

Historic Resources Survey Plan Westminster, Colorado



a



prepared for:
Westminster Historic Landmark Board
Department of Community Development
City of Westminster, Colorado

Deon Wolfenbarger
Three Gables Preservation

December 7, 2005

Historic Resources Survey Plan

Westminster, Colorado

prepared for:
Westminster Historic Landmark Board
Department of Community Development
City of Westminster, Colorado

by:
Deon Wolfenbarger
Three Gables Preservation

December 7, 2005

ACKNOWLEDGMENTS

City of Westminster

Nancy McNally, Mayor
Tim Kauffman, Mayor Pro Tem

City Council

Chris Dittman
Jo Ann Price

through 7 November 2005:

Dave Davia
Sam Dixon
Butch Hicks

effective 7 November 2005:

Mary Lindsey
Mark L. Kaiser
Scott Major

Historic Landmark Board

April Luber, Chair
Kaaren Hardy, Vice-Chair
Bill Teter
Linda Cherrington
Sarah Rothwell
Betty Roan
Patti Kinnear
Stephen Graziano

City Staff

Brent McFall, City Manager
John Carpenter, Director of Community Development
Vicky Bunsen, Community Development Programs Coordinator
Dave Murray, GIS Coordinator

Colorado Historical Society

Dale Heckendorn, National and State Register Coordinator
Mary Therese Anstey, Architectural Survey Coordinator
Dan Corson, Intergovernmental Services Director

TABLE OF CONTENTS

Introduction	1
What is a survey?	3
Project Area	8
Research Design and Methodology	9
Factors Affecting Survey Priorities	14
<i>Historic Contexts</i>	15
<i>Property Types</i>	19
<i>Geographical distribution of historic resources</i>	26
<i>Integrity</i>	26
<i>Threats</i>	27
<i>Opportunities/local priorities</i>	28
<i>Incentives</i>	29
The National Register of Historic Places	30
Colorado State Register of Historic Properties	33
Local Historic Designation	34
Survey Priority Recommendations	36
<i>Priority One</i>	40
<i>Priority Two</i>	44
<i>Priority Three</i>	46
Additional Recommendations	49
Bibliography	51
Appendices	52

Westminster has a rich and unique heritage that is reflected in its built environment. It has grown from a tiny farming community and railroad stop into one of the largest cities in Colorado, comprising a major portion of the greater northern Denver metropolitan area. Westminster's diverse legacy is mirrored in the city's street patterns, historic neighborhoods south of 80th Avenue, suburban developments, commercial areas, irrigation ditches, transportation-related resources, and various agricultural properties, sites and buildings scattered throughout the city. A number of historic properties, however, particularly those located in formerly rural parts of the city, have been lost through the years through demolition or neglect. Furthermore, increasing property values and pressures for redevelopment may potentially threaten historic properties in the area that served as the historic core for Westminster. The city therefore established a historic preservation program in order to recognize and protect local historic landmarks. The purpose of the landmarking program is to preserve the historically significant elements of landmarked structures so they may continue to be a source of visual interest and education for the public.

In order to plan for the protection and preservation of its historic resources, a community must first inventory and evaluate those resources which remain. A major component of historic preservation efforts in any city is the completion of architectural and historical surveys. Effective preservation planning cannot take place until there is sufficient knowledge of the number, location, and significance of historic resources. Thus in 2005, the Westminster Historic Landmark Board commissioned the *Historic Resources Survey Plan for Westminster* to provide an estimate of the number and location of historic resources, and to provide a blueprint for future historic survey activities in Westminster over the next several years. By establishing survey criteria and survey priorities, the *Historic Resources Survey Plan for Westminster* will provide a planned, comprehensive approach to the identification and evaluation of Westminster's historic resources. By logically and systematically planning for the identification and evaluation of these resources, survey activities can be completed more economically and quickly. The Survey Plan can be used by the city's Department of Community Development when requesting grants, formulating future budgets, and when planning for historic resources. For example, the survey plan establishes priorities for future survey projects based on a number of factors; these priorities could also be used when considering funding rehabilitation projects. Most importantly, the Survey Plan and resulting surveys will provide a strong foundation for future preservation planning. With the data gathered by survey, preservation as well as city master plans can then develop strategies, policies, and procedures to enhance and protect these resources.

Funding, personnel, and project dates

The project was funded in part with federal funds from the National Historic Preservation Act, administered by the National Park Service, U.S. Department of the Interior and for the Colorado Historical Society. However, the contents and opinions do not necessarily reflect the views or policies of the U.S. Department of the Interior or the Society, nor does the

mention of trade names or commercial products constitute an endorsement or recommendation by the Department of the Interior or the Society.

This program receives federal funds from the National Park Service; regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental federally assisted programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, 1849 C Street, N.W. Washington, D.C. 20240.

The project consultant was Deon Wolfenbarger of Three Gables Preservation. Project manager for the City of Westminster was Vicky Bunsen, Community Development Programs Coordinator. Dave Murray provided mapping and GIS services. Project reviewer for the Colorado State Historic Preservation Office was Mary Therese Anstey, Architectural Survey Coordinator. The project was initiated in August 2005, with field work conducted in October 2005 in conjunction with preliminary research. Additional historical research was conducted in November-December 2005. Results were presented to the Westminster Historic Landmark Board in December 2005 for discussion and additional comments.

WHAT IS A HISTORIC RESOURCES SURVEY?

A survey is a process of identifying and gathering data on a community's historic resources. There are several steps to this process. First, there must be planning and background research before the survey begins. Then a *field survey* is conducted – a physical search for resources, and the recording of data in a systematic fashion. This requires the development or use of *inventory forms*, and organization, presentation, and evaluation of survey data.

Survey data is the raw information produced by the survey, and can include a property's location, architectural character, and condition. A survey also gathers historic information in order to later assess the significance of the property. An *inventory* is one of the basic products of a survey. It is the organized compilation of information gathered during the survey. *Evaluation* is the process of determining whether the identified properties meet a defined set of criteria of historical, architectural, archeological, or cultural significance. The findings of this evaluative process are then usually outlined in a survey report which recommends future preservation planning actions for the surveyed area.

Why conduct a historic resources survey?

Most surveys of historic buildings have been undertaken in the United States since the passage of the National Historic Preservation Act of 1966. This Act committed federal agencies to a program of identification and protection of historic properties and established the National Register of Historic Places. Amendments to the Act required all states to "compile and maintain a statewide survey and inventory of historic properties." This survey process was mandated in order to:

- Identify properties eligible for state and federal grants-in-aid programs;
- Aid federal, state, and local governments in carrying out their historic preservation duties;
- Identify, nominate, and process eligible properties for listing on the National Register of Historic Places;
- Work with local, federal, and state agencies to ensure that historic properties are considered throughout planning and development;
- Assist as an information, education, training, and technical source for federal, state, and local historic preservation programs.

One of the primary reasons a community undertakes a survey, however, is the growing recognition by citizens and their government that such resources have value and should be retained as functional parts of modern life. To this end, city-sponsored surveys are additionally valuable for the following reasons:

- Surveys identify properties that contribute to the city's character or illustrate its historical and architectural development. As a result, they deserve consideration in planning.
- Surveys identify properties or areas whose study and research may provide information about the city's past, and contribute to scholarship and understanding about the city's growth and development.
- Surveys establish priorities for conservation, restoration, and rehabilitation efforts within the city. Each historic structure represents an investment by past generations of citizens. By protecting, maintaining, and rehabilitating these investments, the city can realize a savings in energy, time, money, and raw materials.
- Surveys provide the basis for using legal and financial tools to recognize and protect historic resources, such as easements, tax incentives, preservation ordinances, and revolving loan funds, and grants.
- The information gathered in surveys can provide a basis for decision making in community planning, as well as a data base for constructing a preservation plan.
- Survey data can provide information for education programs designed to increase public awareness of the need for preservation.
- The survey will enable local and federal agencies to meet their planning and review responsibilities outlined under existing federal legislation.

Who sponsors a survey?

Historic resource surveys will have the greatest impact on community planning decisions if the survey projects are supported by the local government. However, historical societies, professional groups, neighborhood organizations, and interested individuals can help compile documentation, undertake research, and participate in fieldwork. It is important for the city not only to officially endorse a survey but also to coordinate an ongoing process for the collection and evaluation of survey data. This will help to ensure that the data is incorporated into the city's planning activities and that it is available for all local, state, and federal agencies, public service organizations, developers, and others. Then the city will be able to respond quickly to requests for information about historic resources. In addition to coordinating surveys with the city, the State Historic Preservation Office should also be involved in planning for surveys. In Colorado, the statewide survey program is administered by the Office of Archaeology and Historic Preservation (OAHP), Colorado Historical Society.

Any historic resources survey conducted in Westminster should comply with the standards for identification and evaluation set forth by the Secretary of the U.S. Department of the Interior. National Register Bulletin 24, *Guidelines for Local Surveys: A Basis for Preservation Planning*, provides direction for the survey of historic resources. By utilizing

these accepted standards of survey, there is less likelihood of a court challenge to any preservation activities or legislation based upon the survey. Colorado's Office of Archaeology and Historic Preservation has developed standardized survey forms for intensive level survey which ensures that the same information is gathered for every historic resource (see Appendix A for a copy of the form). Utilization of these forms will allow the data to be placed in the statewide database of historic resources, and is required for any grant-funded survey project. The survey project and accompanying report should also adhere to the principles and procedures set forth in the most recent version of the *Colorado Cultural Resource Survey Manual*.¹

How is a survey funded?

In Colorado, survey and planning grants are awarded through the OAHF of the Colorado Historical Society. The OAHF receives allocations from the Historic Preservation Fund (HPF) of the Department of Interior, National Park Service, under the provisions of the National Historic Preservation Act of 1966 and subsequent amendments. Ten percent of the HPF grant monies in each state are reserved for projects located in communities designated as Certified Local Governments, such as Westminster.

Survey projects may also be funded by grants through the State Historical Fund (SHF) of the Colorado Historical Society (CHS). The State Historical Fund was created by the constitutional amendment allowing limited gaming in the towns of Cripple Creek, Central City, and Black Hawk. The amendment directs that a portion of the gaming tax revenues be used for historic preservation throughout the state. All projects must demonstrate strong public benefit and community support. The Fund assists in a wide variety of preservation projects including restoration and rehabilitation of historic buildings, architectural assessments, archaeological excavations, designation and interpretation of historic places, preservation planning studies, and education and training programs.

Surveys can also be conducted with private or other public funds. In the past, Community Development Block Grant funds (CDBG) have been used to conduct historic resource surveys. Any surveys that use federal funds must meet federal guidelines for historic resource inventory. Private agencies or organizations have also been involved in historic resource survey. Historical societies often conduct surveys, as do professional organizations such as the American Institute of Architects (AIA) and the American Society of Landscape Architects (ASLA). The data gathered from any of these surveys should be incorporated into the city's own database in order to be used in any planning efforts.

¹Available online at the Colorado Historical Society's Office of Archeology & Historic Preservation's webpage, <<http://coloradohistory-oahp.org/crforms/crforms1.htm>>.

How are surveys conducted?

