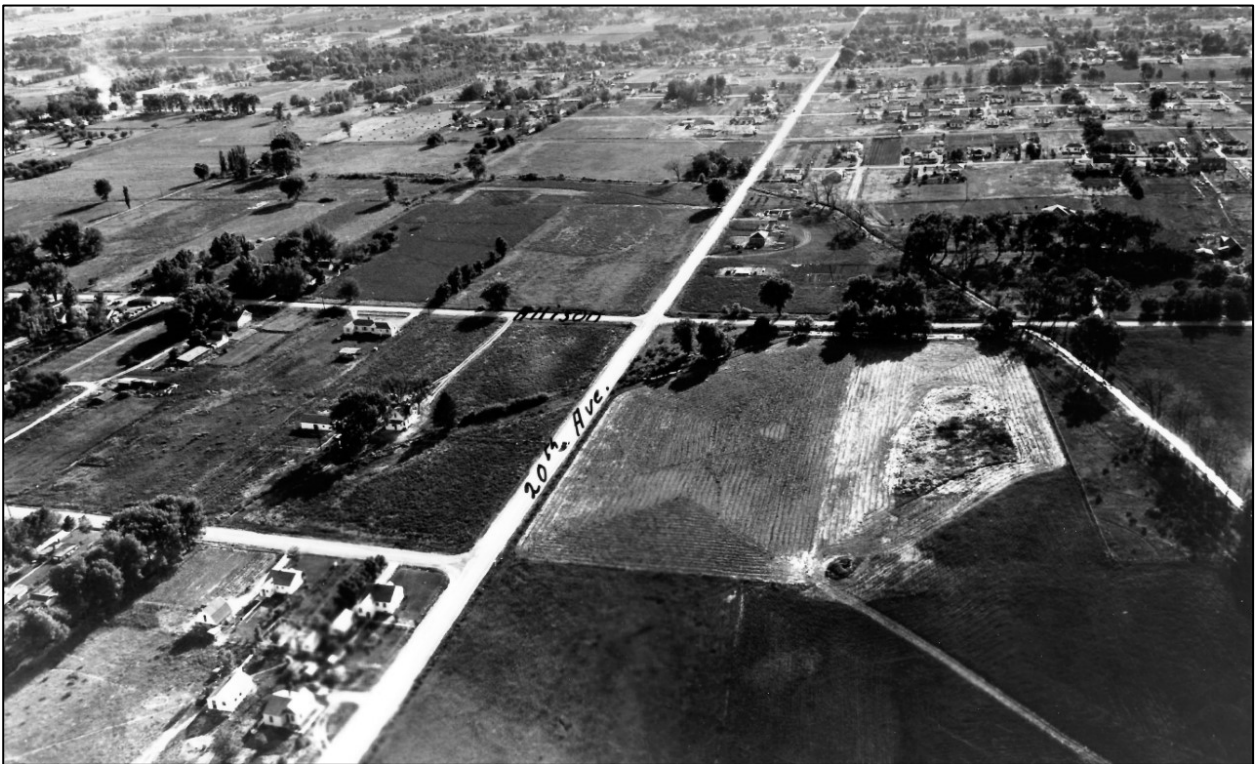


# Morse Park, Lakewood Colorado Survey Plan, 2019

*Final*



Front Range Research Associates, Inc.  
Denver, Colorado



# **Morse Park, Lakewood Colorado Survey Plan, 2019**

***Final***

Prepared for:

City of Lakewood  
Planning Department  
Civic Center North  
470 South Allison Parkway  
Lakewood, Colorado 80226

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# TABLE OF CONTENTS

1.	INTRODUCTION .....	1
	Purpose .....	1
	Participants and Community Background .....	1
	Funding .....	2
	Project Area .....	2
	Methodology .....	2
	Survey Basics .....	7
2.	RESULTS .....	11
	Existing Survey Data .....	11
	Limited Windshield Survey Results .....	12
	Preservation Goals and Objectives .....	15
3.	HISTORIC CONTEXTS AND PROPERTY TYPES .....	17
	Historic Contexts .....	17
	Agricultural Beginnings and Early Subdivision Creation, 1868-1899 .....	17
	Early Twentieth Century Neighborhood Development, 1900-1940 .....	22
	Arrival of the Denver Ordnance Plant, World War II, and the Early Postwar Years, 1941-1949 .....	37
	Postwar Neighborhood Development and the Creation of Lakewood, 1950-1969 .....	42
	Morse Park in the Late Twentieth and Early Twenty-First Centuries, 1970-2019 .....	50
	Property Types .....	55
4.	SURVEY PRIORITIES .....	59
	Identification of Survey Priorities .....	59
	Potential Survey Projects .....	59
	Potential Funding Options for Survey Efforts .....	63
5.	BIBLIOGRAPHY .....	65
	APPENDICES .....	71
	1. Previously Surveyed Resources .....	71
	2. Samples of Existing Documentation .....	74
	3. Profiles of Identified Subareas .....	90
	4. Individual Properties of Interest .....	106
	ENDNOTES .....	109

# LIST OF TABLES

1.	National Register of Historic Places Criteria .....	9
2.	State Register of Historic Properties Criteria.....	10
3.	City of Lakewood Historic Register Criteria .....	10
4.	Integrity of Identified Subareas .....	14
5.	Prioritization of Areas for Future Intensive Survey .....	60
	Estimated Survey Costs for the High Priority Subareas .....	62
7.	Estimated Survey Costs for Selective Survey of Individual Resources .....	63

# LIST OF FIGURES

1.	Morse Park Neighborhood with Selected Subdivisions .....	3
2.	Morse Park Parcels by Year Built .....	5
3.	Previously Surveyed Resources .....	12
4.	Davies' Chuck Wagon Diner.....	13
5.	Transactions Removing Morse Park Land from the Public Domain .....	17
6.	John Robb House .....	18
7.	Peabody House .....	19
8.	Subdivisions on 1899 Willits Map .....	20
9.	Smith's Station (Garrison Street) of Denver and Intermountain Railroad .....	22
10.	Kummer's Store/The Lakewood Store .....	23
11.	West Colfax Fuel & Feed Company .....	23
12.	Boggio's Mount Crest Motel .....	25
13.	Lakewood Cottage Court (later the Lakewood Motel) .....	25
14.	Early Twentieth Century and Other Subdivisions .....	26
15.	Duston House in Glen Creighton .....	27
16.	Glen Creighton Subdivision Advertisement .....	27
17.	Kawanee Gardens Subdivision Plat.....	29
18.	Morse Park Development as Shown on 1937 USGS Maps .....	30
19.	Park House .....	31
20.	Garretson/Hurd House .....	31
21.	Huhn/Ward House .....	32
22.	2501 Allison Street.....	32
23.	Gall House/Mercy Grove .....	33
24.	1930 Hoyt Street .....	34
25.	1890 Darlee Court .....	34
26.	Umemoto House .....	34
27.	Lakewood Community Methodist Church .....	35
28.	Johns House .....	36
29.	Shields Turkey House/Crosby House .....	37
30.	8019 West 23 <sup>rd</sup> Avenue .....	38
31.	Summers Resubdivision House.....	40
32.	North Lakewood Elementary School .....	41
33.	Becker Property Aerial View .....	44

34.	Trail’s End Motel .....	46
35.	White Spot Restaurant .....	47
36.	Carl G. Morse .....	48
37.	Seventh Day Baptist Church .....	49
38.	Lakewood City Hall .....	50
39.	West Colfax Avenue Traffic, 1970s .....	51
40.	Prestige Imports Car Dealership .....	52
41.	Office Building, 1675 Carr Street .....	52
42.	Parkridge Plaza Shopping Center .....	54
43.	Subareas Color-Coded by Priority Rank .....	61

*COVER: The Morse Park neighborhood remained predominantly rural through the end of World War II, as illustrated by this ca. 1946 oblique aerial photograph centered on West 20<sup>th</sup> Avenue and Allison Street (view west-southwest). SOURCE: Roy O. Wisenberg Collection, Heritage Lakewood Belmar Park, Lakewood, Colorado.*





# INTRODUCTION

## Purpose

The purpose of this project was to develop a historic resources survey plan for the Morse Park neighborhood of the City of Lakewood, Colorado. Project tasks included:

- identifying previously surveyed historic resources
- ascertaining which resources are designated as local landmarks or listed in the National Register of Historic Places and/or Colorado State Register of Historic Properties
- completing a limited windshield survey of the neighborhood
- developing historic contexts for the area
- determining property types encountered during fieldwork
- conducting public meetings and other outreach concerning the project
- developing survey priorities and costs for the area

## Participants and Community Background

*Participants.* In 2019 the State Historical Fund (SHF) of History Colorado awarded a grant to the City of Lakewood to create a survey plan for the Morse Park neighborhood. The City selected Front Range Research Associates, Inc. of Denver to prepare the plan. The company's principals, historians Thomas H. Simmons and R. Laurie Simmons, conducted public meetings, undertook a windshield survey of the neighborhood, developed the historic contexts, and prioritized future survey projects.<sup>1</sup> Principal Planner Holly Boehm managed the project for the City. History Colorado Survey Specialist Jenny Deichman oversaw the project for SHF. A number of Morse Park residents attended public meetings, provided lists of potentially historically significant resources, shared information and interviews, answered questions, and suggested persons to interview. Particularly helpful to the process were residents Leigh Peters and Leah Andrews, who discussed the character of the neighborhood and suggested useful contacts. Joy Anderson shared interviews she conducted with residents and other historical background. Marlene Hodges discussed her recollections of West Colfax Avenue. Margaret L. DeLuca, Dennis Culligan, and John and Nita Bradford shared historic photographs of neighborhood resources. Stephen Umemoto provided extensive memories of the neighborhood and shared photographs of family homes.

*Community Background.* With an estimated population of 156,798 in 2018, the City of Lakewood was the fifth most populous municipality in Colorado. Lakewood exercises general municipal powers within its 44.1-square-mile jurisdiction. In 2016 Lakewood adopted a historic preservation ordinance and created a seven-member Historic Preservation Commission (HPC). The ordinance charges the HPC with increasing "public awareness of the value of historic, architectural, and cultural preservation."<sup>1</sup> The HPC is empowered to review applications for the

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<sup>1</sup> A windshield survey is a systematic examination of an area completed by automobile.

designation of local historic landmarks (both individual structures and historic districts), as well as reviewing proposed alterations to designated resources and plans to move a designated landmark. The HPC also may prepare or cause to be prepared historic context statements; “a comprehensive inventory of sites, structures, or areas that may be appropriate for designation”; and design guidelines for construction and alteration of designated structures (both individual structures and those in designated districts).

Lakewood is a Certified Local Government (CLG), one of sixty-four in Colorado. CLGs are counties or municipalities that have been “endorsed by the State Historic Preservation Office (History Colorado) and the National Park Service to participate in the national preservation program while maintaining standards consistent with the National Historic Preservation Act and the Secretary of the Interior’s Standards for Archaeology and Historic Preservation.”<sup>2</sup> CLGs are eligible to apply for competitive grants for preservation projects; the grants do not require a cash match.

## **Funding**

This project was funded by a State Historical Fund Grant (number 2019-M1-005) to the City of Lakewood. Administered by History Colorado, the State Historical Fund receives a part of gaming tax revenues to fund historic preservation projects throughout Colorado. A competitive process is employed to select projects for funding. Examples of eligible projects include rehabilitation of historic buildings (bricks and mortar projects), historic structure assessments, education and interpretation of historic resources, and preservation planning projects, such as this survey plan.

## **Project Area**

The Morse Park neighborhood lies in northeast Lakewood, immediately south of Crown Hill Cemetery and Crown Hill Park. The 1.5-square-mile neighborhood is one of many recognized by the City for planning purposes and is named for the large public park in its southeast quadrant. The Morse Park neighborhood is bounded by West Colfax Avenue on the south, Kipling Street on the west, West 26<sup>th</sup> Avenue on the north, and Wadsworth Boulevard on the east. Figure 1 shows the neighborhood and selected subdivisions.

## **Methodology**

### **Development of Project Database**

To facilitate the project, Front Range used a geographic information system to assemble geographic layers obtained from the City and elsewhere into a project database. Layers included: digital aerial photograph, 2016; Jefferson County Assessor parcels with attribute data, 2018; lakes, streams, and ditches; park and school land; rooftops (building footprints, including attribute for type of building); pavement edge; street centerlines; and subdivision boundaries. We also collected a number of digital historic maps covering the neighborhood: Willits Farm Map, 1899; USGS quadrangles, 1888, 1937, 1941, and 1957; US Census Bureau census tracts, 1970; and several subdivision plats. USGS aerial photographs from 1953 and 1963 were also obtained. Sanborn fire insurance maps have been identified covering a part of the area along West Colfax Avenue. The project GIS was used to produce fieldwork maps for the windshield survey and for analysis, public meeting exhibits, and report graphics.

## Public Meetings and Outreach

Two public meetings were held as part of this project, one prior to survey fieldwork in February 2019 and one in February 2020 at the conclusion of the project to present results. The City publicized the meetings by mailing postcards to all households within the area. Approximately two-dozen Morse Park residents attended the first gathering, where Front Range explained the survey plan process by describing historic resource surveys, presenting an overview of the neighborhood's development, and discussing resource types within the area. Front Range encouraged residents to supply information and historic photographs and answered questions. A survey form was distributed to attendees to collect information about the history of the neighborhood and suggestions for identifying significant historic resources. Some attendees brought historic photographs and other materials that Front Range copied. The City created a page on its website describing the project and posting interim deliverables.

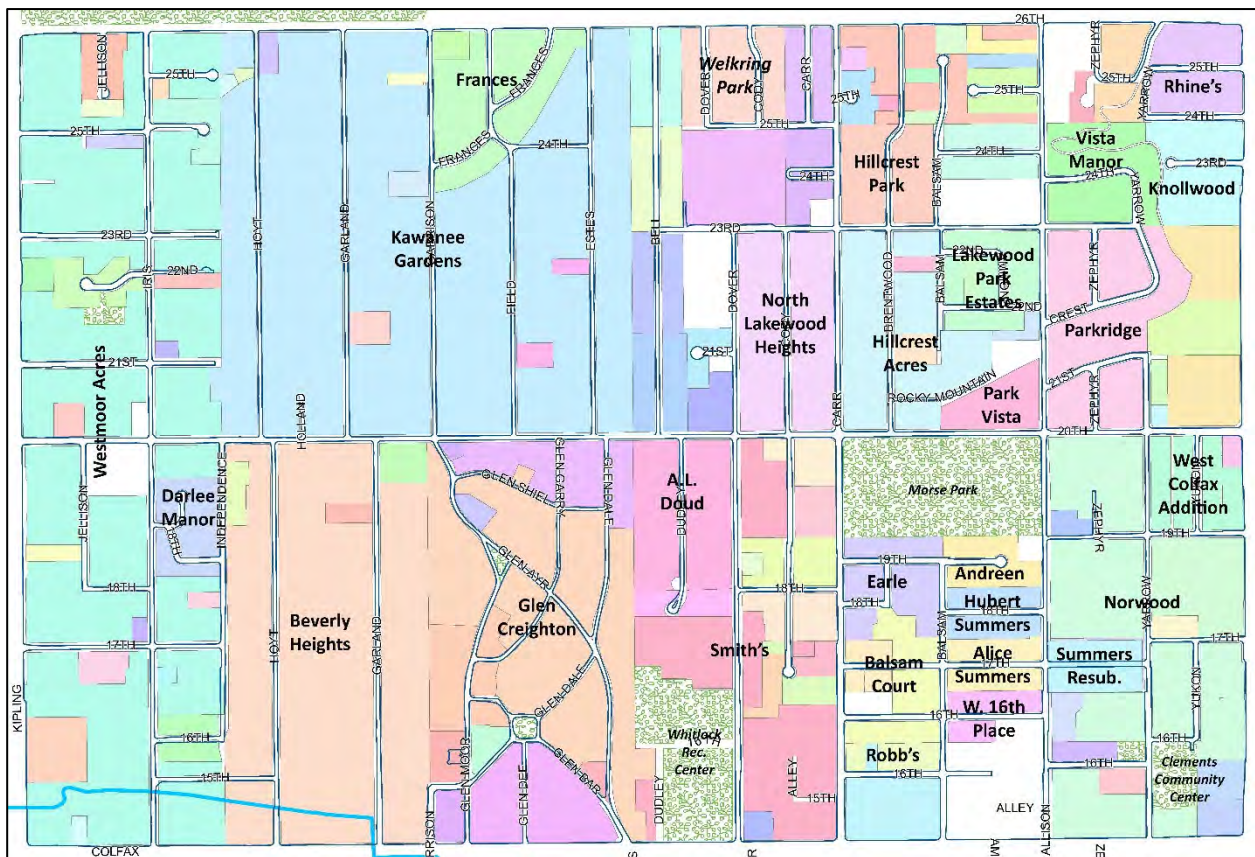


Figure 1. This map shows the full extent of the Morse Park neighborhood, with larger subdivisions and those discussed in this document labeled. The neighborhood boundaries are: West 26<sup>th</sup> Avenue (top, north); Wadsworth Boulevard (right, east); West Colfax Avenue (bottom, south); and Kipling Street (left, west). SOURCE: Jefferson County GIS data, subdivisions, mapped by Front Range Research Associates, Inc.

## Limited Windshield Survey of the Neighborhood

Front Range completed a limited windshield survey of the neighborhood during February through April 2019. The purpose of the task was to identify subareas of relatively intact resources where future efforts might be focused. The survey methodology is described below.

*Identification of Neighborhood Subareas.* The project database was used to produce a map using reported years of construction for each parcel to show the chronological development of the neighborhood (see Figure 2). To prepare for the neighborhood fieldwork, Front Range created GIS generated maps covering all of Morse Park. Fourteen 11"x17" maps were needed to cover the entire area at a usable scale. On the maps parcels were labeled with physical address numbers and were color-coded to reflect different construction eras. Prior to fieldwork we highlighted sixteen subareas comprising historic subdivisions and/or areas with common construction eras, reasoning that they were likely to contain resources meriting future intensive survey. In addition, the Glen Creighton Subdivision had been identified as potentially eligible for listing in the National Register in 1992, although it was never intensively surveyed. Given this previous evaluation and our familiarity with that area, we included this as an area to be examined during fieldwork. The subareas were identified by letters and named for the dominant subdivision or subdivisions, e.g., Welkring Park-Meadow Crest, Area N. We remained open to the possibility that the fieldwork would discover additional areas not identified by this process. The north side of West Colfax Avenue, a few adjacent cross-street properties, and part of Glen Creighton were surveyed by Robert and Kristen Autobee in 2014-15 as part of the West Colfax Historic Survey. The area along West Colfax Avenue was adequately addressed by the Autobee project and was not re-examined.

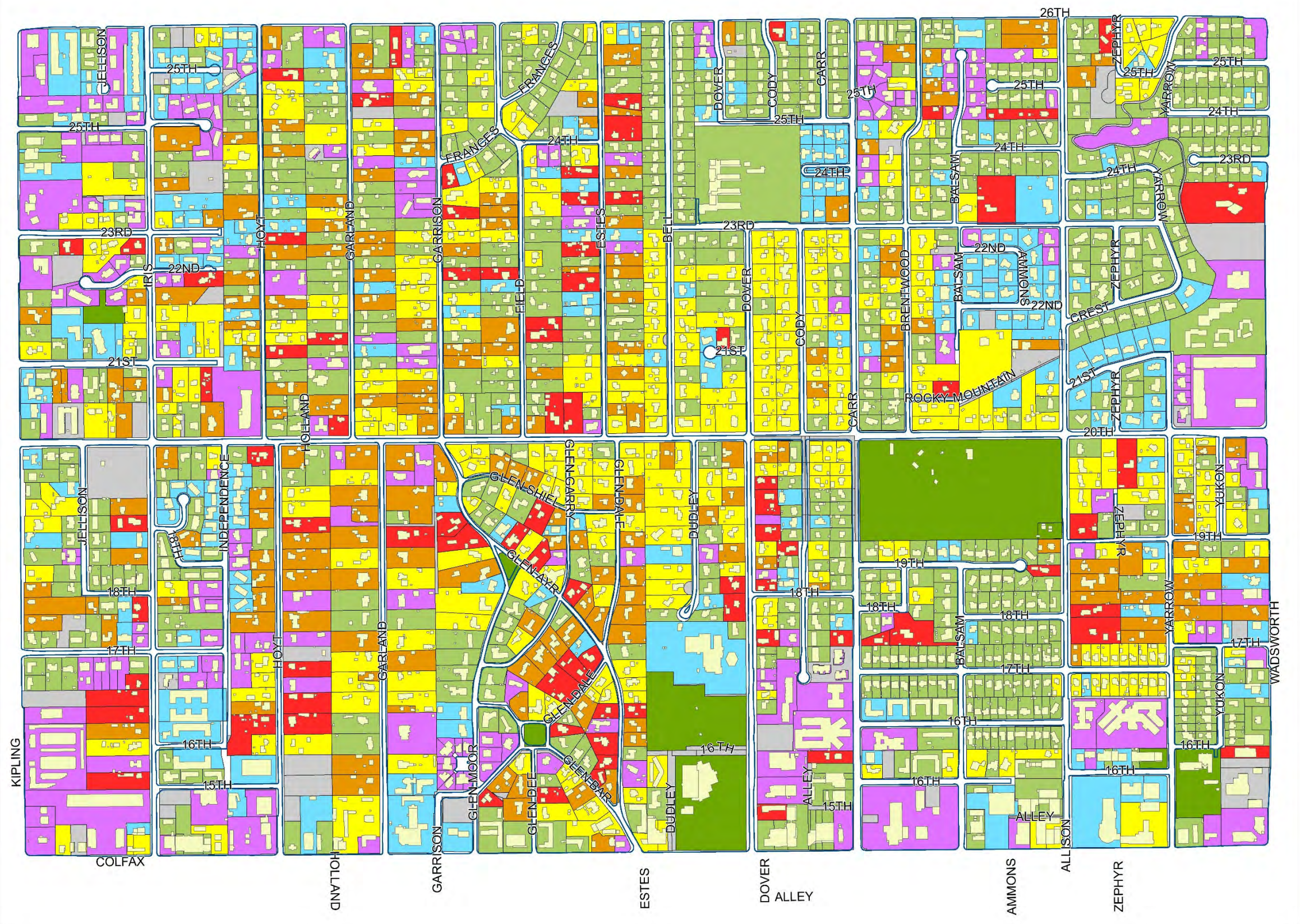
*Fieldwork and Photography.* During fieldwork in February and April 2019, we examined the areas identified on the maps, made notes on their characteristics, and took representative photographs of streetscapes and building types. We also drove all parts of the neighborhood lying outside the sixteen areas. Following fieldwork, the boundaries of the areas were digitized in ArcGIS and basic statistics were computed for each area using the attributes in the assessor parcel file, including number of parcels, average parcel area, average square footage of primary building, average year built, range of construction years, type of building, and construction materials.

We also compiled a list (not comprehensive) and photographed possible selective intensive survey candidates, i.e., individual properties that appeared to retain historic integrity as interesting or significant examples of building types or architectural styles, some of which might be eligible for designation. This group included resources identified by residents as possessing important historical associations. Some were within the boundaries of the identified subareas but many lay outside those boundaries. In all we took more than 270 images of individual buildings and streetscapes.

### **Historic Context Development**

Historic contexts provide background for understanding and evaluating the significance of historic resources within a geographic area. A historic context organizes information about related historic properties by theme, geographic location, and time period. The Secretary of the Interior's Standards for Preservation Planning explains that "contexts describe the significant broad patterns of development in an area that may be represented by historic properties. The development of historic contexts is the foundation for decisions about identification, evaluation, registration and treatment of historic properties."<sup>3</sup>

Figure 2  
**MORSE  
 PARK  
 YEAR  
 BUILT**





We identified five historic contexts for Morse Park covering the period 1868 to 2019: Agricultural Beginnings and Early Subdivision Creation, 1868-1899; Early Twentieth Century Neighborhood Development, 1900-1940; Arrival of the Denver Ordnance Plant, World War II, and the Early Postwar Years, 1941-1949; Postwar Neighborhood Development and the Creation of Lakewood, 1950-1969; and Morse Park in the Late Twentieth and Early Twenty-First Centuries, 1970-2019.

To produce the historic contexts we drew upon a wide variety of research sources, including: historic maps and aerial photographs, General Land Office records, published books and articles on Lakewood, previous historic survey forms and reports and nominations, historic photographs and postcards, subdivision plats; census data (aggregate data and manuscript returns), Jefferson County Assessor data, newspaper articles, oral histories, and institutional histories.

## Survey Basics

### Overview of Surveys

*Purpose.* The National Park Service in its *Guidelines for Local Surveys* argues that the fundamental rationale for undertaking a historic resources survey

is the growing recognition, by citizens and governments at all levels, that such resources have value and should be retained as functional parts of modern life. The historic resources of a community or neighborhood give it its special character and cultural depth. Some historic resources contain information whose study can provide unique insights into a community's past, and help answer broad questions about history and prehistory. In more utilitarian terms, each historic building and structure represents an investment that should not be discarded lightly; maintaining and rehabilitating older buildings and neighborhoods can mean savings in energy, time, money, and raw materials.<sup>4</sup>

The survey process involves initial planning and background research, fieldwork and photography to collect the survey data, mapping, analysis and systematic organization of the raw data into an inventory of historic resources, and evaluation of eligibility to the National Register and state and local registers for individual resources and historic districts.

*Types of Surveys.* There are various types of surveys, which differ based on cost, level of effort, the amount of data collected, and how the data is reported. Windshield surveys, like the one undertaken for this project, are the least intensive survey approach, where "surveyors literally drive the streets and roads of the community and make notes, on the buildings, structures, and landscape characteristics they see, and on the general character of the areas through which they drive."<sup>5</sup> Typically, no individual survey forms are produced at this level. *Guidelines for Local Surveys* notes that an important role of windshield and reconnaissance surveys is "to identify the boundaries of areas that may become the objects of intensive survey—perhaps potential historic districts, perhaps portions of the community having distinctive architectural, planning, or cultural characteristics."<sup>6</sup>

A step up from the windshield survey is the reconnaissance survey, which produces an abbreviated survey form with a minimal level of documentation. History Colorado's form 1417

is a two-page reconnaissance form that additionally includes a location map and multiple photographic views of the primary resource and any outbuildings. Such forms contain very limited historical background and typically result in an eligibility evaluation of “Needs Data.” They often are used as a screening tool for classifying resources as to high, medium, or low priority for future intensive survey.

An intensive survey results in more robust data collection on an Architectural Inventory form (form 1403). The four-page-plus form includes a full architectural description, historical background, construction history, integrity, analysis, discussion of significance, and an evaluation of eligibility. Also included are multiple photographs, a sketch map, and a location map. Intensive survey forms are more expensive than reconnaissance forms, as considerably more hours are needed for fieldwork, historical research, and form completion.

For the past several years History Colorado has advocated a “90/10” survey approach, with 90 percent of resources in a project recorded on the shorter 1417 reconnaissance form and 10 percent on the longer 1403 Architectural Inventory form. Surveys may include all resources within a given geographic area (comprehensive) or may document only certain resources (selective), chosen to reflect a specified resource type, known historical associations, or other factors. Selective surveys generally tend to be more expensive per building than comprehensive ones, since the resources are geographically scattered. All types of surveys require formal survey reports meeting the requirements of History Colorado and, typically, public meetings introducing the project and reporting on its results.

*Uses and Value of Historic Surveys.* Historic resource surveys play an integral part in the historic preservation planning process by systematically recording and evaluating historic properties and identifying those potentially eligible for designation to the national, state, and local registers. As the *Guidelines for Local Surveys* observes, survey data can identify “conflicts between development planning and local preservation priorities” to meet environmental review requirements, as well as recognizing the elements on which community development “can build in order to make the most of the community’s unique historic qualities.”<sup>7</sup>

### **Eligibility Assessment**

One important goal of historic buildings surveys is to determine if the surveyed resources meet significance criteria making them eligible for listing in the Lakewood Historic Register, the National Register of Historic Places, and/or the Colorado State Register of Historic Properties. The criteria for the three registers are broadly similar, including such areas of significance as history, association with a significant person, architecture, or archaeology. The Lakewood Historic Preservation Ordinance also includes a cultural criterion, and the State Register adds geographical significance (see Tables 1 through 3).

The National Register is the official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. A property can be significant at the local, state, or national level, with most properties listed at the local level. To qualify for listing in the National Register, properties generally must be at least fifty years old and possess historic significance and physical integrity.

*Integrity.* Integrity is defined as “the ability of a property to convey its significance,” and the



evaluation of integrity “must always be grounded in an understanding of a property’s physical features and how they relate to its significance.”<sup>8</sup> National Register Bulletin 15 contains an extensive discussion of the concept and lists seven aspects of integrity that must be considered in assessing a property: location, design, setting, materials, workmanship, feeling, and association.<sup>9</sup>

**Table 1**  
**NATIONAL REGISTER OF HISTORIC PLACES CRITERIA**

Criteria for Evaluation

The quality of significance in American history, architecture, archeology, 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 significant persons in or 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 history or prehistory.

Criteria Considerations

Ordinarily, cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a.** A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b.** A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c.** A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
- d.** A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e.** A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f.** A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g.** A property achieving significance within the past 50 years if it is of exceptional importance.

