles, building types, and building materials within Two Creeks and Edgewood.

John K. Monroe

During the Intensive Survey an additional context emerged — the work of John K. Monroe in Lakewood. During the Reconnaissance Survey, Monroe was identified as the architect of St. Bernadette's Church built in 1948 at 7240 West 12th Avenue. Further research has revealed that Monroe, either independently or with Jacques J. B. Benedict, has designed several other buildings in the survey area.

According to a biographical sketch compiled by the Colorado Historical Society, John K. Monroe was born in Denver on April 7, 1893 and received his Bachelors degree in Architecture from Washington University in St. Louis. According to an interview with the architect's son, John K. Monroe, Jr. of Delta, Colorado, the senior Monroe served in World War I and at age 21 joined Benedict's architectural practice, 1923 or 1924.

Monroe designed his personal residence, built in 1923 at 1250 Wadsworth Boulevard, and originally resided there with his mother. The 1932 *Lakewood Directory* lists John Monroe and Jacques J. B. Benedict as officing at 1250 Wadsworth Boulevard, which at that time was also the private residence of Monroe and his wife Florence.

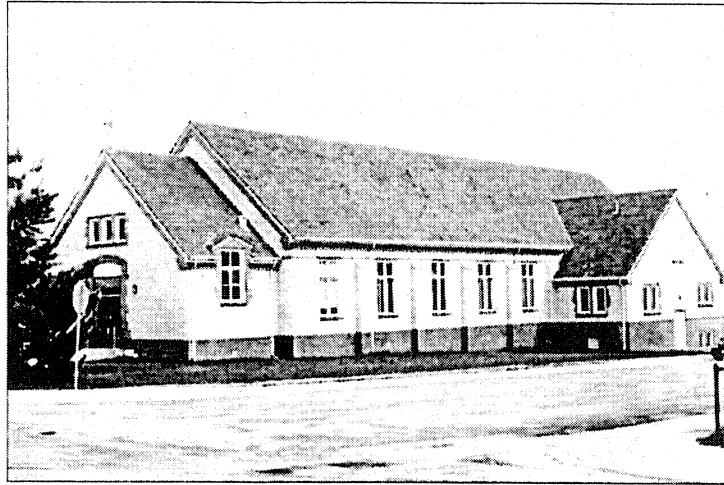
Through his association with Benedict, Monroe became principal architect for the Archdiocese of Denver, ultimately designing hundreds of churches, schools and other buildings throughout northern Colorado. The 1953 Bonfils Memorial Theater in Denver is one of his largest secular projects. In 1959, Monroe elevated his two assistants, Robert G. Dunham and Robert G. Irwin, as partners to create the firm, Monroe, Irwin and Dunham. Monroe owned the property at 1250 Wadsworth Boulevard into the 1950s. According to his son, Monroe moved his architectural firm back to Lakewood in 1957 when his downtown Denver office was demolished for construction of Currigan Hall. The north wing was added to the building at 1250 Wadsworth Boulevard to accommodate the practice.

During his lengthy tenure in Lakewood, Monroe designed several buildings, either independently or in collaboration with Jacques Benedict. These include the following:

- 1948 St. Bernadette's Church at 7240 West 12th Avenue (5JF3563)
- 1938 Lakewood-Mountair Fire Station at 6885 West Colfax (5JF3595)
- 1928 Lakewood High School at the northwest corner of West 10th Avenue and Wadsworth Boulevard (adjacent to the survey area)
- 1928 Mountain Bell Building at the southwest corner of Wadsworth Boulevard and West Colfax Avenue, no longer extant (adjacent to the survey area)

Historic Contexts

- 1948 completion of the Tower of Memories mausoleum designed in the 1920s by William and Arthur Fisher at Mount Olivet Cemetery at West 32nd Avenue and Wadsworth Boulevard (adjacent to the survey area)



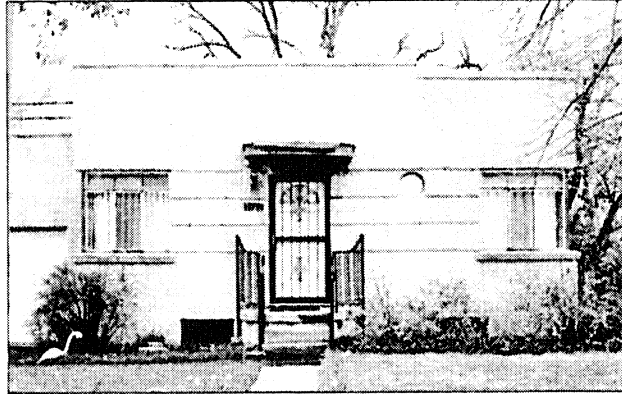
**1948 St. Bernadette's Church at
7240 West 12th Avenue, 5JF3563
Photo by Cathleen Norman, 2003**

It is possible that Monroe is responsible for residences located in the survey area:

- 1939 International style residence at 7558 West 9th Avenue (5JF3554)
- 1946 International style residence at 7150 West 12th Avenue (5JF3562)
- 1940 International style residence at 1290 Pierce Street (5JF2873), inventoried in 2002 by Parsons Engineering
- 1928 Tudor Revival style residence at 1265 Pierce Street (5JF3613)



**7558 West 9th Avenue, 5JF3554
Photo by Cathleen Norman, 2003**



**7150 West 12th Avenue, 5JF3562
Photo by Cathleen Norman, 2003**

Further research could confirm the residences designed by Monroe in the survey area. A list of properties possibly designed by Monroe, Sr. has been mailed to John K. Monroe, Jr., who maintains in Delta his father's collection of drawings and blueprints. If fruitful, information from this correspondence will be included as an addendum to this report.

Research Design

The purpose of a research design is to define the scope of the survey and to define a set of expectations prior to the start of the project. The project examined and evaluated 93 selected properties that reflected and represented historic themes and trends in historic northeast Lakewood. The 93 properties included ALL of the intact historic residences remaining in the survey area, two churches, and several altered commercial properties.

Research Questions

Research questions focus upon the nature and integrity of existing historic resources that are associated with the growth and development of the survey area. Primary questions attempt to determine how existing resources provide information about development: Which buildings are important to historic themes, such as agriculture, health, recreation, industry, transportation, tourism, or suburban development? What is the state of integrity of these buildings and how many remain? For example, the 2003 survey was especially concerned with farm properties remaining from the agricultural period and any resources associated with the tuberculosis/health industry.

Other questions seek to identify broader influences on the resources: How have economic and social conditions affected the area and its historic resources? How have local, state, and national events and trends impacted the area?

Architectural questions include: What are the prominent architectural styles and building types in the area? What construction materials were used and what is the quality of craftsmanship? Are there buildings that were architect designed? If so, who designed them? Are these buildings the work of a master? Who were the prominent local builders?

Agricultural properties were considered of high significance, because so few still exist. There are only ten or so relatively intact farmhouses in the 7.5-mile survey area. No dairy barns remain. Chicken coops are only extant at a few properties.

Phase II expanded upon architectural and construction information from Phase I. It was known that John K. Monroe, a protégé of Jacques J. B. Benedict who took over Benedict's role as architect for the Catholic Archdiocese of Denver, designed the Lakewood Firehouse at 5637 West Colfax Avenue and St. Bernadette's Church at 7240 West 12th Avenue. Monroe also designed the 1928 Telephone Exchange Building at the southwest intersection of Wadsworth Boulevard and West Colfax Avenue, demolished several decades ago. Research during Phase I revealed that Monroe was listed in the 1930s X-L Directories as having a residence and office, shared with Benedict, at 1250 Wadsworth Boulevard. It is possible that Monroe designed residential architecture in the survey area, such as the Spanish Eclectic dwelling at 1608 Wadsworth Boulevard, the three International style houses in Two Creeks, or the large Tudor Revival residences in the 1200 block of Pierce Street, near the entrance to the Lakewood Country Club.