Both the *Secretary of the Interior's Guidelines for Identification* and the OAHIP distinguish between two general levels of survey: *reconnaissance* and *intensive* survey. Both levels may involve field work, but they are very different in terms of the level of effort involved; background documentary research into the community's history and architecture may sometimes be conducted with reconnaissance survey, but is always undertaken with intensive survey.

Reconnaissance Survey

Reconnaissance level survey is an overview inspection of an area that identifies the types of historic resources and their distribution within the area. These surveys can provide a general understanding of an area's historic and architectural resources and provide sufficient information to guide future preservation planning efforts. Reconnaissance surveys are useful not only for generally characterizing the area's resources but also for determining how to organize and plan more detailed survey work. It can thus serve as the first step towards the next level – intensive survey. A reconnaissance survey may involve any of the following activities:

- A "windshield survey" of the area – driving the streets and visually locating the properties. Typically, the data gathered from a windshield survey includes the general distribution of buildings, structures, and neighborhoods, as well as the different architectural styles, periods, and modes of construction. Specific properties of particular architectural or historical value can be plotted on maps, as well as concentrations of architectural or historical properties which together contribute to a sense of time and place. The natural features and topography of the area, as well as characteristics of the "built landscape", including street trees, parks, and sidewalks, may be recorded.
- A study of aerial photographs, historical and recent maps, city plans, and other sources of information that help gain a general understanding of the community's layout and environment at different times in its history.
- A detailed inspection of sample blocks or areas, which is used for extrapolating about the resources of the neighborhood or city as a whole.

Due to its cursory nature, a reconnaissance level survey usually can be completed in less time and for less money than an intensive level survey. However, the data gathered in a reconnaissance level survey should still be summarized in a report which details the types of properties identified, boundary of the surveyed area, location and distribution of significant properties or concentrations of properties, and the integrity of the surveyed area. Recommendations for future survey or planning activities should also be presented. The Colorado Historical Society has not developed a reconnaissance form; therefore, each project may develop a form specific to their needs, providing certain basic geographic information is included. Photographs are not required, but are helpful records of a building's appearance and condition.

Intensive Survey

An intensive survey is a close and careful look at the area being surveyed. Intensive level surveys are conducted to fully identify and document all architectural or historical properties chosen for the project; a comprehensive intensive survey records all properties within a given area, while a selective intensive survey records properties based on common associative criteria, such as age or resource type. It involves detailed background research as well as a thorough inspection and documentation of all historic properties in the field. Intensive surveys can provide the basis for designation to the National Register of Historic Places, local historic district zoning, tax act certification, environmental review, and detailed preservation planning recommendations.

The OAHP requires grant-funded surveys to record data on their forms; most urban properties are recorded on the Colorado Cultural Resource Survey *Architectural Inventory Form*.² This form (Appendix A) dictates the gathering of specific information for each resource, including:

- the location and name of the property
- its date of construction
- architectural style and description of features
- history and significance of the property
- description of its environment
- a field evaluation of its eligibility for historic designation
- sources of information

In addition to the survey forms, final products for an intensive level survey prepared for the OAHP include a USGS map noting the location of the property and black and white photographs. Survey reports accompanying the project should include the following information:

- The distribution of architectural or historical properties within the survey area, including the number of properties surveyed and their location.
- Historic contexts which are covered by the survey project.
- Property types represented within the survey area.
- Overall physical description of the survey area and common streetscape and environmental elements.
- A discussion of the integrity of the area and of those properties or concentrations of properties which retain their architectural or historic character.
- Recommendations for future preservation planning efforts, including listing in the National Register of Historic Places, historic district zoning, and other preservation planning efforts.

When to do which level of survey

²There are other survey forms for various types of historic resources, including a form developed for archaeological resources. The forms can be found at <<http://coloradohistory-oahp.org/crforms/crformsindex.htm#>>. Surveyors should contact the OAHP to see which forms are most appropriate.

Reconnaissance and intensive survey are best conducted in sequence, with reconnaissance used to plan the intensive survey. They are also sometimes combined within a single project, with intensive survey directed at locations where background research indicates a likely high concentration of historic resources, and reconnaissance directed at areas where fewer resources can be expected. They can also be combined with reference to different resource types. For example, in a given area it may be appropriate to conduct an intensive survey of buildings but only a reconnaissance of landscape features and other structures.

The project area for the survey plan project includes the entire city of Westminster (see Figure 1). It is located in the USGS Arvada, Eastlake, Golden, Lafayette, and Louisville quadrangles and covers multiple Public Land Survey System locations.

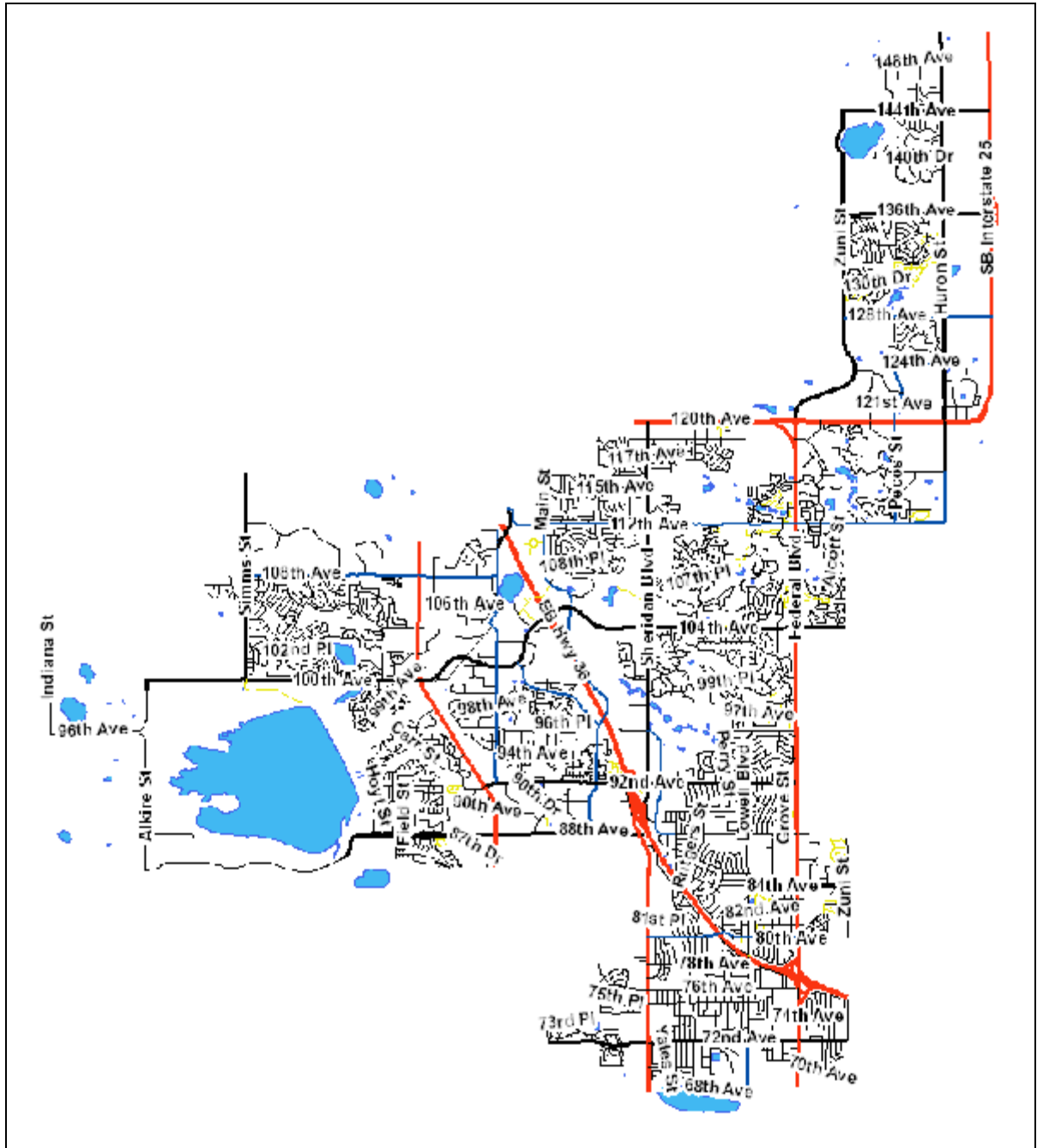


Figure 1

RESEARCH DESIGN AND METHODOLOGY

Survey objectives

The main objective of this report is to provide guidance in planning for future historic resource survey projects in Westminster. This includes recommendations for which level of survey is appropriate for various areas of the city, cost estimates for different survey phases, and prioritizing survey phases according to factors affecting historic resources in Westminster

Previous survey work

No extensive survey has been conducted to date in Westminster, although some individual properties have been recorded, either through the submission of inventory forms to the Colorado SHPO, or through National or state register designations. A list of these properties follows.³

Name	Address	National & State Eligibility	ID #
Wesley Chapel Cemetery	Huron & 120th Ave.	Field not eligible	5AM.128
Foster Farm Complex	13610-13690-13750 Huron St.	Officially not eligible	5AM.1429
Tri-state Headquarters Expansion Facilities Site	Huron St.	Officially not eligible	5AM.154
Westminster Grange Hall~Grange Hall 184	3935 W. 73rd Ave.		5AM.1565
Savery Savory Mushroom Farm Water Tower	110th Ct. & Federal Blvd.	State register eligible	5AM.1856
	7340 Bradburn Blvd	Officially not eligible	5AM.44
Harris Park School~Westminster Grade School	7200 Lowell Blvd.	Listed on National Register	5AM.442
Bowles House~Edward Bruce Bowles House	3924 W. 72nd Ave	Listed on National Register	5AM.64
Union High School~Westminster Junior High School	3455 W. 72nd Ave.	Listed on National Register	5AM.895
Peter Sethman Homestead	3400 W. 72nd Ave.	Officially not eligible	5AM.896
	7185 Lowell Blvd.	Officially not eligible	5AM.897
William J. Gregory House	8140 Lowell Blvd.	Listed on National Register	5AM.899

³Archaeological sites are not included in this list.

Name	Address	National & State Eligibility	ID #
Church Ranch (Centennial Farm)	10100 Old Wadsworth Blvd.	Officially eligible	5JF.971

Survey methodology

The number, location, and approximate construction date of buildings in Westminster was obtained from the Community Development Department from information based on county assessor’s data from both Adams and Jefferson counties. This information was provided in both table and map form; from this information, patterns of development were discernable and approximate building counts were made for various periods of Westminster’s development.

Based on the assessor’s data, a windshield/reconnaissance level survey was conducted in all areas of Westminster that contained, or had the potential to contain, properties with construction dates from 1969 or earlier. The cut-off date of 1969 was chosen for several reasons. First, surveys tend to focus on buildings 50 years or older. At the time of this project, this means that anything constructed in 1955 or earlier has the potential for historic designation. However, in order for a survey plan to be functional into the future it needs to take into account buildings that may be considered historic in the future. In other words, by 2020, buildings constructed before 1970 will be considered historic. Thus review of buildings predating 1970 will give this survey plan relevance into the future. Also, the number of buildings constructed each decade from 1970 through 2005 increased dramatically. While a post-WWII building boom is evident during the 1950s and 1960s in Westminster, with over 3,000 and 2,000 buildings constructed in each decade respectively, that number jumps to over 10,000 buildings in the 1970s, and remains at almost 8,000 or above each following decade. Due to the high number of buildings, it is recommended that the survey plan be revisited at a later time, closer to the point at which these buildings can be considered “historic.” Additional information about the methodology used in the preparation of this report is below.