**Table 2**

**STATE REGISTER OF HISTORIC PROPERTIES CRITERIA**

Criteria for Consideration

Criteria for consideration of properties for nomination and inclusion in the Colorado State Register includes the following:

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

**Table 3**

**CITY OF LAKEWOOD HISTORIC REGISTER CRITERIA**

**17.11.3: Designation Criteria**

A structure, site or district may be designated for historic preservation if it meets the following criteria:

- A. It is associated with events that have made a significant contribution to the broad patterns of the City's history; or
- B. It is associated with the lives of persons significant in the City's past; or
- C. It embodies the distinctive characteristics of a type, period or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. It has yielded, or may be likely to yield, information important in history or prehistory; or
- E. It is culturally significant to the Lakewood community.

## RESULTS

### Existing Survey Data

#### Past Survey Projects

Figure 3 shows the locations of all previously surveyed resources within the Morse Park neighborhood. Appendix 1 lists the eighty-two previously surveyed resources within the neighborhood in street address order. Nearly all of these resources were surveyed in 2014-15 as part of the West Colfax Historic Survey conducted by Robert and Kristen Autobee of Morgan, Angel & Associates, LLC, for the 40 West Arts District. That project included sixteen intensive survey forms (form 1403) and sixty-one reconnaissance survey forms (form 1417) for properties along the southern edge of Morse Park, extending from West Colfax Avenue north to about West 16<sup>th</sup> Avenue, between Wadsworth Boulevard and Kipling Street. Thirty-nine of the resources in the survey were addressed onto Colfax and twelve were located in the Glen Creighton subdivision.

The remaining five previously surveyed resources generally were intensively recorded as part of earlier transportation improvement projects; two of these have since been demolished: 5JF.955, Bi-Rite Feed and Supply, 7601 West Colfax Avenue; and 5JF.2093, Shuffle Inn, 7623 West Colfax Avenue.

In 1992 a survey form with considerable historical background was completed for the Glen Creighton neighborhood (5JF.850) as a whole, but no individual forms were produced. The History Colorado Compass database reflects the following 1992 eligibility assessment: eligible as a site but not eligible as a district. Front Range obtained electronic versions of all of the previous survey forms within Morse Park from History Colorado.

#### Evaluation of Past Survey Efforts

The previous survey projects did a good job of discussing the history and architecture of surveyed resources (see Appendix 2 for sample survey forms). The 2014-15 Autobee project was well-done, and it appears that further survey work is not merited along the southern edge of the neighborhood, although some additional individual properties therein might be candidates for intensive survey on 1403 forms. Aside from the narrow strip of Morse Park adjacent to West Colfax Avenue, the remaining 87 percent of the neighborhood has not been examined.

#### Designated Resources

There are no City of Lakewood local landmarks within the Morse Park neighborhood. A search of History Colorado's Compass database revealed only one resource listed in the National and State Registers: Davies' Chuck Wagon Diner, 5JF.1112, 9495 W. Colfax Avenue, designated in 1997 (NRIS number 97000619) (see Figure 4).

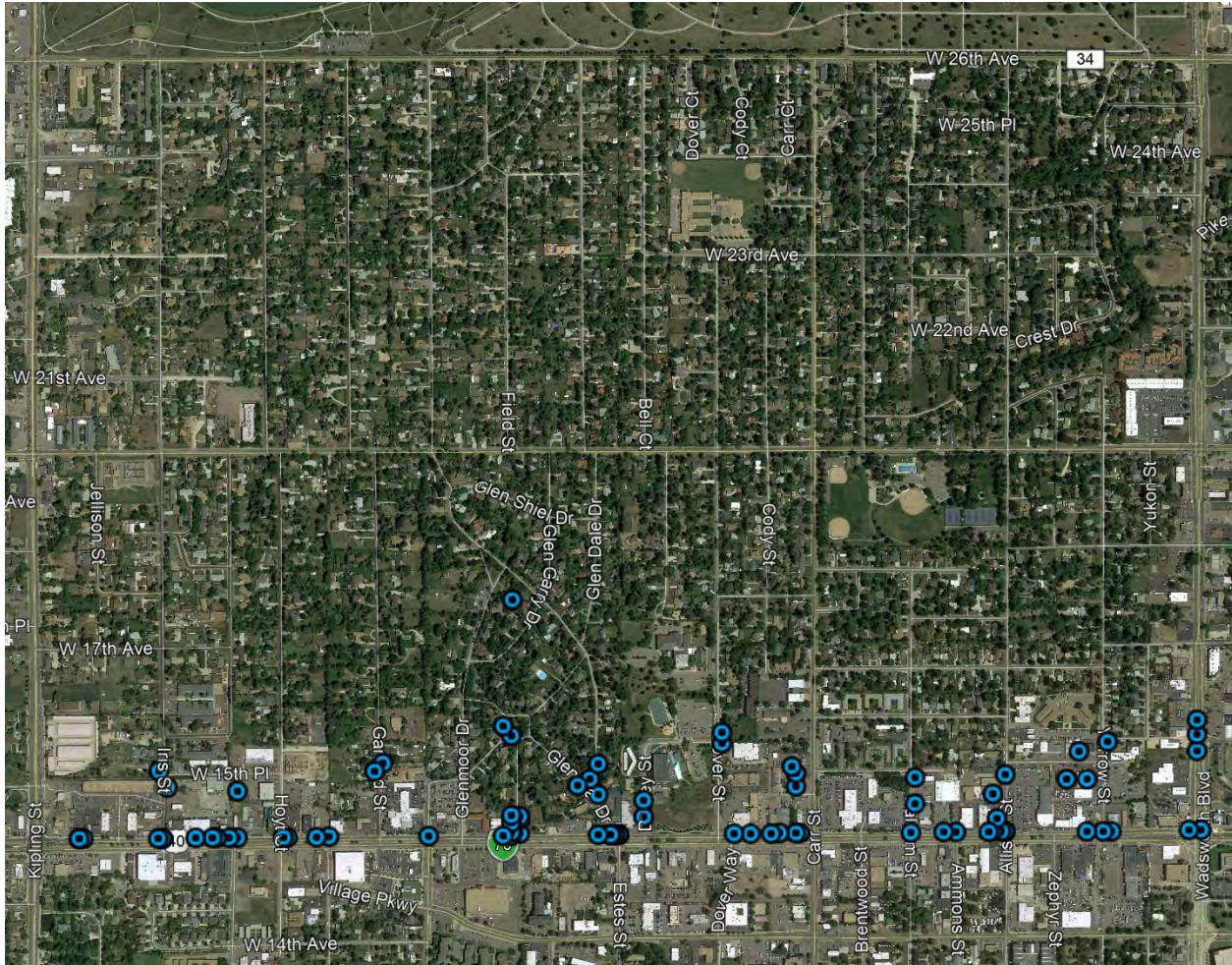


Figure 3. Previously Surveyed Resources. The blue circles show the locations of surveyed resources. Survey projects within the Morse Park neighborhood have focused on the area adjacent to West Colfax Avenue. The point farther north (5JF.850) indicates an older survey form completed for the entire Glen Creighton subdivision. SOURCE: geocoded addresses by Front Range from Compass file search History Colorado, Denver, Colorado.

**Limited Windshield Survey Results**

Following the completion of fieldwork and photography for the limited windshield survey, the sixteen subareas were categorized into three levels of integrity: High, Moderate, and Low. The characteristics utilized to assign subareas to the three categories are described below.

**Integrity Characteristics of Subareas**

*High Priority for Intensive Survey Work.* Areas have large concentrations of historic buildings with historic integrity, with few intrusions, and numerous architecturally significant and/or representative buildings are evaluated as high integrity. New construction and houses with large, visible additions are rare in these areas. The most common alterations might be replacement windows. These areas convey a cohesive quality that distinguishes them from other surrounding development.

*Moderate Priority for Intensive Survey Work.* Areas have a concentration of historic buildings, but display a larger number of alterations and/or intrusions, more mixed construction eras, and often possess less architectural significance and/or fewer buildings representative of particular

styles and eras of construction. In addition to window changes, such areas might contain houses with more nonhistoric siding, porch alterations, additions, garage enclosures, and examples of more recent construction.



Figure 4. 5JF.1112, Davies' Chuck Wagon Diner, 9495 W. Colfax Avenue, is the only designated historic resource within Morse Park. SOURCE: historic postcard image collection, ca. 1970, Tom and Laurie Simmons, Denver, Colorado.

*Low Priority for Intensive Survey Work:* Areas contain predominantly historic buildings, but include a more varied mixture of historic and nonhistoric buildings, and/or extremely altered historic buildings. Houses in such areas may be remodeled beyond their historic character, with alterations including fenestration changes, porch removal or redesign, roof modifications, additions, garage enclosures, and nonhistoric siding. Some of the individual historic buildings in such areas may merit intensive survey, but examination of the area as a whole would not be a high priority.

### **Results: Subareas**

No cohesive additional areas for examination were identified during fieldwork. The sixteen subareas inspected are shown in Table 4 and Figure 43. Table 4 provides summary statistics for each subarea and an assessment of historic integrity. Four areas were evaluated as possessing High integrity; seven with Moderate integrity; and five with Low integrity. Appendix 3 provides information on each subarea and selected photographs.

### **Results: Individual Properties**

The territory outside of the identified subareas was assessed as not holding other areas with a cohesive nucleus of historic buildings meriting future intensive survey. These sections of the neighborhood exhibited a scattering of historic buildings, often from different construction eras, including more recent (and generally larger) buildings. In these areas extant historic buildings tended to display more extensive alterations as a result of changing materials, technologies, and lifestyles. The potential for finding potential historic districts outside of the identified subareas appears low, and the rationale for intensive survey is difficult to justify. However, it is important to note that the part of the neighborhood outside of the sixteen subareas may contain numbers of individual resources suitable for inclusion in a scattered intensive survey.

**Table 4**  
**INTEGRITY OF IDENTIFIED SUBAREAS COMPRISING HISTORIC SUBDIVISIONS**  
**AND/OR AREAS WITH COMMON CONSTRUCTION ERAS**

Name	Area Letter	Integrity	Acres	Parcels		Bldg Ave. Size	Year Built	
				Num.	Ave. Size		Ave.	Range
A. R. Rhine	H	Low	2.8	6	14,534	1,575	1950	1945-1960
Crown Heights-Aspen Lane	M	Moderate	10.2	29	12,574	1,551	1957	1928-1983
Darlee Manor	F	Moderate	8.2	25	11,423	2,182	1962	1936-1981
Doud-Hadden's	D	Low	17.3	32	20,296	1,548	1946	1908-1979
Frances	G	Low	15.9	37	15,418	1,540	1954	1910-1999
Glen Creighton	E	High	67.0	140	18,140	1,833	1946	1915-2011
Lakewood Park Estates-Hillcrest Acres	L	Moderate	12.8	30	13,846	2,239	1970	1964-2005
North Lakewood Heights-Hillcrest Acres 2 <sup>nd</sup> and 3 <sup>rd</sup> Filings	P	Low	40.4	88	16,354	1,448	1947	1928-1997
Norwood	A	Low	6.8	28	7,966	1,407	1951	1947-1961
Parkridge 1st Resubdivision	J	Moderate	9.4	19	16,664	1,775	1959	1951-1968
Rhine-Knollwood	I	High	13.9	48	9,898	1,490	1956	1953-1980
Slater	O	Moderate	5.1	15	10,618	1,795	1964	1939-1968
Summers' Resubdivision	B	Moderate	4.9	20	8,413	1,096	1949	1933-1960
Summers-Carr Court-Andreen	C	High	26.4	97	9,518	1,219	1952	1920-1960
Vista Manor-Parkridge 1st Resub.	K	High	22.0	46	16,430	1,941	1954	1950-1966
Welkring Park-Meadow Crest	N	Moderate	15.1	47	10,598	1,463	1958	1901-2011

NOTE: Area names describe the general location of each area and are not necessarily equivalent to the subdivision or subdivisions of the same name.

Sixty-four individual properties were identified as potentially significant for their historical associations, as examples of recognized architectural styles or building forms, or are rare resource types (agricultural uses, for example) (see Appendix 4). These properties comprise possible candidates for a selective intensive survey using Architectural Inventory forms. Prior to the windshield survey interested neighbors identified some resources believed to possess historical or architectural importance, including properties associated with the neighborhood's agricultural history. These were examined during the survey. The scope of the windshield survey task was focused on identifying *subareas* with potential for future intensive survey efforts and not to conduct a full photographic inventory of the neighborhood or to identify all individually significant buildings. Therefore, other resources may be present that might be included in such a selective survey. While some of the buildings listed in the Appendix are located in Areas A through P, many others lie outside these areas.

## Preservation Goals and Objectives

*Factors Impacting the Area.* The relative attractiveness of Morse Park to prospective homebuyers may impact the existing housing stock and erode the integrity of the identified subareas. The factors that made the neighborhood a desirable location for postwar subdivision platting still remain in terms of accessibility. The Regional Transportation District's West Light Rail Line along West 13<sup>th</sup> Avenue has three stations relatively close to the neighborhood: Wadsworth, Garrison, and Oak. This year the area's first multi-story apartment building was under construction at 1600 Hoyt Street, a short distance from the Garrison station. One resident commented on the area's accessibility on Trulia: "Very close to Wadsworth and 10th [sic, 13<sup>th</sup>] station. Just twenty minutes from the office downtown. Easy commute." Other residents noted the area's proximity to shopping, banking, and other services along West Colfax Avenue, and community facilities: "It is a family friendly area. Slater Elementary on 24th just North of 20th on Dover. Great school. Whitlock Center for sports and park area. This Center has tennis and a small area for small children. Morse Park for entertainment." Of the park, another resident commented: "There is something for everyone--walking path, playground, swimming pool, and in the summer, always baseball and softball games."<sup>10</sup>

Compared to other areas of Lakewood farther east and to the City and County of Denver, parcels within Morse Park are quite large. Twelve of the sixteen subareas examined had average parcel sizes greater than 10,000 square feet. Six subareas exceeded an average parcel size of 15,000 square feet, and one subarea posted an average size of more than 20,000 square feet. Such large tracts and increasing property values may lead owners to construct substantial additions, make significant exterior alterations, demolish existing small dwellings and construct much larger ones, or propose parcel splits, which would add more nonhistoric resources to the area, as well as increasing density. During the windshield survey, we noted examples of pop-tops, new construction, and additions, particularly in the western part of the neighborhood. Since 1987, a total of forty-one residential buildings within the neighborhood were demolished, including thirty-three single-family houses, two three- and four-plexes, and six duplexes.<sup>11</sup>

*Organizations.* Morse Park has an active neighborhood group, the Morse Park Neighborhood Organization. Some residents are active in monitoring proposed zoning changes that may impact the neighborhood's large parcels that are horse friendly and suitable for large garden plots. The area became part of Lakewood's Sustainable Neighborhood program in 2017. That effort has "focused on the semi-rural lifestyle, livestock, gardening/urban agriculture, neighborhood history, and the trees that characterize our area because that is what WE care about."<sup>12</sup> In terms of local history, the group

aims to document, celebrate, and make accessible the rich history of the neighborhood by collecting the stories of people who have experienced it. The project aims to gather a broad range of stories in the form of interviews, photographs, and written word so that we, and future generations, can remember and better understand the history of our great neighborhood. We plan to compile these narratives on this website in the near future for everyone to learn and consume.<sup>13</sup>

*Public Outreach.* Public participation and outreach for the project included: holding two public meetings, sending a postcard meeting notice to all households in the neighborhood, creating a page on the City website describing the survey plan project and presenting interim project deliverables, distributing a two-page questionnaire on the neighborhood and significant historic resources to meeting attendees, and conducting personal interviews and email communications with neighborhood residents.

*Community Goals.* Survey efforts such as those proposed by this plan support policies and actions enunciated in the 2012 Lakewood *Historic Preservation Plan*, which asserted:

Surveys act as the first step in the management of historic resources. Ongoing surveys are also a condition for obtaining and maintaining CLG status. Having a comprehensive, up-to-date survey provides property owners and public officials important information that informs their decisions about acquisition, maintenance and stewardship of historic resources. The survey should serve to identify resources while also acting as a planning tool that is coordinated with other local land use regulations and incentive systems.<sup>14</sup>

Action items contained in the plan supported by this survey plan include:

- Neighborhood-level preservation programs (Action Item 1.1.1)
- Promoting public awareness and understanding of the city's cultural and social history (Action item 2.4.1)
- Establishing and maintaining a survey system which meets the requirements for CLG status (Action Item 9.1.1)
- Enabling volunteers and property owners to assist in surveys (Action Item 9.1.2)
- Prioritizing survey implementation (Action Item 9.1.4)<sup>15</sup>



# HISTORIC CONTEXTS AND PROPERTY TYPES

## Historic Contexts

Regional and national trends impacted the Morse Park area, including agricultural settlement and irrigation improvements, the development of transportation routes, national defense construction, and post-World War II residential suburbanization.

### Agricultural Beginnings and Early Subdivision Creation, 1868-1899

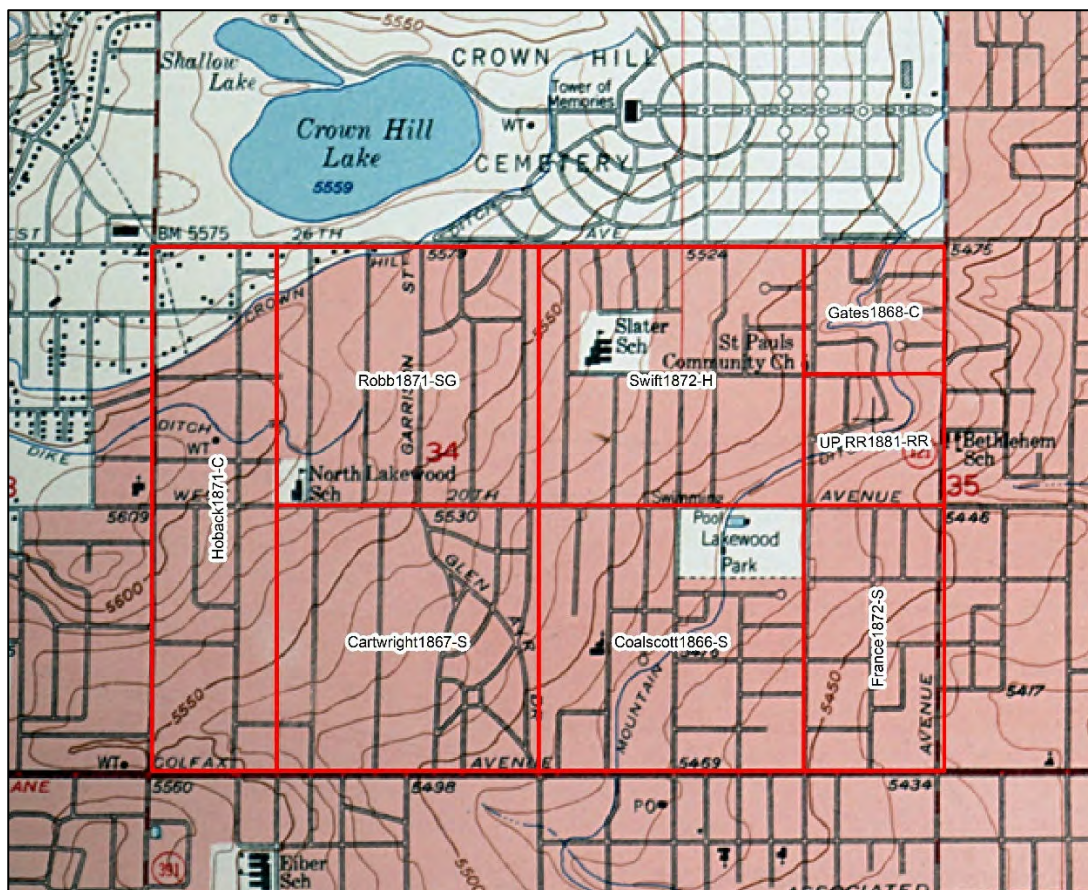


Figure 5. Eight transactions removed all of the land in the Morse Park neighborhood from the public domain. The labels show the name of the grantee, the year, and the type of grant: H, Homestead; C, Cash Entry; RR, Railroad Grant; S, Scrip (military patent); and SG, State Grant. SOURCE: Based on General Land Office data, US Bureau of Land Management, [gloreCORDS.blm.gov](http://gloreCORDS.blm.gov) (displayed over 1957 USGS quadrangle map base).

### Early Settlement

In the 1860s and 1870s the Morse Park area lay between two of the main routes from Denver to Golden, with the Middle Golden Road (today's West 26<sup>th</sup> Avenue) passing along its northern edge and the South Golden Road (West Colfax Avenue) bordering the area on the south. Like much of east-central Jefferson County, the early history of Morse Park included a variety of

agricultural pursuits. Land within the neighborhood was removed from the public domain during 1866-1881 (see Figure 5). In 1872 George B. Swift received the area's only homestead patent, embracing 160 acres in the northeast part of Morse Park. The Swift land was positioned between West 20<sup>th</sup> and West 26<sup>th</sup> Avenues and Allison Street and Bell Court. Ohio natives, George Swift (1823-1907) and his wife, Mary E. (1837-1914), came to Colorado about 1868; the couple and their five children farmed in Jefferson County in 1870.<sup>16</sup>

Others acquiring property included James H. Robb, who received 160 acres within Morse Park using an 1871 state grant. His land lay between West 20<sup>th</sup> and West 26<sup>th</sup> Avenues from Independence Street east to about Bell Court. William T. Gates (1868) and James S. Hoback (1871) received cash entry patents.<sup>17</sup> Hoback's land included 160 acres along the east side of Kipling Street between West Colfax and West 26<sup>th</sup> Avenues; this would later become the Westmoor Acres subdivision. Gates' land consisted of forty acres at the northeast corner of the neighborhood. Four hundred acres in the southern part of the neighborhood along West Colfax Avenue were transferred to three individuals via scrip patents, land given to persons for prior military service. Such patentees generally quickly sold their land to others.<sup>18</sup> The Union Pacific Railroad acquired 40 acres in the northeast corner of the neighborhood using a Railroad Grant in 1881.

Indiana brothers and Union Civil War veterans James H. and John Robb became important landowners in the neighborhood. The 1870 census identified both brothers as farmers in Jefferson County. James H. Robb (1836-1906) purchased an additional 160 acres within Morse Park immediately south of his 1871 state grant.<sup>19</sup> The parcel consisted of land on the north side of West Colfax Avenue between Carr and Garrison Streets, with Robb's house standing at the northeast corner of Dover Street and West Colfax Avenue.



Figure 6. Civil War veteran John Robb constructed this large house (no longer extant) at the northeast corner of Carr Street and West Colfax Avenue in 1876. SOURCE: Autabee and Autabee, *West Colfax Survey*, 49.

John Robb (1838-1934) acquired land east of his brother on the north side of Colfax Avenue between Allison and Carr Streets and built his dwelling at the northeast corner of West Colfax Avenue and Carr Street (see Figure 6). He was born in Jennings County, Indiana, in 1838. In about 1855 he moved to Kansas City, Missouri, where he worked for a maker of quartz mills used in ore processing. Arriving in Colorado in 1860 to install the mills, he stayed to prospect

and build irrigation ditches in Gilpin County. After serving in the Civil War, he returned to Colorado, where he unsuccessfully tried to resume mining. Robb then settled in Lakewood and planted his land in a “truck garden and fruit trees.” Robb Street in the city honors the two brothers.<sup>20</sup>

In 1887 David G. Peabody paid \$17,000 for James Robb’s 160 acres bordering West Colfax Avenue that encompasses today’s Glen Creighton subdivision. According to *Lakewood, Colorado, An Illustrated Biography*, Peabody erected a dwelling and “raised wheat as well as corn and other vegetables and planted six acres in apple and cherry trees” (see Figure 7).<sup>21</sup> In an 1893 account of Lakewood farms, the *Colorado Transcript* reported that “David Peabody has a fine farm well improved, with a large orchard, good residence, garden and small fruit.”<sup>22</sup> The 1899 Willits Map still shows Peabody as the owner of this tract. The Peabody farmhouse later became the home of Cyrus and Marie Creighton, who substantially altered its appearance.



Figure 7. Cyrus Creighton later acquired the Peabody House in the 9000 block of West Colfax Avenue. It was demolished in 1956. SOURCE: Photograph Collection, image P8047187, 1922, Heritage Lakewood Belmar Park, Lakewood, Colorado.

### ***Irrigation Efforts***

Historians Robert and Kristen Autobee observed:

For nearly a century, Lakewood was known for its rural nature. It was a place established by individuals who rebounded from earlier failures at gold mining by taking their shovels and digging ditches. These ditches slowly branched from Clear Creek, which was the only substantial natural water resource between Denver and Golden.<sup>23</sup>

To provide water for agriculture, early irrigation ditches and laterals were dug crossing Morse Park neighborhood. The 1862 Rocky Mountain Ditch took water from Clear Creek in Golden. The south branch of the ditch meanders north to south through the eastern part of the Morse Park neighborhood and exits near its northeast corner.<sup>24</sup>

The Dike Ditch flows west to east into the northwestern part of the area. It is supplied with water from the 1874 Agricultural Ditch, which also takes water from Clear Creek in Golden. The Dike Ditch is now known as the Kawanee Gardens Ditch and supplies water to homeowners in that subdivision via laterals.<sup>25</sup> The 1957 USGS map of the area showed the Crown Hill Ditch

passing across the northwest corner of the neighborhood; it also received water from the Agricultural Ditch.

A number of subdivision plats show the alignments of ditch laterals, and various personal accounts document the presence and importance of ditches throughout the neighborhood. *Lakewood, Colorado: An illustrated Biography* asserted that in the Glen Creighton subdivision “water has been a common link among residents; ... they work together cleaning out the laterals of the Creighton Ditch which meanders through the area in the same maze pattern as the streets.”<sup>26</sup> Longtime Morse Park resident Dale Crosby recalled “the Kellogg and Beverley Heights ditches ran on the south side of 20<sup>th</sup> [West 20<sup>th</sup> Avenue]. I floated many a stick or milk-carton boat down the ditches as a kid.”<sup>27</sup> Jan C. Last of 1935 Dudley Street reported that each year they had to clean their ditch, which carried water from April or May to October or November.<sup>28</sup>

### Nineteenth Century Subdivisions and Land Ownership

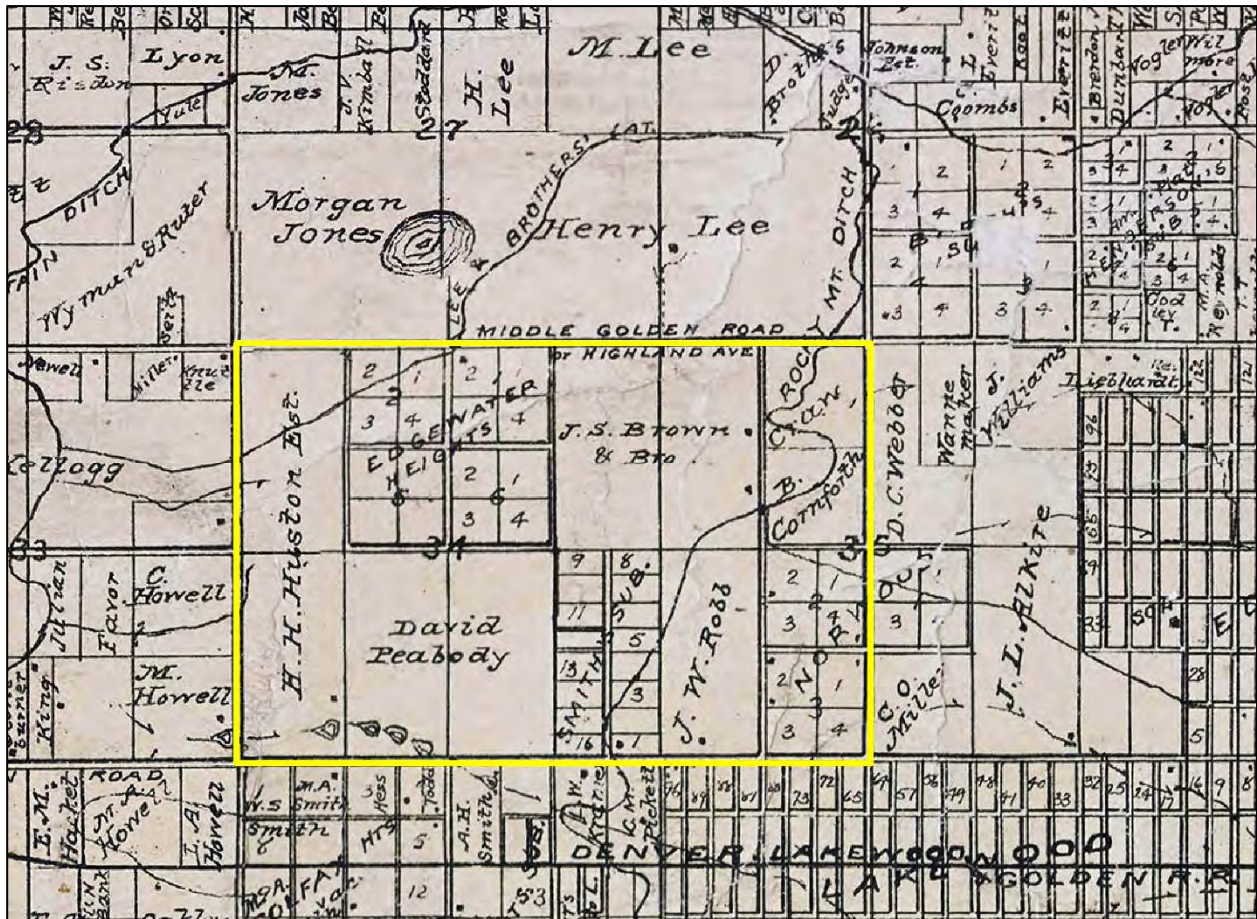


Figure 8. The area of the Morse Park neighborhood is highlighted on this 1899 extract of the Willits Farm Map of the Denver area. Only three subdivisions are shown at that date. A handful of landowners held large tracts within the area. SOURCE: W.C. Willits, Willits Farm Map of Denver (Denver: W.C. Willits, 1899).

