Westminster Selective Intensive Survey
Jefferson County
Westminster, Colorado

Project Number CO-08-018

Cultural Resource Survey 2008-2009

June 2009



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

Funded by:
Colorado Historical Society,
Certified Local Government Grant

Prepared by: Bunyak Research Associates
10628 W Roxbury Avenue
Littleton, CO 80127

TABLE OF CONTENTS

ABSTRACT v

INTRODUCTION 1

PROJECT AREA 1

RESEARCH DESIGN 5

METHODOLOGY 5

HISTORICAL CONTEXTS 8

Jefferson County 10
Federal Exploration and Initial Settlement 11
Farming and Ranching in Northern Jefferson County, 1859-1940 13
George and Sarah Church 14
Frank and Katherine Church 19
Thomas and Mary Miller (Church) Tucker 20
Charles and Julia Semper 23
The Railroad and Its Impact on Farming and Settlement 24
The Economy and the Farmer 27
Evolution of Farming and Ranching, 1880s and 1890s 28
Early Twentieth-Century Settlement and Subdivisions 32

SURVEY RESULTS 40

RECOMMENDATIONS 48

BIBLIOGRAPHY 49

Books 49
Maps 52
Official Records 52
Interviews 52

APPENDIX 54

LIST OF FIGURES

FIGURE 1 PROJECT AREA, 2008. 2
FIGURE 2 MAP OF PROJECT SURVEY AREA IN WESTMINSTER 3
FIGURE 3 MAP OF PROJECT SURVEY AREA NEAR INDIANA AVENUE 4
FIGURE 4 PORTION OF 1887 USGS MAP, "HOGBACKS, WEST DENVER" 12
FIGURE 5 GEORGE AND SARAH (MILLER) CHURCH 14
FIGURE 6 CHURCH STAGE STOP STATION, 1866 AND 1900S 17
FIGURE 7 CHURCH RANCH. 18
FIGURE 8 J.FRANK AND KATHERINE (JONES) CHURCH 19
FIGURE 9 LOWER CHURCH LAKE 22
FIGURE 10 CHARLES SEMPER. 23
FIGURE 11 DENVER AND INTERURBAN TICKET AND TIME TABLE 26
FIGURE 12 & 13 WHEAT HARVEST IN STANDLEY BASIN 29
FIGURE 14 WESTMINSTER FRUIT ORCHARDS AND FRONT RANGE. 30
FIGURE 15 SEMPER GARDEN TRACTS, 1983 33
FIGURE 16 SEMPER GARDEN TRACTS, 2009. 34
FIGURE 17 MANDALAY GARDEN TRACTS 38
FIGURE 18 MANDALAY GARDEN TRACTS FARMSITE 39

LIST OF TABLES

TABLE 1 WESTMINSTER SELECTIVE INTENSIVE SURVEY, ALL PROPERTIES FOUND FIELD-ELIGIBLE 40
TABLE 2 WESTMINSTER SELECTIVE INTENSIVE SURVEY, NRHP FIELD-ELIGIBLE 41
TABLE 3 WESTMINSTER LOCAL LANDMARK POTENTIALLY ELIGIBLE HISTORIC RESOURCES 45
TABLE A-1 WESTMINSTER SELECTIVE INTENSIVE SURVEY (BY SMITHSONIAN TRINOMIAL) 55
TABLE A-2 WESTMINSTER SELECTIVE INTENSIVE SURVEY (BY ADDRESS) 57

ACKNOWLEDGEMENTS

The activity that is the subject of this material has been financed 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.

(Cover Photograph: Westminster Fruit Orchards from Westminster Hill, looking across Front Range, circa 1910. *Courtesy of the Library of Congress, MCC-964.*)

ABSTRACT

The Westminster Historic Landmark Board and the City of Westminster Community Development staff initiated this project in June 2008 in response to recommendations presented in the 2005 *Historic Resources Survey Plan for Westminster*. Additional funding was sought through the State Certified Local Government grant process and awarded to the City. In turn, the City awarded a contract for a selective intensive-level historic resources survey of an area in northern Jefferson County, now located within the limits or urban growth area of the City of Westminster, Colorado, to Bunyak Research Associates of Littleton, Colorado. Principal historian Dawn Bunyak conducted field work and research between June 2008 and January 2009. Bunyak Research presented results in a draft survey report to the Westminster Historic Landmark Board in February 2009 for discussion and additional comments.

The project study area generally encompasses the region between W 108th Avenue on the north and W 92nd Avenue on the south, and between Sheridan Boulevard on the east and Wadsworth Parkway on the west. There were a few resources located outside this boundary. These resources were evaluated due to their associative nature to historic resources or historic contexts in this rural survey.

A total of 36 historic properties were evaluated in this cultural resource survey. Due to the rural agricultural nature of the historic properties, many of these included numerous buildings, structures, and/or objects. Therefore, each property was counted as a whole or as one historic resource. A list of the evaluated sites is provided in the appendix. Of the 36 historic properties, thirteen (13) are recommended as "eligible" to the National Register of Historic Places (NRHP). Three (3) were recommended as only eligible for Westminster Local Landmark designations: the Wick farm silo, the Diekmann Residence, and a Shotgun-type house. All properties recommended as eligible to the NRHP should also be considered eligible for local designation, too. Between the time of the grant award and field survey work, the recorder found that seven (7) properties of the 36 evaluated had been demolished. Those historic properties are noted in the evaluated historic resources table in the appendix. Instead of surveying 30 properties as originally planned in the grant's scope, the surveyor inventoried 36 properties. Staff and the community recommended additional resources for survey. After the field survey and archival research, the period of significance for this inventory has been defined as the period between 1860 and 1940. Results of the survey are summarized beginning on page 40.

Recommendations include research and preparation of NRHP applications for thirteen (13) historic properties and local designation for three properties (3).

INTRODUCTION

This historic resource survey report was prepared by Dawn Bunyak, historian and principal, of Bunyak Research Associates for the City of Westminster, Department of Community Development, and the Westminster Historic Landmark Board as part of the fulfillment of a Colorado Historical Society Certified Local Government project. Funding in part was provided by the Certified Local Government program. Project manager for the City of Westminster was Vicky Bunsen, Community Development Programs Coordinator.

The purpose of this survey report is to determine eligibility for historic agricultural properties within the project area, as well as identify any historic agricultural districts that may arise from this research. The survey set out to identify the rural historic landscape defined as a geographical area that historically has been used by people, or shaped or modified by human activity that possesses a significant concentration of the area's land use, vegetation, buildings and structures, roads and waterways, and natural features. The results of the intensive level survey are presented in this report, which include recommendations of eligibility for the National Register of Historic Places (NRHP) and local historic designation. Research during the survey allowed for generalizations about various agricultural and rural property types and background history of the rural community in the project study area, which is presented in the historic context of the report.

A selective intensive-level survey historical and architectural survey was proposed to document the existing conditions of the early agricultural resources located in northern Jefferson County. The selective nature of the project was based on the findings presented in the 2005 *Historic Resources Survey Plan for Westminster.* The period of significance for this inventory has been defined as the period between 1860 and 1940.

PROJECT AREA

The general project area is within the City of Westminster, Jefferson County, Colorado, between Wadsworth and Sheridan Boulevards and W 92nd and W 108th Avenues. There are some associated historic properties that the City requested be included in the survey that are out of the general project area. The general project area can be found on the Arvada, Lafayette and Golden USGS Quadrangle maps in the 6th P.M., as follows:

Arvada Quad Township 2 South, Range 69 West, Sections 11, 14, 23, 24, 36
Lafayette Quad Township 2 South, Range 69 West, Sections 10-15
Golden Quad Township 2 South, Range 69 West, Sections 18, 19

The general project study area is illustrated in Figure 1. The survey area is illustrated in Figures 2 and 3.

Westminster is located in the western part of the Denver metropolitan area in Jefferson and Adams counties. For more history on town development of Westminster, please refer to the 2005 survey report. The City became incorporated in 1911.

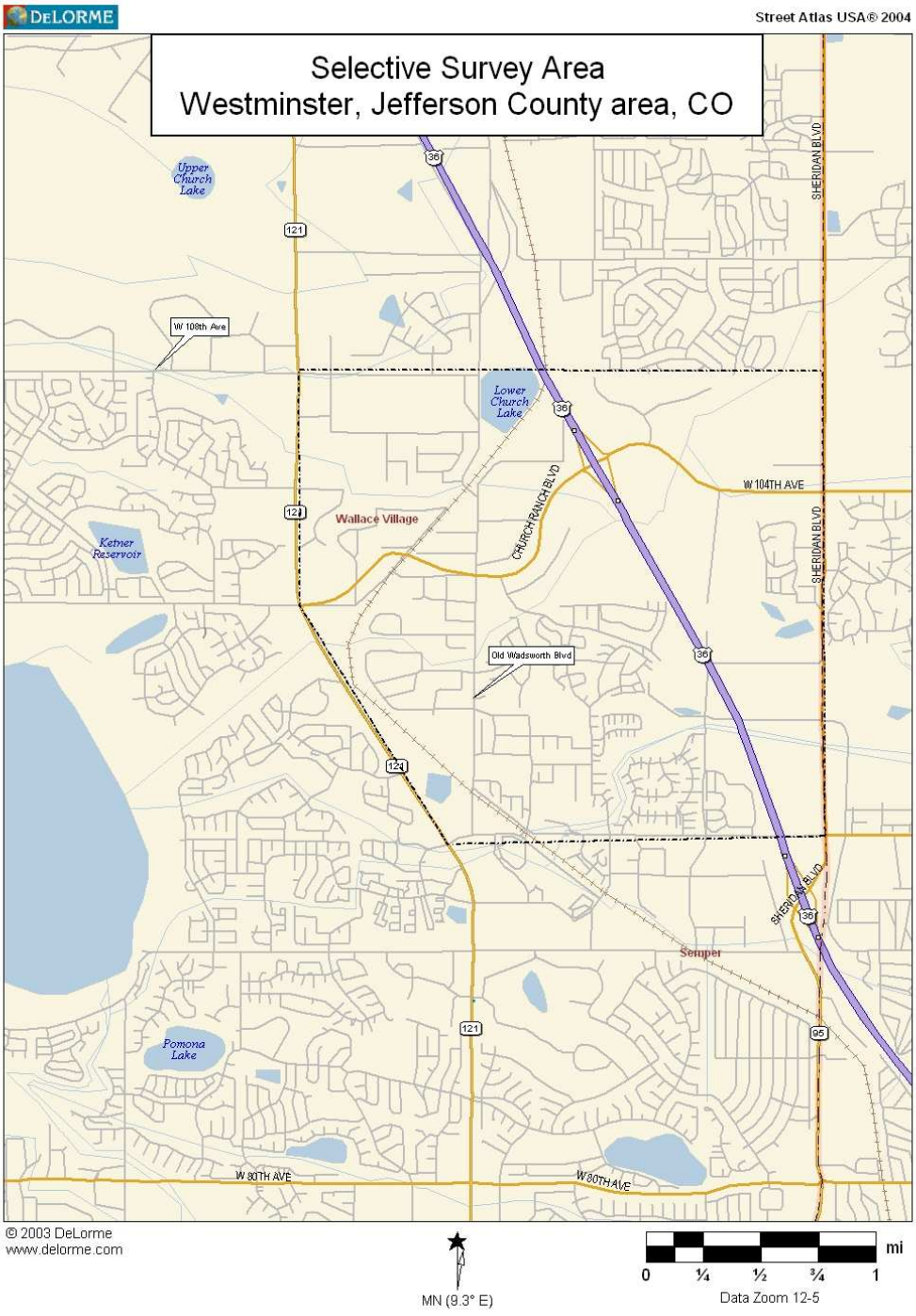


Figure 1 Project Study Area, 2008. Approximate boundaries are between Wadsworth and Sheridan Boulevards and W 92nd and W 108th Avenues.