Phase II aimed to better clarify the role of the Lakewood Brick Company in construction and development. The brick plant began operation in 1918, and it was likely that Lakewood Brick Company supplied materials for many of the Craftsman Bungalow, Tudor, and Ranch style dwellings constructed in the survey area. Plant manager Thomas

Research Design

Murray assisted in field investigation of brick materials used in several of the Intensive Survey properties.

Finally, research questions also investigate building use: Are there diverse building functions in the area? How have the buildings evolved during the twentieth century? How did the character of the area evolve during the twentieth century? Is there a cohesive collection of historic buildings that constitute the elements of a historic district?

Suburban development significantly changed the character of the agricultural area. Many buildings were substantially altered, especially those on West Colfax Avenue. Early growth was somewhat dispersed, while World War II development was concentrated in the remaining undeveloped farmland. In some cases, farmers subdivided and sold agricultural acreage to pay taxes.

Anticipated Results

It was expected that up to 5 - 10% (five to nine properties) of the 93 resources surveyed would be eligible to the National Register of Historic Places. It was anticipated that up to 25% (twenty properties) would be eligible for designation as local landmarks.

Survey Results

The Cultural Resource Survey of Historic Northeast Lakewood documented and evaluated each of the 93 resources within the 7.5-square-mile survey area. These included 85 single family residences, three multiple family dwellings, two churches, a firehouse, and three commercial properties.

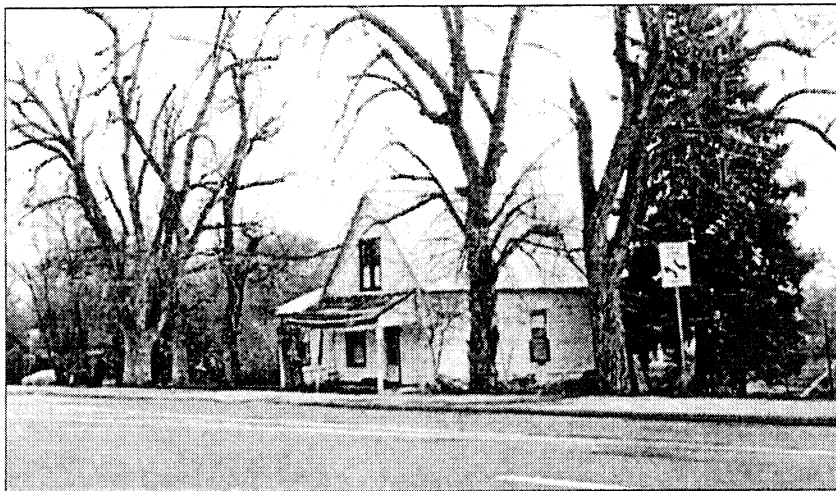
Survey results in general followed initial expectations. Four of the properties (4%) are recommended as eligible for listing in the National Register. Fourteen of the properties (15%) are recommended as eligible for listing in the State Register.

The number of properties recommended as eligible for local designation exceeded original expectations. Sixty-seven properties (72%) were evaluated as eligible for designation as Lakewood landmarks. These properties are listed in the Survey Log in Appendix A. Properties recommended for listing in the National Register or State Register are described in further detail in this chapter.

The 93 properties were selected to reflect the area's primary influences — agricultural settlement, early to mid twentieth century growth and development, and post World War II boom.

Agricultural Properties

The oldest property surveyed was the Loveland House at 1435 Harlan Street (5JF3605), built in 1888 by William A. H. and Miranda Ann Loveland one year before they platted the Lakewood subdivision. Few intact properties remain from the agricultural activity that occurred from the 1880s through 1950s, which elevates the significance of those still extant. The farmhouse and sheds from the Kellenbenz Dairy Farm at 7400 West 26th Avenue (5JF3571) remain, although the large barn was destroyed by fire and subsequently demolished in the 1970s. The farmhouses and chicken coops from the Morgan Egg Farm at 801 Sheridan Boulevard (5JF3620) and the Schipper Turkey Farm at 800 Kendall Street (5JF3609) remain. The survey area also contains a few scattered chicken coops and sheds from backyard poultry operations that operated in the 1930s and 1940s.



The former Kellenbenz Dairy Farm at 7400 West 26th Avenue, 5JF3571, reflects Lakewood's agricultural origins. Photo by Cathleen Norman, 2003

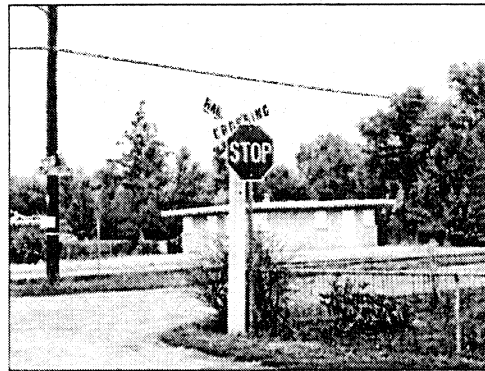
Survey Results

Health Related Resources

Resources were sought that reflected the tuberculosis/health industry period that spanned 1903 – 1953. The former JCRS campus appears to be the only property remaining that was directly associated with the local tuberculosis sanitarium industry. The property is listed as a National Register Historic District (5JF178) and was converted for use in 2003 as the campus for the Rocky Mountain College of Art and Design (RMCAD). Gone are all remnants of the Craig Colony that operated from 1907 through 1966 at the northwest corner of Ingalls Street and West Colfax Avenue. Also gone are the scores of tent-cabins occupied by tuberculosis patients at the two sanitariums. The large residence built in 1908 at 1000 Harlan (5JF3602) appears to have been a boarding house and may have served as a sanitarium, similar to boarding house/sanitaria that functioned in the vicinity of the City of Edgewater. Further research may reveal the historic use of this building.

Transportation Related Resources

Resources associated with streetcar and transportation also were considered. The power plant at 6000 West 13th Avenue (5JF2866) was recorded by Parsons Engineering as part of the 2001 – 2002 survey of West 13th Avenue resources initiated by the Regional Transportation District (RTD). The passenger stations located along the historic streetcar line no longer exist. Apparently, the only remnant of the Denver & Interurban line is the track that runs down the center of West 13th Avenue. A Railroad Crossing sign was observed at the West 13th Avenue and Vance Street intersection.



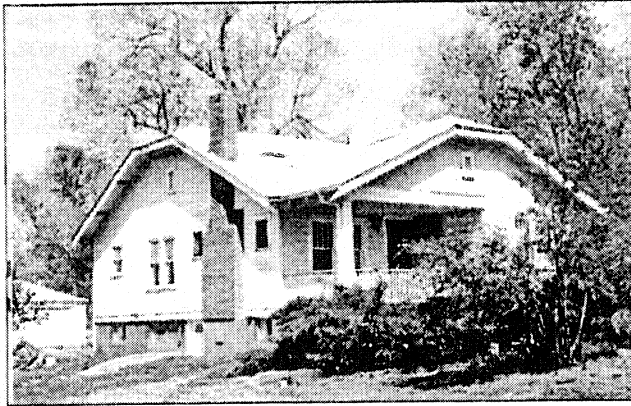
**RR Crossing sign at West 13th Avenue and Vance Street is the last vestige of the streetcar line.
Photo by Cathleen Norman, 2003**

Although the 1930s and 1940s directories list numerous filling stations and auto garages operating along West Colfax Avenue, no intact historic gas stations were identified.