Field Survey: A windshield/reconnaissance level analysis of every property dating 1946 or earlier was conducted using a field review to assess its present condition and integrity level. A windshield survey was also conducted in every neighborhood or subdivision with buildings dating 1969 or earlier, and included an overall assessment of the neighborhood’s integrity.

Photography: Digital photographs were taken of typical properties in various neighborhoods or subdivisions, of specific property types (such as transportation- or agricultural-related properties), and of virtually all of the scattered resources which predate the end of World War II (1946). All digital images will be stored in <tiff > format and given to the city and CHS; a number are found in the appendices at the end of this report.

Maps: Maps were created for areas where comprehensive intensive survey is recommended. The base maps were created by the city, and contain addresses as well as estimated construction dates (from county assessors' offices). The boundaries represent the extent of intensive level vs. reconnaissance level survey. These maps for proposed comprehensive intensive survey are found in the appendices.

Archival research: cursory research for the data on individual properties and the historic context was collected from the following repositories (future survey projects will require more detailed research):

- *City of Westminster:* Building permits, preservation grant projects.
- *Westminster Historical Society*
- *Colorado State Historic Preservation Office, Office of Archeology and Historic Preservation, Colorado Historical Society:* Database search for previous surveys; National Register of Historic Places nomination forms.

For further information regarding the data sources used to compile this study, see the bibliography at the end of this report.

Evaluation: When evaluating buildings, structures, or districts for eligibility for national, state or local historic designation, there are two primary areas of consideration – significance and integrity. Research into the significance of the individual historic resources was not undertaken for this project, as that is the purpose of the proposed survey projects. However, a quick evaluation of integrity was conducted.

Integrity is the ability of a property to convey its historical associations or attributes. While somewhat subjective, the evaluation of integrity is grounded in an understanding of a property's physical features and how they relate to its historical associations. Historic integrity, as defined by the National Register, is a composite of seven qualities: location, design, setting, materials, workmanship, feeling, and association. Integrity thus can mean the retention of physical materials, design features, and aspects of construction dating from the period when the survey area attained its significance. All seven qualities of integrity do not need to be present as long as the overall sense of time and place is evident. Two of these aspects are generally critical in order for a property to retain its historic character: design and materials. Therefore, alterations which have the potential to typically render a property ineligible for historic designation were examined. These include siding changes, window alterations, porch removal (or new porches), and large additions which detract from the historic character of the property. These alterations are generally readily apparent, even in a windshield survey and without knowledge of the original appearance of the building.

Integrity, or lack thereof, affected the recommendations for survey priorities in different ways. For example, lack of integrity in a post-WWII subdivision containing several similar buildings all constructed in a short time span would generally remove that neighborhood from consideration for survey within the next ten to fifteen years. On the other hand, varying levels of integrity in the buildings pre-dating WWII resulted in a recommendation for intensive-level survey of virtually *all* of these buildings. This is necessary in order to

accurately assess the significance of the rare examples of intact historic buildings from this period of Westminster's development.

FACTORS AFFECTING SURVEY PRIORITIES

Factors which affect survey priorities are criteria which guide and direct future historic resource survey efforts. As Westminster contains almost 6,000 properties built prior to 1970, these criteria help to ensure the most prudent use of limited survey funds by prioritizing and selecting the level of survey activities in each area of the city.

There are many factors which can influence planning for future historic resource survey. The community's planning and development priorities, available personnel and financial resources, and threats to the resources all play a role in deciding upon a course of action for the survey. No single factor is necessarily more important than another, and a certain amount of subjectivity is to be expected in the evaluation of these factors. Nonetheless, they are still useful in insuring that future survey projects meet the needs of a community in the most cost-effective manner. Factors which have been considered in the development of the survey priorities for Westminster are:

- Historic contexts and sub-themes
- Property types
- Geographical distribution of historic resources
- Integrity
- Threats
- Opportunities (resident interest)/local priorities
- Incentives

Historic Contexts

One of the most influential factors that can be used to set up a survey is **historic context**. Historic contexts are defined as broad patterns of historical development within a community as represented by its historic resources. According to the Secretary of Interior's *Standards for Preservation Planning, Identification, and Evaluation*, the proper evaluation of historic resources can occur only when they are referenced against broad patterns of historical development within a community. Cultural resources have long been examined from some sort of historic perspective, but by evaluating them in reference to historic contexts, important links can be made with local, state, or even national themes in history. Accurate appraisals of the significance of surveyed properties cannot be established with locally meaningful terms unless they are defined by historic contexts. Only then may the criteria for evaluating properties for nomination to the National Register of Historic Places be successfully applied.

Outlines of historic context are prepared based upon current information and can and should be elaborated on or altered as additional information comes to light. New contexts can be added as well. The development of contexts can also affect the costs of a survey project. Generally, the first survey project in a community will undertake the initial and often most extensive research into historic contexts, thereby resulting in a higher "per building cost" for the project. However, later survey projects should always include some consideration of continued research and development of historic contexts, and the results of each survey should be incorporated into the existing contexts. An introduction to Westminster's historic contexts is outlined below.⁴

Early Settlement to Town: 1863-1911

Prior to the discovery of gold in Colorado, it is believed that the Arapaho Indians maintained a semi-permanent encampment in the area near Gregory Hill, perhaps drawn by the native herds of bison and antelope. Starting first with the gold rush in the late 1850s and later encouraged by the Homestead Act of 1862, settlers of European descent were drawn to the Colorado Territory; Jim Baker was one of the earliest in this area. In 1859, Baker settled on land near 52nd and Tennyson and began homesteading in 1863. At this site, he operated a toll ferry and store at Clear Creek where it crossed with the old Cherokee Trail known as Baker's crossing. Jim Baker did not stay long, however, leaving the Westminster area in 1871 for Wyoming. The first permanent settler to move here was Pleasant DeSpain. In 1870, he originally homesteaded 80 acres near the intersection of 76th Avenue and Lowell Boulevard, building a home and planting grain and apple and cherry orchards.

Soon other settlers joined DeSpain, moving into the area which was then known as DeSpain Junction. Edward Bruce Bowles first came West in 1863 in a cattle drive. Along with his wife Elizabeth, he settled here in 1871 and was known as a breeder of fine horses. Other

⁴Adapted from "Historic Westminster, Colorado: A Brief History of Westminster," City of Westminster, Colorado, <<http://www.ci.westminster.co.us/city/history/default.htm>>, cited 22 September 2005.

settlers followed and DeSpain Junction grew into a small farming community. Businesses which served the needs of the surrounding area sprang up, including a blacksmith shop, lumber store, and general store. The railroad came to DeSpain Junction in 1881, with Bowles instrumental in the construction of the train depot.

Following some harsh winters, a drought, and national recessions, many of the homesteaders left during the 1880s. Several sold their land to C.J. Harris, a real estate developer from Connecticut who arrived in DeSpain Junction in 1885 after hearing rumors that a university was to be built. Harris subdivided the farms into smaller tracts which he in turn sold to fruit farmers. At his request (and with Pleasant DeSpain's permission) the town was renamed Harris, also known as Harris Park. In 1911, the residents of Harris voted to incorporate as a town, and also to change the name from Harris to Westminster in honor of Westminster University.

Princeton of the West: 1893-present

Henry Mayham, a prominent philanthropist from New York, convinced the Denver Presbytery around 1890 to build a Presbyterian University on land that he owned on Crown Point. He purchased 640 acres here in 1891 on the highest point in what was then Arapaho County. Called Westminster University, it was envisioned as the “Princeton of the West” and was modeled after that university. The original plans for the main building were designed by architect E. B. Gregory and the cornerstone was laid in 1891. However, a national financial panic and the depression of 1893 delayed construction. Mayham then asked his friend Stanford White, a prominent New York architect, to redesign the main building. White's design for a three-story structure was completed in 1893, and was built from red sandstone quarried in Colorado's Red Rocks region.

Classes did not begin for over a decade though, with the first sixty students admitted in 1908. Yearly tuition was \$50.00 per year and the earliest classes were co-educational. In 1915 the board of trustees decided to change the University to an all-male school. Unfortunately, just two years later all of the students had to leave to fight in World War I, causing the college to close its doors in 1917.

In 1920, several forty acres were sold to the Pillar of Fire Church which included the main building, Kirkwood Hall, and the President's House. The school reopened that same year as Westminster College. The Church established an Elementary School, High School, Junior College and Bible Seminary during the following decade. In 1925 the name was changed to Belleview College and Preparatory School. The Belleview facility is still owned and operated by the Pillar of Fire Church. Farmland was purchased north of the college in order to provide food for the students and faculty. Although the farm and the main campus are not located within the city limits of Westminster, many other buildings associated with the college are; furthermore, the construction and development of Westminster University had a significant impact on the development of the city for several decades.

Agriculture: 1863-ca. 1945

Starting with Pleasant De Spain's first apple orchard and encouraged by C.J. Harris'

development of small tracts sold to fruit growers in the late 1800s, Westminster soon became a center for fruit growing. It boasted of having the largest apple orchards west of the Mississippi, with several cherry orchards as well. Every spring, residents from the entire metropolitan Denver area came to Westminster to enjoy the apple trees in blossom, returning in the fall to buy fruit. An apple house was built in Westminster for fruit storage and apple cider production. A special spur of the railroad was also added to pick up the produce for delivery across the United States. Some of the more prominent orchards include the Shaffer Orchards, which operated until 1950 when they were sold for the construction of the Denver-Boulder Turnpike. Madison Orchard, encompassing 725 acres of what is now Shaw Heights, was sold in 1922. The Savery Savory Mushroom farm was located between 108th and 112th Avenues on N. Federal Boulevard; the 80-acre mushroom business was owned and operated by Charles Savery from the 1920s through the 1950s. Other farms were scattered throughout the adjoining counties, eventually to be annexed by Westminster.

Post WWII Suburban Development: 1946-present

Several factors influenced the explosive growth that Westminster would experience after World War II, not the least of which was the need to provide housing for returning veterans or ones that decided to move here after the war. New transportation systems, particularly the Denver-Boulder Turnpike that was completed in 1952, were also responsible for encouraging suburban growth. The turnpike initially brought approximately 7,000 people by the city every day, growing to 13,500 drivers per day by 1966. Due to the high volume of traffic, the toll-road became a freeway in 1967, fifteen years ahead of schedule. Today, the highway is one of the busiest in the state, and it was a contributing factor to the growth of Westminster and other cities in the northwest quadrant of the Denver metropolitan area. The construction of the toll road destroyed many orchards, but an underpass was included to insure that the bisection of Westminster would cause less disruption.