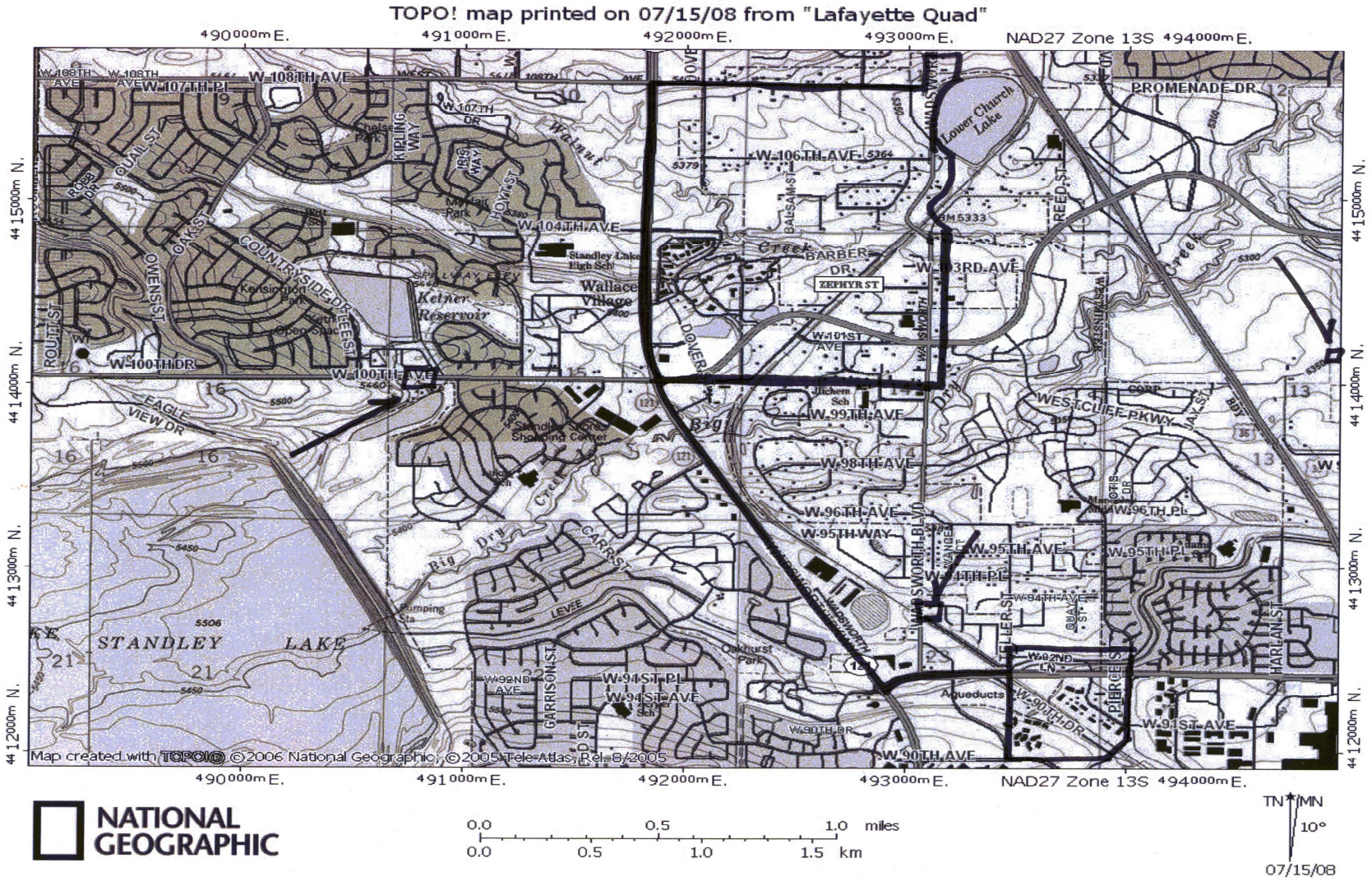


Figure 2. Principal Survey Area in Westminster highlighted in black.



Figure 3. Project Survey Area in vicinity of Indiana Avenue.

RESEARCH DESIGN

The objective of this survey is to determine if there are 1) historically significant properties or historic districts within the study area that are over 50 years of age and are listed or eligible for listing in the NRHP, SRHP and/or designated Local Landmarks and 2) if there are any potential historically significant properties or historic districts within the study area that have not been identified in earlier surveys. The survey is intended to identify and assess the individual merit of each property for possible NRHP, State Register of Historic Places (SRHP), and/or Local Landmark designations. Initial research indicated the project area would likely demonstrate the role of commerce (agriculture), transportation, and residential settlement and its relationship to the development and incorporation of Westminster in Jefferson County.

METHODOLOGY

Bunyak Research Associates conducted a selective intensive-level survey between June 2008 and January 2009. All properties were evaluated for significance by applying specific qualification criteria. They were evaluated for integrity and/or significance, as well as eligibility, using the National Register Bulletin, "Guidelines for Evaluating and Documenting Rural Historic Landscapes;" National Register Bulletin 15, "How to Apply the National Register Criteria for Evaluation;" and the State Register Bulletin 960, "How to Apply the Nomination Criteria for the Colorado State Register of Historic Properties." Field determinations of eligibility were made and are provided in tabular form in the survey results section of this report.

Field survey and Photography

An on-site analysis of each potential site was conducted to assess its present condition, integrity, identification of architectural styles, estimated construction date, architectural features, and any obvious alterations and/or additions. This data was recorded on a field review form. During the survey, the surveyor identified elements—landscape features, historic buildings, concentration of resources, transportation networks, and modern development—within the landscape that either enhanced or detracted from the property's rural character. At the same time, digital photographs were taken of the buildings, structures, and objects found at each site. For several properties, the surveyor did not have access. Therefore, a thorough inspection of all buildings was not possible and dense vegetation or high fences made it difficult to obtain photographs of the property.

Historical Research

Because the project area is primarily rural, agricultural, and has been associated with Arvada, Westminster, and Broomfield, secondary sources were consulted but found lacking. City histories tended to highlight the immediate environ of the original urban center and primary individuals associated with that development. The agricultural properties studied in this report were not within the city limits of these early communities. Consequently, the typical sources of information for building research—such as Sanborn Maps, building permits, or city directories—were not available.

In addition, early primary records are rare and difficult to find, again because this was a rural area outside of any city limits. The earliest records are associated with the land and its relationship to the Homestead Acts. Limited General Land Office records were found at the Bureau of Land Management Office in Lakewood, Colorado. The next obvious source was Jefferson County records. Title searches may be helpful in providing property information, but are time consuming and out of the scope of this project. Every effort was made to use readily available county records in developing the history of individual properties. The consultant used databases available at the Jefferson County courthouse to research building histories. The old building permit files are now off-site and no longer available to the public due to a recent flood in the storage facility.

The consultant contacted historical societies in the area, but most are volunteer-run organizations with limited hours for research, resources, and collections. However, the volunteers provided assistance as much as was possible. Hence local citizens were contacted when available to assist the consultant in presenting their property's history. Not all contacts were returned or chose to participate.

Documentation

According to National Register Bulletin, "Guidelines for Evaluating and Documenting Rural Historic Landscapes," there are eleven characteristics that should be identified within a rural historic landscape:

- Land uses and activities
- Vegetation related to land use
- Circulation networks
- Patterns of spatial organization
- Buildings, structures, and objects
- Boundary demarcations
- Response to the natural environment
- Clusters
- Small-scale elements
- Cultural traditions
- Archeological sites

This classification system of eleven characteristics was developed to read a rural landscape and for understanding the natural and cultural forces that shaped it.

After historical research and field surveys were completed, this survey report and individual property forms, Colorado Cultural Resource Survey *Architectural Inventory Form 1403*, were prepared according to the guidelines as drafted in OAHP's *Colorado Cultural Resources Survey Manual (2007)*. Copies of this report and survey forms will be stored at the Colorado Historical Society, Office of Archaeology and Historic Preservation, and the City of Westminster, Department of Community Development.

Evaluation

Finally, each property's significance and integrity was evaluated to determine whether it possessed the characteristics of a historic rural property. This analysis required an examination of the property's overall character, its individual resources, and its relationship between natural and agricultural features and the man-made environment. Field investigations quantified the overall impression of a property by answering the following queries:

- Does the property exhibit rural character even if it has modern buildings?
- Does the property demonstrate the historic settlement patterns of the area?
- Are the historic buildings and structures more conspicuous than modern buildings?
- Do major intrusions (major roadways, residential or commercial development) intrude on the historic rural character of the property?

Because the Jefferson County rural agricultural properties in the project study area were associated with subsistence farming, it was determined that boundaries for historic agricultural landscapes could be tighter than those noted in the NR Bulletin relative to more traditional rural landscapes with extensive acreage and containing large numbers of buildings, sites, and structures. Nevertheless, field investigations examined eligibility considering the eleven landscape characteristics when taking into consideration eligibility for the four NRHP criteria. To be considered significant, cultural resources must be over 50 years old, possess sufficient integrity, and meet one or more of the NRHP evaluation criteria. The criteria which are listed below describe how properties are significant for their association with important events or persons, for importance in design or construction, or their information potential:

Criterion A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

Criterion B. That are associated with the lives of significant persons in the past; or

Criterion C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent a work of a master, or that possesses high artistic value; or

Criterion D. That yield or may be likely to yield, information important in history or prehistory.

Integrity is the ability of a property to reflect its historic attributes or associations. The NRHP identifies seven aspects for determining integrity: location, design, materials, workmanship, setting, feeling, and association. Not all characteristics have to be identifiable when evaluating a resource, but enough should be present to identify historical significance and characteristics that shaped the overall property during its historic period. Thus all resources were evaluated for their individual eligibility to the National Register based on their significance and integrity.