Twentieth Century Growth and Development

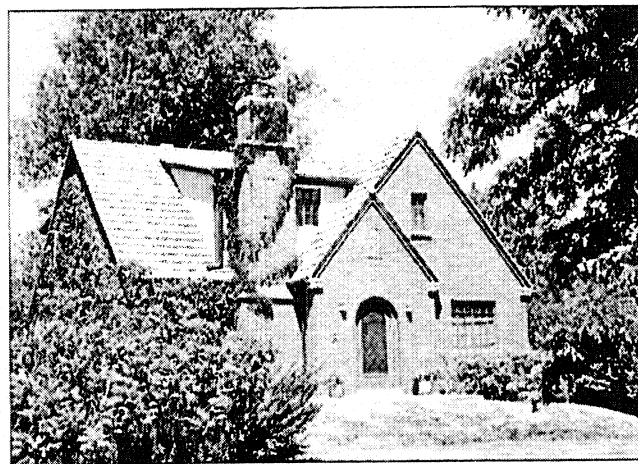
Residential properties provide a depiction of how the neighborhood developed. With the Lakewood Brick Company operating since 1919 in the center of the survey area, it is likely that brick material for many houses came from this local plant. Remaining are several good representative examples of architectural styles from the 1920s through the 1940s. These include Craftsman Bungalow, Tudor Revival, English Norman Cottage, Spanish Colonial Revival, and International style. Common features are brick construction; prevalent is buff brick with red brick or brown brick trim. Architectural examples range from modest versions of Craftsman and English Norman Cottages to two elaborate Tudor Revival dwellings. Several Minimal Traditional style houses reflect the spare decorative elements seen in the late 1930s and early 1940s.

Survey Results



The survey area contains a few intact Craftsman Bungalows, shown at left 1685 Teller Street, 5JF3626. Photo by Cathleen Norman, 2003

There are several excellent examples of the English Norman Cottage, shown at right 1560 Ames Street, 5JF3584. Photo by Cathleen Norman, 2003



Located in the 1200 block of Pierce Street are several architecturally elaborate residences, such as 1275 Pierce Street, 5JF3614. Photo by Cathleen Norman, 2001

The 1922 Tudor Revival/Spanish Eclectic residence at 1608 Wadsworth Boulevard (5JF3658) is possibly the work of Jacques J. B. Benedict, who maintained a local practice with his protégé John K. Monroe. The architectural features strongly resemble the Coors House designed by Benedict in Golden.

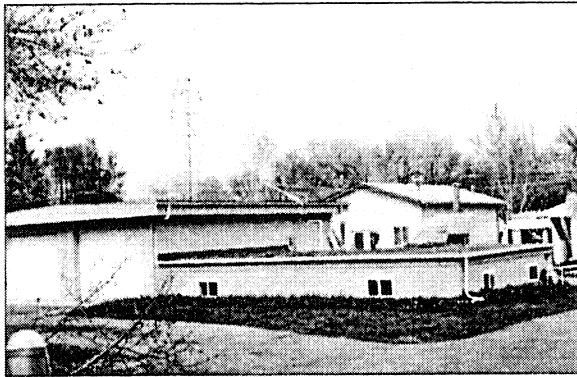
Three International style dwellings were inventoried; two have stuccoed exteriors; the third is clad in salt-glazed brick (see John K. Monroe context on pages 11 – 12). It is possible that these several architecturally elaborate residences in the 1200 block of Pierce

Survey Results

Street north of Lakewood Country Club were designed by architect John K. Monroe, who resided and officed in the survey area.

Post World War II Resources

In contrast to residences from the first half of the twentieth century, Ranch style houses abound in the survey area, reflecting the post World War II building boom that occurred here. Again, common features are brick construction, most typically buff brick trimmed in red or brown brick. While seemingly ubiquitous, many Ranch style houses are rapidly undergoing alterations, such as window replacements, application of synthetic siding, and garage conversions. Other post World War II resources included the row houses at 1655 - 1665 Pierce Street (5JF3618), a Contemporary style apartment unit 6280 West 10th Avenue (5JF3557), and the basement house at 860 - 862 Harlan Street (5JF3601).



The basement house at 860 Harlan, 5JF3601, is an unusual example of residential design seen during the 1930s through mid 1940s.

Photo by Cathleen Norman, 2003

The Ranch style dwelling at 6965 West 16h Place, 5JF3567, is a typical example of post World War II residential design.
Photo by Cathleen Norman, 2003



Commercial Buildings

Historic commercial properties on West Colfax Avenue tended to be associated with the 1920s – 1960s rise in automobile travel and tourism. Other properties were related to the concurrent development of West Colfax Avenue as the commercial district for Lakewood-Mountair. No intact commercial properties remain — all commercial properties on West Colfax Avenue have experienced some degree of alteration. Three properties were inventoried as representative: the former Mountair Grocery at 5530 West Colfax Avenue (5JF3592), Doll House Café and Motel at 5637 West Colfax Avenue (5JF3593), and the White Swan Motel at 6060 West Colfax Avenue (5JF3594).

Survey Results



The White Swan Motel at 6060 West Colfax Avenue, 5JF3594, is a somewhat altered representative of the auto court motel that predominated on West Colfax in the 1930s and 1940s.

Photo by Cathleen Norman, 2003

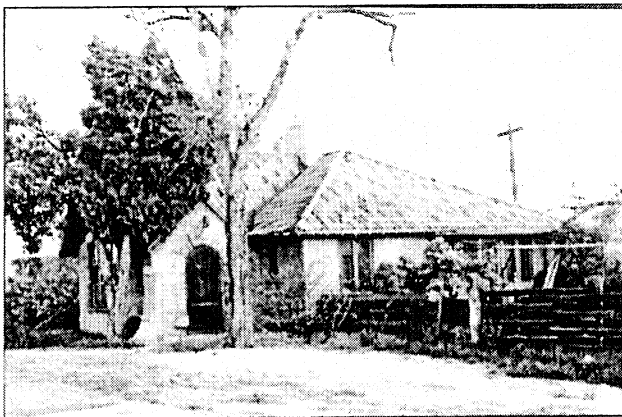
Public Buildings

The Intensive Survey properties included a fire station and two churches. These were the most intact public buildings remaining in the survey area. The 1928 Mountair Christian Church at 1400 Ames Street (5JF3575), now substantially altered and used as a private residence, is the oldest public building extant in the survey area. The 1938 Lakewood - Mountair Fire Station at 6885 West Colfax (5JF3595) was designed by John K. Monroe. The 1948 St. Bernadette's Church at 7240 West 12th Avenue (5JF3563) was designed by John K. Monroe and erected in response to Lakewood's rapidly expanding residential population following World War II.

Threatened Properties

Several threatened properties were selected for inclusion in the survey. The residences at 1608 Wadsworth Boulevard (5JF3658) and 7341 West Colfax Avenue (5JF3596) are within the commercial redevelopment plan of the long-vacant Kmart store northeast of Wadsworth and Colfax. The Craftsman Bungalow dwellings in the 1700 block of Teller Street could also be impacted by this development. The house at 1395 Harlan (5JF3604), originally the residence for the plant manager of Lakewood Brick Company, is a residential property zoned for industrial use. The Loveland House at 1435 Harlan Street (5JF3605), has been nominated three times to Colorado's Most Endangered Places List due to neglected maintenance and the impact of potential commercial development.