New jobs in the northwest quadrant of the Denver metropolitan area also led to residential development in the 1950s and beyond. Dow Chemical opened the Rocky Flats plant in 1951. Consequently, Westminster's population grew from 1,686 in 1950 to 13,850 by 1960. The subsequent housing boom caused the citizens of Westminster to reflect upon their future. One area which seemed worthy of revision due to increased population was the local government, which at the time was guided by state statutes. Desiring more control over the city's future, a new charter was approved by voters in January 1958, making Westminster a "home rule" city. In addition to providing for a Council/Manager form of government, the city could now issue bonds for financing utility and other capital improvements.

The population continued to grow rapidly, reaching 19,512 in 1970. By 1977 the City Council realized the ability of Westminster to provide municipal services could be jeopardized if the level of growth was not contained, which in turn would affect the quality of life. As a means of dealing with this issue, a Growth Management Plan was adopted in 1978. This plan called for allocating service commitments as a method of managing water and other key resources. The number of service commitments available each year was based on the City's capacity to absorb new growth. Another result of the plan was a "pay as you go" system of financing capital expansions, along with a strong emphasis on water

conservation.

The Growth Management Plan did not halt the population expansion; indeed, Westminster continued to attract new residents, with over 50,000 people calling the city home in 1980. The Westminster Center Plan was adopted by the City Council in 1982 to guide development and land use near the geographic center of the City – the area which was judged most likely to experience the greatest concentration of growth. While this plan later survived several major legal attacks, the population continued to grow during the late 1980s and early 1990s, leading the City Council to place a moratorium on new building projects before growth would outstrip Westminster's ability to provide services. By the year 2000, population in Westminster exceeded 100,000, earning it the label of a “boomburb.”⁵

Water in Westminster

Water has always been a critical factor in the development of agriculture and towns in semi-arid Colorado. Settlers from the east, used to more water than typically fell in Colorado, took advantage of the precipitation in the nearby mountains by redistributing the spring runoff to the fields on the plains by the means of irrigation ditches and canals. Many of the Front Range's earliest ditches were constructed through land now within the city limits of Westminster; the vast majority of these were used for agriculture.

Prior to 1955, Westminster's residents were able to obtain most of their water solely from ground wells. The rapid growth after World War II, however, put a severe strain on the city's water supply. The city made several surface water purchases during the 1950s, including the Kershaw Ditch and shares in the Farmer's Highline Canal. In 1957, Westminster also entered into a 25-year contract with Northwest Water Corporation for well water. The England water treatment plant was built in 1956. Additional purchases, negotiations, and legal battles for water rights continued throughout much of the remainder of the twentieth century, resulting in the development of a growth plan for Westminster which takes into account the ability of the city to provide water for new construction. Today the city is now home to more than forty lakes and ponds which are one acre or more in size – more than seven percent of the city's land area; all of these lakes and ponds are manmade. Most were built by irrigation companies in the early 1900s to store canal water for agricultural purposes.

⁵Fannie Mae Foundation, “Census Notes and Data,” cited <http://www.fanniemaefoundation.org/programs/census_notes_6.shtml>, cited 2 December 2005.

Property Types

Whereas historic contexts broadly define cultural/historical themes within geographical and chronological limits, *property types* are the physical examples of those themes within a city. The individual houses, commercial properties, parks, and other resources are the actual reflections of the history of Westminster's building environment.

A *property type* is a grouping of individual properties based on shared physical or associative characteristics. Property types connect the historic contexts to specific historic properties so that National Register and local register eligibility can be accurately assessed. A property type might be defined by physical characteristics such as style, structural type, size, scale, proportions, design, architectural details, method of construction, orientation, spatial arrangement or plan, materials, workmanship, artistry, and environmental relationships. A property type may also be defined by associative characteristics, such as the property's relationship to important persons, activities, and events, or based on dates, functions, and cultural affiliations. Lastly, a property type may be defined by a combination of any of the above mentioned characteristics.

Property types are a major component of survey. The different types may be significant on a local, regional, state or national basis. The significance will vary depending upon their date of construction, number, distribution, design characteristics, and methods of construction. Evaluation of property types should be made in accordance with the criteria for the National Register of Historic Places. A variety of property types may be inventoried during a single survey project that encompasses a large geographic area, or a survey project may be based upon a single property type, such as an evaluation of barns and outbuildings.

Like historic contexts, it is critical that an understanding of property types occurs prior to planning for future survey; this results in a more effective use of survey grant money. For instance, by knowing which types of buildings have been neglected in past surveys, a city can plan future surveys to gather information which significantly adds to the historic resource database, rather than gathering repetitive information about well-known resources. Additionally, a knowledge of property types often ensures the inventory of resources outside of proposed survey project areas. Most surveys focus on high concentrations of historic buildings. However, certain types of resources may be scattered across a large area. They are more likely to be included in a survey if they are recognized as a property type worthy of further study. Lastly, some information is gathered more efficiently when research is focused on specific property types. Works of a particular architect or school buildings are examples of historic resources that are scattered across a community, but whose background information is often centralized. Very often, these types of resources can be nominated to the National or local registers by virtue of their associative significance. However, it is expected that additional property types will be identified in future surveys. It is critical that all future survey reports continue to either expand the body of knowledge of existing property types, or identify new ones. Examples of expected property types are listed below.



Late Victorian Residences

There are very few examples of this period of architecture in Westminster, although the rare representatives are important community landmarks. They are generally characterized by steeply pitched roofs (often with multiple rooflines), an irregular floorplan, asymmetrical facade, and a textured wall surface. This is realized either through patterned masonry, wood shingles, or applied wood decorative features.



Late 19th & Early 20th Century Revival Style Residences

After the turn of the century, there was a growing reaction against the exuberant and "overblown" Victorian styles of the late nineteenth century. This coincided with a renewed interest in our country's Anglo-Saxon heritage and the early English and Dutch houses on the east coast. Although examples of revival style housing in Westminster rarely are historically accurate duplicates, a few do show the influence of the Colonial or Tudor Revival houses that were popular in the first half of the twentieth century.



Early 20th Century American Movement Residences

There are a few high-style examples of early 20th Century American Movement style residences, which includes the Prairie and Craftsman style. There are other houses which clearly show the influence of these popular architectural styles. The Craftsman style was often applied to the bungalow form, and featured low-pitched roofs with wide, unenclosed overhanging eaves. The roof rafters were usually exposed. A full or partial-width porch often features square porch columns, sometimes tapering and set on piers or pedestals.



Modern Movement Buildings

Many of the best examples of modern American architectural movements in Westminster are religious buildings which date from the recent past. A very few examples of modern residential architecture can be found, although these are generally greatly simplified.

National Folk and “Comfortable” Residences

Some of the earliest folk housing types in the United States descended from building traditions from the Tidewater South. Later, due to the railroad and mass-produced lumber, these forms and other new types of folk dwellings spread across the country because they were relatively simple and inexpensive to construct. Referred to as “National Folk” by Virginia and Lee McAlester in *A Field Guide to American Houses*, these residences are especially prominent in Westminster’s Harris Park addition. The “Comfortable” house, a term popularized by Alan Gowans, refers to the mass-produced residences built in suburban settings from 1890-1930. These houses were sometimes partly or totally prefabricated, or were built from plans published nationwide in plan books or magazines. These residences freely combined forms and ornament, making distinct classifications based on architectural style difficult.⁶ National Folk and “Comfortable” houses can be further categorized according to floor plan or form, with the more common types expected in Westminster outlined below.

Gable-Front

The gable-front form evolved from the Greek Revival style, where its front-gabled shape mimicked the pedimented temple facades of that style. It was common in New England and the northeast region in the pre-railroad era, and continued with the expansion of the railroads after the 1850s. It became a dominant urban folk form up through the early twentieth century. Unlike the smaller “shotgun” houses of southern cities, in Westminster the typical gable-front house was wide and sometimes two stories with a moderate to steeply pitched roof.



Hall & Parlor

Hall & parlor houses are simple one-story side-gabled houses which are two rooms wide and one room deep. They are another traditional British folk form which have been constructed over a long period of this country’s history, although the extant examples in Westminster were constructed in the first three decades of the twentieth century. Variations to the form are found through the porch sizes and roof shapes, differing chimney placements, and various patterns of additions which were necessary to accommodate the small buildings for modern living.



⁶Alan Gowans, *The Comfortable House* (Cambridge, MA: The MIT Press, 1987), p. xiv.



Pyramidal

While rectangular plan houses were generally covered with a gable roof, houses with a square plan commonly had pyramidal hipped roofs. Although slightly more complex in their roof framing, they required fewer long rafters and were less expensive to build. One-story examples are more frequently found in southern states and are true folk forms.



Bungalow/Bungaloid

The bungalow or bungaloid type represents one of the most popular forms of housing for the middle class in early twentieth century America. Although typically identified with the Craftsman style, the term for the form type “bungalow” has been confusing from its inception after the turn of this century. Generally thought of as a one- or one-and-a-half story house noted for its porch roof extending from that of the main house and sweeping over a verandah, the typical Craftsman features were found in the porch supports,

windows, materials, and exposed rafters or brackets in the eaves. However, bungalows were found with ornamentation from other styles as well.



Foursquare

The foursquare, another popular early twentieth century housing form, is a two-story building, two rooms wide and two rooms deep, also with a low-pitched roof. Its features and details, like that of the bungalow/bungaloid, are usually borrowed from the Prairie and Craftsman styles, such as wide, overhanging eaves, square or tapered porch supports, full length front porches, and horizontal groupings of windows. The most distinctive feature of the Foursquare is its massive appearance. It generally featured a hip roof, whose wide, overhanging eaves were usually enclosed. Often, there were front and side dormers. The front porch was full-length, and the porch columns would vary from those reminiscent

of the Craftsman style to round classically-inspired columns.

Classic Cottage

In Colorado, a one-story version of the Foursquare is sometimes referred to as a “Classic Cottage.” The front elevation features a central dormer set on an elongated hip roof. The front porch is generally full width with wide porch supports; sometimes this porch is recessed beneath the main roof.



Ranch Houses

The Ranch style originated in the mid-1930s with several California architects. It gained in popularity during the 1940s to become the dominant style in Westminster, and throughout the country, during the 1950s and 1960s. Its popularity was due in part to the country's increasing dependence on the automobile, resulting in its construction in rapidly growing suburban areas. California ranch houses are generally asymmetrical one-story buildings with very low-pitched roofs and broad facades. Carports or garages are often incorporated into the roof designs, instead of appearing as a “tacked on” afterthought. Some lack decorative details, while others focus on porch-roof supports. Ribbon windows are frequent as are large picture windows for living areas. Wood and brick wall cladding is used, sometimes in combination. As this property type became generalized for mass production, the details and form were simplified. There are numerous examples of these simple rectangular plan ranches in Westminster which are one story and feature a gable or hip roof. Those that date from the 1940s tend to be wood frame, while the examples from the 1950s and 1960s are often brick. Some have attached garages, and porches are generally absent, instead featuring a simple portico entry.