HISTORICAL CONTEXTS

The earliest European peoples who traveled through the territory that eventually became the State of Colorado were nomadic bands of hunters, Spanish explorers from Mexico, and later trappers and furriers. In 1803, President Thomas Jefferson purchased the land associated with Jefferson County, Colorado, as part of the Louisiana Purchase. Following this acquisition, U.S. government representatives began to explore and catalog the riches of the new American frontier. Lieutenant Zebulon Pike began his expedition across the plains from St. Louis in 1806, completing his southwestern expedition for the federal government. Pike was captured by the Spanish but, after his release, his published account of the expedition declared the lands of eastern Colorado an un-inhabitable desert and unsuitable for anything.[1]

The high mountains deterred explorers and travelers and bending routes of travel, trade, and migration south and north out of the territory. Many early adventurers, fur traders, and prospectors used the Cherokee Trail, which began at the Santa Fe Trail in New Mexico and followed the Front Range northward into Wyoming to avoid the mountains. This early passageway later became part of the stage route on the Overland Trail.

In about 1849 Cherokee Indians established a trail, which was used later by gold seekers entering the Rocky Mountain region. The route left the Santa Fe Trail near Bent's Fort on the Arkansas River in southeast Colorado, heading west to present-day Pueblo where it veered north along the Front Range of the Rockies into Wyoming and joined the Oregon Trail at Fort Bridger on Blacks Fork of the Green River. The Cherokee Trail was a primary route in the late 1800s, especially when it was incorporated into the Overland Trail.

In 1862 the U.S. Post Office department commanded the Overland Stage Company to officially relocate from their central Wyoming route to the Cherokee Trail in an effort to avoid problems with local Native American tribes. The Overland Trail became the principal route for carrying mail and passengers headed West between 1862 and 1868. The Overland Stage Company established stage stations approximately every 10 to 15 miles between Julesburg, Colorado, and Fort Bridger, Wyoming. Three significant stations in the Denver area include the historic Four-Mile House (Denver), the 12-Mile House (Arapahoe County), 20-mile House (Parker), and the former Church's Stage Stop (Westminster).[2]

The Cherokee-Overland Trail segment in the project study area enters Westminster about Tennyson Street and 52nd Avenue, where Tennyson crossed over Clear Creek near Jim Baker's cabin and creek crossing. The trail proceeded northwest on the west side of Hidden Lake, formerly Mud Lake, eventually passing through the present-day Shoenberg Farm at the intersection of Sheridan Boulevard and West 72nd Avenue. From there the

[1] William H. Goetzmann, *Army Exploration in the American West* (New Haven: Yale University Press, 1959) 36-38 and Carl Ubbelohde, Maxine Benson, and Duane A. Smith, *A Colorado History* (Boulder, Colo.: Pruett Publishing Co., 1972, 1976, 1985) 20-26.

[2] "The Cherokee Trail," obtained from the Overland Trail website, <www.over-land.com>, accessed March 3, 2009.

Overland Trail continued northwesterly through the former town of Semper, established near present-day Pierce Street and 92nd Avenue, and on to the former Church's Stage Station on Old Wadsworth Boulevard. The stage station is discussed in more detail in the section of this historic context entitled *Farming and Ranching in Northern Jefferson County, 1859-1940.*

Although President Jefferson procured the Louisiana Purchase in 1803, it was the 1850s before the federal government created territories. In 1852 the Utah Territory included all of Colorado west of the Continental Divide. At the same time, a portion of southern Colorado was recognized as part of New Mexico territory. Two years later, Kansas and Nebraska claimed the rest of Colorado. The Kansas Territory, which included present day Douglas, Arapahoe, and Jefferson Counties, was created in 1855 and stretched across eastern Colorado to the Rockies. Few efforts were made to provide law or government services in this remote section of the territory.[3] As a result of the 1849 California gold rush, many adventurers and prospectors made forays into the Rocky Mountains in search of precious metals. In 1850 Lewis Ralston and a group of prospectors panned the first recorded gold discovery in the region near present-day Arvada. The discovery was insignificant and they moved on.[4] A more significant discovery was made at the confluence of Cherry Creek and the South Platte River. Others soon followed, settling in Auraria and St. Charles, later Denver City absorbed both of these early settlements to become Denver.

Some of these early frontiersmen and prospectors convened on April 15, 1859, at Uncle Dick Wootton's Tavern on Cherry Creek to discuss forming Jefferson Territory. Although the new territory was never recognized by the federal government, it did set the stage for creating a new territory out of the four surrounding territories. President James Buchanan created the Colorado Territory on February 28, 1861.[5] In November, the new territorial legislature under Governor William Gilpin created the seventeen original counties, including Jefferson. The original counties were found principally in the Front Range and foothills of the Rockies where the general population of Euro-Americans were located. (The Arapahoe and Cheyenne Reservation in southeastern Colorado was left outside the new county boundaries.)

The 1860 federal census recorded 38,500 individuals in the Colorado Territory, a region most known for its mining districts and vast regions occupied by Native American tribes. The size of the region and a lack of surveys posed a problem for early surveyors laying out the county boundaries. Original county boundaries changed as subsequent settlement led to the creation of the state of Colorado in 1876 and its eventual sixty-three counties between 1877 and 1889.

[3] Thomas J. Noel, Paul F. Mahoney, and Richard E. Stevens, *Historical Atlas of Colorado* (Norman, OK: University of Oklahoma Press, 1994) 14.
[4] Stephen Leonard and Thomas Noel, *Denver: Mining Camp to Metropolis* (Niwot, CO: University Press of Colorado, 1990) 4.
[5] Ibid.

Although the territory was founded on the prospect of instant riches, agriculture offered the new territory's citizens a future. Alvin T. Steinel published a definitive early history of agriculture in Colorado in 1926 to honor the fiftieth anniversary of our statehood. Steinel suggested,

> The men who were later known as pioneer farmers and stockmen of Colorado had come to the country with the fever of adventure in their blood. Most of them were looking for gold and for new and exciting experiences, not setting out on the higher adventure of establishing farm homes and rearing families and organizing schools and churches as the basis of a new state in the remote West. But some of them saw opportunity in agriculture, and some recognized the need of providing a dependable food supply nearer than the Missouri River; and some found that they knew much more about farming and gardening and stock raising than they did about mining, and so took up the way of living and making a living that they had learned on old and new farms in many states and some foreign countries. Agriculture became another form of adventure in a new country.[6]

Technically, before settlers could purchase federal land, the government had to survey. Nevertheless, Congress opened the territory to settlement before the land survey. The 1860 federal census recorded a population over 38,950 in the new territory. Until the surveys were completed, those already living in the territory were classified as squatters, living on the land until they could purchase it from the government.

Jefferson County

Jefferson County is situated in central Colorado taking its name from the first extra-legal provisional government Jefferson. On November 1, 1861, the Colorado territorial government organized and defined the boundaries of Jefferson County. Golden became the Jefferson County seat.[7]

The county is principally mountainous with rolling lands along the creeks and rivers. It is drained by the South Platte River and its tributary system which includes Bear, Turkey, Clear, Deer, Ralston, Coal, North Fork, and Dry Creeks. The altitude varies from about 5,300 feet to nearly 10,000 feet. The irregular shaped county covers approximately 725 square miles.[8]

Although the county was initially populated with supply centers to provide for the mining districts west of the county, agriculture and raising stock, marginally less speculative than prospecting, soon gained prominence. Farmers and ranchers settled along the bottomlands near various streams. Soon a system of irrigation ditches crisscrossed the

[6] Alvin T. Steinel, *History of Agriculture in Colorado, 1858-1926* (Fort Collins, CO: The State Agricultural College, 1926) 14-15.
[7] Jefferson County Historical Commission, *From Scratch: A History of Jefferson County, Colorado* (Golden, Colorado: Jefferson County Historical Commission, 1985) 9; Ethel Dark, "A History of Jefferson County, Colorado," (M.A. Thesis, Colorado State College, 1939) Introduction; and Sara E. Robbins, *Jefferson County, Colorado: The Colorful Past of a Great Community* (Lakewood, Colorado: The Jefferson County Bank, 1962) 11-13.
[8] Dark, "History of Jefferson County," i.

land. By 1861, four of the earliest irrigation ditches included the Wanamaker, Swadley, Wadsworth, and Farmers High Line. The early mining districts that governed mining regions were soon followed by "claim clubs" for towns and farming areas in the territory. The claim clubs organized and created governing bodies similar to the mining districts.[9] Early toll roads entered the canyons of the Rocky Mountains and fanned north and south along the Front Range. Wagon trains carrying new emigrants plodded along the State's earliest transportation network.

Federal Explorations and Initial Settlement

Initially homesteaders in Jefferson County obtained their land through military patents, homestead acts, and other federal government land acquisition acts. The first Land Office and Surveyor General (now the Bureau of Land Management and the Department of the Interior) survey of the area occurred in 1861, after the Territory of Colorado was created. The survey identified a wagon freight route between Denver and Boulder that included Church's Stage Stop in the vicinity of Wadsworth Boulevard and 103rd Avenue. The Church Ranch station on the Cherokee Trail has been described as a stop between Denver and Fort Collins.[10] The station is not extant. The trail became a branch of the Overland Stage Route. The station was approximately ten to twelve miles from Denver depending on the source referenced with most sources stating it was actually a 12-mile station.[11] Twelve miles was considered, in the 1860s, a distance a horse could travel comfortably without rest until stopping for the night. At one time a Mr. Childs had a log cabin on the site and it was briefly called Childs Station.[12]

Early settlers benefited from the Homestead Act of 1862. Squares of 160-acre parcels of farm and livestock grazing lands were extracted from the federal public lands. Some were set aside for the railroads under the Grant-Railroad Union and Central Act of 1862 to encourage rail construction across the nation. Railroads later advertised the agricultural merits of the land through land agents to potential buyers. Some railways even hired men to oversee experimental farms and took pictures of established farms to use in their brochures and advertisements. In other cases, land brokers and developers with money quickly bought up land. Some prosperous settlers chose to live on their homesteads west of Denver during the summers and returned to the city during the rest of the year. The rest of the checkerboard squares of the public land were sold to homesteaders and cattlemen, who for the cost of a $15 filing fee, settled and improved their 160-acre parcels. Filled with hope and little else, the new settlers built homes, dug gardens, planted orchards, fenced pasture, and populated the territory in northern Jefferson County.

---

[9] *From Scratch*, 2-3.

[10] Arvada Historical Society, *More than Gold: A History of Arvada, Colorado, 1870-1904* (Boulder, CO: Johnson Publishing Company, 1976) 77.

[11] In a number of sources, it was said that the Church Stage Stop was the 12-mile house on the route or twelve miles from Denver. Sources like the Denver Public Library, Colorado Place Names database, refer to it as the 12-mile house and located three miles south of Boulder. The 1976 Arvada Historical Society publication is the only source that referred to it as being 10 miles from Denver (*More than Gold*, 86).

[12] Arvid D. Blecha, *Blecha's Colorado Place Names* (Denver, CO: Denver Genealogy Society, 2001) 422, and Ray Shaffer, *A Guide to Places on the Colorado Prairie, 1540-1975* (Boulder, Colorado: Pruett Publishing Co., 1978) alpha.