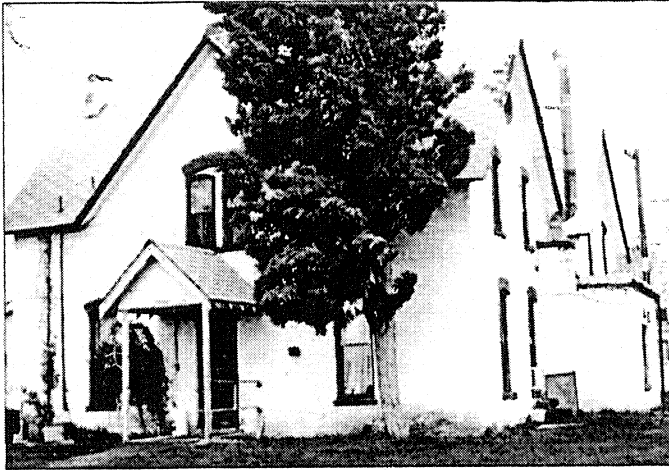
The brick Craftsman Bungalow at 1395 Depew Street (5JF3166) was excluded from the 2003 Survey because it was surveyed individually in 2002. One of the best examples of Bungalow Craftsman in the survey area, it is owned by the City of Lakewood and located at the northeast corner of Mountair Park.



The Baldwin House at 1608 Wadsworth Boulevard, 5JF3658, was demolished in early 2004.

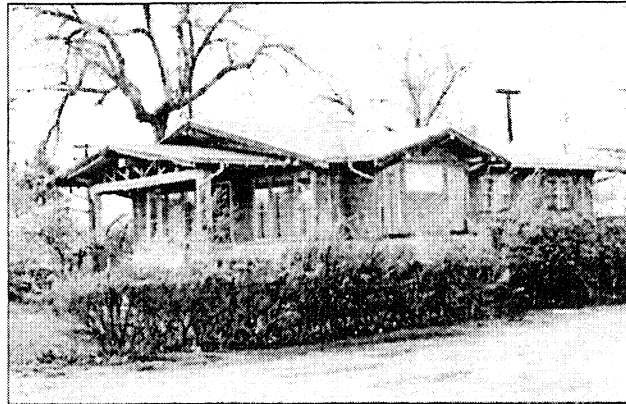
Photo by Cathleen Norman, 2003

Survey Results



The Loveland House at 1435 Harlan Street, 5JF3605, was nominated in 2001, 2002, and 2003 to Colorado's Most Endangered Places List. Photo by Cathleen Norman, 2003

The Ryland House at 7341 West Colfax, 5JF3596, was demolished in early 2004. Photo by Cathleen Norman, 2003



Designation recommendations

Eligibility recommendations are as follows. National and State Register eligible properties are described on the following pages.

- Recommended for listing in the National Register – four properties
- Recommended for listing in the State Register – 14 properties
- Recommended for designation as local landmarks – 67 properties

Survey Results

5JF3549 7423 W 6TH AVE Gunderson House

This property is a good example of the Mediterranean style, as evidenced in its low hipped roof, stucco exterior, low pitched gabled entrance, casement windows, and decorative ceramic tiles. The garage possesses design features seen on several homes of the same vintage - a flat roof with angled parapet above the opening. The house is a modest local version of this style, which was popular in the 1920s throughout Colorado and the U.S.

As the only example of this style in the survey area, this property is recommended as eligible to the State Register of Historic Properties and as a local Lakewood landmark.

5JF3554 7558 W 9TH AVE Hunsinger House

This property is an excellent example of the International style, as evidenced in the flat roof, white stuccoed walls, corner windows, and casement windows. It also possesses features from Art Moderne and Streamline Modern - the curved corner entrance, glass block window, and vertical "speed lines" of black ceramic tile. The house is a modest local version of this style, which was seen in the 1930s and 1940s in Colorado and the U.S. The garage also possesses features similar to the house - flat roof and white stuccoed walls.

As an excellent intact example of this style, this property is recommended as eligible to the State Register of Historic Properties and as a local Lakewood landmark.

5JF3556 5565 W 10TH AVE Gerke/Kuehmsted House

This property is a well preserved example of the English - Norman Cottage style, as evidenced by the steeply pitched gabled roof, steeply pitched gabled entrance with asymmetrical slopes, round-arched door and window, masonry materials, and casement windows. The house is an excellent example of this style, which was popular in the 1920s and 1930s throughout Colorado and the U.S. Behind the house is located an architecturally intact three-car garage of similar vintage.

As one of the best examples of this style in the survey area, this property is recommended as eligible to the State Register of Historic Properties and for designation as a local Lakewood landmark.

5JF3559 6855 W 11TH AVE Millay House

One of several large residences constructed in the vicinity of the Lakewood Country Club in the late 1920s, the property reflects early intentions of developing the Pierce Street vicinity as an affluent neighborhood. This property is a well-preserved representative of the Tudor Revival style as evidenced by its steeply pitched roof, heavy roof shingles, casement windows, and decorative half timbering. The garage at the rear of the property possesses similar features - steeply pitched roof, heavy roof shingles, and decorative half timbering. The residence is a local version of this somewhat elaborate style, which was popular in the 1920s and 1930s throughout Colorado and the U.S. The large, landscaped property with horse-shoe shaped driveway contributes to the historic context and the integrity of the property.

As the best example of this style in the survey area, this property is recommended to the State Register of Historic Properties and for designation as a Lakewood landmark.

Survey Results

5JF3561 6907 W 12TH AVE Bussell Family

This property is a well-preserved example of the English - Norman Cottage style, as evidenced by the steeply pitched gabled roof, steeply pitched gabled entrance, masonry materials, decorative brickwork, prominent chimney, and casement windows. The house is a good example of this style, which was popular in the 1920s and 1930s throughout Colorado and the U.S.

As one of the best examples of this style, this property is recommended as eligible for listing in the State Register of Historic Properties and designation as a local Lakewood landmark.

5JF3562 7150 W 12TH AVE Mackey House

This property is an excellent example of the International style, as evidenced in the flat roof, stuccoed walls, corner windows, and casement windows. The round window and horizontal stream lines are features of Streamline Moderne. The house is a modest local version of this style, which was seen from the 1930s through the 1950s in Colorado and the U.S. The attached garage possesses features similar to the house - flat roof, stuccoed walls, and terraced roof-top deck.

As one of the best example of this style, this property is recommended as eligible to the National Register of Historic Properties and as a local Lakewood landmark.

5JF3563 7240 W 12TH AVE St. Bernadette's Church

This building is an excellent example of the work of John K. Monroe, who had an architectural office nearby and designed scores of churches, schoolhouses, and other buildings for the Catholic Archdiocese of Denver.

Monroe resided with his wife Florence at 1250 Wadsworth Boulevard where he also shared a drafting studio with Jacque J. B. Benedict. Monroe was active in Lakewood, although some works have been demolished or altered. These include the former Lakewood High School at the northwest corner of West 10th Avenue and Wadsworth Boulevard, the Mountain Bell telephone building constructed on the southwest corner of Wadsworth Boulevard and West Colfax Avenue (demolished) and the Lakewood-Mountair Fire Station at 6885 West Colfax Avenue (substantially altered). It is expected that further research will identify residences designed by Monroe.

As the only intact public building in the survey area and as an excellent example of the work of noted architect John K. Monroe, this property is recommended as eligible to the State Register of Historic Properties and for designation as a local Lakewood landmark.