### Early Subdivisions

The 1899 Willits Farm Map depicted only three platted subdivisions within Morse Park (see Figure 8).<sup>29</sup> Local historian Robert Olson reported the late 1880s saw the creation of agricultural

subdivisions: “Aided by a vast irrigation ditch system, ready markets, and rich, fertile soil, these truck or market garden tracts developed in parallel with the suburban type tracts throughout the period of this study.”<sup>30</sup> Lots in this type of subdivision were much larger than in the more urban setting of Denver, ranging from five to nine acres per parcel. This permitted owners to establish small-scale operations raising vegetables, fruit, poultry, or livestock for sale in the city. The three subdivisions shown on the Willits map reflect the agricultural subdivision trend, while one not depicted is representative of traditional subdivision creation.

*Smith’s Subdivision.* Smith’s Subdivision, platted in 1887 by William G. Smith, covered about 78 acres between Carr Street and Bell Court and West Colfax and West 20<sup>th</sup> Avenues. The tract included sixteen rectangular lots of about five acres each flanking a center street. Several resubdivisions of lots occurred here in the twentieth century.<sup>31</sup>

*Norwood.* In 1888 John C. Hummel, Alfred E. Lea, and Alexander G. McLeod platted Norwood, a 120-acre subdivision lying north of West Colfax Avenue on both sides of today’s Wadsworth Boulevard. The development consisted of four square blocks with four lots per block. Each lot covered about 7.5 acres.

*Edgewater Heights.* Edgewater Heights in the northwest portion of the neighborhood was platted in 1890 by George F. Higgins, Frank H. Wright, Henry B. Thalheimer, and Paul Lanus. The subdivision’s eight square blocks each contained four lots of about 9.1 acres. The area later became the 1928 Kawanee Gardens subdivision.

*West Colfax Addition.* A fourth pre-1900 subdivision, the small 1889 West Colfax Addition, represents more conventional subdivision platting. Located southwest of West 20<sup>th</sup> Avenue and Wadsworth Boulevard, developers William E. Reid and Lyman M. Emerson overlaid part of the existing Norwood subdivision to create two north-south oriented blocks with alleys containing smaller, more typical 25’ by 126’ lots.

#### *Large Tracts of Unsubdivided Land Remain*

Outside the subdivisions a small number of individuals owned large tracts of land within Morse Park by the end of the nineteenth century. The 1899 Willits Map shows brothers John S. and Junius F. Brown as owners of 160 acres between West 20<sup>th</sup> and West 26<sup>th</sup> Avenues from Allison Street west to about Bell Court. Their farmhouse was located on West 23<sup>rd</sup> Avenue east of Balsam Street. The Browns were Ohio natives who started freighting goods to Denver by oxen and mules in 1861. The brothers relocated to Denver, where they grew wealthy, establishing a wholesale grocery company and engaging in banking, flour milling, and cattle raising.<sup>32</sup>

David Peabody owned 160 acres between West Colfax and West 20<sup>th</sup> Avenues from about Bell Court west to Hoyt Street. The H.H. Huston Estate possessed 160 acres at the west end of the neighborhood between Kipling and Hoyt Streets. B. Cornforth and Craw [sic] owned two forty-acre tracts along the Rocky Mountain Ditch in the area’s northeast corner.

#### ***An Interurban Railroad to Golden Improves Access***

Access to the neighborhood improved in 1891 when a rail link between Denver and Golden opened. The Denver Lakewood and Golden Railroad organized in 1890 as a standard gauge steam line linking the two cities. It followed a route along West 13<sup>th</sup> Avenue through Lakewood, just two blocks from the southern edge of Morse Park. The line connected to the Denver

Tramway streetcar system at Sheridan Boulevard, thus gaining access to downtown Denver. Organizers of the company included William Loveland and Charles Welch, and service started in September 1891.<sup>33</sup>

### **Early Twentieth Century Neighborhood Development, 1900-1940**

During the early decades of the twentieth century Morse Park continued to develop, as West Colfax Avenue became part of the US highway system and attracted attendant commercial development. Crown Hill Cemetery was established to the north. The neighborhood began losing some of its agricultural focus, as farms were broken into smaller tracts and residential subdivisions were platted in the 1920s.

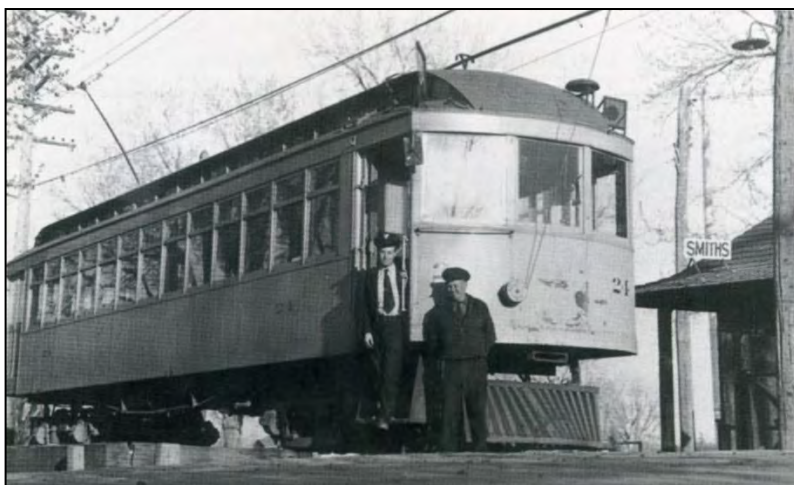


Figure 9. Smith's Station at West 13<sup>th</sup> Avenue and Garrison Street was one of five Denver and Intermountain Railroad stops serving the Morse Park neighborhood. SOURCE: Kenton Forrest image in Wilcox, *Lakewood, Colorado*, 151.

### ***Crown Hill Cemetery***

In 1907 the Crown Hill Cemetery Association established a cemetery immediately north of the neighborhood, on land west of Wadsworth Boulevard between West 26<sup>th</sup> and West 32<sup>nd</sup> Avenues. George W. Olinger and several associates were behind the development. Planning to expand the burial ground, the Olinger Crown Hill Associates purchased more land to the west the following year.<sup>34</sup> To improve access to the cemetery in 1911 the company built its own streetcar line along West 29<sup>th</sup> Avenue that connected to the Denver Tramway line at Yates Street in Denver. The line provided 15-minute service during the day and improved access to the northeastern area of Morse Park.<sup>35</sup> Construction of the seven-story Tower of Memories mausoleum began in 1926 but was not completed until 1948.<sup>36</sup>

### ***West Colfax Avenue Becomes US Highway 40 and Draws Businesses***

The Denver Lakewood and Golden Railroad line went into receivership in 1896. The successor Denver and Intermountain Railroad formed in 1904. The line was electrified by 1909 and then absorbed by the Denver Tramway streetcar system. The railroad offered five stops along West 13<sup>th</sup> Avenue: at Wadsworth Boulevard and Carr, Estes, Garrison, and Kipling Streets (see Figure 9). No point within Morse Park was more than thirteen blocks from a transit stop, enhancing its attractiveness to new residents.<sup>37</sup>

South Golden Road from Denver to Golden, passing along the south edge of Morse Park, was renamed Colfax Avenue in honor of US Vice President Schuyler Colfax (1823-85). The route steadily improved in the twentieth century, receiving concrete paving to Golden in 1916. A

milestone in the corridor’s history occurred in 1926 when it became part of the route of US Highway 40, a transcontinental roadway extending from Atlantic City, New Jersey to San Francisco, California. Historians Robert and Kristen Autobee noted that “the smooth road was an immediate sensation with motorists” and described the improved roadway as “the artery that brought Lakewood to life.”<sup>38</sup>

Growing vehicular traffic drew auto-oriented business to West Colfax Avenue, as well as firms providing services to adjacent residential and agricultural areas. The Autobees reported that “from the 1920s to the 1940s, West Colfax Avenue saw an increasing number of motels, restaurants, and roadhouses.”<sup>39</sup> By circa 1904 the Kummer Store (later The Lakewood Store) was operating at West Colfax Avenue and Carr Street. William Kummer, the original owner of the business, sold groceries and other goods. The store received the community’s first telephone exchange in 1909 and by 1915 was dispensing Conoco gasoline (see Figure 10).<sup>40</sup> The business had several owners over the years, including Henry Trail, Owen Williams, Floyd Beverly, and E.L. Milner. The building burned in 1935.<sup>41</sup>



Figure 10. One of the neighborhood’s earliest commercial businesses, the ca. 1904 Kummer’s Store was located at Carr Street and West Colfax Avenue. By 1915 it was known as The Lakewood Store and was selling gasoline. SOURCE: Ivey Williams photograph in Wilcox, *76 Centennial Stories*, 103.

Figure 11. West Colfax Fuel & Feed Company’s store stood at the northwest corner of Wadsworth Boulevard and West Colfax Avenue until its demolition in 1996. SOURCE: Autobee and Autobee, *Early Lakewood*, 77.



By the 1930s the intersection of West Colfax Avenue and Wadsworth Boulevard was deemed “the Busy Corner” and “the Business Center of Lakewood” by a local newspaper.<sup>42</sup> West Colfax Fuel and Feed was constructed around 1926 at the northwest corner of West Colfax Avenue and Wadsworth Boulevard. The brick building housed a Purina feed dealer supplying surrounding agricultural customers (see Figure 11). S.A. Willis acquired the property in 1934, and Carl Broman served as the manager. The building remained a fixture at the intersection until its demolition in 1996.<sup>43</sup> A Mountain States Telephone and Telegraph exchange built in 1947 stood at the southwest corner of the intersection.

One of the earlier motels along this stretch of the roadway (possibly built in the late 1930s or 1940s) was likely Boggio’s Mount Crest Motel at 8635 West Colfax Avenue (see Figure 12). It featured eighteen units in detached buildings employing a Pueblo Revival-style design that included stucco walls and projecting vigas. Denver restaurateur Natale “Nate” Boggio (1892-1984) developed the facility. Born in Biella, Italy, Boggio immigrated to the US in 1914, and married Louise Camuso in 1916. The Boggios came to Denver in 1920, and by 1928, he was operating Boggio’s Parisienne Rotisserie in downtown Denver.<sup>44</sup> The surviving motel units standing in 1999 were removed for construction of the city’s Whitlock Recreation Center.

Lakewood Cottage Court (later the Lakewood Motel) at 8315 West Colfax was another early resource (see Figure 13). The 48-unit facility featured two rows of rooms facing a center driveway. Architectural historian Chester H. Liebs noted that in the 1940s the term “court” lost favor and was replaced by “motel,” when individual cabins “slipped from fashion as single buildings comprising a string of rooms, less costly to construct, gained favor.”<sup>45</sup> An automobile dealership now occupies the site.

### ***Early Twentieth Century Residential Subdivisions***

Large land tracts in the neighborhood remained available for purchase in the early 1900s. For example, Robert O. Old, an English native who came to the United States in 1847, purchased forty acres at West 22<sup>nd</sup> Avenue and Wadsworth Boulevard in 1900. Old arrived in Denver in 1860, became an agent for mining properties, and owned mines.<sup>46</sup>

After no significant subdivision platting during the first two decades of the twentieth century, Morse Park gained four sizable residential additions in the 1920s: Glen Creighton (1923), Westmoor Acres (1927), Kawanee Gardens (1928), and Beverly Heights (1929) (see Figure 14). The availability of Denver and Intermountain rail transit service to the capital enhanced the neighborhood’s residential appeal to some people buying lots in the new subdivisions. D. Arter “Art” Rittenhouse reported that his father, Donald A. Rittenhouse, was motivated to erect a house at 1827 Wadsworth Boulevard in 1936 because a short walk could access streetcar service to his job with Mountain States Telephone and Telegraph in downtown Denver.<sup>47</sup>

*Glen Creighton.* A remarkable early twentieth century residential subdivision in Morse Park was Cyrus J. Creighton’s 1923 Glen Creighton, bounded by West Colfax and West 20<sup>th</sup> Avenues and Estes and Garrison Streets. Born in Kansas, Creighton (1886-1973) attended Kansas State Agricultural College and ran his father’s farms in that state. His father was from Scotland, which may have inspired the naming of the subdivision and its streets. Creighton and his wife, Marie, relocated to Lakewood in 1920 and settled on eighty acres once owned by David Peabody, including the Peabody residence.<sup>48</sup>



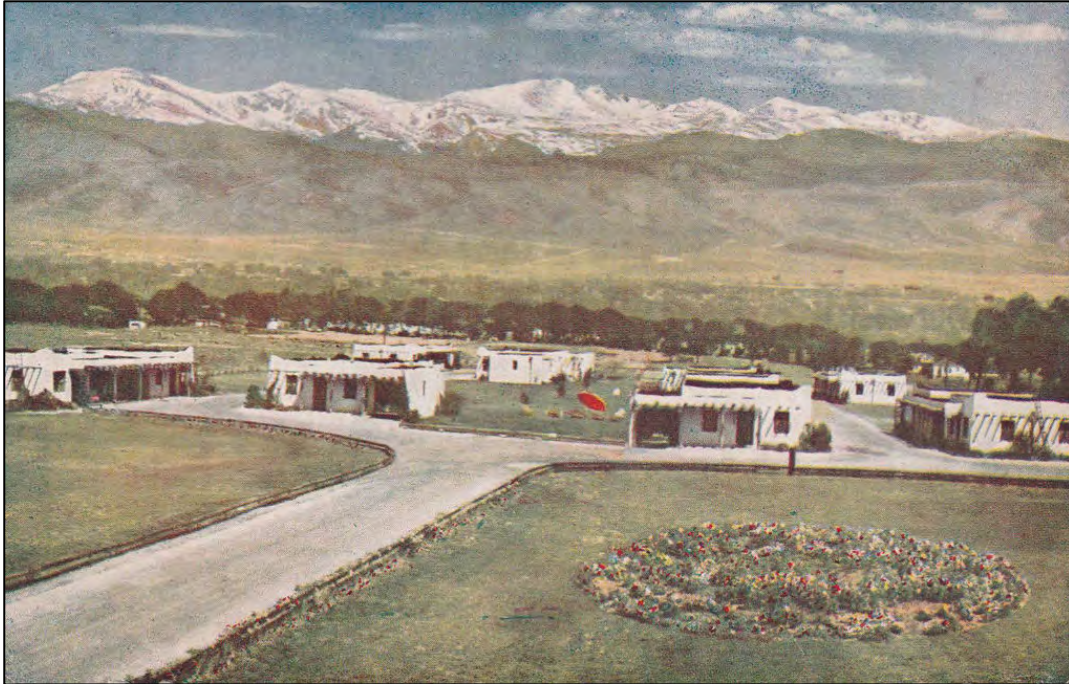


Figure 12. Boggio's Mount Crest Motel at 8635 West Colfax Avenue (no longer extant) featured detached buildings in a Pueblo Revival design that included stucco walls and projecting vigas. SOURCE: Historic postcard image, Colfax Avenue Historical Society, Motels on Colfax Avenue, [www.colfaxavenue.org](http://www.colfaxavenue.org).



Figure 13. Based on its residential appearance and linear plan, the Lakewood Cottage Court (later the Lakewood Motel) at 8315 West Colfax Avenue (now gone) was an early lodging facility along the roadway within the area of Morse Park. SOURCE: Historic postcard image, Colfax Avenue Historical Society, Motels on Colfax Avenue, [www.colfaxavenue.org](http://www.colfaxavenue.org).



Figure 14. The map colors differentiate the boundaries of the various Morse Park subdivisions. Glen Creighton, Kawanee Gardens, Beverly Heights, and Westmoor acres were four major subdivisions platted in Morse Park in the 1920s. SOURCE: Jefferson County Clerk and Recorder data mapped by Front Range Research Associates, Inc.

Creighton engaged Denver landscape architect Saco R. DeBoer and his partner, planner Walter Pesman, to lay out the subdivision, an early example of a residential development with a curvilinear street pattern. The Dutch-born DeBoer also designed the 1923 Bonnie Brae subdivision in Denver, which also featured curving streets. The Glen Creighton plat included a network of weaving, curvilinear streets; irregularly-shaped blocks and parcels; and two small, irregularly-shaped parks: Glen Creighton and Triangle. Creighton used horse teams to establish the development’s streets. An early photograph shows dirt roads, few buildings, and substantial open land still being farmed and used to raise hay (see Figure 15).

The Glen Creighton plat also contained protective covenants, requirements running with the land and binding future owners. These stipulations included the developer’s right to “approve plans and specifications for the erection of buildings, fences, walls and other structures as well as their location on lots.” Other provisions included a minimum value of \$4,000 for houses; the requirement that all properties have septic tanks or cesspools (“lots must be kept sanitary and slightly at all times”); and “no plot at anytime shall be occupied by any person or persons of the Mongolian or Negro race” (except employees).<sup>49</sup> Glenn Diechter, who compiled a history of Glen Creighton, believed that Glen Creighton was the first restricted subdivision in Jefferson County, if not Colorado. Racially discriminatory covenants were not uncommon in this and succeeding decades and were upheld by the US Supreme Court in 1926.<sup>50</sup> A majority of



Figure 15. In 1924 Harry and Abigail Duston built a home at the intersection of Glen Ayr and Glen Bar in the Glen Creighton subdivision. Abigail was the sister of Marie Creighton, wife of Cyrus Creighton, who platted the development. The photograph provides a striking contrast with the current mature landscaping. SOURCE: Wilcox, *76 Centennial Stories*, 104.

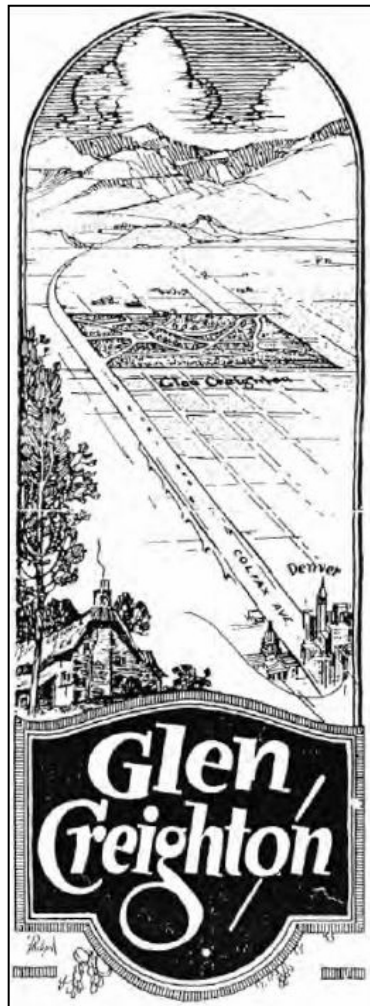


Figure 16. Cyrus Creighton promoted his Glen Creighton subdivision with advertisements like this, which emphasized its location on West Colfax Avenue and its proximity to downtown Denver and the Colorado mountains. SOURCE: Cathleen Norman papers, Autabee and Autabee, *West Colfax Historic Survey*, 33.

landowners in Glen Creighton rescinded the requirement for plan approvals in 1927 and the racial restriction in 1959.<sup>51</sup>

Advertisements in local newspapers extolled the virtues of the subdivision, noting its supply of artesian water, location on the paved road to Golden, and proximity to the electric streetcar line (see Figure 16).<sup>52</sup> Pre-World War II construction in Glen Creighton featured fine brick English/Norman Cottage style homes, many with stone trim and stucco and half-timbered gable faces. In 1932, brickmason George Dimbley constructed a stone and brick house at 1701 Glen Ayr Drive. Dimbley worked in the late 1920s laying brick and terra cotta for the Mountain States Telephone and Telegraph building in downtown Denver.<sup>53</sup> Glen Creighton developed over the ensuing decades with later Ranch and Modern style dwellings added to its inventory.

*Westmoor Acres.* In 1927 the Homesite Investment Company platted the 160 acres formerly owned by the H.H. Huston Estate as Westmoor Acres, extending from West Colfax Avenue north to West 26<sup>th</sup> Avenue and from Independence Street west to Kipling Street. James H. Britton served as vice president of the company. Westmoor Acres comprised the largest subdivision within Morse Park in terms of area and was divided into ten blocks of varying sizes, each containing rectangular lots (most measuring 105' x 400').

*Kawanee Gardens.* The 1928 Kawanee Gardens subdivision overlaid and replaced the 1890 Edgewater Heights subdivision (see Figure 17). Kawanee Gardens covered 124.5 acres between West 20<sup>th</sup> and West 26<sup>th</sup> Avenues and between Bell Court and Hoyt Street. George Meyers of Denver platted the area, which contained six blocks of varying shapes and sizes with mostly rectangular lots 260' x 150'. The subdivision received water from the Agricultural Ditch via the Kawanee Gardens Ditch. The Kawanee Gardens Irrigation Company incorporated in 1928 to manage the distribution of water and maintain ditch laterals within the subdivision. A 2002 article on the company explained that "shareholders in KGIC hold 154 shares of stock which provides them with proportional shares of the 123 inches of water for which they pay a yearly charge."<sup>54</sup>

*Beverly Heights.* Platted in 1929, the Beverly Heights subdivision encompassed 66.4 acres bounded by West Colfax and West 20<sup>th</sup> Avenues and Independence and Garrison Streets. The creators of the subdivision were Joseph Person, Harry Malbin, and Leon G. Phillips of Jefferson County and Hiram B. Wolff, who established several subdivisions in Denver. The plat showed four long north-south blocks divided into rectangular lots (most 130' x 306'). Like Glen Creighton, the subdivision covenant barred persons of the "Mongolian or Negroe" [sic] race from living in Beverly Heights, as well as prohibiting the erection of "unsightly buildings."

*Other Subdivisions.* Subdivision creation halted in the Depression years of the early 1930s, but four subdivisions were platted 1936-40 as the economy began to recover. Denver lawyer A.L. Doud and three associates created the 12.7-acre A.L. Doud subdivision from part of Smith's subdivision. Two subdivisions arose in 1939: the 18.3-acre Hillcrest Acres by Hazel B. Drew and Vernon D. Weaver and the 16.3-acre North Lakewood Heights by Charles A. Johnson. Each subdivision used identical language in restrictive covenants to bar non-white residents (except as employees), proscribe "unsightly buildings", and prohibit the use of any parcel for "fox, mink, skunk, or hog farms nor for dog kennels." Martha Robb's 1940 7.9-acre Robb's Subdivision included twelve rectangular lots and one large tract and featured irrigation ditches.

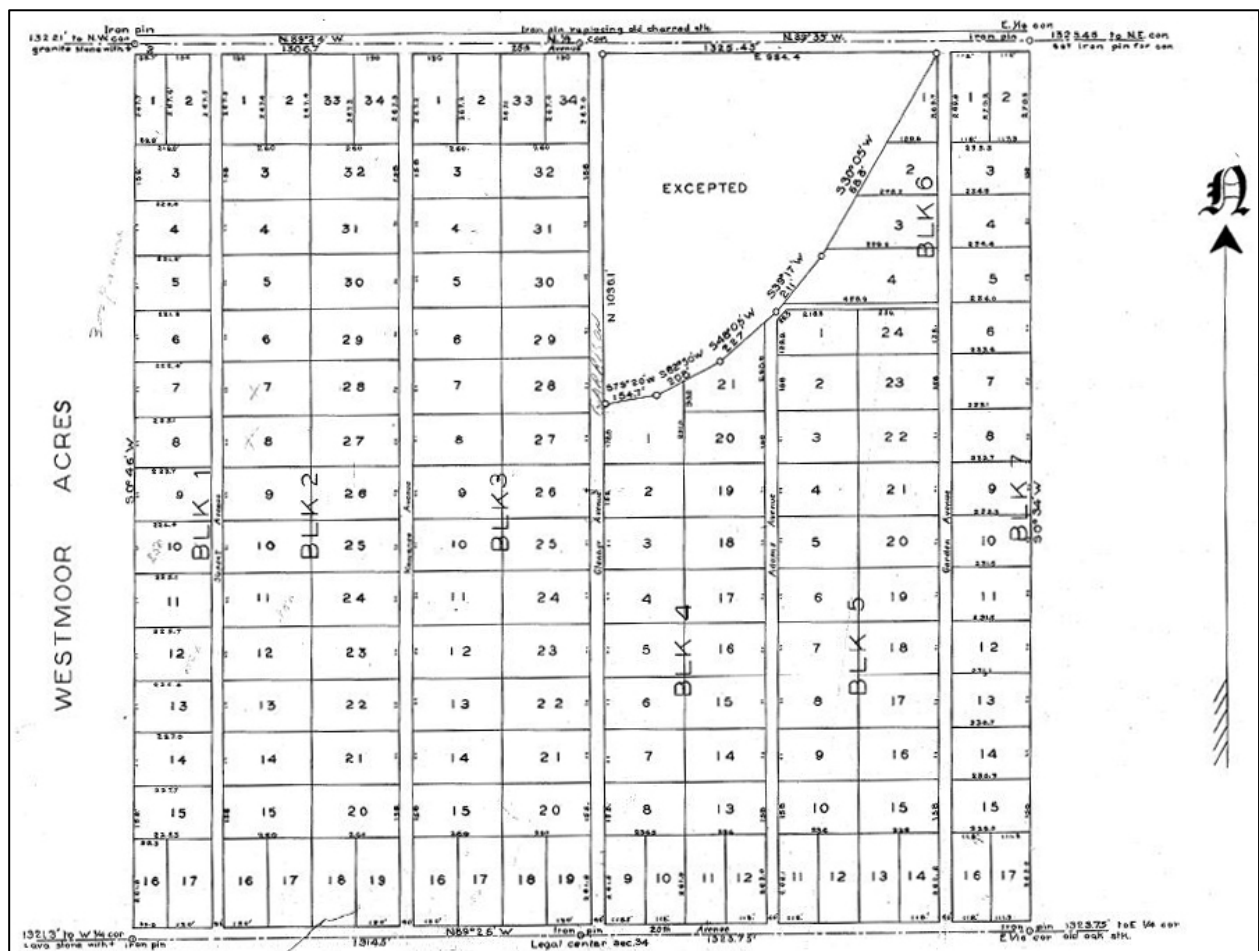


Figure 17. George Meyers platted the Kawanee Gardens subdivision in 1928. The subdivision plat map is shown above and is bounded on the west by Westmoor Acres. The large rectangular parcels had access to water by irrigation ditch laterals. The triangular area in the upper center would become the Frances Subdivision in 1947. SOURCE: Kawanee Gardens plat map, Jefferson County Clerk and Recorder, Golden, Colorado.

### Homebuilding

By 1937 USGS topographic maps showed approximately 383 buildings within the neighborhood. (see Figure 18). The curvilinear streets of Glen Creighton exhibited the highest development density by the late 1930s. Current assessor data shows 335 primary buildings dating between 1900 and 1940, 18.3 percent of total neighborhood buildings. Most of the properties built during this period sit in the western part of the neighborhood, from Dover Street west to Independence Street. Construction dates by decade are as follows: 1900-19, 15 buildings (4.5 percent); 1920-29, 69 (20.6 percent); 1930-39, 192 (57.3 percent); and 1940, 59 (17.8 percent).<sup>55</sup>

Contrary to conventional wisdom, more than half of Morse Park buildings from the 1900-40 period were constructed during the Depression decade of the 1930s. In their cultural resource survey of Lakewood's Eiber neighborhood, architectural historians Mary Therese Anstey and Adam Thomas discovered that area also defied the assumption "that little to no home construction occurred during the Great Depression."<sup>56</sup> In the Eiber area housing activity dropped off after 1931 and resumed in 1937. However, construction remained strong in Morse Park throughout the decade, with nearly as many buildings erected 1930-35 as in the latter part

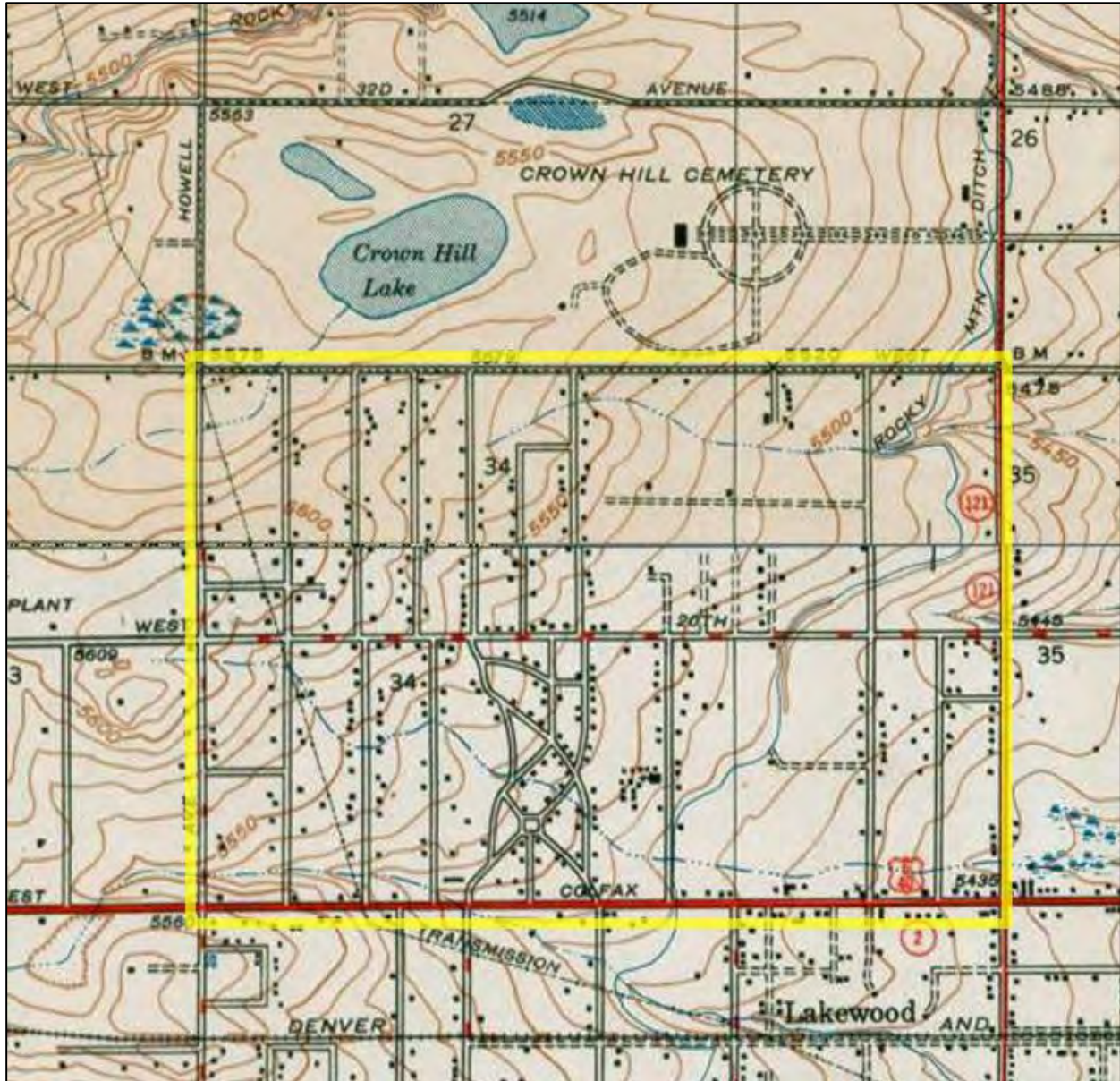


Figure 18. In 1937 Morse Park (outlined in yellow) contained about 383 buildings, with the greatest density in the south-central Glen Creighton area. Several areas remained undeveloped. SOURCE: US Geological Survey, Arvada and Ft. Logan, 7.5' topographic quadrangle maps, 1941 (preliminary edition).

of the 1930s. The reason for this pattern, which contrasts with trends in Denver, is not known. Generally, the Denver area weathered the economic downturn better than the state's eastern plains or areas farther east, and historians Robert and Kristen Autobee opined: "Once the Great Depression of the 1930s 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."<sup>57</sup>

Parcels in the Morse Park neighborhood are larger than typical urban plots, with many featuring small orchards or gardens or facilities for horses or other livestock. Local history publications and oral history accounts provide information on some of the houses erected during this period. Most of the dwellings from this era were built by or for individuals rather than by homebuilders constructing tracts of houses for sale.