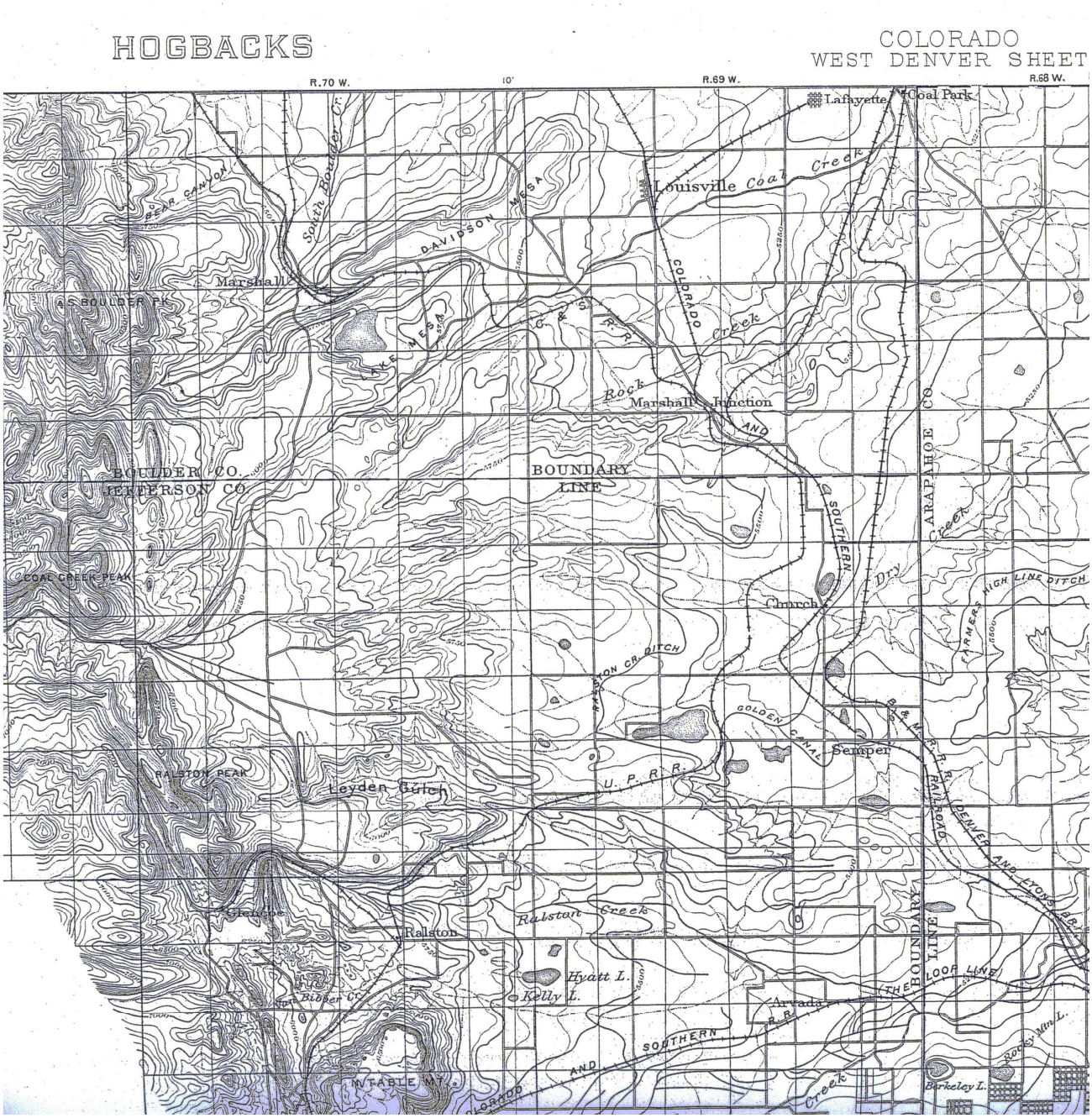


Figure 4. Portion of the 1887 USGS Map, "Hogbacks, West Denver (Colorado) Sheet. Project Study Area north of Semper found in southeast quadrant of map.

Many of the early emigrants into Colorado were from New York, Pennsylvania, and the Midwestern states of Ohio, Indiana, Illinois, and Missouri. The 1860 federal census also revealed a number of foreign immigrants from Germany. General Land Office records in the project study area identify George and Sarah Church as the earliest homesteaders. The Union & Pacific Railroad owned several sections, which the company sold to Church and others. The railroad did not reach this area until 1881. Other early homesteaders in the

project study area included the Henry brothers, Daniel Keller, Thatcher Trask, Deidrich Assmusen, Thomas Tucker, and William Williams.

Farming and Ranching in Northern Jefferson County, 1859-1940

The first settlers in Jefferson County were not the conventional Midwestern farmers in search of farm land, but instead were individuals more focused on provisioning the mining districts with meat and flour. Men like George Church and William Williams, a Denver freighter and cattleman, focused on raising cattle and grains to sustain their herds during the winter months. It took experimentation and time before small farmers produced significant quantities of crops to become wholesale producers. Colorado food supplies were imported from California, Utah, Kansas, and Nebraska. Commercial farming came much later. On the northeastern plains of Jefferson County, cattlemen amassed large tracts of land, often starting with small parcels and buying more and more pasture land as money became available. During the early territorial days, the federal government allowed cattle to roam the open range to fatten on verdant prairies under the watchful eye of a few cowboys. State and county histories identified the project study area as the Clear Creek Valley. As towns organized, many of the local inhabitants identified themselves with the nearest community serving their day-to-day needs.

Cultivation of crops, vegetable gardens, and orchards occurred in areas near fertile creek valleys. Later grains that tolerated drier conditions were planted further from water sources. However, irrigation was vital to the survival of the farm. Settlers and irrigation companies built ditches, canals, and reservoirs to divert and store water for crops and livestock.

Each pioneer and settler's story provides a glimpse into the daily lives of rural farmers and ranchers and the development of a county and a state. Early records, journals, photographs, and maps illustrate how Colorado's early residents not only shaped a home on a barren parcel, but also provided themselves with an income and developed a community.

Early Cattle Ranchers

In this section of the historical context, early ranchers in the project study area to be discussed are George and Sarah Church, Frank and Katherine Church, and Charles and Julia Semper.

When George and Sarah Church came to Colorado in the 1860s, farmers and ranchers tilled lands for grain crops such as wheat, oats, alfalfa, and corn. Cattle, oxen, and horses grazed on prairie grasses. Homesteads were few and far between. Produce for family sustenance came from small, kitchen gardens close to the house for easy access. A trip to Denver was a day's travel in one direction and vast prairies spread east as far as the eye could see.

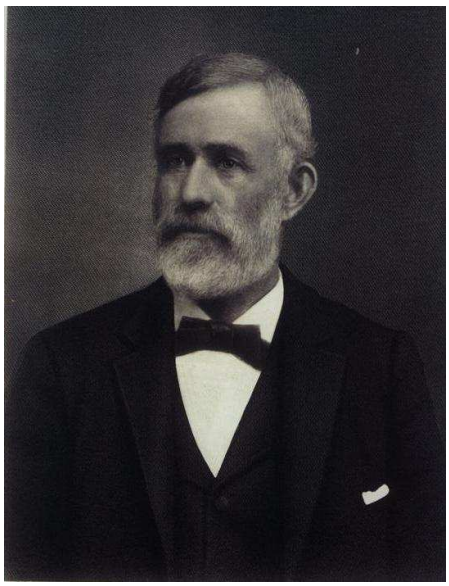



Figure 5. George Henry Church (1830-1918) and Sarah H. (Miller) Church (1838-1921). ***Courtesy of the Charles Church McKay collection, Westminster, Colorado.***

George and Sarah Church

George married Sarah H. Miller, a school teacher, on April 24, 1861, in Independence, Iowa.[13] The couple met when George moved from his home state of New York to Iowa in 1853 to buy large tracts of land to raise wheat. George, son of John and Mary (Leonard) Church, was born on December 11, 1830, in Rochester, New York. In 1860 George lived as a boarder with his future in-laws John and Mary (Able) Miller in Liberty Township, Buchanan County, Iowa, even though he owned and farmed his own farm tract. Church owned land in Buchanan, Butler, and Bremer counties, Iowa. The Millers' daughter Sarah was born in Toulon, Stark County, Illinois, on October 30, 1838.

As the Civil War began and farm market prices declined, national newspapers fueled talk of the Pikes Peak region and its plentiful bounty of gold. Large numbers of prospectors, even the former Independence Congregational minister, Elder Roberts, traveled by wagon to Colorado in 1860. Roberts returned to Iowa to recount his experiences and views to his neighbors, including the Millers and Church. George and Sarah took his advice to move to Colorado.

One month after their marriage, George and Sarah hitched a team of oxen to their wagon to take a honeymoon trip to the Pikes Peak region. The result was a new found love for the plains and mountains of a three-month old territory called Colorado. The pull of golden riches enticed Church like so many others before him. However, mining did not prove successful and he sold his claims near Idaho Springs. The couple purchased land

[13] The Church family history is primarily gleaned from the works compiled in "Snapshots of History: Church Ranch and the Church Family," edited by Kandi McKay, daughter of Charles Church McKay (c1990s). The work is a compilation of journal records, news articles, reminisces, photographs, and family history. In addition, federal census records and interviews with Charles McKay were used to corroborate information. Agency records from the U.S. Bureau of Land Management and Jefferson County were used, when available, to verify the family history.

four miles north of Mount Vernon Canyon. This transaction took place, reportedly, while they were waiting for some mining claims to sell, land which did not sell until after they bought the Childs' place in 1864.[14] The couple returned to Iowa to pack their belongings and headed back to the same Mount Vernon ranch in May 1862 with a wagon, supplies, and a herd of 50 dairy cows. They hired a young man to drive the cows. (Dairying was introduced early in the development of the state's history, but it remained a household industry until about 1890.) In Sarah's journal, she wrote of her concern about the war and lamented the fact immense armies were being formed. She ended her story noting the wagon trip by oxen team from Independence, Iowa, to Colorado took nine weeks.

When the milk cows did not fare well in the mountainous terrain, the couple sold their land in Mount Vernon and filed a claim on a 160-acre parcel near Haystack Mountain, in close proximity to present-day Boulder along Boulder and Left Hand Creeks. When they lost their house to fire, the family looked elsewhere for more suitable land. At this point in time, Sarah became despondent and eager to move back to Iowa. However, in 1864, they settled on a 160-acre parcel that was then the first Overland Stage station out of Denver to Cheyenne (Wyoming). Sarah described "Child's claim with its wretched dirt covered log house" and barn on the Big Dry Creek in her journal. "It was five miles from any other house, a great sweep of prairie to the west, not a house till you reached the foothills to the north, not one till you reached Rock Creek where Dr. Daw was entertaining the travelers, open country to the Platte River and one house till you reached Denver." Sarah's "dirt covered log house" describes many of the earliest "ranches" in the West. One cowpuncher described the typical pioneer ranch found across the region, "They were on a stream or river bottom. The buildings were made of what the country gave—logs, either cottonwood or pine in the North. They had one house—maybe two, with a shed between, a stable, and a pole corral. All these buildings were dirt roof some had no floor but ground. There were no fences, not even a pasture."[15] George paid $1,000 for both the land (with squatter's rights) and one hundred cord of wood.