Early & Mid-20th Century Commercial Buildings



Westminster's historic commercial buildings are typically one-story, with a few two-story examples. While most examples in other Colorado communities have flat or nearly flat roofs, Westminster's commercial buildings may also have gable roofs hidden behind a parapet wall. The buildings are often constructed of blond or light colored brick, although rare examples are wood frame. There is little ornamentation, save for a band of decorative brick that may be found at the cornice line. Large windows typically flank or are on one side of a recessed or flush entry.

Agricultural resources



Westminster's rapid suburban development in the past half century has resulted in the loss of much of its rural character. Many farmsteads and their buildings have been razed and replaced by subdivisions and commercial development. Despite this, a few rare farmsteads, open farmland, and agricultural outbuildings remain. In addition to farm residences, which generally do not differ from the housing styles previously mentioned, there are some scattered outbuildings which provide some insight into this aspect of Westminster's history. These buildings may be loosely categorized according to function: barns, silos, water structures, windmills, woodsheds, privies, root cellars, crop structures (including grain storage, such as silos), livestock structures (including corrals) and milk houses, as well as by their association with the production of one of the various types of agricultural goods: orchard fruit, dairy products, truck farm produce, livestock, or crops. Other features associated with agriculture are fields and fences. The majority of fencing around Westminster is barbed or rolled wire, with either wood or metal posts.



Transportation buildings and structures

Examples of this property type include bridges, railroad related structures, automobile courts and motels, and automobile garages and gas stations. The latter group is likely to be the most prevalent in Westminster. There were several commercial businesses that arose from the increased ownership of automobiles in the early twentieth century, and from the increased suburbanization of Westminster in the second half of the century, including automobile sales companies, parking garages, and gas stations. Although many of the early twentieth century gas stations have been demolished, there remain several from the early 1950s and 1960s.



Water resources

Property types associated with water development in Westminster may include components of ditch or canal systems, or reservoirs and dams which are solely related to water storage. Examples of water resources may include: diversion structures (headgates, diversions dams); water conduits (canals, ditches, pipes, culverts, laterals, and pumps), protective and cleaning features (debris grates, sand traps, water and overflow gates, chutes), water storage (reservoirs, dams), and control or measurement resources (lateral turnouts, weirs, checks, water measuring and recording devices).

Geographical distribution

Westminster has grown considerably from its humble beginnings as a small farming community to its 2000 ranking as the seventh largest city in Colorado. The majority of this growth, however, has occurred relatively recently. Previous informal studies of historic resources in Westminster have focused on the Harris Park neighborhood, while the resources that are scattered throughout the 33 square miles are often overlooked – until they are demolished. Nonetheless, there are almost 1,700 buildings in Westminster that are over fifty years in age as of 2005, the majority of which are outside of the Harris Park area. Many of these are built after World War II, however. Historic preservationists in general are still coming to terms with the task of identifying and evaluating the vast number of post-World War II buildings across the country. This number will only increase in the future as more buildings “age in,” leaving the prospective historian in Westminster to face the daunting task of evaluating historic resources in virtually every corner of the city. At present, however, most of the post-World War II subdivisions have logical boundaries, generally following the original plat, which help determine the extent of potential survey. In other areas of Westminster, man-made and occasionally natural features provide natural cut-off points to divide the remaining portions of the city into logical survey districts.

Integrity

The retention or lack of integrity of an area is a major factor in developing survey priorities. Integrity is the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period. A property or survey area retains integrity if it displays its architectural or historic qualities from its period of significance. Integrity is an integral part of assessing a resource's historical and architectural character, eligibility for National or state register listing, eligibility for Westminster's local designation, and in determining the emphasis of future preservation planning efforts. Areas which have retained integrity will have more opportunities for preservation planning efforts than those which do not, and thus will be ranked higher in survey priorities.

Areas of the city which have retained integrity are those where the majority of resources dating from the period of significance remain extant and display their original character. In these areas, most of the original buildings and structures remain, there are few modern intrusions and vacant lots, and the alterations to the overall character of the district have been minimal. These areas are generally considered at a higher priority for survey than those that have suffered extensive losses.

Neighborhoods or commercial areas which have experienced significant building losses or alterations to their original character may no longer retain sufficient integrity to warrant intensive survey and/or preservation planning efforts. In those neighborhoods which have lost a high percentage of historic buildings or which have a high level of deterioration and/or

significant exterior alterations to historic buildings, it would be more prudent to conduct reconnaissance level survey in order to determine where the highest concentrations of historic buildings remain.

Integrity loss can also result from over-development of an area or the introduction of elements incompatible with an area's character. This may include the construction of numerous multi-family dwellings in a traditionally single family neighborhood, commercial expansions into a residential area, and the introduction of incompatible design elements into a district. Such actions would also have a negative impact on the integrity of an area and affect its survey priority. However, many of these elements which have a negative impact on the integrity of an area may also qualify as a **threat**, which in turn may raise an area's priority for survey.

Threats

Threats to historic neighborhoods, commercial districts, and individual resources must be considered in establishing survey priorities. Properties which are demolished prior to survey will never have the opportunity to be fully assessed and related historic properties cannot be accurately evaluated in preservation planning efforts. Areas which are experiencing demolition, property abandonment, and new development may over time lose their integrity and historic character. Identification is the first step in helping these neighborhoods stem the loss of historic resources. As previously noted, this factor may sometimes override the previous assessment of an area's integrity. In other words, if a significant neighborhood or rare property type is faced with alterations or demolition, it may be important to survey this area first before the resource is lost.

Abandonment of properties can sometimes have a negative impact on historic neighborhoods, but this was not determined to be a significant factor in Westminster. Abandonment often results in actual demolition or demolition by neglect, and is sometimes more pronounced in low-income areas and areas adjacent to commercial and industrial development. However, this factor should be monitored in future years in case the situation changes in Westminster.

Suburban expansion, on the other hand, has been the most common threat to historic properties in Westminster. The construction of the Boulder turnpike, interstate system and other major roads has provided ready access to Denver, industrial areas, and other employment centers. Increasingly, people employed in other parts of the Denver metropolitan area have chosen to reside in Westminster residential neighborhoods and commute to work. Sometimes former farm residences and outbuildings, including barns, shed, and silos, have existed side-by-side with new construction. In a majority of instances, though, new residential development has resulted in the demolition of historic farmsteads and other rural resources.

Public initiatives such as assistance for special projects or road projects may also result in the demolition of historic properties. Even federally funded projects may result in the demolition of historic resources if no other prudent or feasible alternative is available. Examples of this type of action are road-widening or improvement projects and construction of new transportation corridors, which all have the potential to impact historic properties. If federal funds are used for these projects, a review of cultural resources is required through Section 106 of the National Preservation Act in order to identify historic properties along a route, determine their significance, and recommend mitigation procedures.

Private market-driven development can impact historic properties in a variety of ways. Positive development can occur when it is sensitive to historic buildings or the historic environment of the area. However, historic buildings considered as often incompatible with new development, and demolition can result. Sometimes a request for a zoning change within a historic district may signal a development use which could potentially result in demolition of existing buildings. Public and private initiatives can have a direct bearing on survey priorities. Upon announcement of the schedule and specific impact of such initiatives, survey efforts must be able to respond quickly and effectively. Threats to properties can be both immediate and long term, and survey criteria (and thus the priorities which follow) must be flexible to respond to these threats.

Opportunities/local priorities

Survey priorities may be influenced through the opportunities that exist in certain areas. Survey efforts can be motivated by the interest of a neighborhood group, historical agency, or private citizens. Opportunities may also result from planning undertakings initiated by city or state agencies, federally funded projects, and other factors. Conversely, the lack of interest or other opportunities within an area will also be taken into account when assessing survey priorities.

If residents of a particular neighborhood have expressed interest in documenting their historic properties, it may be a prudent investment to give survey in such areas priority over areas where there is less immediate interest in the use of the resulting data. Public interest and support for survey projects should be considered when initiating survey activities. For example, residents from neighborhoods may volunteer their time to sponsor and assist in surveys. This could be important in determining which of the numerous post-WWII subdivisions should be surveyed first, as several of them contain virtually identical buildings. With professional guidance, volunteers can complete reconnaissance survey forms, construction research, photography, and mapping. The use of volunteers in a survey area is beneficial because it utilizes people with an intimate knowledge of the area's history and resources, it can boost public support and awareness of the survey effort, and it can also reduce costs. Although professional supervision must be maintained, the use of volunteers can be a major opportunity to facilitate survey efforts.

Incentives

Survey priorities should also respond to the economic incentives for preservation. The survey process is a valuable first step in identifying buildings and districts eligible for historic designation. Such designation has the potential to provide tax incentives for the rehabilitation of eligible properties and provide opportunities for rehabilitation grants.

Tax incentives for historic structure rehabilitation have existed since 1976. Income-producing buildings which undergo substantial rehabilitation are eligible for a 20 percent federal tax credit. Historic structures are those which are listed individually or as contributing to a historic district on the National Register of Historic Places. A 10 percent federal tax credit is available for non-historic commercial structures which were constructed before 1936. Colorado also offers a similar 20 percent state income tax credit based on \$5,000 or more of approved preservation work on designated properties, included in either the state or national registers, or designated historic by a certified local preservation program.

There are also grants for rehabilitation available through the State Historical Fund. A portion of the gaming tax revenues in Colorado are directed for use in historic preservation throughout the state. Approximately \$15 million is available for distribution annually, and funds are distributed through a competitive process. All projects must demonstrate strong public benefit and community support. Grants vary in size, from a few hundred dollars to amounts in excess of \$100,000. The Fund assists in a wide variety of preservation projects including restoration and rehabilitation of historic buildings, architectural assessments, archaeological excavations, designation and interpretation of historic places, preservation planning studies, and education and training programs.

If particular projects or areas of Westminster are eligible or desire historic designation in order to take advantage of the available state and federal financial incentives for rehabilitation, this can be a significant factor in determining survey priorities for the city. Survey efforts have the potential to encourage the use of these incentives through the identification and recognition of historic properties.

THE NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is the nation's official list of buildings, structures, sites, objects, and districts worthy of preservation. The National Register is maintained by the National Park Service, U.S. Department of the Interior, and is expanded through nominations made by individuals, historic organizations, state and local governments, and federal agencies. In Colorado, the National Register program is administered by the Office of Archaeology and Historic Preservation of the Colorado Historical Society.

National Register (NR) listing provides recognition of the architectural, historical, or archaeological significance of properties and districts. Under Section 106 of the National Historic Preservation Act, a National Register listing also provides limited protection from the effects of federally funded, licensed, or assisted properties. Property owners of individually listed properties or of those within a National Register district are eligible for federal rehabilitation and restoration grants when available. NR listing also may allow the owners of income-producing properties to take advantage of the Investment Tax Credits (ITC) for rehabilitation expenditures.

Although the National Register recognizes the significance of a property or district, it does not place any restrictions or obligations on the use or disposition of the property or district. Property owners do not give up any control over their properties, and may alter their properties or even demolish them as they see fit (providing any federal action is not involved). Generally, a National Register listing enjoys recognition and increased prestige and properties often appreciate in value due to the designation.