Survey Results

5JF3571 7400 W 26TH AVE Kellenbenz Dairy Farm

This property is associated with agricultural development of Lakewood during the early to mid twentieth century. It is a somewhat deteriorating representative of vernacular dwellings constructed in Lakewood during this period, as reflected in its simple design, shiplap exterior, front-gabled roof, porch, 1-over-1 double-hung windows, and lack of architectural details that indicate a particular style. The outbuildings are typical of those seen on early nineteenth century agricultural properties. The large barn burned down around 1952. The property retains characteristics of its original rural setting - a large lot, mature cottonwoods, fence remnants. It has a narrow setback from West 26th Avenue resulting from successive widening of that road.

As the most intact property associated with dairy farming in northeast Lakewood, the property is recommended as eligible for listing in the National Register of Historic Places and for designation as a Lakewood landmark.

5JF3596 7341 W COLFAX AVE Rylands Baby Chick Co

This property is associated with agriculture in Lakewood that took place from the late 1800s into the mid 1900s. It was the location of the Rylands Baby Chick Co. The poultry business at this location ceased operation around 1950, but the house remained the residence of Mildred Rylands Reid until 2003. The house is also a well-preserved Craftsman Bungalow as evidenced by the front-gabled roof; stucco finish; half-wall porch with battered porch piers and open gable end with decorative trusswork; divided upper window lights; triangular knee braces; exposed rafter tails, and projecting beams. The house is an excellent example of this style, which was popular in the 1920s and 1930s throughout Colorado and the U.S. The garage typifies the small buildings constructed in the 1920s and 1930s designed to match the main dwelling and functioning as shelter for the home-owner's automobile, as reflected in its front-gabled roof, stucco finish, swing-out doors, and placement at the rear of the lot. This property was the oldest occupied residence on West Colfax Avenue in Lakewood until vacated by Mildred Rylands Reid in 2003.

The agricultural context for the property no longer remains. However, as the most elaborate Craftsman Bungalow in the survey area, this property is recommended for listing in the National Register, as well as designation as a Lakewood landmark.

Survey Results

5JF3605 1435 HARLAN ST Loveland House

This property is significant for its association with Lakewood's original founders, William A. H. and Miranda Loveland. The Lovelands constructed the residence within the Lakewood Subdivision that they platted together with Charles C. Welch in 1889. Loveland and Welch were also responsible for constructing the Denver, Lakewood & Golden rail line along present-day West 13th Avenue.

The property is a somewhat altered example of Italianate style as evidenced by its steeply pitched cross-gabled roof, friezeboard, and tall narrow windows with elaborate surrounds. It is a rather modest example of this style, which was popular in the eastern United States in the mid 1800s and in Colorado in the 1870s and early 1880s. It is the oldest and largest historic house in the survey area and more intact than many other dwellings of more recent construction. The property also includes a long, narrow L-plan frame outbuilding that appears to have served some agricultural use.

Despite its alterations, the historic significance of the property encourages its designation as a Lakewood Landmark, and its consideration for possible listing in the State Register.

5JF3609 800 KENDALL ST Schipper Farm

This property is associated with agricultural development of Lakewood during the early to mid twentieth century. The property is associated with the Schipper family, who operated poultry farms in this vicinity, including one on the east side of Sheridan Boulevard at West 8th Avenue. The house is representative of vernacular dwellings constructed in Lakewood during this period, as reflected in its simple design, shiplap siding, multi-lite windows, and lack of architectural details that indicate a particular style. The outbuildings are poultry sheds typical of those seen on agricultural properties in the early twentieth century. The property retains characteristics of its original rural setting - a large lot, mature cottonwoods, and fencing.

As one of the most intact properties associated with poultry farming in northeast Lakewood, the property is recommended as eligible for listing in the State Register of Historic Places as well as designation as a Lakewood landmark.

5JF3611 1205 PIERCE ST Linn House

One of several large residences constructed in the vicinity of the Lakewood Country Club in the late 1920s, the property reflects early intentions of developing the Pierce Street vicinity as an affluent neighborhood (Pierce Street was initially named Golf Club Road, then Country Club Road). This property is a well preserved example of the English - Norman Cottage style, as evidenced by the steeply pitched cross-gabled roof, steeply pitched gabled entrance with slightly arched door, masonry materials, and tile roof. The house is a good example of this style, which was popular in the 1920s and 1930s throughout Colorado and the U.S. The three-car garage is original to the property and possesses similar materials as the house.

As a good example of this style, this property is recommended as eligible for listing in the State Register of Historic Properties and designation as a Lakewood Landmark.

Survey Results

5JF3613 1265 PIERCE ST

One of several large residences constructed in the vicinity of the Lakewood Country Club in the late 1920s, the property reflects early intentions of developing the Pierce Street vicinity as an affluent neighborhood (Pierce Street was initially named Golf Club Road, then Country Club Road). The house is a well-preserved representative of the Tudor Revival style as reflected in its steeply pitched cross-gabled roof, decorative brickwork, exposed rafter tails, gabled entrance with round-arched door, casement windows, prominent fireplace chimney, and tiled roof. The property has a large garage of similar design and materials.

As an excellent example of Tudor Revival style, this property is recommended as eligible for listing in the National Register and for designation as a Lakewood landmark.

5JF3614 1275 PIERCE ST Ferry House

One of several large residences constructed in the vicinity of the Lakewood Country Club in the late 1920s, the property reflects early intentions of developing the Pierce Street vicinity as an affluent neighborhood (Pierce Street was initially named Golf Club Road, then Country Club Road). The house is a well-preserved representative of the English Norman Cottage, as reflected in its steeply pitched cross-gabled roof with asymmetrical roof slope, decorative brickwork, casement windows, and tiled roof. The property has a large garage of similar design and materials.

As one of the best examples of the English Norman Cottage in northeast Lakewood, this property is recommended as eligible for listing in the State Register of Historic Properties and for designation as a Lakewood landmark.

5JF3615 1365 PIERCE ST

This property is a well-preserved example of Pueblo Revival style as evidenced by the flat roof, smooth stucco finish, straight-headed windows, and viga-like projections. The house also possesses a front patio with classical urns, reflecting Spanish Colonial Revival influence. The house is a local rendition of Pueblo Revival, which was popular in the 1920s and 1930s throughout primarily in the western United States. The garage possesses the same design elements and materials. The large property possesses a horse-shoe-shaped driveway flanked by two pillars supporting urns.

As the only example of this style in the survey area, this property is recommended for listing in the State Register of Historic Properties and designation as a Lakewood landmark.

Survey Results

5JF3619 1450 REED ST

This property is a well preserved example of the English - Norman Cottage style, as evidenced by the steeply pitched gabled roof, steeply pitched gabled entrance with asymmetrical roof slope and round-arched door, decorative brickwork, casement windows, and prominent chimney. The house is an excellent example of this style, which was popular in the 1920s and 1930s throughout Colorado and the U.S.

As an excellent example of the English Norman Cottage, this property is recommended for listing in the State Register of Historic Properties and designation as a Lakewood landmark.

5JF3620 801 SHERIDAN BLVD Morgan Egg Farm

This house is associated with agricultural development of Lakewood during the early to mid twentieth century. The property originated as the Morgan Egg Farm, which operated here from 1926 in the early 1950s. It is one of the few egg farms or poultry operations with intact outbuildings remaining in northeast Lakewood.

It is a slightly altered representative of the modest version of the Craftsman style dwelling constructed in Lakewood during this period, as reflected in its buff brick with brown brick trim, stuccoed gable end, inset porch, multi-lite windows, exposed rafter tails, and chimney. It is one of the most intact Craftsman Bungalows in the survey area. The chicken coop typifies the long, low buildings constructed on small farms to shelter chickens as reflected in the frame construction, shed roof, south-facing windows and doors, and shiplap siding.