Figure 19. Children stand in front of the large 1921 Mission Revival-style Park House at West 22<sup>nd</sup> Avenue and Wadsworth Boulevard (shown here in 1925; now gone). SOURCE: Wilcox, *Lakewood, Colorado*, 218.



Figure 20. The 1927 Garretson/Hurd House at 1818 Allison Street (now substantially modified) is a good example of an English/Norman Cottage. It is shown here on a snowy day in January 1932. SOURCE: Stephen Umemoto, London, United Kingdom.

In 1921 mining attorney Edwin H. Park and his wife, Carrie L., engaged German-born Henry Kramer to build a house at West 22<sup>nd</sup> Avenue and Wadsworth Boulevard abutting the Rocky Mountain Ditch (see Figure 19). Mrs. Park inherited the land from her father, Robert O. Old. The architect-designed dwelling was “a six-bedroom structure with a conservatory, well-stocked library, a living room that opened onto a porch through French doors, a dining room, and one bathroom.”<sup>58</sup> The property remained in the family until 1946. The house was demolished in 1983, and the site now holds a large veterinary clinic/hospital.

Ross and Edna (Collins) Garretson constructed a English/Norman Cottage-style house at 1818 Allison Street in 1927 (see Figure 20). Mr. Garretson came to Colorado from Ohio and worked for the Mountain States Telephone and Telegraph Company. Following his death, Edna married Bill Hurd, a retired rancher from Tabernash, Colorado. They continued to live in the house until their deaths in the 1960s.<sup>59</sup>

Homebuilder Jacob Kraft erected a Craftsman-style house at 2261 Estes Street in Kawanee Gardens ca. 1928 (see Figure 21). The one-and-a-half-story, front gabled roof dwelling features clapboard siding, multi-over-single-light wood windows, and a projecting front porch. Maude and Sam Huhn purchased the house in 1930 with the goal of operating a chicken farm on the property. The Huhns encountered financial problems, and Maude’s son from her first marriage,

Milton R. Ward, assumed the mortgage. He and his wife, Frances, moved to the property about 1936. The house remained in the Ward family until 1986.<sup>60</sup>

David B. Sailer built the house at 2501 Allison Street in 1928 (see Figure 22). Sailer raised pigs and chickens there and operated a food locker business, Sailer's Food Bank. The business offered custom slaughtering, curing and smoking, and rental of lockers where individuals could store frozen meat and poultry. The firm had an outlet in Lakewood on West Colfax Avenue, two stores in downtown Denver, and four locations on Colorado's Western Slope.<sup>61</sup>



Figure 21. The ca. 1928 Huhn/Ward House at 2261 Estes Street exemplifies a Bungalow/Craftsman-style dwelling, with its gabled roof and projecting gabled porch. SOURCE: *Lakewood Historian* (Summer 2005): 2.

Figure 22. The 1928 house at 2501 Allison Street was part of an agricultural enterprise that raised pigs and chickens. SOURCE: photograph collection, Margaret L. DeLuca, Lakewood, Colorado.



Despite the national economic downturn of the Great Depression, several houses were erected in the area. Stonemason Philip "Ted" Handwerk spent two years collecting stones in the mountains before building the house at the northeast corner of West 19<sup>th</sup> Avenue and Yarrow Street in 1934.<sup>62</sup> Fred J. Gall had a substantial house erected in the Beverly Heights subdivision at the southeast corner of West 20<sup>th</sup> Avenue and Garland Street (1980 Garland Street) in 1935 (see Figure 23). The acreage included an orchard with mostly Wealthy variety apples, suitable for eating and apple sauce. It is not known if Gall, an insurance salesman in Denver, ever lived in the residence. Chris S. Lilley, a tavern proprietor, and his wife, Golda E., a bookkeeper, became owners in 1937 but lived elsewhere in Jefferson County by 1940. When L. Ralph Fry, a Denver plumber, owned the property in the 1940s, the family kept two milk cows, two horses, and chickens. In 1946 the Catholic Sisters of Mercy acquired the property and used it as Mercy Grove, a retirement home for sisters who had worked in nursing and other roles at Mercy Hospital in Denver.<sup>63</sup>





Figure 23. Built in 1935, this large house at 1980 Garland Street became a retirement home for the Sisters of Mercy in 1946. The property included a large apple orchard. SOURCE: *Lakewood Historian*, Fall 2004, 1.

The dwelling built at 1930 Hoyt Street in 1936 is an example of small, Depression-era, frame construction in the neighborhood, displaying horizontal siding, multi-light casement windows, and overhanging eaves with exposed rafter tails and a clipped gable roof (see Figure 24). The property at 1869 Glen Gyle Drive, occupied from 1936 to 1956 by Colorado Supreme Court Justice Wilbur Alter and his wife, Florence, covered two acres and included ninety cherry trees.<sup>64</sup> Also dating to 1936 is the one-and-a-half-story frame dwelling at 1890 Darlee Court in the Westmoor Acres subdivision (see Figure 25). Hazel and Clarence Stafford appear to have constructed the building. They lived in the Westmore [sic] area of Jefferson County at the time of the 1940 census, when Mr. Stafford was a member of the Denver City Council. In 1943 Clifford J. Donnelly acquired the property, which consisted of ten acres used for growing tomatoes and raising horses.<sup>65</sup> Denver architect Frank N. McNett designed a “Colonial residence” for Mr. and Mrs. A.B. Sutton at 1696 Garland Street in 1940. The Hallack and Howard Lumber Company erected the dwelling.<sup>66</sup>

Hart Haruto Umemoto and his wife, Eleanor, built the International-style residence at 1865 Dudley Street in 1940 (see Figure 26). Mr. Umemoto, who received a degree in civil engineering from the University of Colorado in Boulder, designed the house. He was a Japanese American born in Hawaii Territory in 1908. He graduated from Occidental College in the Los Angeles area and met his future wife, Eleanor Hart, while she was attending Pomona College in Claremont, California. The couple married in Denver in 1932; their son, Stephen, noted that Colorado and Washington were the only two states in the West where such an interracial marriage was then possible. Hart Umemoto founded and served as president of Acoustics and Specialties Inc. from 1953 to 1978. The Umemotos continued to live here until they passed away, Mr. Umemoto in 2001 and Mrs. Umemoto in 2007.<sup>67</sup>

Stephen Umemoto recalled that “we were the only Asians of any variety in Lakewood, as far as I know.” He recalled just one Latino student in junior high. His earliest memories of the Dudley Street area was:



Figure 24. This small frame dwelling with a central entrance at 1930 Hoyt Street dates to 1936. Note the frame garage to the rear. SOURCE: photograph, October 1944, Western History and Genealogy Department, Denver Public Library, Denver, Colorado.

Figure 25. The one-and-a-half-story dormered house at 1890 Darlee Court was built in 1936. SOURCE: photograph collection, ca. 1943, John and Nita Bradford, Lakewood, Colorado.



Figure 26. This two-story International-style dwelling was designed and built by Hart Umemoto in 1940. The projecting carport had been added by the time of this 1951 photograph. SOURCE: Stephen Umemoto, London, United Kingdom.

A somewhat open area with only a few houses, with small trees only, all along our dirt/gravel road. One day perhaps at the age of five, playing in the front yard, I was surprised to see two unsaddled horses trot by and stop at the “dead end” of the street in front of our house. Perhaps within 15 minutes, two cowboys on horse back arrived to lasso the first two and lead them away. ... Gradually over the late 40s and 50s, our street filled up with houses, the street was paved and except for the absence of sidewalks and streetlights, the neighborhood took on the character of suburbia.<sup>68</sup>

### ***Development of Neighborhood Institutions***

*Lakewood Community Methodist Church.* In 1902 Martha Robb, daughter of pioneer John Robb, offered to donate land at the northwest corner of Allison Street and West Colfax Avenue as a site for a Methodist church, if a building were erected by 1905. Carpenter John Penrod led the construction effort and completed the church by 1903 (see Figure 27). Original church fixtures included “30 chairs, an organ, and a kitchen coal stove to serve the double purpose of heating the place and a means of cooking church suppers.”<sup>69</sup> The Lakewood Community Methodist Church remained here until 1949.



Figure 27. The Lakewood Community Methodist Church (now gone) stood at the northwest corner of Allison Street and West Colfax Avenue from 1903 to 1949. The bay window at the left featured Gothic-arched windows. SOURCE: photograph, undated (ca. 1910-30), image number X-25454, Western History and Genealogy Department, Denver Public Library, Denver, Colorado.

*Lakewood Church of the Nazarene.* A Nazarene church was present in the 1700 block of Dover Street as early as 1937. Former resident Marlene Hodges recalled a number of cottages built adjacent to the church. In the 1940s people from all parts of the country came to stay in the cottages in the summer and attend nightly gospel meetings.<sup>70</sup> The current pastor reports that a large tabernacle building on the property (no longer extant) housed the gatherings.<sup>71</sup> Stephen Umemoto, who grew up just north of the church, described the property as a summer camp for Nazarene members that included a small frame church:

The rest of the property was taken up by two or perhaps even three rows of tiny, frame huts running from behind the church all the way to the Glen Dale end of the property. These were tiny one-room, grey painted frame buildings with green roofs. I suspect only large enough for one bed (no bathrooms), with one door and one window each.

Every summer for about two weeks cars would roll, ... each parking next to a hut, and camp activities and revival services begin. We were unaware of what went on during the day, but in the evenings it was quite something. A huge circus tent was erected just east of the end of Dudley street. Just as it was getting dark the evening service would start, with music, preaching, 'savings.' My sister and I and neighbour kids would climb into the Haddon property and creep through the tall weeds to get near the tent to watch and listen—the services very lively in the gospel tradition. I believe by the 1960s, camp activities seemed to tail off after the new church was built and eventually the summer camp huts and all gave way to parking lots and the school building.<sup>72</sup>

### ***Agriculture Remains Important in the Neighborhood Before World War II***

While residential uses expanded in the neighborhood, agriculture remained an important force in the early decades of the twentieth century. Writing in 1999, Lakewood Heritage Center Curator Elizabeth J. Nosek asserted: “Even the smallest landowners were likely to keep chickens and perhaps a cow. Because of their proximity to Denver, many Lakewood farmers supplied food stuffs to the city dwellers there as truck farmers.”<sup>73</sup> In 1929, Jefferson County was the state’s third largest producer of poultry and eggs.<sup>74</sup>

In 1909 Philip Handwerk’s family leased 100 acres of land northwest of Allison Street and West 20<sup>th</sup> Avenue. According to *76 Centennial Stories of Lakewood, Colorado*, “they raised vegetables marketed in Denver and his mother grew an old-fashioned flower garden.”<sup>75</sup> When his family settled at West 18<sup>th</sup> Avenue and Brentwood Street in the 1930s, accountant Arthur B. Johns (1901-79) recalled that “they were surrounded by alfalfa fields and bordered by the Rocky Mountain Ditch. When snow drifts blocked the 1,000 foot driveway, they prevailed on Cyrus Creighton to rescue them with his horse-drawn snowplow”<sup>76</sup> (see Figure 28). Art Rittenhouse raised rabbits for food during World War II at the family home at 1837 Wadsworth Boulevard.<sup>77</sup> John Davidson’s family, who built a house in Glen Creighton at 1950 Glen Dale Drive in 1939, had a chicken house and perhaps three dozen chickens.<sup>78</sup>

Figure 28. Laundry is drying in this view of the ca. 1913 frame farmhouse at 8300 West 18<sup>th</sup> Avenue (extant but altered). It became the home of Arthur B. Johns in the 1930s. SOURCE: Wilcox, *76 Centennial Stories*, 109.





Figure 29. This impressive turkey house erected ca. 1932-33 at 9350 West 20<sup>th</sup> Avenue included stone walls. It was converted to a dwelling in 1954. SOURCE: Dale Crosby, "History of 1996 Hoyt St. and 9350 W. 20<sup>th</sup> Ave.," Lakewood, Colorado.

Individuals were still starting new agricultural ventures in the neighborhood in the 1930s. In 1932-33 Bob and Della Shields acquired a tract at the southeast corner of West 20<sup>th</sup> Avenue and Hoyt Street and built a house, garage, turkey house, cow barn, and chicken brooder house<sup>79</sup> (see Figure 29). Dale Crosby stated that the Shields "hailed all the rocks for all these structures in a trailer behind their car from Golden Gate Canyon, and hired stone masons at \$3.00 per day to construct the buildings."<sup>80</sup> Crosby's parents bought the property in 1946. He recalled that from his upstairs bedroom window "we could look south and see clear to Colfax—there were few trees in the way and fewer houses. There were more horses than people. We had wild turkeys, pheasants, rabbits, foxes, etc."<sup>81</sup> Another Morse Park property, located at 8019 West 23<sup>rd</sup> Avenue, appears to have been a relatively large agricultural operation focused on cattle raising or dairying (see Figure 30). The complex included a brick house, large barn, and sheds.

### **Arrival of the Denver Ordnance Plant, World War II, and the Early Postwar Years, 1941-1949**

As international tensions rose in Europe, the federal government began funding a program of defense mobilization, a process that accelerated after the outbreak of war in Europe in August 1939. The Denver area gained a number of new and expanded military bases and manufacturing facilities. The construction of the Denver Ordnance Plant, a mile south-southwest of Morse Park, directly impacted Lakewood and the neighborhood. In January 1941 the War Department engaged the Remington Arms Company, a subsidiary of E.I. du Pont de Nemours & Company, to oversee construction and operate the 2,080-acre, 265-building facility. The \$122 million plant opened in October 1941 and employed nearly 20,000 men and women (about 40 percent of Denver's war workers). The facility produced .30-caliber ball, armor-piercing, and tracer cartridges, as well as heavy munitions and K rations. West 6<sup>th</sup> Avenue, west of Sheridan Boulevard, was widened, facilitating access to the plant and east-central Jefferson County.<sup>82</sup>

The presence of the Ordnance Plant's large workforce strained housing in the area. According to historians Robert and Kristen Autobee, the motels along West Colfax Avenue "were always booked, and their motel registration ledgers carried the initials DOP after most renters' names. Rooms were never empty because the laborers, who were assigned to different time shifts at the plant, shared living quarters."<sup>83</sup> Many local diners and cafés stayed open around-the-clock



Figure 30. The agricultural property at 8019 West 23<sup>rd</sup> Avenue held a brick house, large barn, and sheds associated with cattle raising and other farming endeavors. SOURCE: photograph images, ca. 1935, photograph collection, Dennis Culligan, Lakewood, Colorado.

to serve defense workers. The Autobees reported that McHale's Chicken Shack (9315 West Colfax Avenue) operated from 5pm to 2am.<sup>84</sup>

After the war ended, the Ordnance Plant ceased operations, and its permanent brick buildings were repurposed as the Denver Federal Center, an office complex for federal civilian agencies. The Veterans Administration moved onto the site in 1946, followed by the Bureau of Reclamation. Historian Christine Pfaff reported the plant "evolved into the largest compound of federal agencies outside of Washington," with twenty-seven agencies present by 1992.<sup>85</sup> The population of central Jefferson County increased as federal employees settled in new subdivisions nearby.

### ***Early Postwar Residential Subdivisions and Homebuilding***

Approximately 741 people resided in Morse Park at the time of the 1940 census.<sup>86</sup> The onset of World War II accelerated growth in the area. Current assessor data shows that 296 buildings in Morse Park were erected between 1941 and 1949, comprising 16.1 percent of total neighborhood buildings. Two-thirds of the decade's buildings were built after the war, in 1946-49.

In the 1940s, east-central Jefferson County saw development of numerous small subdivisions, many with twenty or fewer parcels. Impacts of mobilization for war, the wartime effort, and recovery resulted in material and/or labor shortages that limited development. Small companies undertook most construction, and some developers added protective covenants governing construction and use. Within Morse Park, developers ignored the larger developments created during the 1930s in favor of six subdivisions ranging in size from four to twelve acres. Ray G. Henry and Harry Malbin platted the earliest of these, the 1945 Park Vista Subdivision, consisting of eight lots of varying shapes lying between West 20<sup>th</sup> Avenue and the Rocky Mountain Ditch. The subdivision plat included a covenant specifying that houses be a minimum of 800 square feet and that platters approve house plans.

The largest development, the 12.4-acre Frances Subdivision (1947) (adjacent to West 26<sup>th</sup> Avenue) oriented most parcels toward curving Frances Place. The plat required a minimum house size of 600 square feet and mandated that they be "sightly, sanitary and neat in construction." Frances K. Adams, Catherine Ehnborn, and Lloyd W. Wood created the development. Hubert G. Summers and associates platted the 1949 Summers Resubdivision lying along both sides of West 17<sup>th</sup> Avenue between Allison and Yarrow Streets (see Figure 31). Developer approval was required for the general plan and external design of houses, which had to be at least 650 square feet in area. All three of these subdivisions limited ownership and residency to members of the Caucasian race and banned noxious or "offensive" trades or activities. Three other neighborhood subdivisions date to the late 1940s: Hillcrest Park (1947), the Earle Subdivision (1949), and Ricci's Addition (1949).

One of the area's more prominent couples lived in the Glen Creighton subdivision. In 1945 Truman and Ruth (Small) Stockton purchased the 1928 house at 1765 Glen Dale Drive. The couple met at the 1936 Republican convention and married in 1937. Mr. Truman was a transportation attorney. Ruth Stockton began a long political career in 1960 when she won election to the Colorado House of Representatives. She served two terms, then gained election to the State Senate, where she held office for twenty years. Senator Stockton chaired the



Figure 31. The 1949 Summers Resubdivision includes both sides of West 17<sup>th</sup> Avenue between Yarrow and Allison Streets and contains several examples of small, one-story, brick dwellings, such as 7821 West 17<sup>th</sup> Avenue built in 1949. SOURCE: Jefferson County Assessor photograph.

powerful Joint Budget Committee and became the first woman to serve as a caucus chair and President Pro Tempore.

The Stocktons installed a swimming pool on their property that became a popular neighborhood attraction: “Neighbors linked up hoses to help provide water. ... More than 300 people often arrived for a swim during a one-week period.”<sup>87</sup> Marlene Hodges delivered newspapers in Glen Creighton in the early 1950s and recalled many prominent individuals living in the development, including the Stocktons, the Creightons, Supreme Court Justice Alter, owners of the Jolly Rancher candy company, and members of the Witkin homebuilding family.<sup>88</sup>

In the A.L. Doud Addition, Gene and Jean Pruett built 1915 Dudley Street in 1948.<sup>89</sup> An Idaho native, Mr. Pruett (1917-87) began competing in rodeo at age seventeen and won the saddle bronc riding world championship in 1948. After his retirement from rodeo in 1955, he worked as editor of the Rodeo Cowboys Association newspaper and then served as secretary/treasurer of the group during 1965-69. Pruett was inducted into the ProRodeo Hall of Fame in 1979.<sup>90</sup>

### ***The Neighborhood Gains a Park and a School***

The Lakewood School District (Jefferson County School, District 47) erected the North Lakewood School at the northwest corner of West 20<sup>th</sup> Avenue and Hoyt Street in 1947 (see Figure 32). The Art Moderne-style brick building, designed by Denver architect John K. Monroe, featured a curving southeast corner.<sup>91</sup> Dale Crosby recalled that when the school opened in 1947 his “sister went to the first kindergarten there, I was 3 years behind her in school. Olive Dennison was the school principal.”<sup>92</sup> Stephen Umemoto and his sister, Ruth, took “an incredibly old bus” to Lakewood School until North Lakewood School opened:



We moved right in the middle of the school year. I was in the second grade. Although no larger than the old school, it was modern with movable desks, a large gym and only one and half rooms of each class level. In the third grade I was in a room with half third graders and half fourth graders. The next two years I was in the single class rooms, but in sixth grade again a mixed room—only about 12 of each class and with a fantastic teacher (whom all the boys fell in love with); it was perhaps the best year of my early schooling. My cub-scout pack also met at the school one afternoon a week. Mrs. Dennison, the principal, lived just two blocks away.<sup>93</sup>

The school also served as a local election polling place.

As the Lakewood area began to receive more residents following World War II, the lack of park and recreation facilities became apparent. The Lakewood Recreational Park Association formed in 1946, supported by \$25 yearly donations from organizations and individuals. In 1947 the association purchased land for a park located south of West 20th Avenue between Carr and Allison Streets. Most of the land came from the Arthur D. Johns family. The park covered 19.3 acres and was first known as Lakewood Park. It was renamed Morse Park in 1959 in honor of Jefferson County Commissioner Carl G. Morse.<sup>94</sup>



Figure 32. Lakewood School District constructed North Lakewood Elementary School in 1947 at 2001 Hoyt Street. The school reflects Art Moderne design in its curved corner with the main entrance and band of second story windows. SOURCE: fieldwork photograph, February 4, 2019, Front Range Research Associates, Inc., Denver, Colorado.

### ***Commercial Growth Along West Colfax Avenue***

West Colfax Avenue became a four-lane thoroughfare in 1937. As the area's population increased in the 1940s, more motels, garages, and general purpose businesses located along

West Colfax Avenue. Marlene Hodges recalled that when her family moved to the neighborhood there was not much development along Colfax west of The Glens. In 1941 her father constructed a building for his barber shop on West Colfax between Dudley Street and Glen Ayr Drive.<sup>95</sup>

According to Robert and Kristen Autobee, the sixteen unit Park-O-Tel Cottages were operating at 9201 West Colfax Avenue (1551 Dover Street) as early as 1943.<sup>96</sup> The Westmoor Garage, a stucco building with a shaped parapet and two garage bays, rose at 9901 West Colfax Avenue in 1944. In 1948 Mother's Home Bakery occupied a two-story red-brick building just off West Colfax Avenue at 1533 Glen Ayr Drive. L.A. King began the company in Denver in 1930. Former resident Marlene Hodges recalled that the bakery supplied restaurants in Denver.<sup>97</sup> In 1949 the Community Methodist Church sold its building at 8001 West Colfax Avenue to the Lakewood Glass Company. That firm replaced the church with a Roman brick and ceramic block building with a curving corner the same year.<sup>98</sup>

In 1946 Harold Scatterday, Sr. started a lumber yard on land acquired from orchardist Ernest Guebelle. A brick building housing Stonebeck Hardware and Scatterday Lumber opened in July 1949 at 9605 West Colfax Avenue. The upper story contained apartments. Several family members participated in the business, including Harold's wife and their son, Harold, Jr. According to *Lakewood, Colorado: An Illustrated Biography*, "several lumber yards were located along the West Colfax Avenue corridor in those years."<sup>99</sup>

## **Postwar Neighborhood Development and the Creation of the City of Lakewood, 1950-69**

### ***Population Growth and Characteristics***

Jefferson County increased its population from 30,725 in 1940 to 235,368 in 1970, a more than seven-fold expansion. The area's proximity to employment centers, its large residential parcels, and a country feel attracted newcomers to east-central Jefferson County. Growth in the area was not impacted by the Denver Tramway's cessation of passenger rail service along West 13<sup>th</sup> Avenue in 1950 and elimination of freight service in 1953. Dismantling of streetcar systems occurred across the nation as the automobile gained primacy, streets were widened, and new highways constructed. In 1946 Denver Tramway began half-hour bus service along West Colfax Avenue between Sheridan Boulevard and Kipling Street.<sup>100</sup>

Morse Park mirrored these larger growth trends. The precinct containing Morse Park more than doubled its population between 1940 and 1950, rising from 834 to 2,084. The neighborhood recorded further population gains in succeeding decades, increasing to 5,266 in 1960 and 6,411 in 1970, for an overall growth of 208 percent between 1950 and 1970. The neighborhood comprised a formal census tract from 1960 onward, permitting reporting of more detailed socioeconomic characteristics for its residents.

The 1960 census revealed the migration surge occurring in the 1950s, as a majority of the neighborhood's residents reported living somewhere else five years previously. The area was 99.7 percent white; there were no African American residents and just fourteen of other races. Less than 2 percent of the population had Spanish surnames. The neighborhood was more affluent than the metropolitan area as a whole, with a median family income of \$7,535 versus

\$6,551 and a median home value of \$16,400 versus \$13,800, respectively. The two largest areas of employment for residents were retail trade and manufacturing.<sup>101</sup>

Based on assessor data, a majority of Morse Park's primary buildings date to the 1950-69 period—975 (53.1 percent) of the area's 1,835 total. The neighborhood saw construction of more than seven hundred mostly residential buildings in the 1950s. Development took place throughout the neighborhood, with the most intensive areas of growth lying south of Morse Park and northeast of West 20<sup>th</sup> Avenue and Hoyt Street. The 1960s brought the addition of 256 buildings to the neighborhood, with concentrated areas of development in the northwest (north of West 17<sup>th</sup> Avenue and west of Hoyt Street) and northeast (north of West 20<sup>th</sup> Avenue and east of Cody Street).

### ***Residential Subdivision Growth Accelerates***

The acquisition of relatively large undeveloped tracts in the neighborhood to construct individual residences was still possible in the early postwar period. Conrad R. "Con" Becker acquired a 4.3-acre plot of land at 2121 Wadsworth Boulevard bordering the Rocky Mountain Ditch and constructed a barn (1948) and house (1951) (see Figure 33). Lakewood architect Rolland Holbrook designed the Southwestern-style buildings. Becker, who started Lakewood's first supermarket, raised horses on the property and participated in such events as the National Western Horse Show and Jefferson County and Colorado State Fairs. A 2001 article in the *Lakewood Historical Society Newsletter* noted that "horses were born in the field, the barn, and even under cottonwood trees along the ditch. ... Kiwanis fall barbecues were held on the property for several years. Antelope was on the menu along with other barbecued food. People sat on bales of hay and there were pony rides for children."<sup>102</sup>

Two of the larger subdivisions created in the 1950s were Vista Manor and Parkridge in the northeastern part of the neighborhood. The 1950 Vista Manor subdivision lay northeast of Allison Street and West 23<sup>rd</sup> Avenue. The subdivision layout was influenced by the presence of the Rocky Mountain Ditch to the east. Developers Ted F. Johnson and Louis P. Neiheisel required houses to cost a minimum of \$9,000, with building plans subject to approval by an "architectural control committee as to quality of workmanship and materials, harmony of design with existing structures, and as to location with respect to topography and finish grade elevation." The developers did not specify racial restrictions.

Edwin H. Park and his children, Carrie E. Park Robinson and Robert O. Park, platted the 17.9-acre Parkridge subdivision just south of Vista Manor. Mr. Park, a mining attorney, built a house nearby at West 22<sup>nd</sup> Avenue and Wadsworth Boulevard in 1921. Protective covenants stipulated that buildings and fences be approved by a neighborhood committee, required building setbacks, prohibited any "offensive trade or activity," and limited residents to members of the Caucasian race.