Sarah had exaggerated the five miles from any house, because the couple bought several small "board structures that could easily be moved" from a family one-half mile south of them. The board structures were moved to Church's ranch and stage station to be set near and against a new two-story, frame house George built. The Overland Stage stop became known as Church's Station. [The stop has been listed as both Churches and Church's in various records, including railroad timetables. Because another family in the Golden area had a stage stop known as Churches, Church's will be used in this document to avoid confusion.] The two-story house became the bunkhouse for the station when George eventually built a newer, fine two-story home for his family in front of the original house. The earlier, Child's, log cabin was torn down and moved. Once settled, life for George and Sarah revolved around the never-ending ranch chores, watching over their herd with the assistance of several ranch hands, and caring for their guests with help from a domestic servant who lived with them. When Wells Fargo discontinued the stage route between the station and the mountains, George and Sarah continued to run the station for

[14] In 1914, Sarah Church said the Mt. Vernon ranch was still known as Church ranch, even though they did not own the land.
[15] Charles M. Russell, *Trails Plowed Under* (Garden City, KS: Doubleday & Co., Inc., 1927) 157.

bull whackers (oxen teams), who hauled hay from St. Vrain and the Platte to the mining districts.

Once the territory was surveyed, Church began the filing process to claim his land with the federal land office. As time passed, George and Sarah's ranch stretched from present-day Sheridan Boulevard west to the foothills, encompassing thousands of acres for grazing livestock. The Church brand, registered in the Jefferson County Stock Brand Index, was a vertical line and circle resembling the number 10. Church introduced some of the first, if not the first, pure-bred Hereford cattle to the area in 1869. The cattle were shipped by train to Cheyenne, Wyoming, and then driven to Jefferson County. Rancher Charlie McKay stated, "It takes a property almost the size of a New England state to raise cattle." Today, McKay reported one cow needs between 25 and 50 grazing land to fatten for market. Substituting grasses with grains and hay during the winter months entails growing substantial amounts of fodder. In Colorado's dry arid climate wheat crops often failed. So George began purchasing water rights and land to build a system of ditches and two reservoirs to carry water to his ranch to irrigate his wheat. Church's Upper Lake is fed through a diversion ditch from the Clear Creek, near Golden; he dredged this irrigation channel with a team and scraper between 1870 and 1871. Later Church negotiated with the Golden and Ralston Creek Ditch Company to acquire rights of way to extend Church Ditch from Clear Creek to Church's Lower Lake, near W 108th Avenue and Wadsworth. Such irrigation proved useful and Church is attributed with growing the first successful crop of winter wheat in the State.

While Church worked on establishing his irrigation network on the plains, he also began the practice of driving his cattle for the summer to Middle Park where "green glades of rare grasses and rushing gladsome waters" were more bountiful than on the prairie below.[16] Eventually Church bought the 2,700-acre 4-4 Ranch as a headquarters for his Grand County operations. Annually ranch hands herded cattle up Coal Creek Canyon and over the Continental Divide into the verdant area west of Fraser became known as Church Park. For many years, until he chose to settle on a ranch of his own, Lewis Chase was in charge of the cattle drives in Middle Park. George and his brother John became well-known cattlemen in both Jefferson and Grand Counties. Church realized very early the significance of water and water rights and the role it would play in the future of the State of Colorado. He initiated irrigation networks on the plains, and in the mountains, with a second ditch carrying water from First and Second Creeks on the western slope under Berthoud Pass to Clear Creek. Some considered the irrigation channel to be the second transcontinental diversion in the State.[17] Under the tutelage of George and Sarah Church, land, water, cattle, and wheat together created a substantial and successful enterprise that stretched from northern Jefferson County to Grand County.

[16] The Church family history is primarily gleaned from the works compiled in "Snapshots of History: Church Ranch and the Church Family," edited by Kandi McKay, daughter of Charles Church McKay (c1990s). The work is a compilation of journal records, news articles, reminisces, photographs, and family history.
[17] The author was unable to substantiate this claim in the scope of this project.

As the Church ranch expanded so did their family. A son, John "Frank", arrived on March 13, 1863. After many years, no other children followed, so the couple adopted a niece of Sarah's and raised her as their daughter. Mary Miller Church was born in 1870 in Iowa. It is not clear which of Sarah's sisters was Mary's mother. Other family members filled the empty rooms in the Church's main house when Sarah's widowed sister, Etta, and two infants, B.G. and Mary, moved to Jefferson County. Widow Mary Miller lived with her daughter Sarah and George. She died at Church ranch in May 1900. Over the years, the family unit included a number of domestic servants, mainly young, single women between 18 and 30; boarders, often listed as farm hands, too; and numerous farm hands and "stock raisers." Many of these young people were from other states and often moved on after a short time. Perhaps they, like George, were looking for their fortune or just an adventure in the West. "Frank" Church married a young school teacher Katherine Jones on December 28, 1892, and the couple established their own household on Church ranch, near present day 10050 Wadsworth Boulevard.

Despite the time and labor involved with being a rancher, George also acted as the president of the First National Bank of Arvada for several years. He proudly showed his animals at local and state agricultural fairs, even winning several prizes, such as "best herd grade cattle," and "best pair working ox" in 1870.[18] Over the years, the ranch was also well known for their Red Durham and Roan Durham cattle.

From the first days of the homestead era into the twentieth-century, George and Sarah worked hard to develop Church Ranch and its holdings. They instilled a sense of pride and duty in their children and grandchildren. They were proud of the history of the ranch, their status as an early pioneer family, and the family business. George died in 1918 and three years later Sarah followed. The family business, Church Ranch Corporate Center, is operated today by a family descendant, Charles McKay, who is George and Sarah's great-grandson. Most of the Church Ranch holdings have been sold for urban development.



Figure 6. Church Stage Station (looking NE), 1866 and circa 1910-1914 photograph (looking NW). ***Courtesy of the Charles Church McKay collection, Westminster, Colorado.***

Church Ranch Built Environment

Large ranching operations, like the Church ranch, required complexes of buildings, many added over the years as ranches evolved and grew. The Church ranch or stage stop was located south of the Colorado & Southern (C&S) railroad grade (present-day Burlington

[18] *More than Gold*, 201.

Northern Santa Fe) near Walnut Creek. The original stage station (illustrated in the 1866 photo above) is the small addition with shed roof lean-to on the rear. In Sarah's journal she said there was a log cabin on the property, but it is not visible on any of the ranch photographs; perhaps it was behind the frame buildings. Local lore states the log cabin, more than likely associated with J. Childs since Sarah recorded it in her diary as already on the property when she and George arrived, was moved (date unknown) from the station site to present-day 10180 Wadsworth. A hand dug well pictured in front of the house, later bunkhouse, is shown on the 1866 photograph and is the only early remnant of the stage stop on the property today. Church added an addition to the two-story house after buying several "board buildings" from a squatter living south of the ranch. Many farmers and ranchers constructed small buildings and sheds to be moved where they were most needed. Church had the main house (the large white two-story at far left illustrated in the circa 1910-1914 photo above) built south of the bunkhouse. Both houses faced the south. A dirt road that later became Wadsworth ran between the residential development and the heart of the family ranch, as shown in the 1910-1914 picture above. East of the dirt road stood a number of agricultural buildings that included the station barn for bedding horses, a second work barn, silo, sheds, and ancillary buildings associated with the ranching operation. The creek passed under a culvert in the railroad grade and the road curved to follow the northeastern route of the rail line. (It was not until the late 1940s and early 1950s before the creek was realigned and Wadsworth shifted to pass under the railroad tracks.)



Figure 7. In 1910, Louis McClure photographed the Church ranch residential area. McClure shot the photograph looking south from where the road curves to the east because of the railroad grade. The trees obscure the buildings, but note the railroad grade to the right and the dirt road that would become Wadsworth on the left. The small bridge crosses Walnut Creek. *Courtesy of the Library of Congress, MCC-970.*

Former Broomfield resident Viola Crooks recalled living in a two-story house on the Church ranch property, while her father farmed the place for ten years.[19] Reportedly the main house burned after George and Sarah died. The bunkhouse was razed in 1928, with

[19] *Gem,* 4.

the lumber used to build the Mandalay School, at present-day 10290 Wadsworth, on Church land donated for that special purpose. Sometime later fire destroyed the abandoned stage barns and outbuildings. By that time, the ranch headquarters were at Frank and Katherine Church's home property.

Frank and Katherine Church

George's son Frank assisted, then later managed, his father's ranch operations in northern Jefferson County. He also became quite active in the community, serving on the board of directors of the Commercial State Bank of Denver and as a director of the First National Bank of Arvada. He was the Superintendent of Schools for Arapahoe County in its early years and was instrumental in the creation of School District No. 17, which included "all there was of the North Denver division at that time, and the independent village of Highlands."[20] When a young Kansan named Katherine E. Jones arrived to teach at a local school, Frank fell in love. The couple married on December 28, 1892. Katherine was the daughter of Albert and Katherine (Stevens) Jones. Frank and Katherine had three children: Marcus Frank, Perry Henry, and Ruth Catherine.

The couple built an elegant two-story house at present-day 10050 Wadsworth. They moved into the house in 1894, even though it was not completely finished. At the same time, Katherine and Frank began construction on a large barn, two silos, and a number of sheds, workshops, and a chicken coop. The ranching headquarters eventually was established on Frank and Katherine's property. Because Frank was busy with his work and civic duties in Denver and Arvada, Katherine became the ranch manager, investing in land and cattle. Her business acumen served the family operation well until poor investments and national economic events affected even the most successful businesses.

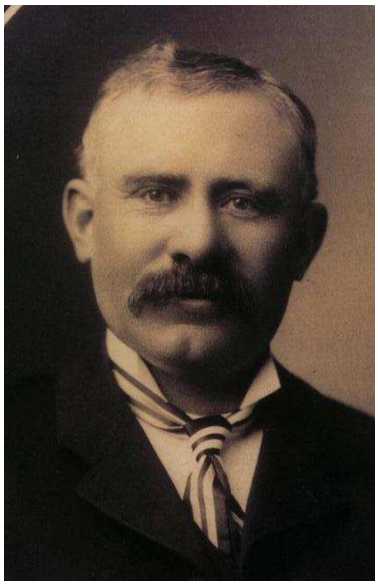




Figure 8. John "Frank" Church (1863-1940) and Katherine E. (Jones) Church (1870-19xx). ***Courtesy of the Charles Church McKay collection, Westminster, Colorado.***

[20] Jerome C. Smiley, *History of Denver* (Denver, CO: Times-Sun Publishing Co., 1901) 753.