As one of the few remaining properties associated with early Lakewood agriculture, this property is recommended as eligible for the State Register of Historic Properties and for designation as a Lakewood landmark.

Survey Results

5JF3658 1608 WADSWORTH BL Baldwin House

This property is a well-preserved example combining features from the Tudor Revival and Spanish Colonial Revival styles, as evidenced by the hipped roof; rough-textured stuccoed exterior; steeply pitched gabled entrance with round-arched door; steeply pitched gabled carriage house section with stuccoed gable ends with decorative half timbering; casement windows; and tile roof. Architectural features resemble that of the Coors House in Golden, designed by Jacques J. B. Benedict, suggesting that Benedict may have designed this house. Benedict had a presence in this area. In 1923, he and his protégé John K. Monroe practiced in a studio attached to Monroe's residence at 1250 Wadsworth Blvd. (now addressed as 1296 Wadsworth Blvd.). In 1928, Benedict and Monroe designed the Mountain States Telephone building constructed at the southwest corner of Wadsworth and West Colfax (no longer extant). See the Survey Report for a description of Benedict and Monroe's work in the survey area.

The house was built for the Baldwin family and remained in their ownership until its recent acquisition by a commercial developer. The large horse property includes a barn. It is one of the few intact historic residences remaining on Wadsworth Boulevard.

As one of the most architecturally elaborate residences in the survey area, this property is recommended for listing in the State Register of Historic Properties and for designation as a Lakewood landmark. If further research substantiates that the house was designed by Benedict, the property should be evaluated for eligibility for listing in the National Register.

Recommendations

The Cultural Resource Survey provides the impetus for a number of preservation-related projects.

Phase III, 2004 - 2005

- Assist owners of eligible properties in nominating individual properties to the National Register, State Register, or local landmark program.
- Develop and produce a neighborhood history booklet.

Ongoing Preservation Planning in Lakewood

Survey

- Conduct surveys in other areas of Lakewood, such as the O’Kane, Eiber, or Glen Creighton areas.

Planning

- Implement recommendations in the *West Colfax Revitalization Plan*; update the *West Colfax Avenue Revitalization Plan*.
- Update 1987 *Colfax Design Guidelines*, in particular expanding the Building Features and Signage sections; provide illustrative examples.
- Partner with the Lakewood Historical Society to solicit, encourage, and support designation of eligible properties to the National Register, State Register, or Lakewood’s local landmark program.
- Apply for Certified Local Government status.
- Provide CLG training for members of the Landmark Committee.
- Integrate preservation component into City of Lakewood Plan.
- Create a database from survey information as a planning tool.

Outreach/Education

- Provide articles on historic properties and themes for neighborhood organizations’ newsletter(s) and/or websites.
- Initiate student programs focusing on history and historic properties, such as independent research projects and photography projects.
- Sponsor a teacher-training program on local history and historic buildings.
- Prepare and install interpretive signage along West Colfax Avenue (perhaps in collaboration with Denver, Aurora, and the Colfax Heritage Corridor organization), the Denver & Intermountain corridor and other appropriate places.
- Sponsor Preservation Honor Award program, possibly during Historic Preservation Month (May).

Survey Results

Bricks and Mortar

- Encourage and assist the City of Lakewood in preserving the Craftsman Bungalow at 1395 Depew Street (5JF3166).
- Pursue restoration of the Loveland Residence at 1435 Harlan Street (5JF3605), nominated in 2001, 2002, and 2003 to the Most Endangered Places List.
- Sponsor and promote a demonstration project, such as removing synthetic siding from a historic house to restore the original wood siding.
- Pursue restoration of the Lakewood-Mountair Fire Station at 6885 West Colfax (5JF3595).

Appendices

Appendix A – Survey Log – Sorted by Address

Appendix B – Survey Log – Sorted by Site ID

Appendix C – Previously Recorded Properties

Appendix A
Cultural Resource Survey
Historic Northeast Lakewood, 2003
Inventory Log - Sorted by Address

State ID	Property Address	Historic Name	National Register Eligible	State Register Eligible	Local Landmark Eligible
1	5JF3548 7395 W 6TH AVE	Dotson House			X
2	5JF3549 7423 W 6TH AVE	Gunderson House		X	X
3	5JF3550 5756 W 8TH AVE	Stettler House			X
4	5JF3551 5796 W 8TH AVE	Kircher House			X
5	5JF3552 5800 W 8TH AVE	Swearingen House			X
6	5JF3553 7423 W 9TH AVE	Ott House			X
7	5JF3554 7558 W 9TH AVE	Hunsinger House		X	X
8	5JF3555 5301 W 10TH AVE	Young House			X
9	5JF3556 5565 W 10TH AVE	Gerke/Kuehmsted House		X	X
10	5JF3557 6280 W 10TH AVE				X
11	5JF3558 7410 W 10TH AVE				X
12	5JF3559 6855 W 11TH AVE	Millay House		X	X
13	5JF3560 6879 W 11TH AVE	Hawley House			X
14	5JF3561 6907 W 12TH AVE	Busnell Family		X	
15	5JF3562 7150 W 12TH AVE	Mackey House	X		X
16	5JF3563 7240 W 12TH AVE	St. Bernadette's Church		X	X
17	5JF3564 7310 W 12TH AVE				X
18	5JF3004 5240 W 13TH AVE	Thome House			X
19	5JF3566 7302 W 14TH AVE	Davis House			X
20	5JF3567 6965 W 16TH AVE				X
21	5JF3568 7480 W 23RD AVE	Youngfield House			X
22	5JF3569 7204 W 26TH AVE	Moorehead House			X

Appendix A
Cultural Resource Survey
Historic Northeast Lakewood, 2003
Inventory Log - Sorted by Address

State ID	Property Address	Historic Name	National Register Eligible	State Register Eligible	Local Landmark Eligible
23	5JF3570 7266 W 26TH AVE	Moorehead House			
24	5JF3571 7400 W 26TH AVE	Kellenbenz Dairy Farm	X		X
25	5JF3572 1275 AMES ST	Schupp House, "Twyford"			X
26	5JF3573 1345 AMES ST				X
27	5JF3574 1361 AMES ST	Cummings House			X
28	5JF3575 1400 AMES ST	Mountair Christian Church			
29	5JF3576 1435 AMES ST	Black House			X
30	5JF3577 1420 AMES ST				X
31	5JF3578 1444 AMES ST				X
32	5JF3579 1447 AMES ST	Sickle House			X
33	5JF3580 1475 - 1477 AMES ST				X
34	5JF3581 1484 AMES ST	Gollner House			X
35	5JF3582 1540 - 1544 AMES ST	Eagle Café			X
36	5JF3583 1555 AMES ST	Robertson House			
37	5JF3584 1560 AMES ST	Herzig House			X
38	5JF3585 895 BENTON ST	Holst House			X
39	5JF3586 1408 BENTON ST				X
40	5JF3587 1421 BENTON ST	Pepler House			
41	5JF3588 1550 BENTON ST	Voie House			
42	5JF3589 1554 BENTON ST				X
43	5JF3590 1360 CHASE ST				
44	5JF3591 1400 CHASE ST				X

Appendix A
Cultural Resource Survey
Historic Northeast Lakewood, 2003
Inventory Log - Sorted by Address