In identifying and evaluating significant historic resources for a National Register listing, much information is compiled. This information can be used in a variety of planning and development activities. Copies of National Register nominations for properties in Westminster are available in the Community Development Department at City Hall or from the OAHP at the Colorado Historical Society. The historic and architectural information on the oldest nominations is somewhat sketchy when compared to later nominations, but all nominations present more in-depth data and evaluation than inventory forms.

Since the passage of the National Historic Preservation Act in 1966, there have been five individual properties in Westminster listed on the National Register. A list of the properties, address, the date of listing, and a brief description follows.

Westminster University, 3455 83rd Ave.;
listed 08/10/1979 [located in an
unincorporated Adams County enclave within
Westminster]

The main building is Romanesque Revival built of red sandstone and designed by prominent architect Stanford B. White and E. B. Gregory. It was originally constructed by the Presbyterian Church and was to serve as the “Princeton of the West.” It is listed for its significance in architecture, education, law and religion.



Bowles House, 3924 W. 72nd Ave;
listed 11/03/1988.

This Italianate residence was constructed ca. 1877 for Edward Bowles, an early pioneer to the area. Bowles helped fund the nearby depot, and was a member of the school board. The property is listed for its significance in community planning.



Harris Park School, 7200 Lowell Blvd.;
listed 08/30/1990.

Built between 1892 and 1899, with a 1926-1927 addition to the north. It was originally constructed as a Romanesque Revival building, but was extensively remodeled in the 1920s with Craftsman style design elements, which were popular at the time. It is listed for its significance in architecture and social history.



William J. Gregory House, 8140 Lowell Blvd.,
listed 02/23/1996.

This Dutch Colonial Revival residence was built in 1910 for William Jones Gregory, a faculty member at Westminster University. It is listed for its significance in social history and architecture.



Union High School, 3455 W. 72nd Ave.;
listed 01/14/2000.

Built in 1929, this school has elements of the Art Deco style; a PWA addition dates from 1939. It served as the first high school for Westminster from 1929 through 1949. It is listed for its significance in community planning and development, education, and politics/government.



THE COLORADO STATE REGISTER OF HISTORIC PROPERTIES

The Colorado State Register of Historic Properties is operated much as the National Register. It is a listing of the state's significant cultural resources worthy of preservation for the future education and enjoyment of Colorado's residents and visitors. Properties listed in the Colorado State Register include individual buildings, structures, objects, districts and historic and archaeological sites. The State Register program is administered by the Office of Archaeology and Historic Preservation (OAHP) within the Colorado Historical Society. The Society maintains an official list of all properties included in the State Register. Properties that are listed in the National Register of Historic Places are automatically placed in the State Register. Properties may also be nominated separately to the State Register without inclusion in the National Register. On November 18, 2005, the Savery Savory Mushroom Farm Water Tower was approved by the Colorado State Review Board for listing in the Colorado State Register; it is currently waiting final approval from the board of the Colorado Historical Society.

LOCAL HISTORIC DESIGNATION

The Westminster Historic Landmark Board was created by approval of the City Council in March 2003. As outlined in the Westminster Municipal Code section 11-13-3, the board has the principal responsibility for matters involving historic landmarks. The board's purpose is to protect, preserve, and enhance those structures, features, or sites deemed historically or architecturally significant and which represent or reflect elements of Westminster's cultural, social, economic, political, and architectural history. Included in the board's powers are the ability to recommend designation of a historic landmark or district to the City Council, and to approve a "Certificate of Appropriateness" for proposed alterations, additions, or demolition of properties that have been designated a local landmark or are within a designated local district.

The Board consists of five to seven local residents appointed by the City Council. A local historic designation is "overlaid" on existing zoning classifications. Designation of a local district or landmark provides protection for the significant properties and historic character of the resources. The ordinance provides the means to make sure that growth, development, and change take place in ways that respect the unique local characteristics of the district. This is done through a process known as "design review," whereby the Board reviews any proposed alterations as noted above. If a proposed project meets specific guidelines and does not alter the character of the resource, the Board may issue a "Certificate of Appropriateness" which allows the proposed change to take place.

The following properties have been designated as Westminster landmarks:

Westminster Grange Hall, 3935 West 73rd Ave.
Built in 1913, it is significant as an example of a specific building type, for its craftsmanship, for representing an era of Westminster's history, and as an established visual feature in the community.



Charles and Julia Semper Farm, northwest corner
of West 92nd Avenue and Pierce Street
The farmhouse was built ca. 1882-1883, and the property is representative of late nineteenth and early twentieth century agricultural homesteads, and one of the few remaining agricultural units remaining.



Henry House Residence, 7319 Orchard Court
Built for pioneer Henry House in 1920, this is a good example of a particular style. It is also associated with a person important to Westminster's history. House served as mayor, was instrumental in having the first water system installed, and constructed many houses in the Orchard Court subdivision.



Savery Savory Mushroom Farm Water Tower, 110th Avenue alignment on the east side of Federal Boulevard.

The circa 1925 Savery Mushroom Farm Water Tower is the only intact remnant of what was originally an extensive collection of buildings, structures and other features that made up the corporate agricultural facility owned and operated by Colorado's "mushroom magnate," Charles William Savery, from 1923 through 1953.



Wesley Chapel Cemetery; northwest corner of West 120th Avenue and Huron Street.

The property was first used for burials in 1891 and was used intensively through the 1930s. It was also the site of the Wesley Chapel, an early Methodist congregation organized by families who farmed in Adams County.



SURVEY PRIORITY RECOMMENDATIONS

Priorities for future survey activities in Westminster are guided by the factors detailed on pages 14-29. Westminster has nearly 1,700 properties in 2005 which are greater than fifty years of age. All of these buildings may be worthy of survey, and these factors provide a mechanism for prioritizing and selecting the level of survey activities in different areas of the city. These factors were developed and evaluated with both federal standards and existing conditions in Westminster in mind. In establishing priorities for future survey, the Westminster Historic Landmark Board should evaluate proposed projects against these factors. A review of these factors to guide survey efforts and establish priorities for Westminster, and the questions that should be asked of all potential survey projects, are as follows:

- **Historic Contexts** - What contexts exist in the survey area and how are they associated with the overall growth and development history of the city?
- **Property Types** - What property types exist in the survey area and what are their numbers and location?
- **Geographical Distribution** - What are the geographical features or boundaries which distinguish the project area? Is there a distinct identity to an area or are there contiguous areas which share similar characteristics?
- **Integrity** - Does the area retain its historic integrity, or has this integrity been compromised?
- **Threats** - How endangered are the resources in the project area and from what actions?
- **Opportunities/local priorities** - Are there opportunities present to facilitate survey completion? Is the property or area listed or potentially eligible for listing on the National Register? If not eligible for the National Register, does it meet state or local register criteria?
- **Incentives** - Would survey encourage the use of financial or planning incentives in the project area?

Estimating Costs

Estimated costs are based upon the number of properties to be inventoried, level of survey efforts, and typical labor and expenses for survey projects.⁷ Costs are based upon using traditional survey methods. For intensive level surveys funded by the grants through the CHS, one set of 4x6" black and white photographs is required for the SHPO; an additional

⁷Typical costs per inventory form provided by Colorado Historical Society.

set is included for the City of Westminster. For reconnaissance level survey, color photographs are acceptable. Intensive level survey forms are estimated to cost between \$250 to \$400 per inventory form (including photos).⁸ The range in costs indicates the amount of time required for various property types. Agricultural complexes with multiple buildings require more mapping and photography; a selective survey of scattered resources takes more time for background research; and an initial survey will require in-depth research and development of historic contexts for Westminster. If the consultant travels from a considerable distance, some additional costs may be added for mileage.

Reconnaissance level surveys are recommended for many areas where the significance and the integrity of the area is unknown or where there are numerous buildings of similar design and construction date, such as in a planned residential subdivision of the 1950s. Since there are presently no reconnaissance level survey forms developed by the CHS, an initial reconnaissance survey in Westminster will require the development of such a form. This form might vary slightly from one neighborhood to the next, depending upon its period of construction or property type, but once developed, the costs for carrying out the survey would be significantly less than intensive level survey. It is estimated that the cost of completing reconnaissance level forms would be approximately \$30 per building, including photographs. At this point, individual site maps are not recommended for reconnaissance survey, but an overall map of the survey area with keys for each building would cost approximately \$500. Development of the survey forms, background research of the neighborhood, and a survey report is estimated at \$1500 (cost is partly dependent upon the number of buildings in the project). Survey reports which accompany the reconnaissance level surveys should include a discussion of whether or not intensive level survey is recommended in the future, and if so, provide a cost estimate for the next phase.

The savings which would be realized with the use of volunteer time has not been calculated into these estimates. While volunteer survey would still require professional training and oversight, the costs for producing such a survey would naturally be less. Volunteers could prepare reconnaissance level inventory forms, for example, with a preservation professional responsible for the development of the reconnaissance form template, project oversight, evaluation of the resources, summary survey report, and recommendations for follow-up intensive level survey.

Volunteer Survey vs. Professional Preservation Consultants⁹

If the survey is to be used as a planning tool, the project should be reliably accurate and of professional quality. It is thus important that qualified professional personnel be involved in all phases of a survey project. The National Park Service has defined minimum qualifications for these professional personnel in the Secretary of the Interior's Standards for

⁸These costs also include all site and USGS maps, as well as an accompanying survey report.

⁹Taken from National Register Bulletin 24, *Guidelines for Local Surveys: A Basis for Preservation Planning*.

Preservation Planning, 36 CFR Section 61. The level of involvement of professional personnel can vary, but they should be responsible for all major decisions affecting the survey. While it is not necessary that professionals gather all data, they should provide guidance to inexperienced surveyors, define districts and properties of potential significance, evaluate and interpret data gathered, and oversee the production of graphic documentation.

Sometimes professionals are willing to volunteer their time to work on survey projects, as when members of certain professional societies, such as the AIA and ASLA, work on special projects. In many cases, particularly those projects funded by federal Historic Preservation Fund monies, a professional is hired to conduct a survey. Even when volunteer labor is relied upon, it is best to appoint or hire at least one professional who can administer or oversee survey activities.

Although a survey should be supervised by professionals, volunteers and others without professional training in the preservation disciplines can carry out much of the survey work. The use of volunteers is important because it can bring to the project people with specific knowledge of the community's history and resources, help ensure public support for the project, and reduce costs.

There are many aspects of survey work that can be handled by volunteers, including the following:

- **Historical Research.** Many times, people with interest in local history may have already gathered much of the primary data needed to interpret the community's history and establish contexts. People with skills in library work or an interest in recording oral histories are especially helpful.
- **Field Survey.** With adequate training and supervision, people with any background can carry out field survey work. The prerequisites for this type of work would be the ability to understand and follow instructions, to be observant, and to be able to fill out forms and take notes clearly and accurately. Specific skills in cartography, drafting, and photography are useful as well. Knowledge of the community and its residents can be of *great* value to the project by simplifying the communication process.
- **Handling Survey Data.** Volunteers can help carry out the clerical work of organizing the data, coding the data for computer storage, and preparing publications. People with skills in typing, word processor or database operation, general clerical skills, knowledge of computer science, editing, and layout would all be useful. Although evaluation of properties to determine their historic or architectural significance should be done by professionals, volunteers are important for providing community input as to what they perceive to be important to the history and character of their community.