One of Katherine's largest land development schemes involved the Mandalay Gardens, a subdivision near Church's Lower Lake (on the plat called Mandalay Lake) and northwest of the original homestead. The subdivision featured a four street "town" area with approximately one-acre lots and 95 small, tract garden parcels ranging from approximately five- to ten-acres. Katherine and her daughter, Ruth, were officers of Mandalay Gardens Incorporated and the Mandalay Irrigation Company. The subdivision will be discussed later in the section of this historic context entitled, *Twentieth-Century Development and Subdivisions.*

As discussed, the Church family realized the significance of water rights early. Water rights continued to be of integral importance at the turn of the century. Frank and his father George supported Joseph Standley and his company's efforts to create the Standley Dam and reservoir. Several years after its incorporation in 1907, the Denver Reservoir Irrigation Company lobbied for the construction of a large storage reservoir in Jefferson County. While others feared its construction and potential effects on surrounding farms and ranches, the Churches saw it as a positive venture for the future of the area. Katherine Church organized her own irrigation company in the 1920s.

As a former schoolteacher, Katherine realized the importance of education and urged all of her children to receive advanced education. The combined events of a depressed cattle market in the 1920s and eventual Stock Market crash of 1929 bankrupted a number of ranching operations in Colorado. Although Church Ranch survived, it too could not meet its debts and lost mortgaged lands within its holdings. Holdings were reduced to about 100 acres around the ranch headquarters at present-day 10050 Wadsworth and three thousand acres of pasture land in the present-day Rocky Flats area. The family suffered more tragedy a decade later when Frank Church was killed in a train-truck accident at Semper Crossing. Son Marcus Church joined the family business after his father died, taking over management from his aging mother so she could retire from day-to-day operations. Marcus described himself as a rancher and land developer; as his parents before him, Marcus was also active in his community. He was on the board of directors of the Ralston Valley Water and Sanitation District and a charter member of Industries for Jefferson County. Marcus continued to run cattle on the Church Ranch pastureland until 1951 when a large portion, approximately 1,450 acres, was condemned to make way for the Rocky Flats nuclear weapon manufacturing plant. Church Ranch then acquired a farmstead at 9600 Indiana Street to replace their reduced ranchland and leased additional land for grazing. When Marcus died in 1979 his nephew Charles Church McKay, Ruth's son, moved to Colorado to take over the corporation. Following his grandmother and uncle's vision, Charles McKay is a successful businessman and land developer, who confesses the cattle operation is his fondest passion. McKay's Church Ranch Headquarters is a Centennial Farm and his ranch operation at 9600 Indiana is a Jefferson County Historic Landmark. McKay is a link between past and present, preserving the history of the family ranch while developing integrated communities.

Thomas and Mary Miller (Church) Tucker

On August 9, 1901, pioneer George Henry Church presented the deed to the NE quarter section of Section 11, T2S, R69W, to Mary Miller Church Tucker and her husband

Thomas. Mary was George's niece and adopted daughter. Church, a cattle rancher in northern Jefferson County, owned a significant amount of acreage in Jefferson County and into the foothills that he used for cattle grazing and raising wheat. The agreement between George Church and Mary and Thomas maintained that the couple and their heirs had rights to the property for their life.[21]

Initially, George Church, who owned Upper and Lower Church Lakes and a vast irrigation network, held the water rights. Later Thomas obtained water rights to 50 inches of water and over the next few decades and he and his heirs battled constantly with other land owners for their rightful share. The Tucker farm never included ownership of Lower Church Lake; this was reserved for Church and his heirs.[22] The Denver Marshall and Boulder Railway that ran between the cities of Denver and Boulder owned a 100-foot right-of-way. In 1906 Mary Tucker sold the right-of-way to the Continental Trust Company for the Colorado and Southern Railway.

Mary was born in June 1870 in Iowa. Thomas F. Tucker was born in February 1866 in Jefferson County, Colorado. The couple married in 1892. The Tucker family consisted of Eleanor M. (born February 1896), Alfred C. (c. 1901), and Alice L. (c. 1907).[23] There was one child born between 1892 and 1896 who died.

Tom Tucker and his father-in-law George Church were both recognized as prominent cattle ranchers in Jefferson County. Thomas Tucker referred to his Wadsworth ranch as the "Home Place," since it grew most of the hay and corn used at the 5,000-acre Tucker Mountain Ranch, a cattle operation north of Nederland, Colorado.[24] In addition to Tucker's Colorado holdings, he operated a ranch in Arizona.

Before the Tucker family moved onto the property Church gave them, Thomas built the main house (1900, razed in 1935), a caretaker's house (1904), and a frame barn with a lean-to addition. Large ranching operations, like the Tucker's, required complexes of buildings. The "Home Place" expanded to include a milking barn, milk room, and silo, all made of clay-tile. Other agricultural structures—a pole corral and loading chute, holding pen, hog house, water tank, sheep shed and blacksmith shop—were added near the barns,. A large horse pasture was located between the barn and Old Wadsworth Boulevard. East of the barn was pasture land. North of the barn area was the domestic built environment with a two-story main house, one-story foreman or caretaker's house, an ice house, windmill and well, chicken house, and small apple orchard. A lane off of Wadsworth Boulevard provided access to the domestic area.[25]

[21] Deed dated January 4, 1943, filed at the Jefferson County courthouse, Golden, Colorado. The City of Westminster, the present owner, has a copy of the deed.
[22] Ibid.
[23] Estimates for dates of birth were derived from years and age calculations from researched U.S. Federal Censuses for Colorado over the years 1900 to 1930.
[24] It is now known as the Caribou Ranch.
[25] James Tucker Haselwood, descendant of Thomas Tucker, interviewed by City of Westminster representatives on August 21, 2008.



Figure 9. This is a picture of the Tucker frame barn and Lower Church Lake in 1910, photographed by Louis McClure. The dirt road is now "Old" Wadsworth. Note the wide open spaces beyond the lake. Today it is almost totally developed. This photo is taken facing south on Wadsworth Blvd at about 109th Avenue. *Courtesy of the Library of Congress, MCC-970.*

Thomas and Mary worked hard to keep their ranching operations viable. A series of bad winters in 1887 and 1888 wiped out a number of their cattle. A flood in Arizona and a depression that affected the cattle industry into the 1920s almost ruined the family and the Tucker "Home Place" financially. Thomas died November 27, 1921, in the Boulder Community Hospital. Like many farmers and ranchers, he probably carried mortgages that strained his finances. In periods of natural disasters and poor economic times, many farming and cattle operations suffered great losses due to foreclosure. Mary carried on with the help of her son Alfred and farm laborers, but eventually the children left home and financial burdens forced Mary to ask for help. When Alfred Tucker left home to pursue a career as a veterinarian, Mary turned to her daughter, Alice Tucker Haselwood and her husband Beirne "Fred." The couple returned home from Illinois in 1927 to run the family operation.

With her family to help, Mary continued to operate the ranch for three more years. On June 24, 1930, Mary died of cancer. Fred and Alice stayed on at the Home Place and fought to keep it financially viable through the thirties. At the same time, they had to fight to gain clear rights to the property. In August 1933, Alfred sold his sister his interest in the Home Place. Court battles over ownership and water rights continued to frustrate the couple. In 1943 and 1951 three children of Alice's sister, Eleanor Tucker Truder's sold their inherited interest in the Home Place to Alice for ten dollars. The title to the Tucker/Haselwood land was finally free and clear of ownership encumbrances.

In the fifties the Colorado Department of Highways (CDOH) explored building a highway between the Denver Metro area and Boulder. When the proposal passed through the legislature, CDOH began acquisition of property for the Boulder-Denver Turnpike. In 1952 CDOH bought 40 acres from the Haselwoods that included the barn and house. Alice and her husband built a new house and shed on the remaining east 100 acres of the Home Place.

Early Settlers, 1880-1900

A decade or more after ranchers like George Church settled in northern Jefferson County, a new wave of farmers and ranchers arrived. Denver was quickly shedding its frontier image, blossoming into a metropolis and, in the early 1880s, it experienced a building boom. As railroad tracks expanded closer to Colorado, trips on comfortable passenger cars replaced grueling wagon train journeys westward for a new wave of emigrants. A

few settlers, namely Charles Semper, traveled via both modes of transportation to arrive in Denver. Embarking from Denver hotels and boarding houses, settlers scouted the wide open spaces west of the city in search of farmland. Settlers who came in the 1880s to northern Jefferson County included Amos Samson, James Churchill, Dallas Pendleton, William Williams, Thatcher Trask, Arfst Arfsten, and Charles Harvey. Although coming twenty years after Congress enacted the Homestead Act of 1862, the new arrivals were afforded the same structure for establishing residency. After the prescribed period of time and making improvements on their land, the settler filed claim to a 160-acre tract of land. In 1885, developer C.J. Harris bought land that eventually became the town of Harris, now Westminster.

Charles and Julia Semper

After forty days of traveling via the Platte Route, in April of 1859, Englishman Charles S. Semper arrived in Denver from New Orleans.[26] Upon his arrival, Semper learned that two newspaper men, William Byers and John Daily, intended to establish a newspaper in the frontier town. An experienced printer, Semper secured a position with the fledgling newspaper. The 29-year-old worked as a compositor, and manned the cases and presses on April 23, 1859, when Byers, Daily and his partner, Thomas Gibson, published the first edition of the *Rocky Mountain News (RMN)*. Semper's boss Byers used his newspaper as a tool to promote farming and land speculation in the territory. He considered farming of vital importance to the new territory and urged people to give farming more attention, claiming more wealth could be earned on a farm than in a mine. Byers homesteaded 160 acres near Denver, now the Valverde section of the city, referring to its success in many of his editorials. Many new arrivals, including Charles Semper, considered his advice. As a land speculator and grantee with the Auraria Town Company, Semper purchased four Auraria lots in July 1860 and four more only four months later.[27] Thus began his earliest land speculation activities. Labor unrest and a strike in April 1860 ended Semper's career with the *RMN*.

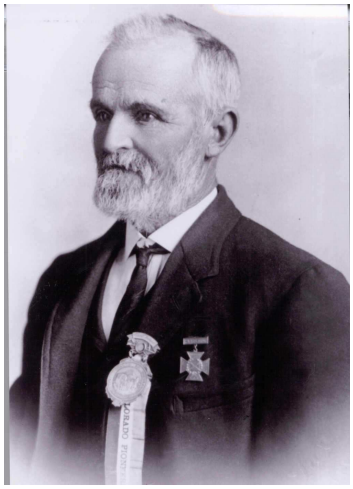


Figure 10. Charles Semper, circa 1910. Westminster Local Landmark application.