State ID	Property Address	Historic Name	National Register Eligible	State Register Eligible	Local Landmark Eligible
45	5530 W COLFAX AVE	Mountair Food Mart			
46	5637 W COLFAX AVE	Kelly's Grocery & Camp			
47	6060 W COLFAX AVE	White Swan Auto Court			
48	6885 W COLFAX AVE	Lakewood-Mountain Fire Station			
49	7335 - 7341 W COLFAX AVE	Rylands Baby Chick Co	X		X
51	1448 DEPEW ST				X
52	963 FENTON ST				X
53	1701 EATON ST				
54	860 - 862 HARLAN ST				
55	1000 HARLAN ST	Meyer House			
56	1001 HARLAN ST				
57	1395 HARLAN ST				
58	1435 HARLAN ST	Loveland House		X	X
59	1439 INGALLS ST				X
60	1538 INGALLS ST				
61	1406 JAY ST				
62	800 KENDALL ST	Schipper Farm		X	X
63	700 PARK LN				
64	1205 PIERCE ST	Linn House		X	X
65	1235 PIERCE ST	Bender House			X

Appendix A
Cultural Resource Survey
Historic Northeast Lakewood, 2003
Inventory Log - Sorted by Address

State ID	Property Address	Historic Name	National Register Eligible	State Register Eligible	Local Landmark Eligible
66	5JF3597	825 CRESCENT LN McGilvray House			X
66	5JF3613	1265 PIERCE ST	X		X
67	5JF3614	1275 PIERCE ST Ferty House		X	X
68	5JF3615	1365 PIERCE ST		X	X
69	5JF3616	1370 PIERCE ST			X
70	5JF3617	801 REED ST			X
71	5JF3618	1655 PIERCE ST			X
72	5JF3619	1450 REED ST		X	X
73	5JF3620	801 SHERIDAN BLVD Morgan Egg Farm		X	X
74	5JF3621	865 SHERIDAN BLVD Wagner House			X
75	5JF3622	1343 SHERIDAN BLVD Schilling House			
76	5JF3623	1583 SHERIDAN BLVD Tegler House			X
77	5JF3624	1371 - 1377 TELLER ST Sweeney House			X
78	5JF3625	1440 TELLER ST Broman House			
79	5JF3626	1685 TELLER ST			X
80	5JF3627	1695 TELLER ST Hill House			X
81	5JF3646	1696 TELLER ST Norris - Gale House			
82	5JF3647	1701 TELLER ST Jansen House			X
83	5JF3648	1707 TELLER ST			X
84	5JF3649	1930 TELLER ST Wilkinson House			X
85	5JF3650	1951 TELLER ST			
86	5JF3651	2520 TELLER CT			X
87	5JF3652	2540 TELLER ST			X

Appendix A
Cultural Resource Survey
Historic Northeast Lakewood, 2003
Inventory Log - Sorted by Address

State ID	Property Address	Historic Name	National Register Eligible	State Register Eligible	Local Landmark Eligible
88	5JF3653 2475 TELLER ST				
89	5JF3654 1230 VANCE ST				X
90	5JF3655 1364 - 1390 VANCE ST				X
91	5JF3656 2165 UPHAM ST				
92	5JF3657 2490 VANCE ST				
93	5JF3658 1600/1608 WADSWORTH B	Baldwin House		X	X

Appendix B
Cultural Resource Survey
Historic Northeast Lakewood, 2003
Inventory Log - Sorted by Site ID

State ID	Property Address	Historic Name	National Register Eligible	State Register Eligible	Local Landmark Eligible
18	5JF3004	Thome House			X
1	5JF3548	Dotson House			X
2	5JF3549	Gunderson House		X	X
3	5JF3550	Stettler House			X
4	5JF3551	Kircher House			X
5	5JF3552	Swearingen House			X
6	5JF3553	Ott House			X
7	5JF3554	Hunsinger House		X	X
8	5JF3555	Young House			X
9	5JF3556	Gerke/Kuehmsted House		X	X
10	5JF3557				X
11	5JF3558				X
12	5JF3559	Millay House		X	X
13	5JF3560	Hawley House			X
14	5JF3561	Busnell Family		X	
15	5JF3562	Mackey House	X		X
16	5JF3563	St. Bernadette's Church		X	X
17	5JF3564				X
19	5JF3566	Davis House			X
20	5JF3567				X
21	5JF3568	Youngfield House			X
22	5JF3569	Moorehead House			X

Appendix B
Cultural Resource Survey
Historic Northeast Lakewood, 2003
Inventory Log - Sorted by Site ID

State ID	Property Address	Historic Name	National Register Eligible	State Register Eligible	Local Landmark Eligible
23	5JF3570	7266 W 26TH AVE	Moorehead House		
24	5JF3571	7400 W 26TH AVE	Kellenbenz Dairy Farm	X	X
25	5JF3572	1275 AMES ST	Schupp House, "Twyford"		X
26	5JF3573	1345 AMES ST			X
27	5JF3574	1361 AMES ST	Cummings House		X
28	5JF3575	1400 AMES ST	Mountair Christian Church		
29	5JF3576	1435 AMES ST	Black House		X
30	5JF3577	1420 AMES ST			X
31	5JF3578	1444 AMES ST			X
32	5JF3579	1447 AMES ST	Sickle House		X
33	5JF3580	1475 - 1477 AMES ST			X
34	5JF3581	1484 AMES ST	Gollner House		X
35	5JF3582	1540 - 1544 AMES ST	Eagle Café		X
36	5JF3583	1555 AMES ST	Robertson House		
37	5JF3584	1560 AMES ST	Herzig House		X
38	5JF3585	895 BENTON ST	Holst House		X
39	5JF3586	1408 BENTON ST			X
40	5JF3587	1421 BENTON ST	Pepler House		
41	5JF3588	1550 BENTON ST	Voie House		
42	5JF3589	1554 BENTON ST			X
43	5JF3590	1360 CHASE ST			
44	5JF3591	1400 CHASE ST			X

Appendix B
Cultural Resource Survey
Historic Northeast Lakewood, 2003
Inventory Log - Sorted by Site ID

State ID	Property Address	Historic Name	National Register Eligible	State Register Eligible	Local Landmark Eligible
45	5530 W COLFAX AVE	Mountair Food Mart			
46	5637 W COLFAX AVE	Kelly's Grocery & Camp			
47	6060 W COLFAX AVE	White Swan Auto Court			
48	6885 W COLFAX AVE	Lakewood-Mountain Fire Station			
49	7335 - 7341 W COLFAX AVE	Rylands Baby Chick Co	X		X
66	825 CRESCENT LN	McGilvray House			X
51	1448 DEPEW ST				X
52	963 FENTON ST				X
53	1701 EATON ST				
54	860 - 862 HARLAN ST				
55	1000 HARLAN ST	Meyer House			
56	1001 HARLAN ST				
57	1395 HARLAN ST				
58	1435 HARLAN ST	Loveland House		X	X
59	1439 INGALLS ST				X
60	1538 INGALLS ST				
61	1406 JAY ST				
62	800 KENDALL ST	Schipper Farm		X	X
63	700 PARK LN				
64	1205 PIERCE ST	Linn House		X	X

Appendix B
Cultural Resource Survey
Historic Northeast Lakewood, 2003
Inventory Log - Sorted by Site ID