The northeast corner of the neighborhood held two subdivisions created in 1952 and 1953. Rhine's Addition (1952, 6.9 acres) included rectangular parcels facing West 24<sup>th</sup> and West 25<sup>th</sup> Avenues west of Wadsworth Boulevard. The platters included A.R. Rhine, John A. Carlson, and Robert J. and Joyce M. Fernandez. One-story houses were required to be a minimum of 900 square feet. The 1953 Knollwood Subdivision (7.8 acres) lay immediately south of Rhine's, and was comprised of parcels facing onto the West 23<sup>rd</sup> Place cul-de-sac. Eugene C. Archer and

Clifford H. Beach created the development. Protective covenants mandated that houses be a minimum of 1,000 square feet, observe setbacks, and that no noxious or offensive trades be pursued.

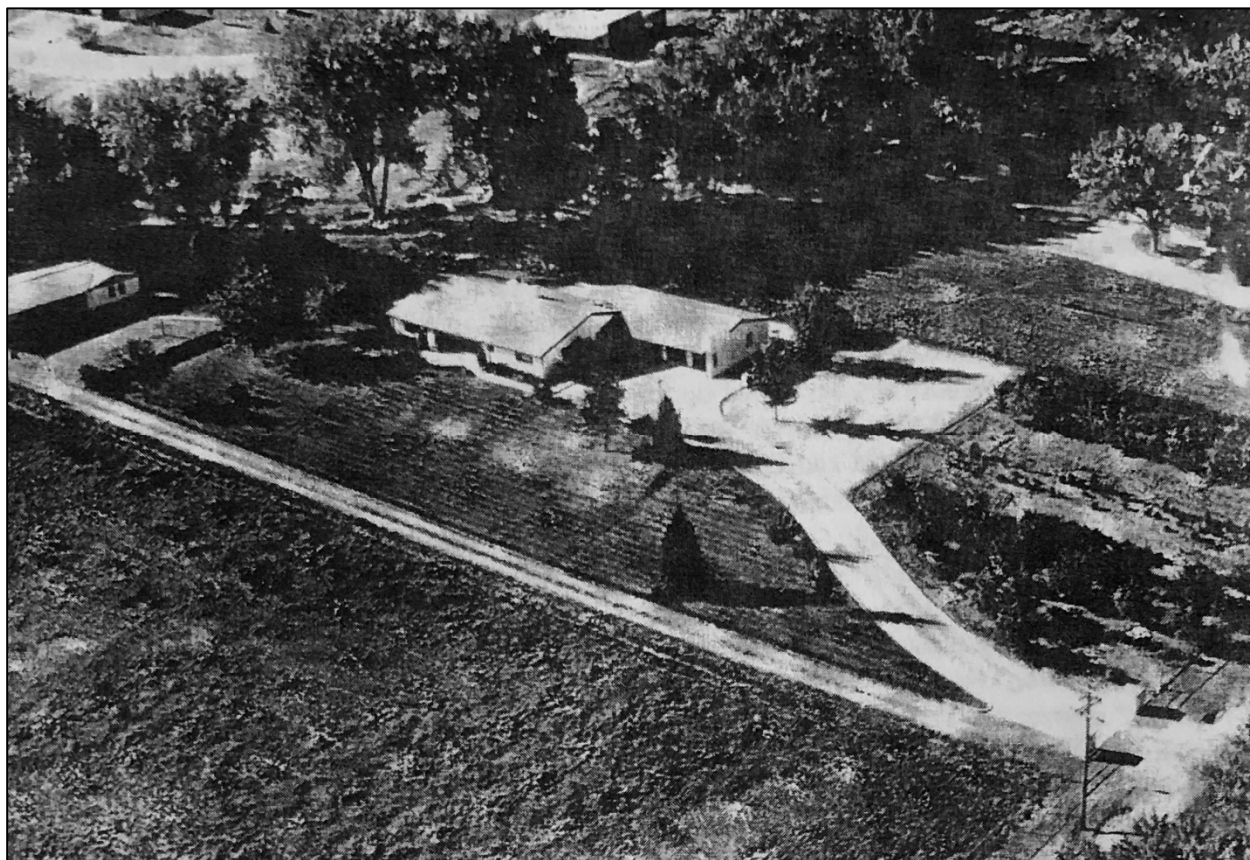


Figure 33. Con Becker raised horses on this tract at 2121 Wadsworth Boulevard, pictured here in 1956 (view northwest). The Homestead at Lakewood is now located here and may incorporate all or part of the house. SOURCE: Sue Becker Heritage photograph, *Lakewood Historical Society Newsletter*, Summer 2001, 8.

The 1950s and 1960s brought the platting of a number of relatively small subdivisions in Morse Park; all but one was smaller than ten acres. Five subdivisions were created in the 1951-53 era in the southeast portion of the neighborhood, lying between Allison and Carr Streets and West 16<sup>th</sup> and West 19<sup>th</sup> Avenues: Alice Summers (1951, 4.0 acres); Hubert Summers (1951, 3.9 acres), Andreen (1952, 3.6 acres), Balsam Court (1952, 6.0 acres), and West 16<sup>th</sup> Place (1953, 2.9 acres). Hubert G. Summers helped plat the two Summers developments and joined Albert, Emma, and Albert, Jr. Andreen in the Andreen subdivision. According to the 1940 census, Mr. Summers was a finance company executive, while his wife, Alice H., managed an advertising agency. Balsam Court was platted by E. Neil Williams and West 16<sup>th</sup> Place by J.A. Garrett. Protective covenants associated with these subdivisions generally specified minimum home size; only the Hubert Summers development contained a racially restrictive provision.

### ***Apartments Come to the Neighborhood***

The multi-family zoning applied to parts of Morse Park stimulated the construction of apartments and townhouses. More than half of the neighborhood's apartments were built between 1955 and 1962. By 1960, renters occupied 29 percent of Morse Park housing units.

One of the earliest apartment buildings in the area was the two-story, wing-shaped Dudley apartments at 1585 Dudley Street, erected in 1949. Also built that year was an L-shaped frame apartment building at 1601 Balsam Street.

A number of apartments were constructed in the Westmoor Acres subdivision bordering Kipling Street. The four large two-story buildings of the Eagle Crest Apartments (1960) lie on both sides of the 9600 block of West 16<sup>th</sup> Avenue. The northwest corner of Westmoor Acres holds the two buildings of the Parkview Apartments, two-story buildings constructed in 1961. Abutting to the east, eight apartment buildings face onto Jellison Street, with the five on the west side erected 1958-61. Two other 1960s apartments in Westmoor Acres stand on West 21<sup>st</sup> Avenue west of Iris Street: the 1960 Westland and the 1961 Patricia Ann. Outside of the Westmoor Acres area, a cluster of 1950s-early 1960s apartment are situated in the southeast part of the neighborhood between West 16<sup>th</sup> and 17<sup>th</sup> Avenues and Balsam and Carr Streets.

### ***Commercial Development of Colfax Avenue Continues***

During the postwar period, early houses erected along West Colfax Avenue fell to make way for commercial development. The John Robb house was demolished in 1955 and replaced with a Chevrolet dealership. The Peabody/Creighton house was razed in 1956 for construction of commercial buildings. West Colfax Avenue began to assume the appearance of a continuous commercial strip.

The Autobees reported: “Centered at West Colfax Avenue and Carr Street is the oldest surviving shopping district in Lakewood. In the 1940s, within a three-block walk in any direction of this intersection were cafes, motels, grocers, and service stations mingled among houses and poultry farms.”<sup>103</sup> By the 1950s, the sixty merchants near the intersection marketed the location as “the Heart of Lakewood.”<sup>104</sup>

In 1966, with the Villa Italia Shopping Center to the south poised to open, merchants along Colfax rebranded the area as the “Lakewood Shopping Center,” roughly embracing the 8100 through 8700 blocks of the roadway. Kristen Autobee described the area as “not several shops under one roof, but various shops under several roofs.”<sup>105</sup> The area included a diverse selection of businesses, including: Lakewood Camera, Jefferson Rexall Drug Store, Hess Jewelers, Red White Chevrolet, Eldina’s Beauty Salon, Allied Business Machines, Eisen Men’s Store, King Soopers, One Hour Martinizing, Rockley Music, George’s Carpet, and Hatcher Lumber Yard.<sup>106</sup>

### ***Construction of Individual Commercial Buildings***

Andrew Dyatt and Ralph G. and M.E. Winkler built a new Phillips 66 service station (5JF.6736) at 8811 West Colfax Avenue in 1950. The rectangular building eventually featured four garage bays. In the late 1950s a batwing or gullwing canopy was added sheltering the gasoline pumps. More motels rose along West Colfax Avenue during the 1950s and 1960s. Beginning as the Glen-Dee Cottages in 1949, the present Homestead Motel at 8837 West Colfax Avenue (5JF.6737) dates to about 1955; it was expanded and a swimming pool was added in 1964. In 1954 the Trail’s End Motel (9025 West Colfax Avenue, 5JF.6739) opened. In the 1960s a second story and a swimming pool were added and the facility boasted more than thirty units (see Figure 34).<sup>107</sup>



Figure 34. The Trail's End Motel at 9025 West Colfax dates to 1954. It added additional units and a swimming pool about 1960. SOURCE: ca. 1960s, historic postcard image collection, Thomas H. and R. Laurie Simmons, Denver, Colorado.

Rockley Music, established by Mel and Mildred Rockley in 1946, occupied several locations along West Colfax Avenue until erecting its own building in 1955 at 8555 West Colfax Avenue (5JF.6720). The business sold sheet music and instruments and provided instructional/practice rooms for music students.<sup>108</sup> The store also offered household appliances and initially rented space to a laundromat, a television repair shop, and a square dance business. The popular Copper Kitchen restaurant occupied a space to the west until 1993, when the Rockleys purchased it and expanded. In December 2019 Rockley's announced plans to relocate.<sup>109</sup>

Davies' Chuck Wagon Diner became a fixture at 9495 W. Colfax Avenue in 1957 (see Figure 3). Lyman Davies ordered the building from Mountain View Diner, Inc., of Singac, New Jersey for \$92,000, plus \$3,600 shipping by railroad. The diner was open twenty-four hours a day until 1974, when it switched to more limited hours.<sup>110</sup> The diner's iconic towering neon sign embroiled its owner in a battle with the city after Lakewood adopted a sign code in 1971. Public sentiment supported retention of the sign, and it and the diner were listed in the National Register of Historic Places in 1997.

A block north of Colfax, an International-style building was built in 1959 at 1565 Carr Street to house an outlet of the Scotch Wash laundromat.<sup>111</sup> In 1961 Safeway opened a new grocery store at 8125 West Colfax Avenue, employing its Marina-style design with an arched roof. William F. Clements built an outlet of the regional White Spot restaurant chain at 7733 West Colfax Avenue around 1962. In addition to indoor seating, the business featured curbside service sheltered by a covered parking area to the east (see Figure 35). In 1963 the Midway Development Company undertook construction of the Ridgewood Building at 9485 West Colfax Avenue. Lakewood architect Robert C. Huston and his associate Douglas E. Barnett prepared

the plans for the 16,000-square-foot two-story office building. Movable partitions permitted varying office sizes.<sup>112</sup> The building now houses the Jefferson Center for Mental Health.

The west side of Wadsworth Boulevard also began to see commercial development in the 1960s. Some houses were converted to business uses, while a number of dwellings along the busy street were moved to other locations to make way for new construction. Marianna Stuerke reports that her house at 2453 Garrison Street was moved from 1821 Wadsworth Boulevard in 1963. The Garrison Street site held an apple orchard. Similarly, she also recalled that a house was relocated to the Glens with the widening of Kipling Street.<sup>113</sup>

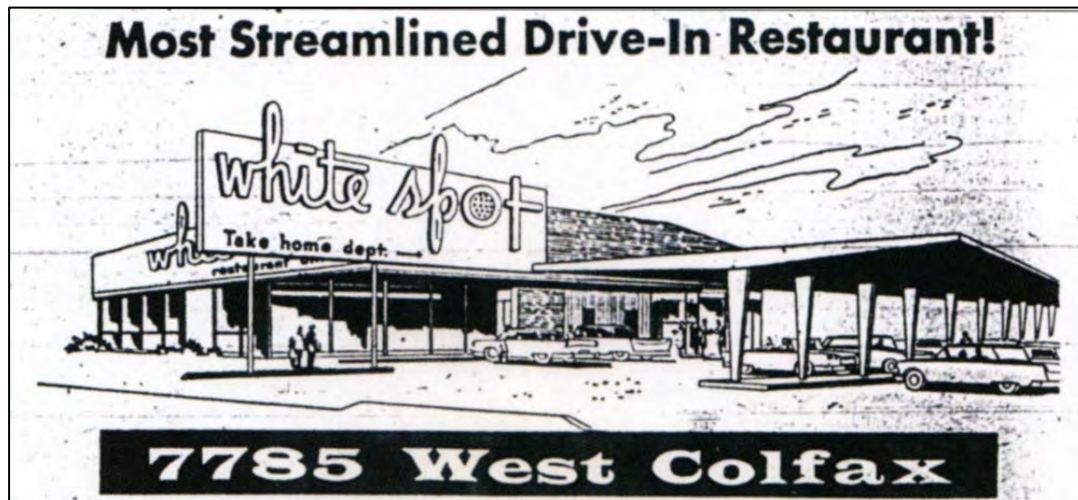


Figure 35. The regional White Spot coffeeshop chain opened an outlet in Morse Park in 1967. The curb service canopy to the right remains. SOURCE: Autabee and Autabee, *Lakewood*, 28.

### ***Morse Park Gains Community and Religious Facilities***

Jefferson County built its first public swimming pool in 1954-55 in Lakewood Park using \$60,000 donated by county residents.<sup>114</sup> In 1959 the park was renamed Morse Park, for Carl Gantley Morse (see Figure 36).<sup>115</sup> Morse (1891-1954), a native of New York, graduated from Colorado Agricultural College in 1913 and then worked for the Morse Brothers Machinery Company in Denver. He came to Lakewood in 1929 and opened an insurance agency in 1932. Morse worked for Remington Arms at the Denver Ordnance Plant during the war and gained public office as a county commissioner in 1944. He helped organize the East Jefferson Sanitation District, served as first president of the Lakewood Kiwanis Club, and was active in acquiring park land. Morse Park now features a playground and facilities for tennis, soccer, baseball, basketball, and picnics.<sup>116</sup>

### ***Schools***

Public school reorganization resulted in a new neighborhood facility. Jefferson County School District R-1 organized in 1950, consolidating all school districts in the county into one unit.<sup>117</sup> In 1953 the district began renting a two-story building at 1580 Yarrow Street to house its administrative staff. The following October, the district purchased the property for \$60,000. The building appeared in an episode of Edward R. Murrow's CBS television program "See It

Now,” which highlighted the district’s 1955 school bond election as part of a larger examination of 1950s educational issues.<sup>118</sup> The administrative offices remained there until 1969.

Figure 36. The neighborhood takes its name from its largest park, which honored Jefferson County Commissioner Carl G. Morse. SOURCE: Jefferson County, former commissioners, [www.jeffco.us](http://www.jeffco.us).



Local historian Lois Cunniff Lindstrom Kennedy recounted that by early 1952, the school system “was engulfed in a cascade of children.”<sup>119</sup> School Superintendent Paul Stevens announced that to meet the demand “new school sites will be acquired, and the necessary buildings constructed as soon as a bond issue can be authorized by the voters.”<sup>120</sup> Residents approved a \$10 million bond issue in October 1952. To serve the Morse Park’s growing school age population, Slater Elementary School at 8605 West 23<sup>rd</sup> Avenue, was built in 1955 in the north central area of the neighborhood on a nine-acre tract. The school opened just eight years after the completion of North Lakewood School, 0.6 miles west-southwest. John K. Monroe also designed the International-style school, which took its name from Abram Slater, an 1859 goldseeker who donated land for an early school in the county.<sup>121</sup>

### *Churches*

St. Paul’s Community Church was erected circa 1957 at 8001 West 23<sup>rd</sup> Avenue (at Allison Street). The congregation began in 1894 in Denver as the German-language St. Paul’s Church. By the 1930s, the church had changed names several times and switched to English services. Its subsequent move to Lakewood reportedly “started an upward trend” for the church.<sup>122</sup>

In 1959 the Seventh Day Baptist Church acquired a large piece of property at 2301 Wadsworth Boulevard. The congregation, established in Denver in 1930, erected a fellowship hall on the tract in 1960, which it initially used for services (see Figure 37). An existing house with a detached garage served as a parsonage. The church added a large sanctuary with a soaring prow-like roof and a stained glass window in 1969.<sup>123</sup> The neighborhood gained another new religious facility in 1964, when the Lakewood Christian Science Society built a church at 1680 Garland Street. The one-story frame building exhibited a residential appearance and featured board-and-batten siding.<sup>124</sup>

Cenikor, a nonprofit residential drug treatment, education, and prevention organization, came to the Morse Park neighborhood in 1967. James L. Austin developed the innovative program



while a prisoner at the Colorado State Penitentiary in Canon City. Cenikor started operations in a three-bedroom home at 1600 Glen Moor Parkway, then in 1969-70 acquired the former Mother's Home Bakery building at 1533 Glen Ayr Drive. In 1993 Cenikor had eighty residents at two sites.<sup>125</sup>



Figure 37. The Seventh Day Baptist Church purchased land at 2301 Wadsworth Boulevard and erected a concrete block fellowship hall with buttresses. A sanctuary to the east was added in 1969. St. Rafka's Maronite Catholic Church now owns the property. SOURCE: Pictorial History, Denver Seventh Day Baptist Church, website.

### ***Lakewood Incorporates***

Except for the small towns of Edgewater, Mountain View, and Lakeside along the Denver boundary, east-central Jefferson County remained unincorporated territory throughout the first half of the twentieth century. Writing about 1960, *Colorado Transcript* publisher Fleet Parsons observed: "Some fifty or sixty years ago very few people lived outside of the incorporated communities. But in recent years people moving into Jefferson County to get out of Denver and other crowded cities and other new arrivals have settled in the rural areas so that now the great majority of the population lives outside of the incorporated towns."<sup>126</sup>

Dependent on Jefferson County for law enforcement and other services, residents of the east-central portion of the county began to contemplate the issue of municipal incorporation beginning in the late 1940s. Prompted by concern over annexation by the City and County of Denver, an unsuccessful effort to create a new city occurred in 1947. In 1957-58 voters rejected a proposal to create the City of Ridgewood, which encompassed the areas of Lakewood and Wheat Ridge.

Incorporation finally succeeded in the late 1960s, spurred by a local effort to annex eastern Jefferson County to the City and County of Denver, concern over county government's ability to respond to crime and other issues, and opposition to court-ordered busing for racial balance. Voters finally approved creation of Jefferson City in June 1969; it was renamed Lakewood in September. The new city covered 31 square miles, including all of the Morse Park neighborhood. With a population of 97,787 in 1970, Lakewood became Colorado's fourth most populous municipality.<sup>127</sup> Mayor James J. Richey and other city officeholders occupied the former Jefferson County Public Schools administration building at 1580 Yarrow Street in Morse Park as the first City Hall (see Figure 38).<sup>128</sup>

### **Morse Park in the Late Twentieth and Early Twenty-First Centuries, 1970-2019**

After reaching a high of 6,411 persons in 1970, the population of Morse Park declined to 5,994 in 1980. The population has remained relatively stable since then, reporting 5,332 persons in 1990, 5,821 in 2000, and 5,500 in 2010. By 1980, the neighborhood demonstrated more diversity, with 5.4 percent of residents reported as members of racial minority groups; 4.2 percent of the population were categorized as being of Spanish origin. The population remained fairly mobile with about 53 percent living in a different house five years prior to the census.



Figure 38. After Lakewood incorporated in 1969, the former Jefferson County Public Schools Administration Building at West 16th Avenue and Yarrow Street became the new city hall. SOURCE: Clements Community Center, lobby display, Lakewood, Colorado.

Few sizable, undeveloped tracts remained in the neighborhood by 1970. Assessor data shows that 228 (12.4 percent) of the neighborhood’s primary buildings were constructed during 1970-2019. More than a third of the area’s most recent construction dated to the 1970s (86 properties), with smaller numbers erected in succeeding decades: 1980s, 49; 1990s, 37; 2000s, 35; and 2010s, 21.

#### ***The West Colfax Corridor Evolves and New Commercial Developments Emerge***

Construction of Interstate 70 and increased traffic on West 6<sup>th</sup> Avenue drew potential lodgers and shoppers away from the West Colfax Avenue strip by the 1970s, but the street remained a major arterial lined with commercial ventures (see Figure 39). The City of Lakewood joined with the City and County of Denver in 1993 to produce a revitalization plan for West Colfax Avenue. The report noted the West Colfax corridor within Lakewood generated more than one quarter of the City’s sales tax revenue and is “one of Lakewood’s two major commercial districts.” The plan aimed to provide “a set of strategies to support and improve businesses and neighborhoods in the West Colfax corridor.”<sup>129</sup>

City efforts to reactivate and revitalize West Colfax include supporting such efforts as the 2006 Colfax Marathon, which extended through Aurora, Denver, and Lakewood, and creation of the 40 West Arts District east of Wadsworth Boulevard in 2011. After a hiatus of more than sixty years, rail transit resumed along West 13<sup>th</sup> Avenue south of Morse Park. Voters approved an expansion of the Regional Transportation District's light rail system in 2004, and in 2008 construction on the W Line from Denver to Golden began. The line started operations in 2013 with nearby stops at Wadsworth Boulevard and Garrison Street.<sup>130</sup>



Figure 39. By the 1970s West Colfax Avenue had fully evolved into a commercial strip. Businesses within Morse Park, including Rockley Music and the Copper Kitchen, are visible on the right side of this view. SOURCE: City of Lakewood, *A Half-Century of Transformation*, 28.

Roadside architecture historian Lyle Miller assessed the status of West Colfax's historic lodging facilities in 1999 and concluded that "many of these establishments are gone, having been replaced with car lots and big box retailers."<sup>131</sup> West Colfax Avenue now holds five automobile dealerships occupying sizable parcels between Zephyr and Garland Streets (see Figure 40). The Homestead and Trail's End motels have endured. By 2016 the Trail's End pool had been filled in. Its manager that year reported that the motel had been featured in a couple of films and asserted: "This motel is one of the last of its kind. We have the original neon street sign from 1954."<sup>132</sup>

A substantial two-building office complex with a skybridge connector rose at 1675 Carr Street in 1974 (see Figure 41). Morse Park gained two neighborhood shopping centers in the 1970s. The Colfax and Kipling Center at the northeast corner of West Colfax Avenue and Kipling Street opened in 1973. Parkridge Plaza at the northwest corner of West 20th Avenue and Wadsworth Boulevard dates to 1979 (see Figure 42). In the 1970s medical office buildings were erected along Wadsworth Boulevard and at other locations in the neighborhood, including 2290 Kipling



Figure 40. Prestige Imports, one of five automobile dealerships along West Colfax Avenue, occupies the entire blockface between Garrison and Garland Streets. SOURCE: fieldwork photograph, August 2019, Front Range Research Associates, Inc., Denver, Colorado.



Figure 41. This stucco and metal office building was constructed at 1675 Carr Street in 1974. It houses real estate, insurance, and other service firms. SOURCE: fieldwork photograph, August 2019, Front Range Research Associates, Inc., Denver, Colorado.

Street (1972) and 1630 Carr Street (1974). A large veterinary hospital rose at 2201 Wadsworth Boulevard in 1983.

The West Colfax Fuel and Feed building at the northwest corner of West Colfax Avenue and Wadsworth Boulevard fell to the wrecking ball in 1996, and its site was redeveloped into commercial space for a number of national chain fast food outlets in 2005. The neighborhood gained a three-acre multi-unit storage facility in 1999 at 1576 Kipling Street.

### ***Residential Development Trends***

The late 1970s saw a proposal to build a residential development abutting Morse Park on the north, between Crown Hill Cemetery and Kipling Street. Residents of the surrounding area spoke out against the proposal, and in 1979 Jefferson County Commissioners agreed to purchase the tract as open space. The 242-acre area is now known as Crown Hill Park and is an important amenity for nearby Morse Park residents.<sup>133</sup>

The neighborhood lost approximately forty-one residential buildings (thirty-three single-family dwellings and eight multi-family) to demolition between 1987 and early 2019.<sup>134</sup> The large size of parcels in Morse Park (compared to the City and County of Denver) appears to enhance the area's attractiveness for redevelopment and infill construction. Examination of the area identified houses with expanded footprints and pop-tops. The 1970s saw six additional apartment buildings built in the Westmoor Acres subdivision, including three on the west side of the 2600 block of Jellison Street in 1973 and a 1972 building at 9786 West 22<sup>nd</sup> Place.

The first multi-story residential building in the neighborhood and the first apartment built since 1984 began construction in 2018. The Hoyt 16, at 1600 Hoyt Street, contained sixty-four apartments.<sup>135</sup> The presence of the Garrison Street light rail station less than half a mile to its southeast may have made the location attractive to the developer.

Perhaps reflecting Jefferson County's growing older population, Morse Park received a number of large facilities providing care for the elderly in the 1970s. Located in the southeast part of the area, these included: Harmony Pointe Nursing Care, 1655 Yarrow Street, 1970; Western Hills Health Care Center, 1625 Carr Street, 1971; and Allison Care Center, 1660 Allison Street, 1975. In 1996 the horse-raising property of Con Becker at 2121 Wadsworth Boulevard became The Homestead at Lakewood, a multi-building senior housing facility.<sup>136</sup>

### ***Civic and Community Resources***

In 1970 the Lakewood Department of Public Safety joined other city agencies in the original city hall at 1580 Yarrow Street. By 1976, however, municipal government had outgrown the building and city offices moved to 44 Union Boulevard.<sup>137</sup> The building was converted to a community center, serving older residents with a variety of activities and classes.<sup>138</sup> Renamed the Lloyd G. Clements Community Center in 1977, the facility offers an attractive, healthy and enjoyable environment with activities and services for older adults age 55 or better. Services include social, mental and physical wellness activities, Lakewood Rides Transportation options, a Volunteers of America lunch program, and referrals for various supportive services. A further expansion of city facilities in the neighborhood occurred in 2002, when the Charles Whitlock Recreation Center opened on a 10-acre site at 1555 Dover Street.

Changing school populations resulted in the closure of North Lakewood Elementary School at 2001 Hoyt Street. The building subsequently became McClain Community High School in 1998 and then Sobesky Academy in 2003. After Sobesky moved to another location in 2015, the school district offered the property for sale in 2017. Real estate broker Tim Rogers observed: “This 70-year-old building has a significant amount of connection with the community, and so we’re hoping that some kind of public agency with a positive purpose will be interested.”<sup>139</sup> A school serving autistic children bought the building in 2019.



Figure 42. The L-shaped Parkridge Plaza Shopping Center opened in 1979. SOURCE: fieldwork photograph, August 2019, Front Range Research Associates, Inc., Denver, Colorado.

By 1994, St. Paul’s Community Church was known as St. Paul’s United Church of Christ. In 2005, the congregation voted to become “an independent, nondenominational, Bible-based church” and is known again as St. Paul’s Community Church.<sup>140</sup> The Lakewood Church of the Nazarene expanded its facility at 1755 Dover Street with additions and new buildings constructed from the 1960s through 1990s. The historic church on the parcel burned ca. 2007.<sup>141</sup> The former Baptist church at 2301 Wadsworth Boulevard in 2007 became the home of St. Rafka’s Maronite Catholic Church, whose congregation previously met in Englewood. The St. Rafka Parish is under the jurisdiction of the Maronite Eparchy of Our Lady of Lebanon, based in St. Louis.<sup>142</sup> The Lakewood Christian Science Church continues to operate in the neighborhood.

## Property Types

Property types were identified for each historic context based on common physical or associative characteristics. Property types help link ideas contained in historic contexts with actual historic properties, illustrating those concepts. As communities undertake historic resource surveys, the information gathered helps refine and expand historic contexts. Given the general lack of surveys within the Morse Park neighborhood, except for along West Colfax Avenue, the discussion of potential property types herein is necessarily tentative. The identified property types are listed by historic theme.

### ***Agricultural Beginnings and Early Subdivision Creation, 1868-1899***

Property types representing the early 1868-1899 development period appear to be scarce. A number of early houses were located along South Golden Road (West Colfax Avenue) but fell to later commercial development. Remarkably, the assessor reported only one primary building erected prior to 1900, the 1888 house at 8019 West 23<sup>rd</sup> Avenue (now greatly altered). Some farm outbuildings associated with more recent primary buildings may exist, but documenting dates of construction may prove challenging. The only known nineteenth century resource is the south branch of the Rocky Mountain Ditch which flows through the eastern part of the neighborhood. Potential property types include:

- Single-family Dwellings
- Farm Outbuildings
- Irrigation Ditches

### ***Early Twentieth Century Neighborhood Development, 1900-1940***

The neighborhood experienced substantial subdivision platting and new single-family housing during the 1900-40 period, particularly in its western area. In evaluating subdivisions, the background and reasoning in “Historic Residential Subdivisions of Metropolitan Denver, 1940-1965” Multiple Property Documentation Form (MPDF) might be useful, although most developments in this period pre-date the era covered by that document.<sup>143</sup> Agricultural undertakings such as orchards continued and more properties raising chickens and turkeys were established. Outbuildings such as coops, sheds, and other examples may exist on properties, now mostly repurposed into storage, dwellings, or studios. West Colfax Avenue gained commercial buildings and early forms of motels (cottage courts), but few from this era appear still to be standing.<sup>144</sup> Congregations erected two no longer extant churches during the era. Potential property types include:

- Single-family Dwellings
- Residential Subdivisions
- Agricultural Outbuildings
- Commercial Buildings
- Motels

### ***Arrival of the Denver Ordnance Plant, World War II, and the Early Postwar Years, 1941-1949***

The neighborhood received some new residential subdivisions and single-family housing during the 1941-49 period. A number of dwellings rose in the North Lakewood Heights and Summer's Resubdivision areas. All of the subdivisions established during this era fall within the period covered by the previously referenced "Historic Residential Subdivisions of Metropolitan Denver, 1940-1965." A subdivision's potential National Register eligibility should be assessed using the registration requirements and property types in that document.