When the first shots at Fort Sumter erupted, Semper left Colorado to enlist in the Confederate Army with the First Louisiana Heavy Artillery Regulars. Semper did not return to Colorado until after his marriage in 1873. Politically astute, Charles and Julia Semper became involved in Denver's political activities and organizations. Charles became a Greenback Party delegate to the Denver City Convention; the Greenback political party was organized to campaign for the expansion of paper currency. The federal government introduced paper currency in 1862 to help pay

[26] The Semper history is drawn from the "Charles and Julia Semper Farm Historic District," Westminster Local Landmark application prepared by Dawn Bunyak and Darcy Schlicting, October 2004.
[27] Henrietta E. Bromwell, "Fiftyniners' Directory: Colorado Argonauts of 1858-1859," TMs (Denver, 1926) 283.

for the Civil War. Julia became a leader in the Pioneer Ladies Aid Society, a benevolent organization organized in 1889 to care for indigent pioneers and their families. Three years later, she served as its vice president and later as treasurer for most of the years between 1900 and 1911. Charles was an honorary member. Tired of life in the city, the Sempers purchased a homestead claim in 1880.

Charles and Julia Semper homesteaded a 160-acre parcel in northern Jefferson County, near present-day W 92nd Avenue and Pierce Street. Near a rail line, the Overland Wagon Road, and eventually, irrigated by two ditch companies, the Sempers' homestead supported them for most of their lives. To establish residency the couple built a one-and-a-half story house for themselves and barn for their stock, dug a well near the house; planted apple, cherry, and black walnut trees; and planted a garden to fill their plates. They purchased water rights from the local ditch company and, with a horse and scraper, dug lateral ditches to water their fields and garden. Once the Sempers' immediate needs were met, they worked to establish a community near their farm. Julia registered with the federal government to become postmistress of a little settlement that became the "town" of Semper. The Semper farm house became the local post office and offered grocery services. They donated land for a school. Charles served in capacities for not only the school board but also the county. Semper joined his neighbors to petition the Jefferson County Board of County Commissioners for a new county road that later became 92nd Avenue. A good road, sustained by the locals and the county, provided a more direct route to main roads leading to market. When Julia became ill, the couple moved into several Denver rentals, before Julia, and a niece as her nurse, moved temporarily to San Diego to escape Denver's high altitude. Julia died in October 1916 and was buried at Fairmount Cemetery. Charles sold what remained of his homestead to brothers George and John Allison and lived in Denver, until his death on September 5, 1917, at the age of 87.

The Railroad and Its Impact on Farming and Settlement

An expanding railroad system in the Denver area -- to the mountains and along the Front Range -- set off an economic revolution in the late nineteenth century. Railroads facilitated mining, ranching, and homesteading activities in the state. The Public Railroad Act of 1862 provided aid to railway companies constructing the first transcontinental railroad, but the Civil War delayed any real start in construction until the conflict was resolved. The Rocky Mountain range and the engineering challenges associated with building a railroad in such terrain negatively impacted Colorado's ability to attract any significant rail traffic. The Union Pacific's transcontinental railroad swung north to Wyoming to avoid the high mountain ranges in Colorado. The Kansas Pacific stalled in Kansas, raising funds and buying federal land grants. The Colorado state legislature had no choice but to encourage, through legislation and funding, local companies to organize and build connections to these two major routes. The railroads were crucial for easy and cheap transportation and connecting Colorado to the national economy, creating a broader market for its precious metals, natural resources, farm products, and cattle. The C&S Railroad most impacted the study area.

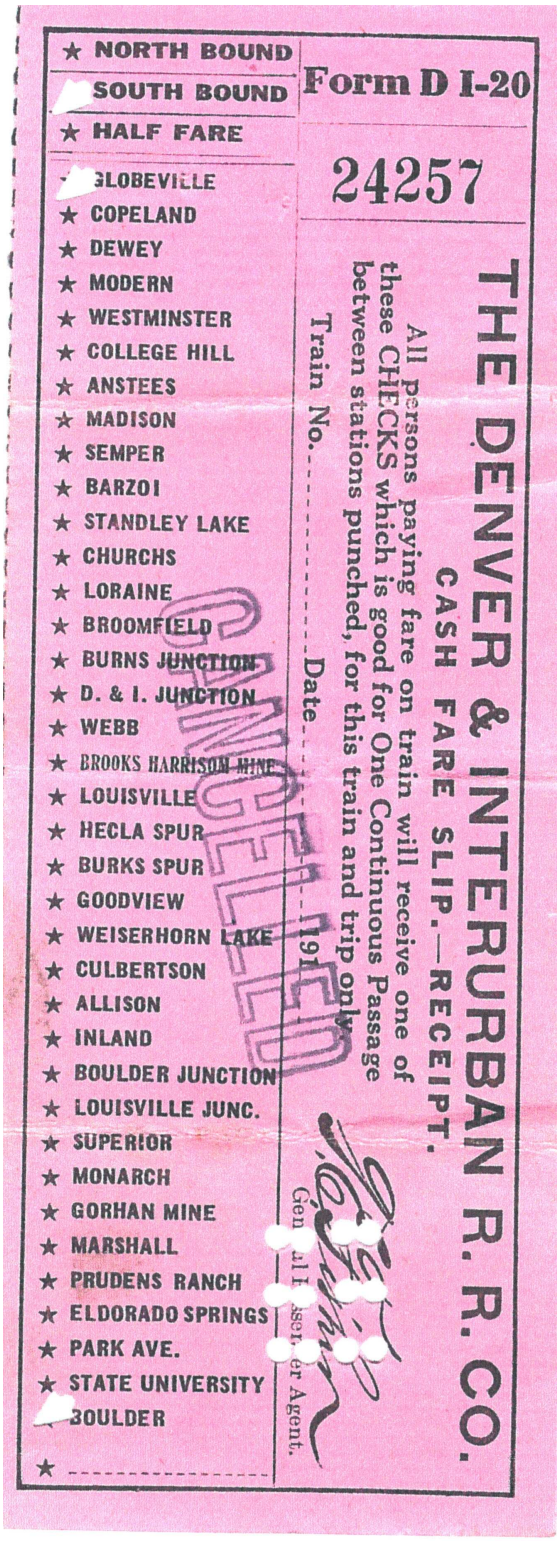
The C&S is an example of the 1898 consolidation of a number of those smaller railway companies that failed after the Panic of 1893. C&S trains stopped for both freight and passengers at Westminster, Semper, Barzoi (Crossing No. 9.95 or .71 miles north of the Semper station), and Church's (Crossing No. 11.84). A trip from Globeville, near Denver, to the Semper or Church's stop cost thirty cents one way in 1908.[28]

As demand grew for passenger service, the C&S organized the Denver and Interurban (D&I) electric line that ran between Denver and Boulder in 1904. Passengers caught either the train or the electric cars at the same stops. Not all stops for the green and yellow interurban cars featured passenger depots, but there was a small waiting room, not much more than a platform with a cover, at the Church's stop. (Most "stops" were elevated platforms or wooden shelters over platforms. Church's stop is actually noted on C&S plans from the early 1920s as a small "waiting room.") The railroad primarily built depots in larger settlements and towns like Arvada, Westminster, and Broomfield. Riders paid thirty cents for a one-way ticket between Church's and Globeville on the D&I.

By the 1920s, steam and electric railway companies faced stiff competition. Denver residents in affordably-priced automobiles dashed around the city and outlying areas. The automobile allowed owners to live farther from their places of business and live on quiet, spacious home sites away from the city. Automobile owners demanded improved highways and streets. Not only private automobile ownership threatened the rail. A growing number of transit companies, like jitney operators with touring cars and the omnibus motor coach, drove multiple passengers to and from Denver and Boulder. The popularity of the rail waned, and by 1926, the C&S discontinued the D& I electric cars, transferring their passenger business to the Denver & Interurban Motor Company bus lines.[29] As a result of improved transportation routes and services, a number of planned subdivisions began to appear in the county. In turn, fleets of buses expanded routes and services.

Together the C&S and D&I stimulated the local economic market and residential development north and west of Denver. However, as automobiles became more affordable to the average consumer, the rail system struggled to survive. Due to the popularity of cars and buses, passenger services on main rail lines to Fort Collins, Cheyenne, and Lyons were discontinued. The passenger train between Denver and Lyons, Colorado, chugged to a stop in May 1967.[30] The rail era in northern Jefferson County however did not end with the demise of the passenger trains. Freight trains continue to pass along the main rails today.

[28] *The Kite Route: Story of the Denver and Interurban Railroad* (Boulder, CO: Pruitt Publishing Company, 1986) 16, and "The Denver & Interurban Railroad local time table for 1908," the Robert W. Richardson Railroad Library, Colorado Railroad Museum Collection, Golden, Colorado.
[29] *The Kite Route,* 147-148.
[30] *Gem*, 47, and *Denver,* 331-332.



Rates from Globeville and Boulder

BETWEEN GLOBEVILLE AND	One Way	ROUND TRIP		FAMILY TICKETS		Individual
		Date of Sale	Sunday Only	25-Ride 90 Days	50-Ride 90 Days	10-Ride 30 Days
Westminster	.15	.25	.....	$2.00	$3.35	$ .95
Anstees	.15	.25	.....	2.50	4.10	1.15
Madison	.15	.25	.....	2.55	4.25	1.20
Semper	.20	.35	.....	3.15	5.25	1.50
Churches	.30	.55	.40	4.15	6.90	1.95
Broomfield	.35	.65	.45	4.85	8.10	2.25
Burns Jct.	.35	.65	.50	5.10	8.50	2.40
Louisville Jct.	.40	.70	.55	5.70	9.50	2.70
Webb	.40	.70	.60	6.10	10.15	2.85
Louisville	.45	.80	.65	6.95	11.55	3.25
Burkes Spur	.50	.90	.70	7.75	12.90	3.60
Weiserhorn Lake	.60	1.10	.85	8.85	14.75	4.15
Boulder Jct.	*.65	*1.20	.....	.....	.....	.....
Superior	.50	.90	.70	7.10	11.80	3.30
Mitchell Mine	.55	1.00	.75	8.10	13.50	3.80
Marshall	.60	1.10	.85	8.60	14.30	4.00
Eldorado Springs	.65	ax1.45 1.20	x1.25 1.00	9.70	16.20	4.55
Park Avenue	†.65	†1.20	†.95	.....	.....	.....
State University	†.70	†1.25	†1.00	‡10.35	‡17.35	‡4.85
Boulder	*.70 †.70	a*1.25 a†1.25	*1.00 †1.00	‡10.65	‡17.80	‡5.00
BETWEEN BOULDER AND						
Eldorado Springs	.20	xa.60 .35	x.55	3.25	5.40	1.50
Marshall	.15	.25	.....	2.10	3.50	1.00
Superior	.25	.45	.....	3.60	6.00	1.70
Louisville	.25	.45	.....	3.70	6.15	1.75

*Via Louisville.
†Via Marshall.
‡Via Marshall or Louisville.
xWith admission coupon.
aAlso on sale Saturday or Sunday, limited to Sunday or Monday.

Unless otherwise shown, tickets are to be honored via direct line only.

COMMUTATION TICKETS will not be transferable, nor will limits on same be extended on any account.

INDIVIDUAL Commutation Tickets will be honored only for one person (the original purchaser), in whose favor issued, and whose signature should be affixed to contract.