State ID	Property Address	Historic Name	National Register Eligible	State Register Eligible	Local Landmark Eligible
65	5JF3612	1235 PIERCE ST	Bender House		X
66	5JF3613	1265 PIERCE ST		X	X
67	5JF3614	1275 PIERCE ST	Ferry House	X	X
68	5JF3615	1365 PIERCE ST		X	X
69	5JF3616	1370 PIERCE ST			X
70	5JF3617	801 REED ST			X
71	5JF3618	1655 PIERCE ST			X
72	5JF3619	1450 REED ST		X	X
73	5JF3620	801 SHERIDAN BLVD	Morgan Egg Farm	X	X
74	5JF3621	865 SHERIDAN BLVD	Wagner House		X
75	5JF3622	1343 SHERIDAN BLVD	Schilling House		
76	5JF3623	1583 SHERIDAN BLVD	Tegler House		X
77	5JF3624	1371 - 1377 TELLER ST	Sweeney House		X
78	5JF3625	1440 TELLER ST	Broman House		
79	5JF3626	1685 TELLER ST			X
80	5JF3627	1695 TELLER ST	Hill House		X
81	5JF3646	1696 TELLER ST	Norris - Gale House		
82	5JF3647	1701 TELLER ST	Jansen House		X
83	5JF3648	1707 TELLER ST			X
84	5JF3649	1930 TELLER ST	Wilkinson House		X
85	5JF3650	1951 TELLER ST			
86	5JF3651	2520 TELLER CT			X
87	5JF3652	2540 TELLER ST			X

Appendix B
Cultural Resource Survey
Historic Northeast Lakewood, 2003
Inventory Log - Sorted by Site ID

State ID	Property Address	Historic Name	National Register Eligible	State Register Eligible	Local Landmark Eligible
88	2475 TELLER ST				
89	1230 VANCE ST				X
90	1364 - 1390 VANCE ST				X
91	2165 UPHAM ST				
92	2490 VANCE ST				
93	1600/1608 WADSWORTH B	Baldwin House		X	X

APPENDIX C

Previously Recorded Sites - Historic Northeast Lakewood

CHS ID	Name	Address	Evaluation	Date Surveye	Surveyor
5JF.1002	JEFFCO ACTION CENTER HOMELESS SHELTER	7011 W. COLFAX AVE.	Officially not eligible	3/28/1995	Department of Housing and Urban Development - Denver
5JF.1144		6645 W. 13TH AVE.	Officially not eligible	9/18/1990	
5JF.178	JEWISH CONSUMPTIVES' RELIEF SOCIETY-AMERICAN MEDICAL CENTER CANCER RESEARCH CENTER & HOSPITAL	6401 W. COLFAX AVE.	Listed on National Register	6/26/1980	AMC Cancer Research Center
5JF.1890		1640 INGALLS ST.	Officially not eligible	5/13/1999	
5JF.2215		1255 AMES ST.	Officially not eligible	11/26/1999	City of Lakewood Housing Division
5JF.2232		1355 BENTON ST.	Officially not eligible	4/3/2000	City of Lakewood
5JF.2368		1740 JAY ST.	Officially not eligible>Field not eligi	09/08/2000	City of Lakewood Housing Division
5JF.2851	LAKEWOOD FOREIGN AUTO PARTS	5575 W. 11TH AVE.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2852		5885 W. 11TH AVE.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2853		5901 W. 11TH AVE.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2854		5985 W. 11TH AVE.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2855		5945 W. 11TH AVE.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2856		1205 BENTON ST.	Officially not eligible>Field not eligi	11/03/2002	Parsons Engineering-Science, Inc.
5JF.2857		1220 AMES ST.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2858		1285 SHERIDAN BLVD.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2859		1281 SHERIDAN BLVD.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2860		1275 SHERIDAN BLVD.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2861		1205 SHERIDAN BLVD.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.

CHS ID	Name	Address	Evaluation	Date Surveye	Surveyor
5JF.2862		1265 SHERIDAN BLVD.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2863		6699 W. 13TH AVE.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2864		6695 W. 13TH AVE.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2865		1301 MARSHALL ST.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2866	DENVER & INTERMOUNTAIN RAILROAD POWER STATION	6000 W. 13TH AVE.	Officially not eligible>Field eligible	10/28/2002	Parsons Engineering-Science, Inc.
5JF.2867		6190 W. 13TH AVE.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2868		6262 W. 13TH AVE.	Officially not eligible>Field not eligi	11/03/2002	Parsons Engineering-Science, Inc.
5JF.2869		6300 W. 13TH AVE.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2871		6500 W. 13TH AVE.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2872		6590 W. 13TH AVE.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2873		1290 PIERCE ST.	106 - Officially eligible>Field eligibl	10/28/2002	Parsons Engineering-Science, Inc.
5JF.2874		6600 W. 13TH AVE.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2875		6620 W. 13TH AVE.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2877	BLACK MARKET ART AND PRO TINT	1398 WADSWORTH BLVD.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2878		1370 WADSWORTH BLVD.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2879		7550 W. 14TH AVE.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2880		7540 W. 14TH AVE.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2881		1350 WADSWORTH BLVD.	Officially not eligible>Field not eligi	11/03/2002	Parsons Engineering-Science, Inc.
5JF.2882		1330 WADSWORTH BLVD.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2883		7525 W. 13TH AVE.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2884		1300 VANCE ST.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2885		1305 UPHAM ST.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2886		7201 W. 13TH AVE.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.

CHS ID	Name	Address	Evaluation	Date Surveye	Surveyor
5JF.2887		7175 W. 13TH AVE.	Officially not eligible>Field not eligi	11/03/2002	Parsons Engineering-Science, Inc.
5JF.2888		7151 W. 13TH AVE.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2889		1301 REED ST.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2890		6999 W. 13TH AVE.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2891		6948 W. 13TH AVE.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2892		6950 W. 13TH AVE.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2893		6998 W. 13TH AVE.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2894		1299 PIERCE ST.	Officially not eligible>Field eligible	11/03/2002	Parsons Engineering-Science, Inc.
5JF.2895		6860 W. 13TH AVE.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2896		7010 W. 13TH AVE.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2897		7020 W. 13TH AVE.	106 - Officially eligible>Field eligibl	10/28/2002	Parsons Engineering-Science, Inc.
5JF.2898		7000 W. 13TH AVE.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2899		7220 W. 13TH AVE.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2900		7204 W. 13TH AVE.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2901		7232 W. 13TH AVE.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2902		1280 UPHAM ST.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2903		7300 W. 13TH AVE.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2904		1290 VANCE ST.	Officially not eligible>Field not eligi	11/03/2002	Parsons Engineering-Science, Inc.
5JF.2905		1295 VANCE ST.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2907		7550 W. 13TH AVE.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2908	LAKEWOOD CHIROPRACTIC OFFICES	1296 WADSWORTH BLVD.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2987		1225 AMES ST.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2988		6200 W. 13TH AVE.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2993		7525 W. 13TH AVE.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2996		1315 SHERIDAN BLVD.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2997		1230 AMES ST.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.2998		1240 AMES ST.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.

CHS ID	Name	Address	Evaluation	Date Surveye	Surveyor
5JF.2999		1250 AMES ST.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.3000		1260 AMES ST.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.3001		1270 AMES ST.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.3002		1280 AMES ST.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.3003		1290 AMES ST.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.3004		5240 W. 13TH AVE.	Officially not eligible>Field not eligi	11/03/2002	Parsons Engineering-Science, Inc.
5JF.3006		1305 AMES ST.	Officially not eligible>Field not eligi	10/29/2002	Parsons Engineering-Science, Inc.
5JF.960	JAUDON HOME	1142 VANCE STREET	Officially not eligible>Field not eligi	7/8/1992	
5JF.985	WILSON HOME	1270 VANCE STREET	Officially not eligible>Field not eligi	6/8/1994	
5JF.986	BOMSKE HOME	980 BENTON STREET	Officially not eligible>Field not eligi	7/12/1994	