Stimulated by activity at the Denver Ordnance Plant and recreational travel following the war, West Colfax Avenue gained additional motels and commercial buildings, housing such businesses as garages, lumber/hardware, cafes, and small retail and service concerns. Ten properties from the 1941-49 era appear still to be extant, but many seem substantially modified. Robert and Kristen Autobee intensively surveyed a number of resources along West Colfax Avenue in 2014-15, but found none from this time period potentially eligible to the National Register of Historic Places. North Lakewood Elementary School and Lakewood Park (later Morse Park) were established late in the decade. Potential property types include:

- Single-family Dwellings
- Residential Subdivisions
- Commercial Buildings
- Motels
- Schools
- Parks

### ***Postwar Neighborhood Development and the Creation of the City of Lakewood, 1950-69***

Subdivisions established in the neighborhood prior to 1966 fall within the period covered by the previously referenced "Historic Residential Subdivisions of Metropolitan Denver, 1940-1965," and their potential National Register eligibility should be assessed using the registration requirements and property types contained by that document. During the 1950-69 period era, a number of commercial resources were erected along West Colfax Avenue; however, most display substantial alterations. The Autobees' 2014-15 survey of the corridor found just four commercial and motel resources potentially eligible to the National Register of Historic Places. One commercial property on West Colfax, Davies' Chuck Wagon Diner, received National Register designation in 1997. Large multi-unit apartment buildings became a significant factor in Morse Park development during the period. Three new church buildings rose in the neighborhood, reflecting Modern architectural influences. Potential property types include:

- Residential Subdivisions
- Single-family Dwellings
- Apartment Buildings
- Commercial Buildings
- Motels



- Schools
- Churches
- Municipal Buildings

***Morse Park in the Late Twentieth and Early Twenty-First Centuries, 1970-2019***

The era from 1970 to the present saw less emphasis on new subdivision creation. Greater focus was placed on construction of single-family infill housing and erection of some additional apartment buildings, including the neighborhood's first multi-story building. Older commercial buildings along West Colfax Avenue were demolished for new construction or received substantial remodeling. Commercial and office buildings were erected along Kipling Street and Wadsworth Boulevard or existing dwellings were converted to such uses. Morse Park received two neighborhood shopping centers and a public storage facility during the era. An existing city facility was repurposed to a new use and a large recreation center was constructed. Senior nursing homes and retirement facilities were built within the neighborhood. Potential property types include:

- Apartment Buildings
- Single-family Houses
- Senior Housing/Retirement Facilities
- Recreation Centers
- Community Centers
- Medical/General Offices
- Automobile Dealerships
- Commercial Buildings
- Shopping Centers
- Storage Facilities



# SURVEY PRIORITIES

## Identification of Survey Priorities

Using the results of the limited windshield survey, the background provided by the historic contexts, and community input, we assigned priorities to the sixteen subareas examined. The results of the evaluation are presented in Table 5 and Figure 43. The table provides a priority ranking for future intensive surveys and an assessment of historic integrity. The survey priorities were driven by the integrity and potential significance assessments of each subarea. Four areas were evaluated as possessing High integrity; seven with Moderate integrity; and five with Low integrity. The numerical priority rankings should not be taken as a quantifiably precise exercise. While we are comfortable with perceived differences between the top and bottom ranked areas, sometimes the differences between the rankings are relatively small, particularly for areas assessed as having moderate integrity. The City may want to weigh other factors, such as perceived development threat, number of resources, and/or substantial citizen interest, in considering these priority rankings. The level of resident interest is currently unknown.

## Potential Survey Projects

### *Subarea Surveys*

We recommend that the four subareas classified as High priority be targeted for survey by the City: Glen Creighton, Vista Manor-Parkridge 1st Resubdivision, Summers-Carr Court-Andreen, and Rhine's-Knollwood. These areas appear to retain the most integrity within Morse Park and possess the greatest historic district potential. Glen Creighton represents a rare, early example of curvilinear subdivision design by Saco R. DeBoer and Walter Pesman. The area is the largest recommended for survey and displays diverse architectural styles (many potentially architect-designed) and a wide range of building dates. A number of properties within Glen Creighton also may be associated with individuals influential in society. In 2000, History Colorado National Register coordinator Dale Heckendorn provided this advice to a Glen Creighton resident: "After briefly visiting the Glen Creighton neighborhood, I would recommend that you continue to give serious consideration to nominating the subdivision to the National Register of Historic Places."<sup>145</sup>

The remaining three subareas recommended for survey primarily reflect 1950s subdivision construction and contain examples of Ranch type dwellings, with some examples of Split Level and Contemporary houses. Brief profiles of each subarea appear in Appendix 3.

The same survey approach is recommended for three of the four subareas, following a 90/10 mix of reconnaissance and intensive survey forms, as suggested by History Colorado. For Glen Creighton, given the number of resources, variety of styles, range of construction dates, and its potential to be a historic district, an 80/20 mix of reconnaissance and intensive survey forms is recommended. Based on our experience with this project and on earlier research performed in eastern Jefferson County, we believe that the cost per Architectural Inventory form will be

higher than typical for a selective survey due to the greater time necessary to research the historical associations of resources. Lakewood (and Wheat Ridge) did not incorporate until 1969, so many of the research sources available for Denver and discrete suburban communities (such as Littleton and Arvada) are not available for this part of Jefferson County. These tools include uniform city directory coverage (the area is complicated by street number and name changes), Sanborn fire insurance map coverage, and early building permit data (not existent until the late twentieth century). As the Reconnaissance forms (form 1417) have little historical background, we believe their cost would not need to be adjusted. The estimated costs are primarily driven by the number of resources included in the subarea. Neighborhood residents and other interested volunteers might play a role in the photography element for the reconnaissance survey, as well as collecting information from residents and owners about specific properties.

**Table 5  
PRIORITIZATION OF AREAS FOR FUTURE INTENSIVE SURVEY**

<b>Priority Ranking</b>	<b>Name</b>	<b>Area Letter</b>	<b>Integrity</b>
1	Glen Creighton	E	High
2	Vista Manor-Parkridge 1st Resub.	K	High
3	Summers-Carr Court-Andreen	C	High
4	Rhine's-Knollwood	I	High
5	Parkridge 1st Resubdivision	J	Moderate
6	Summers' Resubdivision	B	Moderate
7	Crown Heights-Aspen Lane	M	Moderate
8	Welkring Park-Meadow Crest	N	Moderate
9	Lakewood Park Estates-Hillcrest Acres	L	Moderate
10	Slater	O	Moderate
11	Darlee Manor	F	Moderate
12	North Lakewood Heights-Hillcrest Acres 2 <sup>nd</sup> and 3 <sup>rd</sup> Filings	P	Low
13	Frances	G	Low
14	Norwood	A	Low
15	Doud-Hadden's	D	Low
16	A. R. Rhine	H	Low

NOTE: Area names describe the general location of each area and are not necessarily equivalent to the subdivision or subdivisions of the same name. On the included map, areas with high priority are shaded pink, medium priority yellow, and low priority light green. Darker green areas are parks.

The estimated costs are presented on a following page.

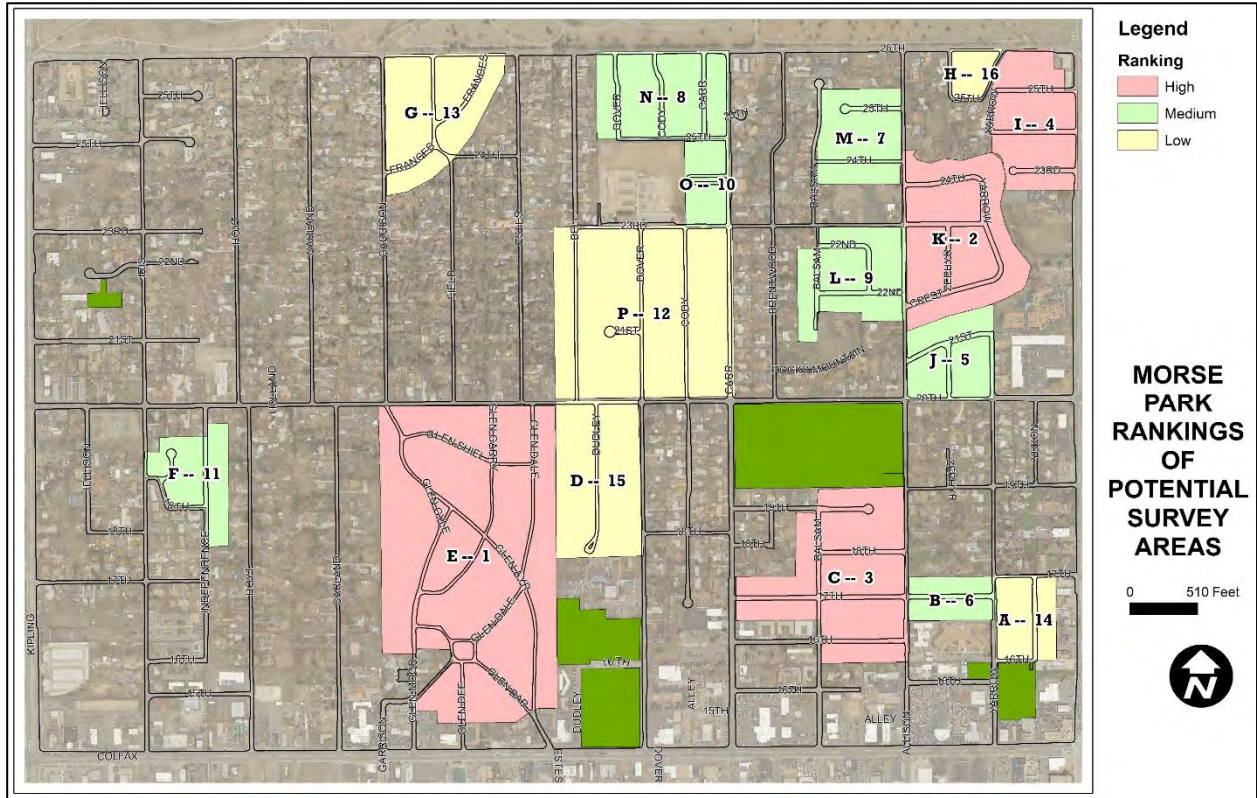


Figure 43. The subareas are color-coded by priority rank in this map. SOURCE: mapped by Front Range Research Associates, Inc., using GIS data.

**Table 6**  
**ESTIMATED SURVEY COSTS FOR THE HIGH PRIORITY SUBAREAS**

<b>Subarea</b>	<b>Task</b>	<b>Cost</b>
<b>Glen Creighton (E)</b>	Production of 28 Architectural Inventory forms (form 1403) with all required attachments (@ \$675/form)	\$18,900
	Production of 112 Reconnaissance forms (form 1417) with all required attachments (@ \$250/form)	\$28,000
	Kickoff meeting with History Colorado and City staff, public meetings (2), and draft and final survey reports	\$4,100
	TOTAL	\$51,000
<b>Vista Manor-Parkridge 1st Resubdivision (K)</b>	Production of 5 Architectural Inventory forms (form 1403) with all required attachments (@ \$675/form)	\$3,375
	Production of 41 Reconnaissance forms (form 1417) with all required attachments (@ \$250/form)	\$10,250
	Kickoff meeting with History Colorado and City staff, public meetings (2), and draft and final survey reports	\$2,575
	TOTAL	\$16,200
<b>Summers-Carr Court-Andreen (C)</b>	Production of 10 Architectural Inventory forms (form 1403) with all required attachments (@ \$675/form)	\$6,750
	Production of 87 Reconnaissance forms (form 1417) with all required attachments (@ \$250/form)	\$21,750
	Kickoff meeting with History Colorado and City staff, public meetings (2), and draft and final survey reports	\$3,400
	TOTAL	\$31,900
<b>Rhine's-Knollwood (I)</b>	Production of 5 Architectural Inventory forms (form 1403) with all required attachments (@ \$675/form)	\$3,375
	Production of 43 Reconnaissance forms (form 1417) with all required attachments (@ \$250/form)	\$10,750
	Kickoff meeting with History Colorado and City staff, public meetings (2), and draft and final survey reports	\$2,685
	TOTAL	\$16,810

### **Survey of Individual Resources**

The windshield survey identified several dozen individual properties that merit recordation. These resources might be addressed as a separate project or perhaps as an effort coupled to a subarea survey. While History Colorado generally recommends 10 percent intensive survey forms and 90 percent reconnaissance forms, we would recommend a project that used all Architectural Inventory forms (form 1403). We suggest reducing the list of sixty-four individual properties listed in Appendix 4 to twenty-five. Criteria for selecting surveyed properties may include: good examples of architectural styles or building types; properties with known, significant historical associations; and examples of properties reflecting important functional uses (such as agriculture-related properties). Selected properties should not be located in the four High priority subareas. The development of the survey list should be a collaborative undertaking involving city staff, the consultant, and neighborhood residents.

*Cost.* The project cost would depend on the total number of resources included in the survey. Assuming that twenty-five resources were to be surveyed, we developed the following cost estimate:

**Table 7**  
**ESTIMATED SURVEY COSTS FOR**  
**SELECTIVE SURVEY OF INDIVIDUAL RESOURCES**

<b>Task</b>	<b>Cost</b>
Production of 25 Architectural Inventory forms (form 1403) with all required attachments (@ \$675/form)	\$16,875
Kickoff meeting with History Colorado and City staff, developing a survey list, public meetings (2), and draft and final survey reports	\$3,200
<b>TOTAL</b>	<b>\$20,075</b>

### **Potential Funding Options for Survey Efforts**

Colorado cities and counties use two primary sources for funding historic surveys, both administered by History Colorado: State Historical Fund (SHF) and Certified Local Government (CLG) grants. Awards for both programs are competitive, so applicants are advantaged if they can demonstrate wide community support and/or provide partial project funding from municipal or private sources. SHF is funded via tax money raised from limited stakes gambling in the mountain towns of Central City, Black Hawk, and Cripple Creek. SHF funds various types of grants, with those for historic resource surveys falling under the category of Survey and Planning grants. There are two grant application deadlines annually, in April and October, and applicants must provide a minimum 25 percent cash match of the total project cost. This 2018-19 survey plan project was funded by an SHF grant.

Lakewood is one of sixty-four qualified CLGs in Colorado, so it may apply for those grants which do not require a cash match. Generally, given its more limited pool of funds, CLG grants are utilized for smaller projects, typically under \$25,000. There is one opportunity each year (in January) to apply for these grants.





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# APPENDICES

## APPENDIX 1 PREVIOUSLY SURVEYED HISTORIC RESOURCES WITHIN THE MORSE PARK NEIGHBORHOOD

State ID	Street Address			Surveyed By	Eligibility
5JF.6637	9550	W.	15th Place	WCHS-R	NA1417
5JF.6635	7800	W.	16th Avenue	WCHS-R	NA1417
5JF.6636	7860	W.	16th Avenue	WCHS-R	NA1417
5JF.6487	7815	W.	16th Avenue	WCHS-R	NA1417
5JF.6493	1555		Allison Street	WCHS-R	NA1417
5JF.6492	1575		Allison Street	WCHS-R	NA1417
5JF.6491	1585		Allison Street	WCHS-R	NA1417
5JF.6502	1550		Balsam Street	WCHS-R	NA1417
5JF.6501	1590		Balsam Street	WCHS-R	NA1417
5JF.6526	1595		Carr Street	WCHS-R	NA1417
5JF.6525	1601		Carr Street	WCHS-R	NA1417
5JF.6527	1565		Carr Street	WCHS-I	NRHP C
5JF.955	7601	W.	Colfax Avenue	LHBV	Demolished
5JF.2093	7623	W.	Colfax Avenue	FoothillEng	Demolished
5JF.6687	7785	W.	Colfax Avenue	WCHS-R	NA1417
5JF.6688	7801	W.	Colfax Avenue	WCHS-R	NA1417
5JF.6689	7833	W.	Colfax Avenue	WCHS-R	NA1417
5JF.6690	7999	W.	Colfax Avenue	WCHS-R	NA1417
5JF.6694	8001	W.	Colfax Avenue	WCHS-R	NA1417
5JF.6695	8007	W.	Colfax Avenue	WCHS-R	NA1417
5JF.6696	8025	W.	Colfax Avenue	WCHS-R	NA1417
5JF.6697	8035	W.	Colfax Avenue	WCHS-R	NA1417
5JF.6700	8101	W.	Colfax Avenue	WCHS-R	NA1417
5JF.6701	8125	W.	Colfax Avenue	WCHS-R	NA1417
5JF.6702	8195	W.	Colfax Avenue	WCHS-R	NA1417
5JF.6710	8425	W.	Colfax Avenue	WCHS-I	Lkwd-Local
5JF.6711	8437- 8445	W.	Colfax Avenue	WCHS-I	Lkwd-Local
5JF.6712	8465- 8475	W.	Colfax Avenue	WCHS-I	Lkwd-Local
5JF.6713	8485	W.	Colfax Avenue	WCHS-I	Lkwd-Local
5JF.6719	8525	W.	Colfax Avenue	WCHS-R	NA1417
5JF.6720	8555- 8591	W.	Colfax Avenue	WCHS-I	Lkwd-Local
5JF.6728	8789- 8791	W.	Colfax Avenue	WCHS-I	Lkwd-Local

State ID	Street Address			Surveyed By	Eligibility
5JF.6729	8793-8795	W.	Colfax Avenue	WCHS-I	Lkwd-Local
5JF.6730	8797	W.	Colfax Avenue	WCHS-I	Lkwd-Local
5JF.6731	8799	W.	Colfax Avenue	WCHS-I	Lkwd-Local
5JF.6734	8807	W.	Colfax Avenue	WCHS-R	NA1417
5JF.6735	8809	W.	Colfax Avenue	WCHS-R	NA1417
5JF.6736	8811	W.	Colfax Avenue	WCHS-I	NRHP-A, C
5JF.6737	8837	W.	Colfax Avenue	WCHS-I	NRHP-A, C
5JF.6738	9009	W.	Colfax Avenue	WCHS-R	NA1417
5JF.6739	9025	W.	Colfax Avenue	WCHS-I	NRHP-A, C
5JF.6740	9201	W.	Colfax Avenue	WCHS-R	NA1417
5JF.6742	9393	W.	Colfax Avenue	WCHS-I	Lkwd-Local
5JF.6744	9421	W.	Colfax Avenue	WCHS-R	NA1417
5JF.6745	9485	W.	Colfax Avenue	WCHS-R	NA1417
5JF.1112	9495	W.	Colfax Avenue	WCHS-R	Listed NRHP, NA1417
5JF.6747	9595	W.	Colfax Avenue	WCHS-R	NA1417
5JF.6751	9605	W.	Colfax Avenue	WCHS-R	NA1417
5JF.6752	9625	W.	Colfax Avenue	WCHS-R	NA1417
5JF.6753	9629	W.	Colfax Avenue	WCHS-R	NA1417
5JF.6754	9655	W.	Colfax Avenue	WCHS-R	NA1417
5JF.6755	9699	W.	Colfax Avenue	WCHS-R	NA1417
5JF.6757	9701	W.	Colfax Avenue	WCHS-R	NA1417
5JF.6758	9713	W.	Colfax Avenue	WCHS-R	NA1417
5JF.4630	9885	W.	Colfax Avenue	Bunyak2008, WCHS-R	NA1417
5JF.4631	9895	W.	Colfax Avenue	Bunyak2008, WCHS-R	NA1417
5JF.4632	9901	W.	Colfax Avenue	Bunyak2008, WCHS-R	NA1417
5JF.6531	1530		Dover Street	WCHS-I	Needs Data
5JF.6530	1550		Dover Street	WCHS-R	NA1417
5JF.6533	1549		Dudley Street	WCHS-R	NA1417
5JF.6532	1585		Dudley Street	WCHS-R	NA1417
5JF.6553	1591		Garland Street	WCHS-I	SRHP-C
5JF.6552	1600		Garland Street	WCHS-R	NA1417
5JF.850			Glen Creighton	Whiteside	Unclear (see discussion)
5JF.6538	1550		Glen Ayr Drive	WCHS-R	NA1417
5JF.6539	1510		Glen Ayr Drive	WCHS-R	NA1417
5JF.6540	1533		Glen Ayr Drive	WCHS-R	NA1417
5JF.6541	1585		Glen Bar Drive	WCHS-R	NA1417
5JF.6545	1520		Glen Dee Drive	WCHS-R	NA1417
5JF.6548	1525		Glen Dee Drive	WCHS-R	NA1417



State ID	Street Address		Surveyed By	Eligibility	
5JF.6547	1555		Glen Dee Drive	WCHS-R	NA1417
5JF.6543	1560		Glen Dee Drive	WCHS-R	NA1417
5JF.6542	1570		Glen Dee Drive	WCHS-R	NA1417
5JF.6546	1575		Glen Dee Drive	WCHS-R	NA1417
5JF.6551	1600		Glen Moor Parkway	WCHS-R	NA1417
5JF.6550	1654		Glen Moor Parkway	WCHS-R	NA1417
5JF.6572	1515		Iris Street	WCHS-R	NA1417
5JF.6571	1520		Iris Street	WCHS-R	NA1417
5JF.6485	1571		Wadsworth Boulevard	WCHS-R	NA1417
5JF.6484	1585		Wadsworth Boulevard	WCHS-R	NA1417
5JF.6483	1597		Wadsworth Boulevard	WCHS-R	NA1417
5JF.6486	1580		Yarrow Street	WCHS-R	NA1417

Abbreviations:

*Surveyed By:*

WCHS-I: West Colfax Historic Survey, 2014-15, intensive survey form (1403).

WCHS-R: West Colfax Historic Survey, 2014-15, reconnaissance survey form (1417).

Bunyak: Bunyak and Associate, 2008

FoothillEng: Foothill Engineering, 1999

Whiteside: Donald Whiteside (individual), 1992

LHBV: Lakewood Historic Belmar Village, 1993

*Eligibility:*

Listed NRHP: Listed in the National Register of Historic Places

NRHP: Potentially eligible for listing in the National Register (also eligible to State Register and Lakewood local landmark

SRHP: Potentially eligible for listing in the State Register (also eligible as Lakewood local landmark)

Lkwd-local: Potentially eligible for listing as Lakewood local landmark

NA1417: Reconnaissance survey; no eligibility assessment made

NE: Not eligible to the National Register

**APPENDIX 2**  
**SAMPLES OF EXISTING DOCUMENTATION**

Sample 1417 Survey Form

Sample 1403 Survey Form

**COLORADO CULTURAL RESOURCES INVENTORY**

**Historical and Architectural Reconnaissance**

This form is intended for use in survey projects undertaken for preservation planning purposes and it is NOT to be used for Section 106 compliance projects. It provides a basic descriptive record of a single building, structure, object, or site. Please use the #1417b Ancillary form to document additional resources on a single site. This form may provide enough information to assess architectural significance and/or to identify other potential areas of historical significance. Full evaluations of historical significance require additional property-specific research beyond the scope of this form and typically require completion of the OAHP *Historical / Architectural Properties: Intensive Level / Evaluation* form (OAHP form # 1403). For guidance on completing this form and required accompanying documentation, please refer to the instructions, available online at <http://www.historycolorado.org/oaHP/survey-inventory-forms>

**Official eligibility determination (OAHP use only)**

Date \_\_\_\_\_ Initials \_\_\_\_\_

Determined Eligible- NR  
 Determined Eligible- SR  
 Needs Data  
 Eligible District - Contributing

**IDENTIFICATION**

1. Property Name: **Painted Furniture** Historic  Current  Other

2. Resource Classification:  Building Structure:  Object Sites/Landscape

3. Ownership: Federal  State  local  non-profit   private unknown

Owner Name: **TEBO PARTNERSHIP LLLP P. O. BOX T, Boulder, CO 80306**

**LOCATION**

4. Street Address: **8007 W. Colfax Avenue**

5. Municipality: **Lakewood**  Vicinity

6. County: **Jefferson**

\*\*7. USGS Quad: **Fort Logan** Year: **1965 (Rev. 1994)** X 7.5'

\*\*8. Parcel Number:

\*\*9. Parcel Information: Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Key: \_\_\_\_\_ Addition: \_\_\_\_\_

\*\*10. Acreage: \_\_\_\_\_ X Actual  Estimated

11. PLSS information: Principal Meridian: **6th P.M.** Township: **3 S** Range: **69 W**  
**SE ¼ of SE ¼ of SW ¼ of SW ¼ of section 35**

\*\*12. Location Coordinates:

UTM reference: Zone **13** ;mE **4 9 2 5 9 4** ;mN **4 3 9 8 9 7 1**  NAD 1927 X NAD 1983

or

Lat/Long: Latitude \_\_\_\_\_ ; Longitude \_\_\_\_\_  WGS84  Other

\* Please check with your project sponsor to determine which fields are required, as not all locational fields are needed for every project.

**DESCRIPTION**

13. Construction features (forms, materials):

Stories	Style/Type	Foundation	Walls
1	Commercial	Concrete	Concrete block, Brick, Tile
Windows	Roof	Chimney	Porch
Stationary	Flat	Vents	none

*Optional:* additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.): **8001, 8007, and 8025 built as separate buildings, façade treatment to unify look.**

14. Landscape (important features of the immediate environment):

Garden Mature Plantings Designed Landscape Walls  Parking Lot Driveway  Sidewalk Fence Seating Other.

**HISTORICAL ASSOCIATIONS** (based on visual observations and/or review of secondary sources):

15. Historic Function/Use: **speciality store** Current function/Use (if different): **speciality store**

16. Date of Construction: **1953**  Estimated  Actual (include source): **Jefferson County Assessor Data**

17. Other Significant Dates, if any:

18. Associated NR Areas of Significance:  
Agriculture  Architecture Archaeology Art Commerce Communications Community Planning & Dev't Conservation  
Economics Education Engineering Entertainment/Recreation Ethnic Heritage Exploration/Settlement Health/Medicine  
Industry Invention Landscape Architecture Law Literature Maritime History Military Performing Arts Philosophy  
Politics/Gov't Religion Science Social History Transportation Other

19. Associated Historic Context(s), if known:

20. Retains Integrity of:  Location  Setting  Materials  Design  Workmanship  Association  Feeling

21. Notes: **Infill between 8001 and 8025. Home of Lakewood Florists until early 2000s.**

22. Sources:

**SKETCH PLAN** include approximate scale



**FIELD ELIGIBILITY RECOMMENDATION:**  
*To be completed by surveyor*

Determined Eligible – NR

Determined Eligible –SR

Recommended Local

Eligible District – Contributing

Needs Data

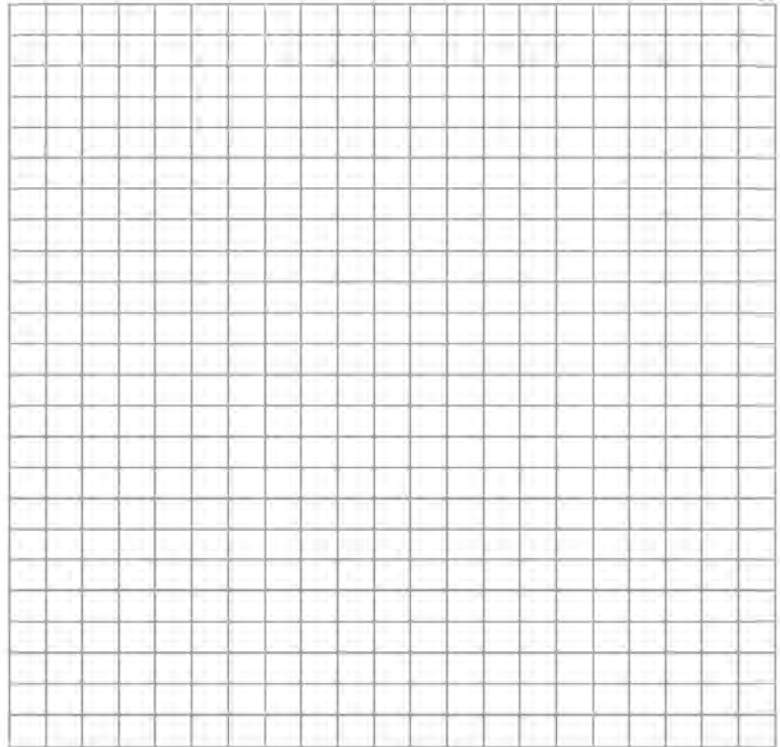
**RECORDING INFORMATION**

Survey Date: **2014-2015**

Surveyed By: **40 West Volunteers; Morgan, Angel & Associates**

Project Sponsor: **40 West Arts District**

Photograph Log: **5JF6695**

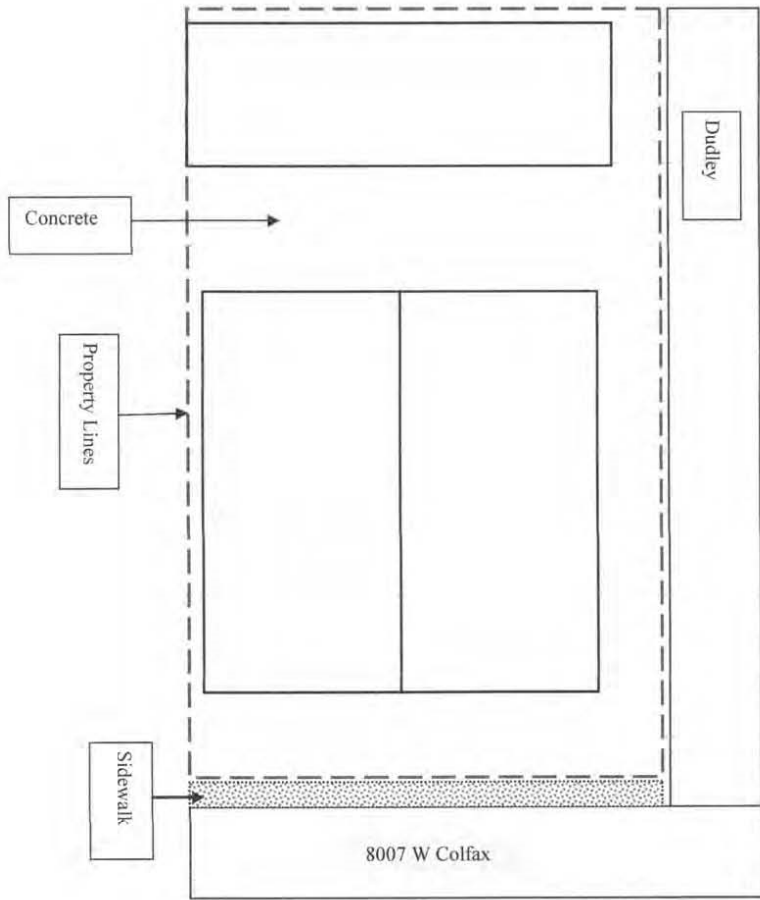




5JF.6695 – 8007 W. Colfax Avenue. Looking northeast. Image: 5JF6695. August 2014.