Volunteers can be recruited from a variety of sources: civic and fraternal organizations; college and secondary history, anthropology, and social science students; members of

neighborhood organizations or specific social or ethnic groups; and local historical or preservation societies.

National Register Bulletin #24, *Guidelines for Local Surveys: A Basis for Preservation Planning*, discusses in some detail the training necessary for volunteers for various aspects of a survey project. It is recommended that the City of Westminster use the Bulletin in establishing a volunteer training program, and that a small neighborhood survey be selected for a pilot project. The OAHF of the Colorado Historical Society should also be involved in order to insure that the data gathered will meet minimal standards outlined in the *Colorado Cultural Resource Survey Manual*. After the completion of the pilot project, a volunteer survey manual should be prepared both for professional staff and for volunteers, so that the duties of each are clearly outlined. This could potentially serve as a model for other Colorado communities who wish to include volunteers in a systematic manner for survey projects, and would prove particularly useful in the inventory of the extensive post-WWII neighborhoods that exist across the state.

Prioritization of Survey Efforts

Priorities for survey efforts in Westminster have been established for the next twenty years in the Survey Plan. This twenty year span of projects has been calculated with projected funding costs, levels of survey, and the number of properties to be surveyed. Potential survey areas of the city were examined and assigned a priority level after analysis according to the survey factors. This analysis reflects information made available to the consultants by the City of Westminster. Future opportunities, constraints, and unknown factors may and *should* result in changes to these priorities. The Survey Plan should remain a flexible document--responsive to whatever may affect historic resources in the future, and should be reassessed every five years to insure that it continues to meet the needs of the citizens of Westminster.

Priority One Survey - Survey Within Five Years

Priority One Survey projects are recommended for completion within five years. Areas or property types designated as Priority One have one or more of the following characteristics:

Opportunities/local priorities:

Project areas contain individual properties or districts which are presently listed on, or may be eligible for listing, on the National, state, or local registers; support for survey projects such as neighborhood interest may be high in some project areas;

Integrity:

Project areas may retain a high degree of historic and architectural integrity which contributes to its significance;

Threats:

Historic properties in Priority One areas are being lost, or are significantly threatened, through neglect, blight, by commercial development, private and public projects, and other factors; although appearing to conflict with the previously listed factor, integrity in these areas is threatened and survey projects are recommended to identify significant properties which remain;

Incentives:

Project areas may be recommended to identify significant resources eligible for rehabilitation tax credits and other incentives.

Harris Park

Survey factors: This area contains the greatest concentration of pre-WWII buildings in Westminster. Most of the resources in the selected area of Harris park date from ca. 1900-1940. These earliest representatives of Westminster's development are concentrated on blocks close to 72nd Avenue; these blocks also have infill buildings dating from the 1940s and 1950s. Pre-WWII buildings are also scattered throughout this entire area, and can be found in the northern part of this district in blocks of primarily 1950s ranch form houses. Many of these buildings are associated with Westminster's earliest historic contexts, such as *Early Settlement to Town: 1863-1911* and *Agriculture: 1863-ca. 1945*. The district also contains a wide variety of property types as well; however, integrity issues (particularly siding) may pose problems for potential National Register eligibility. Survey is necessary in order to provide a basis for evaluating registration requirements for these early buildings. The resources are concentrated in a relatively contained geographical area that is defined by logical physical features such as major roads and railroad. It is threatened by redevelopment due to increases in property values, potential future private development, and at least two road improvement projects. [see Appendix B for a location map and photographs of typical buildings in this district.]

Level of survey: Comprehensive within selected survey area, with a combination of

intensive and reconnaissance level surveys. Due to the large number of buildings in this district, the cost of inventorying all of the buildings in this district will be reduced by the combination of intensive and reconnaissance level surveys. All residential buildings constructed prior to 1946 are recommended for intensive-level survey. Post WWII residential buildings which were constructed as part of a platted subdivision are recommended for reconnaissance level survey in selected areas. Furthermore, all other buildings located within an area generally bounded by Bradburn and Lowell, from 76th to 72nd Avenue should be recorded on a reconnaissance form. A reconnaissance form should be developed, which will allow for easy and quick recordation of typical features and alterations for the houses which do not vary much within a block.

Boundaries: Bounded by 80th Avenue/Turnpike Drive on the north, Lowell Avenue on the east, 72nd Avenue on the south, and Raleigh Avenue on the west.

Number of properties: 100 selective intensive level within the general boundaries, and 129 reconnaissance level within a defined survey area generally located between 72nd and 76th Avenues, and between Bradburn and Lowell Boulevards. (See Appendix B)

Estimated cost: \$30,000 for intensive level survey, \$4,000 for reconnaissance survey.

Westminster University/Pillar of Fire: Phase I

Survey factors: This area contains a number of pre-WWII residential buildings that retain an exceptionally high degree of integrity. While the former Westminster University campus, now owned by the Pillar of Fire Church, is not within the city limits of Westminster, many of the residential buildings surrounding the campus *are* in the city. These not only have historical associations with Westminster University, which was listed on the National Register of Historic Places on 8/10/1979, but are also good examples of residential property types dating from the early twentieth century. These buildings tend to be located on the edges of the campus, with surrounding construction dating from the 1940s and later. The buildings which adjoin the campus may have potential for inclusion in an expanded National Register listing for the Westminster University campus. While the buildings have been well maintained over the years, they are situated on large lots and are potential candidates for redevelopment, particularly along Federal Boulevard. [see Appendix C for a location map and photographs of typical buildings in this district.]

Level of survey: Selective intensive-level survey, with reconnaissance level survey for the entire area recommended in phase II. Volunteers could be responsible for the reconnaissance level survey of the 1950s and 1960s residences if a form specific to these properties was developed.

Boundaries: Roughly bounded by 84th Avenue on the north, Federal Blvd. on the east, 80th Avenue on the south, and Lowell Blvd. on the west.

Number of properties: 25 properties.

Estimated cost: \$6,250

Westminster University/Pillar of Fire: Phase II

Survey factors: In addition to the pre-WWII residential buildings described in Priority One, this area also contains a number of residences constructed during the 1940s and

1950s, as well as a few built within more recent decades scattered within the area. Due to the potential for historic district designation, a reconnaissance-level survey would be important to determine the level of integrity of the district as a whole. [see Appendix D for a list of scattered properties and photographs of typical properties.]

Level of survey: A comprehensive reconnaissance level survey for everything not previously surveyed within the recommended survey boundaries. Volunteers could be responsible for the reconnaissance level survey of the 1950s and 1960s residences if a form specific to these properties was developed.

Boundaries: Roughly bounded by 84th Avenue on the north, Federal Blvd. on the east, 80th Avenue on the south, and Lowell Blvd. on the west.

Number of properties: Approximately 150 properties.

Estimated cost: \$5,000

Scattered residential and agricultural properties

Survey factors: A number of pre-WWII residential buildings and agricultural properties are scattered throughout Westminster. The majority face significant threats from redevelopment pressures, generally private. [see Appendix E for a list of scattered properties and photographs of typical properties.]

Level of survey: Selective intensive-level survey.

Boundaries: The city limits of Westminster.

Number of properties: Approximately 78.¹⁰ A few agricultural properties have numerous buildings or structures, which affects the estimated cost for survey.

Estimated cost: \$23,000.

“California Ranch” property type

Survey factors: A relatively small percentage of 1950s and 1960s houses illustrate the California style ranch. These are concentrated in two areas of Westminster: in the 7800 and 7900 blocks of Stuart Place and Stuart Street (which is northwest of Harris Park), and along 79th Avenue between Lowell Boulevard and Hooker Street. Although there is more variation in the buildings’ stylistic features in these blocks (when compared to other neighborhoods of the period), these developments still relied on basic models and floor plans in the construction of the houses. Therefore reconnaissance survey would be a cost-effective level of inventorying these streets. [see Appendix F for photographs of typical properties.]

Level of survey: District-wide reconnaissance-level survey.

Boundaries: The 7800 and 7900 blocks of Stuart Place and Stuart Street, and the north side of 79th Avenue between Lowell Boulevard and Hooker Street.

Number of properties: 105 reconnaissance level.

Estimated cost: \$3,250

¹⁰This count should be verified prior to any grant application, as the delay of even a few years may reduce the number of these buildings.

Transportation resources

Survey factors: A small number of transportation-related properties are located near the Harris Park area. These include an early twentieth century commercial garage, gas stations, and a motor court. These likely face threats from redevelopment. [see Appendix G for a list of these resources and photographs of typical properties.]

Level of survey: Selective intensive-level survey.

Boundaries: The city limits of Westminster.

Number of properties: Approximately 10. The Arrow Motel will likely be demolished, however, prior to the initiation of a survey project.

Estimated cost: \$2,500

Priority Two Survey - Survey in Five to Ten Years

Any Priority One survey projects not completed within five years should be reconsidered for survey in the Priority Two phase. Areas designated as Priority Two have one or more of the following characteristics:

Opportunities/local priorities:

Project areas may contain individual properties or districts which are presently listed on, or eligible for listing, on the National and local Registers; support for survey projects such as neighborhood interest may exist in some project areas;

Integrity:

Project areas generally retain historic and architectural integrity which contribute to their significance;

Threats:

Historic properties in project areas may be threatened by neglect, alterations, commercial development, private and public projects, and other factors. These threats are not as immediate as those identified in areas designated Priority One

Incentives:

Project areas generally do not contain significant resources eligible for rehabilitation tax credits and other incentives.

There are numerous 1950s and 1960s residential subdivisions in Westminster, with very little variation in the above listed factors to distinguish them as far as setting survey priorities. Few are facing any immediate threats, for example. Therefore, the following neighborhoods recommended for survey in "Priority Two" are those that retain the greatest degree of integrity. They are all recommended for a reconnaissance level survey (utilizing a form developed specifically for the neighborhood and property type), any one of these could be considered for a pilot project utilizing volunteers. Any neighborhood organization which would express interest in conducting such a project should be considered first.

Westminster's post-WWII neighborhoods: the 1950s

Survey factors: These neighborhoods are associated with the historic context *Post WWII Suburban Development: 1946-present*, and represent the first major growth period in Westminster's development history. These neighborhoods contain many residences built within a few years of each other, utilizing either one basic floor plan or up to three or four floor plans. The exterior of the buildings within any neighborhood showed little variation as well. Therefore, these buildings are well suited for a specialized reconnaissance level survey. The neighborhoods listed below retain a high degree of exterior integrity. [see Appendix H for maps and photographs of typical properties.]

Level of survey: A comprehensive reconnaissance level survey for every building within the boundaries of each neighborhood. Volunteers could be responsible for the reconnaissance level survey of the 1950s and 1960s residences if a form specific to these properties was developed.

Park Terrace & Skyline

Boundaries: Roughly bounded by Highway 36 on the north, Zuni Street on the east, 70th Avenue on the south, and Clay and Elliot streets on the west.