8007 W. Colfax Avenue

SKETCH PLAN *include approximate scale*



Notes:



8007 W. Colfax Avenue

6th P.M. Township 3 S Range 69 W

SE 1/4 of SE 1/4 of SW 1/4 of Section 35

UTM Reference Zone 13; 4 9 2 5 9 4 mE, 4 3 9 8 9 7 1 mN

USGS 7.5' Fort Logan, 1965 (Rev. 1994)

Resource Number: 5JF.6527  
Temporary Resource Number:

OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

Official eligibility determination  
(OAHP use only)

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

### I. IDENTIFICATION

1. Resource number: 5JF.6527
2. Temporary resource number
3. County: Jefferson
4. City: Lakewood
5. Historic building name: Scotch Wash Laundromat
6. Current building name: Scotch Wash Laundromat
7. Building address: 1565 Carr Street, Lakewood, CO
8. Owner name and address: Carol J. King, 1510 Youngfield Street, Lakewood, CO 80215

### II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 3S Range 69W  
NE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of section 34
10. UTM reference  
Zone 13; 492185mE 4399050mN
11. USGS quad name: Fort Logan  
Year: 1965 (Rev. 1994) Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): \_\_\_\_\_ Block: 1 and 2 Key: 00B  
Addition: \_\_\_\_\_ Year of Addition: \_\_\_\_\_
13. Boundary Description and Justification: The resource boundary consists of the legal parcel boundary associated with Jefferson County Parcel No. 39-344-18-094. Jefferson County Assessor indicates that there has been an additional commercial property within the boundaries of 1565 Carr, but addressed as 1575 Carr. This presents a situation of a mid-century building intended for two occupants. The southern boundary is West 15th Place. The northern boundary is a business at 1601 Carr Street. The eastern boundary is a Carr Street. The western boundary is a fenced lot with an adjoining business. The resource boundary approximately comprises an area of 18,500 square feet. The boundary description dates to the late 1950s.

### III. Architectural Description

14. Building plan (footprint, shape): Square
15. Dimensions in feet: Length 75' x Width 75'



Resource Number: 5JF.6527  
Temporary Resource Number:

16. Number of stories: Single
17. Primary external wall material(s): Glass and Brick
18. Roof configuration: Flat
19. Primary external roof material: Asphalt
20. Special features: None.
21. General architectural description: This is the first recordation of 5JF.6527. Southern facade: The main entrance is located west of the facade's approximate center. A brick wall begins at 5JF.6527's southwest corner continues for another 20 feet to the east. The facade changes to plate glass windows separated by metal supports. A foot high brick wall runs along the facade's foundation. The main entry is located approximately west of the facade's center. The entry is a pair of hinged metal/glass door common to commercial properties dating to the mid-20th century. A concrete strip runs the facade's length between the tops of the plate glass windows and the bottom of the roof. The metal roof features an overhang of approximately four feet. Eastern facade: The plate glass/metal support combination continues for another 20 feet from 5JF.6527's southeast corner. The last section of the glass/metal combination contains a single glass/metal hinged door used as a secondary entrance to the Laundromat. To the north of the door is an eight foot brick section fenestrated with a 1/1 metal frame window in the approximate center. Beneath the window is a brick sill. The remaining 25 feet of the eastern facade has been addressed by Jefferson County as 1575 Carr Street. This section of the facade features three large rectangular plate glass windows segmented by metal supports. A plastic awning is attached to the facade's brickwork and above the windows. The awning reads: "Rocky Mountain Small Engine." Approximately five feet from the southeast corner is a backlit sign affixed to 12 foot high metal pole. The sign reads "Rocky Mountain Small Engine." Northern facade: A small, rectangular metal grate is fenestrated in the facade's approximate center. Three rectangular, multi-pane windows are fenestrated near 5JF.6527's northwest corner. A corner alleyway runs the length of the facade. Western facade: The facade features two hinged metal doors located near the facade's northwest and southwest corners. Attached to the facade's wall are electricity meters and conduits. Tarpaulin's cover disused machinery in an area along the west wall.
22. Architectural style/building type: Modern Movements/International Style.
23. Landscaping or special setting features: Asphalt parking lot along the southern and eastern facades. An eight-foot high fence extends from the western facade. A locked eight-foot high chain link gain blocks an alleyway along the northern facade. This alleyway leads to an open area to the northwest and west of 5JF.6527.
24. Associated buildings, features, or objects: A prefabricated metal storage unit is located near 5JF.6527's southwest corner.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: \_\_\_\_\_ Actual: 1959  
Source of information: Jefferson County Division of Building Safety, Card No. C-419

Resource Number: 5JF.6527  
Temporary Resource Number:

26. Architect: Unknown  
Source of information:
27. Builder/Contractor: R.H. Summers  
Source of information: Jefferson County Division of Building Safety, Card No. C-419.
28. Original owner: Allcar Corp.  
Source of information: Jefferson County Division of Building Safety, Card No. C-419.
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
Constructed in May 1959, Jefferson County Division of Building Safety records indicates there have been no additions or alterations to 5JF.6527 since original construction.
30. Original location  Moved  Date of move(s):

#### V. HISTORICAL ASSOCIATIONS

31. Original use(s): Commerce/Specialty Store
32. Intermediate use(s): Commerce/Specialty Store
33. Current use(s): Commerce/Specialty Store
34. Site type(s): Commerce/Specialty Store
35. Historical background: This mid-century commercial building sits on blocks 1 and 2 within the Smiths subdivision. It is located half a block north of W. Colfax Ave. on Carr Street. Bert Kummer purchased the land in 1911. Both Kummer and the following owner, Josephine H. Carlson, owned the property for ten years each. It changed hands several times until the Allcar Corp. bought it in 1956 and built the existing building in 1959. They owned it until 1970, at which point it went through several more owners. David C. King owned it the longest, from 1982 until 2012, when Carol J. King purchased 5JF.6527 and currently holds the deed.
36. Sources of information: Jefferson County Commercial Property Appraisal, Card No. 39-344-18-094, Jefferson County Tract Index Book S3, Smiths Subdivision, Volume 45, Located at Jefferson County Archives, Golden, CO., and Index and Records of Jefferson County Division of Building Safety, Accessed June 2015.

#### VI. SIGNIFICANCE

37. Local landmark designation: Yes  No  Date of designation: \_\_\_\_\_  
Designating authority:
38. Applicable National Register Criteria:
- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

Resource Number: 5JF.6527  
Temporary Resource Number:

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

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture

40. Period of significance: 1959.

41. Level of significance: National  State  Local

42. Statement of significance: This is the first recordation of this retail building. Completed in 1959 with its flat roof and large square stationary windows, 5JF.6527 is an excellent example of an International style building. According to City Directories and telephone books, 5JF.6527 has been a laundry since its opening. Research found there was no historically significant individual or event associated with the site. 5JF.6527 should not be considered eligible for listing on the NRHP under Criteria A and B. The architectural style and historic physical integrity is at a level where 5JF.6527 should be considered eligible for listing in the NRHP and State Register under Criterion C. 5JF.6527 should also be listed by the Lakewood Historic Preservation Commission as a Local Landmark. The Survey suggests future study of all the International style buildings in the area bounded by West 14<sup>th</sup> Avenue and West 16<sup>th</sup> Avenue between Lamar and Miller Streets.

43. Assessment of historic physical integrity related to significance: County records and the September 2014 field survey determined that 5JF.6527 retains excellent physical integrity. The open picture windows, brick exterior, and canopy roof all appears to be original. The good historic physical integrity contributes to 5JF.6527's potential eligibility to a State Register listing and as a local landmark by the Lakewood Historic Preservation Commission.

#### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible  Not Eligible  Need Data

45. Is there National Register district potential? Yes  No

Discuss: The 1400 and 1500 blocks of Carr Street, and the 8400-8600 blocks of West Colfax contain a variety of car dealerships, fast food restaurants, warehouses, and other small businesses. The construction dates for many of these buildings range from the 1940 to 1970. The architectural cohesiveness of this block is non-existent and therefore this element does not possess the architectural elements necessary for a National Register district. However, this area should be considered for a Local Landmark District as the original shopping center of Lakewood.

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

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

#### VIII. RECORDING INFORMATION

Resource Number: 5JF.6527  
Temporary Resource Number:

47. Photograph numbers: 5JF6527a through 5JF6527f.  
Negatives filed at: 40 West Arts District, Lakewood, CO, 1560 Teller Street, Lakewood, CO.
48. Report title: West Colfax Avenue Historic Resource Survey (SHF Project Number 2014-01-010)
49. Date(s): September 2014 and September 2015.
50. Recorder(s): Kristen and Robert Autobee
51. Organization: Morgan, Angel & Associates, LLC, for 40 West Arts District
52. Address: 1560 Teller Street, Lakewood CO 80214
53. Phone number(s): (303)275-3430

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

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

Resource Number: 5JF.6527  
Temporary Resource Number:



5JF.6527 – Looking Northwest at southern facade. Scotch Wash Laundry. 1565 Carr Street. Photo ID: 5JF6527a. September 2014.



5JF.6527 – Looking southwest at eastern facade. Scotch Wash Laundry/Rocky Mountain Small Engine. 1565 (1575) Carr Street. Photo ID: 5JF6527b. September 2014.

Resource Number: 5JF.6527  
Temporary Resource Number:



5JF.6527 – Northern facade. Looking Southwest. Scotch Wash Laundry. 1565 Carr Street. Photo ID: 5JF6527c. October 2015.

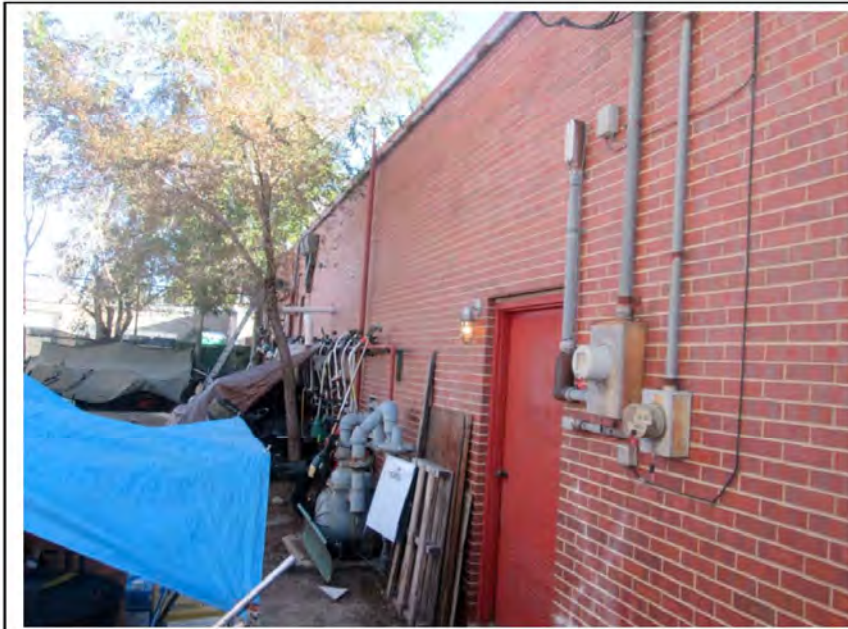


5JF.6527 – Looking North – Southern Facade. Scotch Wash Laundry. 1565 Carr Street. Photo ID: 5JF6527d. September 2014.

Resource Number: 5JF.6527  
Temporary Resource Number:

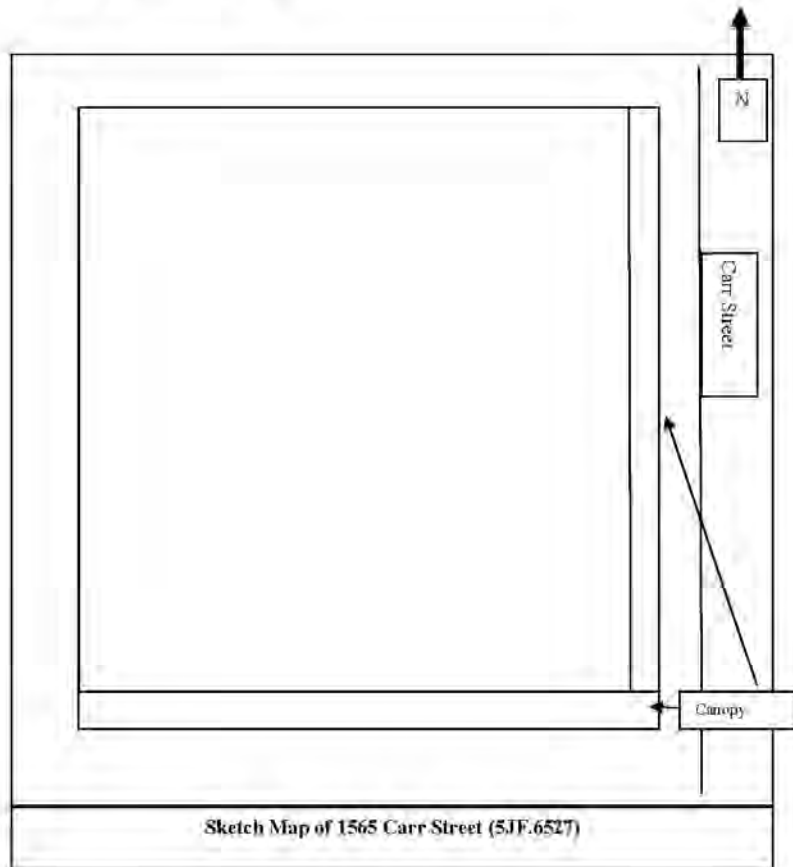


5JF.6527 – Looking Southwest – Eastern Facade. Scotch Wash Laundry. 1565 Carr Street. Photo ID: 5JF6527e. September 2014.



5JF.6527 – Looking North – Western facade wall behind chain link fence. Scotch Wash Laundry. 1565 Carr Street. Photo ID: 5JF6527f. September 2015.

Resource Number: 5JF.6527  
Temporary Resource Number:





Resource Number: 5JF.6527  
Temporary Resource Number:

5JF.6527  
Page 10 of 10



1565 Carr Street

6th P.M. Township 3 S Range 69 W

NE 1/4 of SE 1/4 of SE 1/4 of Section 34

UTM reference Zone 13; 4 9 2 1 8 5 mE 4 3 9 9 0 5 0 mN

USGS 7.5' Fort Logan, 1965 (Rev. 1994)

**APPENDIX 3  
PROFILES OF IDENTIFIED SUBAREAS  
COMPRISING HISTORIC SUBDIVISIONS AND/OR AREAS  
WITH COMMON CONSTRUCTION ERAS  
IN ALPHABETICAL ORDER BY NAME**

**A.R. RHINE, AREA H**

**Number of Parcels:** 6   **Average Parcel Size:** 14,534 sq. ft.   **Average Building Size:** 1,575 sq. ft.

**Average Year Built:** 1950   **Year Built Range:** 1945-1960   **Integrity:** Low

*Location:* Located near the northeast corner of the neighborhood, this 2.8-acre area lies between West 26<sup>th</sup> and West 25 avenues and Yarrow and Zephyr streets. It includes most of the 1949 A.R. Rhine subdivision. *Description:* The area's six parcels are irregularly-shaped (half are wedge-shaped). The area has streets paved with concrete and no alleys or sidewalks. The parcel at the southwest corner of Yarrow Street and West 26<sup>th</sup> Avenue contains a large garden plot. All but one of the dwellings were built in the late 1940s.



## CROWN HEIGHTS-ASPEN LANE, AREA M

**Number of Parcels:** 29 **Average Parcel Size:** 12,574 sq. ft. **Average Building Size:** 1,551 sq. ft.

**Average Year Built:** 1957 **Year Built Range:** 1928-1983 **Integrity:** Moderate

*Location:* Located in the northeastern part of the neighborhood, Area M contains 10.2 acres and includes parts of the following subdivisions: Crown Heights (1955), Crown Hill Heights (1912), and Aspen Lane (1949). Properties on West 24<sup>th</sup> Place and West 25<sup>th</sup> Place between Allison and Balsam streets are included. *Description:* Most parcels are rectangular; the area has one cul-de-sac and no alleys. West 25<sup>th</sup> Place has narrow concrete sidewalks with rolled curbs abutting the streets; West 24<sup>th</sup> Place does not have sidewalks but features mature trees close to the street and large lawns. A few houses are placed at an angle to the street. Most of the houses were erected in the 1950s. There is a mixture of brick and frame construction. Ranch form houses prevail but there are examples of Split Level and two-story dwellings.



## DARLEE MANOR, AREA F

**Number of Parcels:** 25 **Average Parcel Size:** 11,423 sq. ft. **Average Building Size:** 2,182 sq. ft.

**Average Year Built:** 1962 **Year Built Range:** 1936-1981 **Integrity:** Moderate

*Location:* Located toward the west edge of the neighborhood, Area F includes the 1957 Darlee Manor Subdivision, including parcels addressed onto Darlee Court, West 18<sup>th</sup> Drive, and Iris and Independence streets. *Description:* The area features rectangular and irregularly-shaped parcels, two curvilinear streets (including one cul-de-sac), no alleys, and narrow public sidewalks with rolled curbs abutting streets. All but two of the dwellings within this 8.2-acre area are duplexes, with most of brick construction and dating to the 1960s.



## DOUD-HADDEN'S, AREA D

**Number of Parcels:** 32 **Average Parcel Size:** 20,296 sq. ft. **Average Building Size:** 1,548 sq. ft.

**Average Year Built:** 1946 **Year Built Range:** 1908-1979 **Integrity:** Low

*Location:* Area D is located east of Glen Creighton, including the A.L. Doud (1936) and Hadden's (1946) subdivisions. The area consists of parcels south of West 20<sup>th</sup> Avenue and west of Dover Street. *Description:* Most of the properties face Dudley Street, which terminates in a turnaround at its south end. Parcels are relatively large with mature landscaping, no sidewalks or alleys, and a number of semicircular front driveways. The relatively small houses on large parcels display a wide range of construction dates and construction styles.



## FRANCES, AREA G

**Number of Parcels:** 37 **Average Parcel Size:** 15,418 sq. ft. **Average Building Size:** 1,540 sq. ft.

**Average Year Built:** 1954 **Year Built Range:** 1910-1999 **Integrity:** Low

*Location:* Located on the north edge of the neighborhood, southeast of West 26<sup>th</sup> Avenue and Garrison Street, the 15.9-acre Area G embraces the 1947 Frances Subdivision. *Description:* The wedge-shaped area features irregularly-shaped and rectangular parcels with most fronting onto curvilinear Frances Place. There are no sidewalks or alleys. Several properties have split-rail or other wood fences paralleling the public street. Most of the dwellings were built in the 1950s, with seven dating to the 1940s. Three-quarters of the houses display frame construction, with the remainder brick.



## GLEN CREIGHTON, AREA E

**Number of Parcels:** 140 **Average Parcel Size:** 18,140 sq. ft. **Average Building Size:** 1,833 sq. ft.

**Average Year Built:** 1946 **Year Built Range:** 1915-2011 **Integrity:** High

*Location:* Located in the south-central part of the neighborhood, the 67.0-acre Glen Creighton area comprises the largest area identified in the windshield survey. Platted in 1923, Glen Creighton extends from West 20<sup>th</sup> Avenue south nearly to West Colfax Avenue (non-residential properties and post-1970 construction to the south are excluded). *Description:* The subdivision exhibits a web of narrow curvilinear streets, producing irregularly-shaped blocks and parcels. There are no sidewalks or alleys in the area, which includes two small parks. A broad range of architectural styles, from Tudor and English Norman Cottages to Ranches, and construction dates are present.



## LAKWOOD PARK ESTATES-HILLCREST ACRES, AREA L

**Number of Parcels:** 30 **Average Parcel Size:** 13,846 sq. ft. **Average Building Size:** 2,239 sq. ft.

**Average Year Built:** 1970 **Year Built Range:** 1964-2005 **Integrity:** Moderate

*Location:* Area L is situated in the northeastern part of the neighborhood and includes the 1964 Lakewood Park Estates subdivision and part of the 1939 Hillcrest Acres subdivision. The area lies southwest of Allison Street and West 23<sup>rd</sup> Avenue. *Description:* Most parcels are roughly square; there are no alleys and narrow concrete sidewalks with rolled curbs abut the streets. Most of the dwellings in this 12.8-acre area were erected in the 1960s; five were built 1970 or later. The large one- and two-story houses generally exhibit brick construction with attached garages and include a variety of building forms, including Ranch, Split Level, and Bi-Level.





## North Lakewood Heights-Hillcrest Acres, Area P

**Number of Parcels:** 88 **Average Parcel Size:** 16,354 sq. ft. **Average Building Size:** 1,448 sq. ft.

**Average Year Built:** 1947 **Year Built Range:** 1928-1997 **Integrity:** Low

*Location:* Lying south of Slater Elementary School, Area P covers 40.4 acres and includes properties between Carr Street and Bell Court (east-west) and between West 20<sup>th</sup> and West 23<sup>rd</sup> avenues (north-south). Subdivisions within the area include North Lakewood Heights (1939), Hillcrest Acres 2<sup>nd</sup> and 3<sup>rd</sup> Filings (1939 and 1940), and Chrisman (1940). *Description:* There are no alleys, and streets do not have sidewalks. Parcels are large and rectangular. Most dwellings within the area were erected in the 1940s, but houses from the 1950s and 1960s are also present. About three-quarters of the houses are frame with the remainder brick. Ranch and Minimal Traditional building forms are the most common, but the area also includes some Split Levels and two-story houses.



## NORWOOD, AREA A

**Number of Parcels:** 28 **Average Parcel Size:** 7,966 sq. ft. **Average Building Size:** 1,407 sq. ft.

**Average Year Built:** 1951 **Year Built Range:** 1947-1961 **Integrity:** Low

*Location:* This 6.8-acre area is located in the southeastern corner of Morse Park, northeast of West 16<sup>th</sup> Avenue and Yarrow Street, and is part of the 1888 Norwood subdivision. The Clements Community Center lies to the south. *Description:* Most of the houses within the area were constructed in the 1950s, display frame construction, and are small, simple, hipped roof examples of Minimal Traditional building types.



## PARKRIDGE 1<sup>ST</sup> RESUBDIVISION, AREA J

**Number of Parcels:** 19 **Average Parcel Size:** 16,664 sq. ft. **Average Building Size:** 1,775 sq. ft.

**Average Year Built:** 1959 **Year Built Range:** 1951-1968

**Integrity:** Moderate

*Location:* Located in the east-central part of the neighborhood, this 9.4-acre area consists of the southern part of the 1951 Parkridge 1<sup>st</sup> Resubdivision. Area J lies immediately west of the Parkridge Plaza Shopping Center, between Yarrow and Allison streets from West 20<sup>th</sup> Avenue on the south to the Rocky Mountain Ditch on the north. *Description:* Parcels vary from rectangular to slightly irregular in shape. There are no alleys. Narrow concrete sidewalks with rolled curbs abut the streets. West 21<sup>st</sup> Avenue curves slightly to follow the alignment of the irrigation ditch and the terrain rises on the north side of that street. Most of the houses date to the 1960s with the remainder built in the 1950s. Building forms include mostly brick Ranches and Split Levels with attached garages.



## **RHINE-KNOLLWOOD, AREA I**

**Number of Parcels:** 48 **Average Parcel Size:** 9,898 sq. ft. **Average Building Size:** 1,490 sq. ft.

**Average Year Built:** 1956 **Year Built Range:** 1953-1980 **Integrity:** High

*Location:* Located in the northeast corner of Morse Park, Area I extends between West 23<sup>rd</sup> Avenue and West 26<sup>th</sup> Avenue and Wadsworth Boulevard and Yarrow Street. This 13.9-acre area is composed of the 1952 Rhine's Addition (to the north) and the 1953 Knollwood Subdivision (to the south). *Description:* The area features a cul-de-sac and a U-shaped street loop. Parcels are nearly all rectangular; there are no alleys. Narrow concrete sidewalks with rolled curbs abut the streets. All but four of the forty-eight dwellings were built in the 1950s. Most of the houses are brick of different colors and textures with attached garages and reflect Ranch and Split Level building types.



## SLATER, AREA O

**Number of Parcels:** 15 **Average Parcel Size:** 10,618 sq. ft. **Average Building Size:** 1,795 sq. ft.

**Average Year Built:** 1964 **Year Built Range:** 1939-1968 **Integrity:** Moderate

*Location:* Area O (5.1 acres) is situated west of Carr Street between West 23<sup>rd</sup> and West 25<sup>th</sup> avenues. Slater elementary School lies to the west. The area embraces the 1964 Slater subdivision. *Description:* A notable feature of the area is West 24<sup>th</sup> Avenue, a cul-de-sac with a wide median landscaped with trees, grass, and shrubs. There are no alleys, and narrow concrete sidewalks with rolled curbs abut the streets. Parcels are rectangular. With the exception of an older house at the southeast corner, all houses date to the 1960s and exhibit a variety of building forms, including Ranch, Split Level, Bi-Level, and two-story in brick or a combination of brick and frame.



## SUMMERS' RESUBDIVISION, AREA B

**Number of Parcels:** 20 **Average Parcel Size:** 8,413 sq. ft. **Average Building Size:** 1,096 sq. ft.

**Average Year Built:** 1949 **Year Built Range:** 1933-1960 **Integrity:** Moderate

*Location:* Located in the southeastern corner of Morse Park, the 4.9-acre area lies along both sides of West 17<sup>th</sup> Avenue between Yarrow and Allison streets in the 1949 Summers' Resubdivision. *Description:* All but two of the houses in this area were built in the 1940s and exhibit brick construction of different colors. The one-story Ranch and Minimal Traditional dwellings mostly have hipped roofs and are set back from the street with landscaping, including large lawns and trees.



## SUMMERS-CARR COURT-ANDREEN, AREA C

**Number of Parcels:** 97 **Average Parcel Size:** 9,518 sq. ft. **Average Building Size:** 1,219 sq. ft.

**Average Year Built:** 1952 **Year Built Range:** 1920-1960 **Integrity:** High

*Location:* This 26.4-acre area extends south of Morse Park to West 16<sup>th</sup> Place, from Allison to Carr streets. All or part of the following subdivisions are within the boundary: Alice Summers (1950), Hubert Summers (1951), Carr Court (1953), Andreen (1952), and West 16<sup>th</sup> Place (1953).

*Description:* Most parcels and blocks are rectangular, although there is one cul-de-sac in the northern part of the area; there are no alleys and narrow concrete sidewalks with rolled curbs abut the streets. All but four houses within Area C were erected in the 1950s. The houses vary in size, from small hipped roof Ranch examples to larger more ornate dwellings. There are some Split Level and Contemporary houses within the area. The area displays large front lawns, front-drive driveways, and mostly attached garages.



## VISTA MANOR-PARKRIDGE 1<sup>ST</sup> RESUBDIVISION, AREA K

**Number of Parcels:** 46 **Average Parcel Size:** 16,430 sq. ft. **Average Building Size:** 1,941 sq. ft.

**Average Year Built:** 1954 **Year Built Range:** 1950-1966 **Integrity:** High

*Location:* Area K is located northeast of the Parkridge Plaza Shopping Center and is composed of part of the 1950 Vista Manor Subdivision and part of the 1951 Parkridge 1<sup>st</sup> Resubdivision. The 22-acre area lies between Allison Street on the west and the Rocky Mountain Ditch on the east. *Description:* Most of the dwellings face onto a curving loop formed of Crest Drive, Yarrow Street, and West 24<sup>th</sup> Place. Many of the parcels are irregularly shaped. There are no alleys. Narrow concrete sidewalks with rolled curbs abut the streets. All but four of the area's houses date to the 1950s. Most are one-story Ranch form houses; there are six Split Levels. Most of the dwellings are constructed of brick and have attached garages.





## **WELKRING PARK-MEADOW CREST, AREA N**

**Number of Parcels:** 47 **Average Parcel Size:** 10,598 sq. ft. **Average Building Size:** 1,463 sq. ft.

**Average Year Built:** 1958 **Year Built Range:** 1901-2011 **Integrity:** Moderate

*Location:* Located on the north edge of the neighborhood, this 15.1-acre area consists of the Welkring Park (1954) and Meadow Crest (1953) subdivisions. Area N lies north of Slater Elementary School between West 26<sup>th</sup> and West 25<sup>th</sup> avenues and Carr and Dover streets.

*Description:* Parcels are rectangular, and the area contains no alleys. Narrow concrete sidewalks with rolled curbs abut the streets. Most of the houses are brick Ranches constructed in the 1950s.



**APPENDIX 4  
INDIVIDUAL PROPERTIES OF INTEREST  
IN STREET ADDRESS ORDER**

State ID Number	Street Address	Survey Area	Notes
--	1895 Allison Street	C	Tudor
--	2501 Allison Street	M	Frame; agricultural associations
--	2595 Allison Street	--	Frame; agricultural associations
--	2520 Brentwood Street	--	Agricultural outbuildings to east
--	Carr Street and W. 20 <sup>th</sup> Avenue	--	Morse Park
--	1675 Carr Street	--	Modern office building
--	2590 Cody Court	N	Former farmhouse
--	2095 Cody Street	P	Flat roof, stucco walls, and attached garage
--	2170 Cody Street	P	Large Ranch with attached garage and original windows
--	1890 Darlee Court	F	Agricultural associations. Somewhat modified.
--	1755 Dover Street	--	Lakewood Church of the Nazarene. Modern.
--	1800 Dover Street	--	Small frame house. Fairly intact.
--	1837 Dover Street	D	Tudor.
5JF.6532	1585 Dudley Street	--	Dudley Apartments. Recon form done 2014-15. Interesting footprint.
--	1865 Dudley Street	D	International style. Possible ethnic Heritage/Asian association
--	2261 Estes Street	--	Frame Craftsman/Bungalow
--	2268 Estes Street	--	Cobblestone house dating to 1930s.
--	2285 Estes Street	--	Fairly intact large Ranch example
--	1591 Garland Street	--	English/Norman Cottage (deck on south)
5JF.6552	1604 Garland Street	--	Interesting brickwork. Recon form. Incorrectly addressed on form as 1601 Garland Street.
--	1680 Garland Street	--	First Church of Christ Scientist
--	1696 Garland Street	--	One-and-a-half-story frame with three dormers and porte cochere
--	1980 Garland Street	--	Mercy Grove. Convent and agricultural association
--	1995 Garland Street	--	Tan brick Bungalow
--	2140 Garland Street	--	English/Norman Cottage with stone chimney
--	2250 Garland Street	--	Frame Bungalow

State ID Number	Street Address	Survey Area	Notes
--	2414 Garland Street	--	Small frame house with original windows (resided)
--	1601 Glen Ayr Drive	E	Tudor. Interesting brickwork with stone insets.
--	1651 Glen Ayr Drive	E	Brick cross gable with original windows.
--	1655 Glen Ayr Drive	E	Brick Bungalow with clipped gable roof and matching garage
--	1701 Glen Ayr Drive	E	Tudor with combination of stone and brick
--	1824 Glen Ayr Drive	E	Stucco Bungalow
--	1925 Glen Ayr Drive	E	Frame Bungalow with barn
--	1601 Glen Bar Drive	E	Tudor. Contrasting brick.
--	1775 Glen Dale Drive	E	Clipped gable frame Bungalow
--	1801 Glen Dale Drive	E	Tudor with stucco and half-timbering
5JF.6543	1560 Glen Dee Drive	E	Tudor with contrasting brick walls and half-timbered gables
--	1705 Glen Moor Drive	E	Modern, shallow pitch roof with narrow stone front wall.
--	1996 Hoyt Street	--	Fieldstone house. Agricultural associations.
--	2001 Hoyt Street	--	North Lakewood School.
--	2101 Hoyt Street	--	Brick Bungalow with clipped gables
--	2102 Hoyt Street	--	Brick Bungalow with half-timbered gable faces
--	2401 Hoyt Street	--	Large Tudor. Rear addition and front dormer.
--	2490 Hoyt Street	--	One-and-a-half-story frame with dormers and bow windows. Matching garage.
--	1575 Iris Street	--	Small gabled-L frame with cement asbestos shingles
--	1609 Iris Street	--	Tan brick Tudor.
--	1921 Iris Street	--	Frame clipped gable Bungalow
--	2465 Iris Street	--	Brick with weeping mortar and rolled eaves.
--	1750 Kipling Street	--	Bungalow with narrow clapboard siding and paired windows.
--	2290 Kipling Street	--	Peak OMS. Flat roof medical office building with stone walls.
--	2301 Wadsworth Boulevard	--	St. Rafka Maronite Catholic Church and associated house
5JF.6486	1580 Yarrow Street	--	Clements Community Center (former Lakewood City Hall and Jeffco Schools Administration Building). Recon form.

State ID Number	Street Address	Survey Area	Notes
--	2421 Yarrow Street	--	Modern flat roof 1954 house.
--	8901 W. 20 <sup>th</sup> Avenue	--	Frame with paired windows and projecting entrance
--	9350 W. 20 <sup>th</sup> Avenue	--	Agricultural associations.
--	7905 W. 21 <sup>st</sup> Avenue	J	Good example large Ranch
--	7995 W. 21 <sup>st</sup> Avenue	J	Good example Split Level
--	9905 W. 21 <sup>st</sup> Avenue	--	Westland Apartments. Two-story, brick 1960 building.
--	8001 W. 23 <sup>rd</sup> Avenue	--	St. Paul's Community Church
--	8401 W. 23 <sup>rd</sup> Avenue	--	Brick Bungalow with exposed rafter tails
--	8605 W. 23 <sup>rd</sup> Avenue	--	Abram Slater Elementary School
--	7620 W. 24 <sup>th</sup> Avenue	I	Small Ranch/Minimal Traditional
--	8000 W. 24 <sup>th</sup> Place	M	Small Raised Ranch
--	8610 W. 26 <sup>th</sup> Avenue	--	Frame clipped gable roof Bungalow.

# Endnotes

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- <sup>1</sup> City of Lakewood, Zoning Code, Article 11, Historic Preservation, adopted June 13, 2016.
- <sup>2</sup> Certified Local Governments, History Colorado website, <https://www.historycolorado.org/certified-local-governments>.
- <sup>3</sup> US Department of the Interior, National Park Service, Secretary of Interior's Standards for Preservation Planning, [www.nps.gov/history/local-law/arch\\_stnds\\_1.htm](http://www.nps.gov/history/local-law/arch_stnds_1.htm); Anne Derry, H. Ward Jandl, Carol D. Shull, and Jan Thorman, *Guidelines for Local Surveys: A Basis for Preservation Planning*, National Register Bulletin 24 (Washington: National Park Service, 1977, revised by Patricia L. Parker, 1985), 14.
- <sup>4</sup> Derry, et al, *Guidelines for Local Surveys*, 3.
- <sup>5</sup> Derry, et al, *Guidelines for Local Surveys*, 35.
- <sup>6</sup> Derry, et al, *Guidelines for Local Surveys*, 35.
- <sup>7</sup> Derry, et al, *Guidelines for Local Surveys*, 65.
- <sup>8</sup> Patrick W. Andrus, *How to Apply the National Register Criteria for Evaluation*, Bulletin 15 (Washington: U.S. Government Printing Office, 1997), 44.
- <sup>9</sup> Andrus, *How to Apply the National Register Criteria for Evaluation*, chapter VIII. See, [https://www.nps.gov/NR/PUBLICATIONS/bulletins/nrb15/nrb15\\_8.htm](https://www.nps.gov/NR/PUBLICATIONS/bulletins/nrb15/nrb15_8.htm). Cemeteries, birthplaces, grave sites, religious properties, moved buildings, reconstructed properties, commemorative properties, and properties that have achieved significance within the last fifty years are considered ineligible for listing in the National Register unless they satisfy specified criteria considerations.
- <sup>10</sup> Morse Park, Lakewood, Colorado, [www.Trulia.com](http://www.Trulia.com). Comments from residents Kristina, Rachel N., and Shelly H., respectively.
- <sup>11</sup> City building permit data, City of Lakewood, computer printout, March 20, 2019.
- <sup>12</sup> Sustainable Neighborhood Program, Morse Park Neighborhood Organization, [www.morsepark.org](http://www.morsepark.org).
- <sup>13</sup> Sustainable Neighborhood Program, Morse Park Neighborhood Organization, [www.morsepark.org](http://www.morsepark.org).
- <sup>14</sup> Winter & Company, *City of Lakewood, CO, Historic Preservation Plan* (Boulder: Winter & Company, July 2012), 3-21.
- <sup>15</sup> Winter & Company, *City of Lakewood, CO, Historic Preservation Plan*, various paging.
- <sup>16</sup> US Census Bureau, Census of Population, Colorado, 1870 and 1880, [www.Ancestry.com](http://www.Ancestry.com).
- <sup>17</sup> US General Land Office, patent, Township 3 South, Range 69 West, Sections 34 and 35, [glorerecords.blm.gov](http://glorerecords.blm.gov).
- <sup>18</sup> US General Land Office, patent, Township 3 South, Range 69 West, Sections 34 and 35, [glorerecords.blm.gov](http://glorerecords.blm.gov). The three scrip patentees were: Othniel Coalscott (1866), 160 acres; Mathew Cartwright (1867), 160 acres; and William France (1872), 80 acres.
- <sup>19</sup> Glenn Dietrich, "History of Glen Creighton," ca. 1985, 4, unpublished manuscript, on file Heritage Lakewood Belmar Park, Lakewood, Colorado and History Colorado, Denver, Colorado.
- <sup>20</sup> US General Land Office, patent, Township 3 South, Range 69 West, Sections 34 and 35, [glorerecords.blm.gov](http://glorerecords.blm.gov); Patricia K. Wilcox, ed., *Lakewood, Colorado: An Illustrated Biography* (Lakewood: Lakewood 25<sup>th</sup> Birthday Commission, 1994), 134; US Census Bureau, Census of Population, Colorado, 1870 and 1880, [ancestry.com](http://ancestry.com).
- <sup>21</sup> Wilcox, *Lakewood, Colorado*, 235.
- <sup>22</sup> *Colorado Transcript* (Golden), June 21, 1893; Glenn Dietrich, "History of Glen Creighton," 7.
- <sup>23</sup> Robert and Kristen Autobee with Lakewood's Heritage Center, *Early Lakewood*, Images of America (Charleston, South Carolina: Acadia Publishing, 2011), 29.
- <sup>24</sup> District Court of the 2<sup>nd</sup> Judicial District, State of Colorado, Petition for the Adjudication of the Priority of Rights to the Use of Water for Irrigation in Water District No. 7, decree, October 4, 1884 on file at Colorado Division of Water Resources, Denver, Colorado; Lakewood book.
- <sup>25</sup> District Court, Petition for the Adjudication of the Priority of Rights, 1884; Kawanee Garden Ditch, ditch map, 1976. The latter map identified this as the Dyke Ditch, but USGS maps label it the Dike Ditch.
- <sup>26</sup> Wilcox, *Lakewood, Colorado*, 237.
- <sup>27</sup> Dale Crosby, "History of 1996 Hoyt St. and 9350 W. 20<sup>th</sup> Ave.," Lakewood, Colorado, on file with Leah Andrews, Lakewood, Colorado.

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- <sup>28</sup> Jan C. and Randall Last, Lakewood, Colorado, interview by Joy Anderson, April 2019.
- <sup>29</sup> W.C. Willits, Willits Farm Map of Denver (Denver: W.C. Willits, 1899) on file at Western History and Genealogy Department, Denver Public Library, Denver, Colorado.
- <sup>30</sup> Robert Olson, "The Suburbanization Process of Eastern Jefferson County, 1889-1941," *Historically Jeffco* 7 (Summer 1994): 11.
- <sup>31</sup> Information on subdivisions was obtained from online images of plats on file with the Jefferson County Clerk and Recorder, Golden, Colorado.
- <sup>32</sup> Patricia K. Wilcox, ed., *76 Centennial Stories of Lakewood, Colorado* (Lakewood: Lakewood Centennial-Bicentennial Commission, 1976), 94.
- <sup>33</sup> Jerome B. Smiley, *History of Denver* (Denver: Denver Times Publishing Company, 1901), 624; Wilcox, *Lakewood, Colorado*, 147.
- <sup>34</sup> Jeanine Spellman, Crown Hill Burial Park, National Register of Historic Places nomination, NRIS 08000708, December 7, 2007, on file at History Colorado, Denver, Colorado. The western area was never developed as a cemetery and became Crown Hill Open Space Park in the 1970s.
- <sup>35</sup> Don Robertson and W. Morris Cafky, *Denver's Street Railways, Volume II, 1901-1950* (Denver: Sundance Books, 2004), 169-70.
- <sup>36</sup> Judith O'Brien and Kathleen Hoeft, Tower of Memories, National Register of Historic Places nomination, NRIS 87001725, June 20, 1987, on file at History Colorado, Denver, Colorado.
- <sup>37</sup> Wilcox, *Lakewood, Colorado*, 147.
- <sup>38</sup> Autobee and Autobee, *Early Lakewood*, 89.
- <sup>39</sup> Autobee and Autobee, *Early Lakewood*, 57.
- <sup>40</sup> Robert Autobee and Kristen Autobee, 8425-27 West Colfax Avenue, 5JF.6710, Architectural Inventory Form, September 2014 and 2015, on file at History Colorado, Denver, Colorado.
- <sup>41</sup> Wilcox, *76 Centennial Stories*, 102-03; James R. Anderson, "West Colfax Avenue in Jefferson County and Lakewood, Colorado: An Anecdotal History of the People and Places Located on West Colfax Avenue to 1993," manuscript, 1994, in the files of Jefferson County Public Library, Standley Lake Branch, Westminster, Colorado and Western History and Genealogy Department, Denver Public Library, Denver, Colorado.
- <sup>42</sup> Autobee and Autobee, *Early Lakewood*, 7.
- <sup>43</sup> Anderson, "West Colfax Avenue;" Kari L. Zimelman, 7601 West Colfax Avenue, 5JF.955, Historic Building Recordation Form, April 16, 1993, on file History Colorado, Denver, Colorado.
- <sup>44</sup> Autobee and Autobee, *Early Lakewood*, 91; Lakewood US 40 Resources, Frank Brusca's Route40.net website, www.us40.net; Katie Rudolph, "Denver Dining of Yore: Boggio's Parisienne Rotisserie," March 25, 2010, monthly newsletter, Western History and Genealogy Department, Denver Public Library, Denver, Colorado.
- <sup>45</sup> Chester H. Liebs, *Main Street to Miracle Mile: American Roadside Architecture* (Boston: Bullfinch Press, 1985), 182.
- <sup>46</sup> Wilcox, *Lakewood, Colorado*, 217.
- <sup>47</sup> D. Arter Rittenhouse, "Interview with Art Rittenhouse, April 29, 2007," Jeffco stories, jeffcostories.omeka.net/items/show/106.
- <sup>48</sup> Wilcox, *76 Centennial Stories*, 103.
- <sup>49</sup> Glen Creighton, subdivision plat map, November 1, 1923, on file with the Jefferson County Clerk and Recorder, Golden, Colorado.
- <sup>50</sup> Nancy H. Welsh, "Racially Restrictive Covenants in the United States: A Call to Action," 2018, University of Michigan, deepblue.lib.umich.edu. The US Supreme Court upheld racially restrictive covenants in *Corrigan v. Buckley* in 1926 as a form of private contract. The court overturned this decision in 1948 in *Shelley v. Kramer*, holding that the courts cannot constitutionally enforce such racially discriminatory contracts.
- <sup>51</sup> Dietrich, "History of Glen Creighton," 10.
- <sup>52</sup> *Denver Post*, August 30, 1922, 10.
- <sup>53</sup> Wilcox, *76 Centennial Stories*, 109.
- <sup>54</sup> Marybeth Hurd, "Kawanee Gardens Irrigation Company," *Lakewood Historical Society Newsletter* (Spring 2002): 7.
- <sup>55</sup> This analysis is based on year of construction data from the Jefferson County Assessor using a geographic information system.
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- <sup>56</sup> Mary Therese Anstey and Adam Thomas, *The Eiber Neighborhood Cultural Resource Survey: Challenging Assumptions and Exploring Contradictions*, prepared for the City of Lakewood (Denver: History Matters, LLC, May 2018), 20.
- <sup>57</sup> Autobee and Autobee, *West Colfax Historic Survey*, 39.
- <sup>58</sup> Wilcox, *Lakewood, Colorado*, 217-18.
- <sup>59</sup> Stephen Umemoto, London, United Kingdom, email to Thomas H. Simmons, November 15, 2019.
- <sup>60</sup> Matt and Karen Girard, "First Private Home on Register of Historic Properties," *The Lakewood Historian* (Summer 2005): 1-3. The Lakewood Historical Society operated a program designating local landmarks; this was not a city program.
- <sup>61</sup> Margaret L. DeLuca, Lakewood, Colorado, interview by Thomas H. Simmons, February 12, 2019; Sailer's Food Bank advertisement, Anderson, "West Colfax Avenue."
- <sup>62</sup> Wilcox, *76 Centennial Stories*, 110.
- <sup>63</sup> Karleen Dewey, "Mercy Grove, 1980 Garland Street," *Lakewood Historian* (Fall 2004): 1-4; US Census Bureau, Census of Population, manuscript returns, Denver and Jefferson counties, Colorado, 1930 and 1940.
- <sup>64</sup> Wilcox, *76 Centennial Stories*, 110.
- <sup>65</sup> John and Nina Bradford, "Summary of the History of 1890 Darlee Court," Lakewood, Colorado, undated, on file Front Range Research Associates, Inc., Denver, Colorado; US Bureau of the Census, Census of Population, manuscript returns, Jefferson County, 1940.
- <sup>66</sup> Frank N. McNett, Colonial Residence for Mr. and Mrs. A.B. Sutton, Beverly Heights, Lakewood, Colorado, house plans, in the files of Carol L. Marsala, Lakewood, Colorado.
- <sup>67</sup> *Denver Post*, July 27, 2001, B7; *Rocky Mountain News*, July 25, 2001, 14B; US Census, Census of Population, manuscript returns, Denver, Colorado, 1940; city directories and family trees, Ancestry.com.
- <sup>68</sup> Stephen Umemoto, London, United Kingdom, email to Thomas H. Simmons, November 16, 2019.
- <sup>69</sup> Wilcox, *76 Centennial Stories*, 142-43.
- <sup>70</sup> Marlene Hodges, Northglenn, Colorado, interview by Thomas H. Simmons, May 15, 2019. The 1937 USGS map shows several small, closely-spaced dwellings west of the church.
- <sup>71</sup> Pastor Scott Simons, Lakewood Nazarene Church, interview by Thomas H. Simmons, June 13, 2019.
- <sup>72</sup> Stephen Umemoto, London, United Kingdom, email to Thomas H. Simmons, November 16, 2019.
- <sup>73</sup> Elizabeth J. Nosek, "Lakewood: No Longer 'Just Passing Through,'" *Historically Jeffco* 12 (1999): 25.
- <sup>74</sup> Tolbert R. Ingram, comp. and ed., *Year Book of the State of Colorado, 1932* (Denver: State Board of Immigration, 1932), 182-83.
- <sup>75</sup> Wilcox, *76 Centennial Stories*, 110.
- <sup>76</sup> Wilcox, *76 Centennial Stories*, 108.
- <sup>77</sup> Rittenhouse, "Interview."
- <sup>78</sup> John A. Davidson, "Interview with John Davidson, May 28, 1998," *Jeffco Stories*, <https://jeffcostories.omeka.net/items/show/87>.
- <sup>79</sup> The property included today's addresses of 9350 West 20<sup>th</sup> Avenue and 1980 and 1996 Hoyt Street.
- <sup>80</sup> Dale Crosby, "History of 1996 Hoyt St. and 9350 W. 20<sup>th</sup> Ave."
- <sup>81</sup> Dale Crosby, "History of 1996 Hoyt St. and 9350 W. 20<sup>th</sup> Ave."
- <sup>82</sup> *Denver Post*, 4 September 1989, 13 A; Stephen J. Leonard, "Denver at War," *Colorado Heritage* 4 (1987): 34; Arvada Historical Society, *Arvada: Just Between You and Me* (Arvada, Colorado: Arvada Historical Society, 1985), 179.
- <sup>83</sup> Autobee and Autobee, *Early Lakewood*, 105.
- <sup>84</sup> Autobee and Autobee, *West Colfax Historic Survey*, 105.
- <sup>85</sup> Christine Pfaff, "Bullets for the Yanks: Colorado's World War II Ammunition Factory," *Colorado Heritage* 12 (1992): 45.
- <sup>86</sup> US Census Bureau, Census of Population, Population of Minor Civil Divisions, Jefferson County, Colorado, 1940. The North Lakewood precinct (Precinct 39) included all of today's neighborhood, plus the area between Wadsworth Boulevard and Pierce Street on the east. The entire precinct containing Morse Park held 834 people. An estimate for Morse Park was derived by apportioning the population based on the number of buildings shown in each section on the 1937 USGS topographic map.
- <sup>87</sup> Wilcox, *Lakewood, Colorado*, 219-21.
- <sup>88</sup> Hodges, interview.
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- <sup>89</sup> Joy Anderson, Lakewood, Colorado, interview by Thomas H. Simmons, June 14, 2019.
- <sup>90</sup> "Gene Pruett," ProRodeo Hall of Fame, website, [www.prorodeohalloffame.com](http://www.prorodeohalloffame.com).
- <sup>91</sup> Planning and Property Department, Jefferson County Schools, school drawings.
- <sup>92</sup> Dale Crosby, "History of 1996 Hoyt St. and 9350 W. 20<sup>th</sup> Ave."
- <sup>93</sup> Stephen Umemoto, London, United Kingdom, email to Thomas H. Simmons, November 15, 2019.
- <sup>94</sup> Wilcox, *76 Centennial Stories*, 108; Pat Wilcox, "Carl Morse Park" (1993), *Lakewood Historical Society Newsletter*, Fall 2002, 8. The Lakewood Recreational Park Association became the Lakewood Recreation District.
- <sup>95</sup> Hodges, interview.
- <sup>96</sup> Autobee and Autobee, *Early Lakewood*, 96. This site is now an automobile dealership.
- <sup>97</sup> Wilcox, *Lakewood, Colorado*, 233; *The Macaroni Journal* 61 (April 1980): 44; Hodges, interview.
- <sup>98</sup> Wilcox, *76 Centennial Stories*, 143.
- <sup>99</sup> Wilcox, *Lakewood, Colorado*, 172.
- <sup>100</sup> Auto and Autobee, *West Colfax Historic Survey*, 43.
- <sup>101</sup> US Bureau of the Census, *Censuses of Population and Housing: 1960, Census Tracts, Denver, Colo., Standard Metropolitan Statistical Area* (Washington: US Government Printing Office, 1961).
- <sup>102</sup> "2121 Wadsworth History—Why Spanish?," *Lakewood Historical Society Newsletter* (Summer 2001): 7-8.
- <sup>103</sup> Robert Autobee and Kristen Autobee, *Lakewood, Images of Modern America* (Charleston, South: Arcadia Publishing, 2015), 25.
- <sup>104</sup> Autobee and Autobee, *Lakewood*, 7.
- <sup>105</sup> Kristen Autobee, "A Tale of Two Shopping Centers: Villa Italia and the Lakewood Shopping Center, 1966," *Lakewood Historian* (Fall 2013): 2.
- <sup>106</sup> Autobee, "A Tale of Two Shopping Centers," 3.
- <sup>107</sup> Anderson, "West Colfax Avenue;" Miller, "Colfax Cottage Courts," 5; Brusca, Frank Brusca's Route40.net, website; Jefferson County Assessor, property data.
- <sup>108</sup> Wilcox, ed., *Lakewood, Colorado*, 158.
- <sup>109</sup> City of Lakewood, *A Half-Century of Transformation: Lakewood, Colorado, 1969-2019* (Brookfield, Missouri: Donning Company Publishers, 2019), 135-36; "Rockley Music Center is Leaving Its Iconic Location on West Colfax after 64 Years," *Denverite.com*, December 13, 2019.
- <sup>110</sup> *Rocky Mountain News*, December 18, 1988, 14.
- <sup>111</sup> Robert Autobee and Kristen Autobee, 1565 Carr Street, 5JF.6527, Architectural Inventory Form, September 2014 and 2015, on file at History Colorado, Denver, Colorado.
- <sup>112</sup> *Rocky Mountain News*, March 24, 1963, 63.
- <sup>113</sup> Marianna Stuerke, Lakewood, Colorado, Morse Park homeowner survey form, ca. May 2019, collected by Vicky (Leigh) Peters, in the files of Leah Andrews, Lakewood, Colorado.
- <sup>114</sup> *Denver Post*, May 8, 1955, 1aaa.
- <sup>115</sup> Wilcox, *76 Centennial Stories*, 108.
- <sup>116</sup> Wilcox, "Carl Morse Park," 8; Carl G. Morse, Alphabetical List of County Commissioners, Jefferson County, Colorado, website, [www.jeffco.us](http://www.jeffco.us).
- <sup>117</sup> Lois Cunniff Lindstrom Kennedy, *A Tribute to Education: Jefferson County, Colorado* (Golden, Colorado: Jefferson County Public Schools, 2001), 17.
- <sup>118</sup> Kennedy, *A Tribute to Education*, 25, 31, and 33-34. The assessor reports a 1945 year of construction for the building. It is not known what its original use was.
- <sup>119</sup> Kennedy, *A Tribute to Education*, 17 and 25.
- <sup>120</sup> Kennedy, *A Tribute to Education*, 25.
- <sup>121</sup> Wilcox, *Lakewood, Colorado*, 169; Planning and Property Department, Jefferson County Schools, school drawings.
- <sup>122</sup> Wilcox, *Lakewood, Colorado*, 137.
- <sup>123</sup> Pictorial History of Denver Seventh Day Baptist Church, website, [www.geocitiesarchive.org/arclc/s/d/sbdnet/fishnet//denhist.htm](http://www.geocitiesarchive.org/arclc/s/d/sbdnet/fishnet//denhist.htm); *Rocky Mountain News*, November 22, 1969, 65.
- <sup>124</sup> *Denver Post*, January 18, 1964, 3.
- <sup>125</sup> Wilcox, *Lakewood, Colorado*, 233.
- <sup>126</sup> Fleet Parsons, "History of Jefferson County," in *The Historical Encyclopedia of Colorado*, vol. 1, ed. Thomas S. Chamblin (Denver: Colorado Historical Association, ca. 1960), 271.
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- <sup>127</sup> City of Lakewood, *A Half-Century of Transformation*, 10-15. *Rocky Mountain News*, 10 January 1947, 24, 10 December 1958, 5, 8 September 1961, 10, and 25 June 1969, 5; *Denver Post*, 26 November 1958, 13, 8 December 1958, 19, and 15 September 1969, 15; Stephen J. Leonard and Thomas J. Noel, *Denver: Mining Camp to Metropolis*, (Niwot, Colorado: University Press of Colorado, 1990), 304-305.
- <sup>128</sup> *Rocky Mountain News*, October 23, 1969, 15. Wheat Ridge to the north also incorporated in 1969.
- <sup>129</sup> City of Lakewood and City and County of Denver, *Colfax: West Colfax Revitalization Plan* (Lakewood and Denver: City of Lakewood and City and County of Denver, July 1993), 4.
- <sup>130</sup> City of Lakewood, *A Half-Century of Transformation*, 35, 37 and 39.
- <sup>131</sup> Lyle Miller, "Colfax Cottage Courts," *Lakewood Historical Society Newsletter*, Winter 1999, 5.
- <sup>132</sup> Frank Brusca's Route40.net, website, comment by T.K. Cannon, September 2, 2016.
- <sup>133</sup> *Denver Post*, May 19, 1979, 68.
- <sup>134</sup> City of Lakewood, Building Permits Issued, January 1, 1987-March 20, 2019, spreadsheet. Front Range Research Associates, Inc. tabulated demolitions within the Morse Park neighborhood.
- <sup>135</sup> James Real Estate Services, Inc., "Apartment Perspective: An Analysis of Apartment Market Conditions and Trends in Metro Denver, Colorado," First Quarter 2016, www.jres.com.
- <sup>136</sup> The Lakewood Homestead at Lakewood, website, www.homesteadatlakewood.com. The 1951 Becker house may have been incorporated into the development.
- <sup>137</sup> City of Lakewood, *A Half-Century of Transformation*, 126.
- <sup>138</sup> City of Lakewood, *A Half-Century of Transformation*, 72.
- <sup>139</sup> *Lakewood Sentinel*, June 20, 2017.
- <sup>140</sup> Wilcox, *Lakewood, Colorado*, 137; St. Paul's Community Church, website, stpaulsfamily.org.
- <sup>141</sup> Pastor Scott Simms, Lakewood Church of the Nazarene, Lakewood, Colorado, telephone interview with Thomas H. Simmons, June 13, 2019.
- <sup>142</sup> *Rocky Mountain News*, March 19, 2007, 5.
- <sup>143</sup> See, Thomas H Simmons, R. Laurie Simmons, and Dawn Bunyak, "Historic Residential Subdivisions of Metropolitan Denver, 1940-1965," National Register Multiple Property Documentation Form, prepared for the Colorado Department of Transportation (Denver: Front Range Research Associates, Inc. and Bunyak Research Associates, October 22, 2010).
- <sup>144</sup> Three commercial buildings have been surveyed from this period: 8807 West Colfax Avenue (5JF.6734, 1935); 9885 West Colfax Avenue (5JF.4630, 1940); and 9895 West Colfax Avenue (5JF.4631, 1940). All appear substantially modified.
- <sup>145</sup> Dale Heckendorn, National and State Register Coordinator, History Colorado, to Bonnie Yergen, Lakewood, Colorado, March 8, 2000.