Number of properties: Approximately 714 properties. (255 in Park Terrace, 459 in Skyline)

Estimated cost: \$21,500 (without volunteers)

Shaw Heights¹¹

Boundaries: Roughly bounded by Chestnut Lane on the north, Lowell Blvd. on the east, Bradburn Drive on the south, and Oakwood and Circle drives on the west.

Number of properties: Approximately 355 properties.

Estimated cost: \$11,750 (without volunteers)

Westminster Hills

Boundaries: Roughly bounded by Raleigh Street on the north and east, 80th Avenue on the south, and Tennyson Street on the west.

Number of properties: Approximately 192 properties.

Estimated cost: \$5,900 (without volunteers)

Les Lea Manor & Knox Court

Boundaries: Roughly bounded by Turnpike Drive on the north, Grove Street on the east, 76th Avenue on the south, and Knox Court on the west.

Number of properties: Approximately 125 properties (pre-1940 houses not included in this count; they are recommended for intensive level survey in Phase I). Two separate reconnaissance survey forms may be required.

Estimated cost: \$3,750 (without volunteers)

Apple Blossom Lane

Boundaries: Roughly bounded by 80th Avenue on the north, Federal Blvd. on the east, Apple Blossom Lane on the south, and Lowell Blvd. on the west.

Number of properties: Approximately 253 properties (note: the north side of 79th Avenue is recommended for reconnaissance level survey in Phase I).

Estimated cost: \$7,700 (without volunteers)

¹¹The portions of Shaw Heights that are within the city limits.

Priority Three Survey - Survey in Ten to Twenty Years

Areas designated as Priority Three have one or more of the following characteristics:

Opportunities/local priorities:

Project areas generally do not contain individual properties or districts which are presently listed on, or eligible for listing, on the National and local Registers (in 2005). The significance of some areas appears limited due to the lack of identified historic contexts and property types. Opportunities in most project areas have not been identified;

Integrity:

Project areas may retain a high degree of historic and architectural integrity which contributes to its significance. Building losses in these areas are minimal;

Threats:

Threats to these project areas have either not been identified, or are generally not considered endangering the area's integrity or significance;

Incentives:

These project areas are primarily residential in nature and would have fewer incentives available than other areas targeted by federal, state, and local programs.

Westminster's post-WWII neighborhoods: the 1950s, cont.

Survey factors: These neighborhoods are associated with the historic context *Post WWII Suburban Development: 1946-present*, and represent the first major growth period in Westminster's development history. These neighborhoods contain many residences built within a few years of each other, utilizing either one basic floor plan or up to three or four floor plans. The exterior of the buildings within any neighborhood showed little variation as well. Therefore, these buildings are well suited for a specialized reconnaissance level survey. The neighborhoods listed below retain less integrity than those recommended in Priority Two [see Appendix I for maps]

Level of survey: A comprehensive reconnaissance level survey for every building within the boundaries of each neighborhood. Volunteers could be responsible for the reconnaissance level survey of the 1950s and 1960s residences if a form specific to these properties was developed.

Hillsdale & Sunset

Boundaries: Roughly bounded by 80th Avenue on the north, the railroad tracks on the east, 78th Avenue on the south, and Zenobia Street on the west.

Number of properties: Approximately 154 properties.

Estimated cost: \$4,700 (without volunteers)

Lake Park

Boundaries: Roughly bounded by 72nd Avenue on the north, Vrain Street on the east, 70th Avenue on the south, and Wolff Street on the west.

Number of properties: Approximately 80 properties.

Estimated cost: \$2,500 (without volunteers)

Rangeview Acres

Boundaries: Roughly bounded by Turnpike Drive on the north and east, 78th Avenue on the south, and Bradburn Blvd. on the west.

Number of properties: Approximately 82 properties.

Estimated cost: \$2,500 (without volunteers)

Quitman Street

Boundaries: Quitman Street between 78th and 80th avenues.

Number of properties: Approximately 51 properties.

Estimated cost: \$1,600 (without volunteers)

Westminster Additions

Boundaries: Roughly bounded by 76th Avenue on the north, Irving Street on the east, 73rd Avenue on the south, and Lowell Blvd. on the west.

Number of properties: Approximately 200 properties (includes some 1940s and a few 1960s buildings; will require two different reconnaissance forms)

Estimated cost: \$6,000 (without volunteers)

Westminster's post-WWII neighborhoods: the 1960s

Survey factors: These neighborhoods are also associated with the historic context *Post WWII Suburban Development: 1946-present*, and represent the second decade of growth after WWII. These neighborhoods contain many residences built within a few years of each other, utilizing either one basic floor plan or up to three or four floor plans. The exterior of the buildings within any neighborhood showed little variation as well. Therefore, these buildings are well suited for a specialized reconnaissance level survey. [see Appendix J for maps]

Northridge Manor

Level of survey: A comprehensive reconnaissance level survey for every building within the boundaries.

Boundaries: Roughly bounded by 92nd th Avenue on the north, Raleigh Street on the east, 90th Avenue on the south, and Tennyson Street on the west.

Number of properties: Approximately 100 properties (includes some buildings from the 1970s).

Estimated cost: \$3,000 (without volunteers)

Sunset Ridge & Mor Ridge

Level of survey: A comprehensive reconnaissance level survey for every building

within the boundaries.

Boundaries: Roughly bounded by 96th Avenue on the north, Federal Blvd. on the east, 92nd on the south, and Lowell Blvd. on the west.

Number of properties: Approximately 479 properties (note: count does not include residences from the 1970s).

Estimated cost: \$15,000 (without volunteers)

Country Meadows & Rosewood

Level of survey: A comprehensive reconnaissance level survey for every building within the boundaries.

Boundaries: Roughly bounded by 76th Avenue on the north, Raleigh Street on the east, 72nd Avenue on the south, and Xavier and Zenobia streets on the west.

Number of properties: Approximately 269 properties (109 in Country Meadows, and 160 in Rosewood, which contains some 1970s residences as well).

Estimated cost: \$8,100 (without volunteers)

Bryant Park, Mundhenkes, & Observatory Heights

Level of survey: A comprehensive intensive level survey for every building within the boundaries. Volunteers could be responsible for the reconnaissance level survey of the 1960s residences if a form specific to these properties was developed.

Boundaries: Roughly bounded by 82nd th Avenue on the north, Lowell Blvd. on the east, 80th Avenue on the south, and La Place Court on the west.

Number of properties: Approximately 75 properties (includes some buildings from the 1970s and 1980s; pre-1940 buildings are not included, as they are recommended for survey in Priority One).

Estimated cost: \$11,250 (1970s and 1980s buildings could be removed from survey, reducing cost to \$8,550)

Modern Architecture

Survey factors: These neighborhoods are associated with the historic context *Post WWII Suburban Development: 1946-present*, and represent architect-designed public, religious, or commercial buildings. Most retain a high degree of integrity; included are fire stations, churches, school, and city government buildings.

Level of survey: A selective comprehensive survey.

Boundaries: The city limits of Westminster.

Number of properties: Approximately 25 properties.

Estimated cost: \$5,000

Survey plan for 1970s neighborhoods, parks, and water resources

Similar to this report, this project would be a “windshield” survey to determine which 1970s neighborhoods, parks, and water-related resources may be worthy of future survey. It would provide a resource county, location, and general description of integrity, recommendation for level of survey, priorities, and cost estimates.

ADDITIONAL RECOMMENDATIONS

- The Westminster Historic Landmark Board should establish a permanent sub-committee to plan and coordinate survey projects. With nearly 10,500 buildings in the city which could be considered for survey (i.e., turning 50 years old) within the next twenty years, the inventory of historic resources will be an on-going project.

This committee should review the priorities for survey listed in this Survey Plan, and then develop a timetable for the Priority One projects. Funding sources should be considered and grant applications prepared for the most pressing survey projects. The committee should also constantly be re-assessing the priorities according to the factors listed herein, particularly as more buildings “age in” and become fifty years in age.

- City staff should establish a computer database for historic resources. This database should not only meet federal and state requirements for inventory of historic resources, but also present the type of information which would be useful to the citizens and staff of the City of Westminster as well as be compatible with the city’s GIS system. Funding for this project could come from the CLG funds or the SHF.
- A list of all previously inventoried resources should be entered into the new database. The minimal information entered for buildings inventoried in the past should be: address, name of survey project/location of information, date of past survey.
- A reconnaissance inventory form for post-WWII historic residential buildings should be developed due to the extremely high number of properties with limited floorplans and styles. This form should allow the field surveyor to record a minimal level of data on a number of buildings in a short period of time.
- A district/neighborhood should be selected as a “test pilot” for a volunteer survey. Volunteers should be recruited, trained, and their efforts coordinated by the Landmark Board and the city’s preservation staff. A volunteer manual should be prepared as well.
- A student internship program should be developed, or a list of research projects suitable for high school/college students should be prepared. The types of projects which could be considered include: photography; recording of data (such as entering past surveys into a database, research on specific architects, buildings, property types, construction firms, and reconnaissance survey.
- After each survey project, the Landmark Board and the City of Westminster should carefully evaluate the results and incorporate them into any planning documents that are currently being implemented. Plans for the next phases of preservation planning--*designation, protection, and rehabilitation/restoration*--should be prepared

with the knowledge that modifications will occur with the information uncovered by each new inventory project. The Board's could establish a separate sub-committee to make recommendations for future designations based on the results of each survey project.

- Funding sources for additional full- or part-time staff, as well as intern positions, should be investigated. Coordination of several long-term survey projects will place an additional burden on existing staff. Furthermore, if the city continues to designate landmarks or districts, additional staff time will be required to handle these. CLG and SHF grants might be considered for funding an initial preservation planning position or for a temporary intern, although other sources should be researched as well.

BIBLIOGRAPHY

City of Westminster, Department of Community Development. Adams and Jefferson County assessors' records database, maps, local landmark applications.

Derry, Anne; Jandle, H. Ward; Shull, Carol D.; and Thorman, Jan. (revised Parker, Patricia L.) U.S. Department of the Interior. National Register Bulletin #24: *Guidelines for Local Surveys: A Basis For Preservation Planning*. Washington, D.C.: National Park Service, 1977 (revised 1985)

Gowans, Alan. The Comfortable House (Cambridge, MA: The MIT Press, 1987).

McAlester, Virginia & Lee. A Field Guide to American Houses (New York: Alfred A. Knopf, 1984).

Office of Archeology and Historic Preservation, Colorado Historical Society. Database chart for previously inventoried and designated properties in Westminster, Colorado. Created 26 October 2005.

Pearce, Sarah J. (revised Gearhart, Thaddeus; Geddes, Chris; Hansen, Lyle; Heckendorn, Dale, and Wilson, Holly) A Guide to Colorado's Historic Architecture and Engineering. N.p.: State Historical Society of Colorado, 1983 (revised 2003).

Westminster Public Library and the Westminster Historical Society. "A Walk Through Westminster History: A Self Guided Tour – Bradburn Blvd." Westminster, CO: The Publishing House, n.d.

Westminster Public Library and the Westminster Historical Society. "A Walk Through Westminster History: A Self Guided Tour – Lowell Blvd." Westminster, CO: The Publishing House, n.d.