FAMILY Commutation Tickets will be good only for the purchaser whose name appears on the face of the ticket, his wife, his children bearing the family name, and one domestic servant. Positively for no others.

Figure 11. D&I Cancelled Ticket and Local Time Table, 1908. ***Courtesy of the Robert W. Richardson Railroad Library, the Colorado Railroad Museum, Golden, Colorado.***

The Economy and the Farmer

As a result of the railroad and western immigration, Denver experienced a building boom in the 1880s. Many immigrants arriving in and passing through the city dreamt of owning their own piece of land in the new world. This dream enticed many to move to outlying communities. As a result, small tract farms became popular in the 1880s, especially when services, first the railroad and later commercial street-cars, provided cheap transportation to and from the main city's commercial district where many were employed. In the early years of settlement, individuals traveling by horse-drawn buggy or wagon traveled a full day in one direction to get to Denver. Land agents and newspapers advertised new "subdivisions" within a 20-minute ride of Denver with home sites "double the size of a city lot and large enough to keep a cow and chickens."[31] Numerous ditch and water companies now serviced the area providing irrigable farm land. By the 1890s, reliable irrigation and transportation networks allowed farmers to raise more produce and crops than needed for subsistence and ship their grain, fruit, and produce to markets in Denver and statewide. Grains, such as barley, wheat, and oats were even sent to eastern markets for use in cereal production.

However, a series of national and natural events in the late 1880s forced many farmers and ranchers to leave the state. A number of harsh winters, prolonged drought, and a national recession beginning with the Panic of 1893 forced many displaced farmers to leave the land in search of jobs in industrial and manufacturing centers. Some agricultural areas of Jefferson County survived as developed fruit orchards, but the northern section remained primarily livestock raising land or fields of wheat, oats, alfalfa, or barley. Ranching, unlike subsistence farming, required significant capital investment. In the good years many ranchers mortgaged their land to buy more pastureland, equipment, or cattle. In the lean years they often lost land to bank foreclosures. Despite the poor economic conditions of the 1890s, a number of local cattlemen were able to endure despite their losses.

The grange movement in Colorado grew out of such economic hardship. A series of events in the East, beginning with a national economic panic in 1873 and natural disasters, prompted eastern farmers to organize under the grange system. Grange goals were to provide education and serve a social purpose. Colorado's farmers and ranchers organized when they were affected by devastating natural disasters (pestilence and drought), high mortgage rates on farm loans, higher grain production nationwide, and increased international competition in the markets. Joining the National Grange was an easy progression for Colorado farmers, who had organized farm clubs to protect themselves as early as 1870. As members of the National Grange, Clear Creek Valley farmers, formerly Clear Creek Valley Farmers' Club (est. in 1872), organized in February 1873. However, it would not be until a national agrarian movement took hold in the 1890s before a significant number of granges were formed in Colorado.[32]

[31] *Denver,* 333, and the *Denver Post* "Like Old New England," Great Divide Colonization Department advertisement, July 13, 1924, p13.
[32] The Denver Post, Empire Magazine "Colorado Grange born in Troublesome Times," November 12, 1978, p10-13.

Many of the grange halls were the only public buildings available for social and political gatherings. The Westminster Grange 184 organized in 1910. They held meetings, dances, dinners, talent contests, even first aid and defense training courses. The First Master of the Grange was B.C. Hardenburg, a dairy farmer. Not all members were farmers or ranchers.[33] Today grange halls stand at 3935 W 73rd Avenue in Westminster and 7901 W 120th Avenue in Broomfield.

As the grange movement developed in Colorado, the State Grange organized its affiliates around causes such as irrigation rights, state income tax, the Rural Electrification Administration, good transportation systems (rail and roads), and rural free mail delivery. Under the national umbrella, local granges were able to offer members affordable insurance policies. With a unified voice and organization, the State Grange was able to protect its membership from many of the ills that troubled earlier farmers and their way of life.

Evolution of Farming and Ranching, 1880s and 1890s

At the turn of the century, Jefferson County's plains evolved from the "great sweep of prairie" that Sarah Church described in the 1860s to a collection of increasingly sophisticated farming and ranching operations. Coloradoans conquered arid plains through improved farming methods, better agricultural implements, and advanced irrigation systems.

The field of agriculture became more scientifically focused after the turn of the twentieth century. Technological advancements and the affordability of modern farming equipment from companies like John Deere, allowed ranchers and farmers to grow more with less labor. Because production increased dramatically with improved farming techniques, the size of outbuildings, such as barns, granaries, silos, and work sheds, increased to accommodate more stock, provide storage for large quantities of grains, and house modern farming equipment.

The Hatch Act, enacted in 1887, authorized funding each year to each state in the union for the sole purpose of establishing agricultural experiment stations at land-grant colleges for research on plants and animals. The Colorado State Agricultural College offered classes in local communities, encouraged experimental gardens and crops by providing seeds and assistance, and published quarterly bulletins that were distributed throughout the state. These bulletins provided guidance to farmers on purchasing farm implements and equipment, building the most efficient agricultural-related buildings, feeding, marketing, production, and even housing construction.[34] Agricultural classes offered at the local high school were popular in areas where a large number of farming families lived. Guest speakers from the State Agricultural College taught commercial producers

[33] Marion Smith, *Westminster: Then and Now* (Westminster, CO: North Suburban Printing & Publishing, 1976) 35-43.
[34] *Historic Agriculture-related Resources of Kansas MPD,* p16.

and backyard operators evening classes about poultry raising and bee-keeping.[35] It was a successful program furthering the farming and ranching industry in Colorado.



Figure 12.



Figure 13.
In these two photographs taken of men stacking hay in Figure 12 and threshing wheat in Figure 13, we are able to see the shift from man- and horse-power to "labor-saving" technology like the steam, "self-propelled" tractor and agricultural implements that could be attached to it. However, sheaving of wheat and hauling was still done by hand and horse. These photographs were taken in 1910 by Louis McClure in the Standley Lake basin, northwest Westminster. *Z-6674 Stacking Hay and MCC-3422 Threshing Wheat. Courtesy of the Library of Congress.*

Jefferson County farmers experimented with a variety of seeds collected from around the country, even from the "Old Country," to develop and establish new crop species suited

[35] Arvada Historical Society, *Arvada: Just Between You and Me, 1904-1941* (Boulder, Colorado: Johnson Pub. Co., 1976) 102.

to the dry, arid climate of Colorado. John F. Wick of northern Jefferson County found "black emmer," a type of red wheat, offered a prolific grain and tolerated the unpredictability of the Colorado climate. Wick's success with the black emmer led to his recognition by the county for his contribution to the success of dry land farming in the state.[36] Earlier George Church was one of the first in Jefferson County to successfully grow winter wheat.

At the turn of the twentieth century, the United States entered a period of prosperity. Some even referred to this era as the "Golden Age of Agriculture."[37] Cash crop (corn wheat, and broom corn) production rose. During World War I the federal government regulated meat, sugar, and wheat to contribute excess supplies to meet the needs of troops and Allies in Europe. Local grocers no longer advertised flour or sugar in the newspapers. Everyone was urged to save wheat to ship to war-torn Europe. The federal government encouraged its citizens to plant war gardens. The idea of small tract farming once again became popular as it offered an opportunity for providing for one's own family with a small plot garden, a family milk cow and/or a pig, and small flocks of chickens for eggs and poultry. Self-sufficiency was the new buzz word.



A number of Jefferson County farmers organized the Jefferson County Fruit Growers to instill pride in the fruit growing business. Orchards (apple, cherries, and peaches) stretched north and south in Jefferson County, but the majority extended from present-day Lakewood north to Arvada. By 1924 growers reported the county's production met the needs of the entire Colorado market.[38]

Figure 14. This is a 1910 photograph by Louis McClure of orchards in the Westminster area. Photo taken facing west from Crown Point Hill, near Lowell Boulevard and 82nd Avenue. ***MCC-9645 Courtesy of the Library of Congress.***

Despite technological advances, educational benefits, and a prolonged period of prosperity, agriculture in Jefferson County began to decline after the first two decades of the twentieth century. Signs of an impending national depression were evident after World War I. Inflated prices during the war collapsed during the 1920s. Farms carried high mortgages. The Stock Market Crash of 1929 followed by the Great Depression

[36] *Just Between You and Me,* 85.
[37] *Historic Agriculture-related Resources of Kansas MPD,* p 22.
[38] *Just Between You and Me*, 102.

bankrupted many farms and ranches. World War II did not have a great impact on the economy or land use in northern Jefferson County, until after the war's end. Land developers purchased numerous farms and ranches at bargain rates. Developers rezoned parcels for residential development to meet the demand for new housing. New houses and planned subdivisions were built to provide homes for returning soldiers and defense industry workers were employed at nearby Rocky Flats Dow Chemical (later a nuclear weapon manufacturing plant). The sleepy rural communities in northern Jefferson County experienced a shift in land use and urban growth.

Early Twentieth-Century Settlement and Subdivisions

The evolution of American suburbs can be divided into four stages, each identified by the mode of transportation which predominated at the time and fostered the outward growth of the city and the development of residential neighborhoods: Railroad and Horse-car Suburbs (1830-1890), Streetcar Suburbs (1888-1928), Early Automobile Suburbs (1908-1945), and Post-WWII and Early Freeway Suburbs (1945-1955). Within each period, a distinctive type of residential suburb or subdivision emerged as a result of the transportation that served its needs.[39] Seeking new sources of income, railroad companies built passenger "stations" along their routes, connecting cities with outlying rural villages. These "stations" became the focal points of villages that developed around them. Land development companies formed with the sole purpose of laying out attractive, semi-rural residential communities. One of the earliest such settlements in northern Jefferson County in the project study area was the "town" of Semper.

Semper and Semper Garden Tracts

After Charles and Julia Semper filed a claim in Jefferson County, in 1880, they immediately set out to "civilize" their little corner of Colorado. The first railcars of Denver, Utah, & Pacific railcars passed the Semper farm in 1882. A stop was added at "Semper" when Julia registered with the U.S. Post Office and opened a grocery in her house. The Sempers and neighbor John Dennison donated land for a school house in an irregular, triangular-shaped piece of land created east of the intersecting of the railroads (Denver, Utah, & Pacific, eventually C&S, and the electric D&I) and a new county road, now 92nd Avenue. A community was growing.

In February 1886, Ben Brewer and John Witter, Denver land developers, platted the town of Semper on land in Section 23, Township 2 south, Range 69 west, in the vicinity of present-day W 92nd Avenue and Pierce. Their parcel was adjacent to Semper's land. Their vision of a town on the prairie included twelve blocks with 32 city lots each—a community of 384 lots. Maine (sic) and Central Avenues were 60 feet wide allowing a wide turn radius for horse and wagons, possibly to form the commercial district of Semper. Jefferson and Lake Avenues were planned a standard 30 feet, much like First through Fifth Streets. Because the drawing plans do not illustrate the location of the railroads, the county road, depot or even the school, it is unclear where Semper was located in relationship to them. With plans in hand, Brewer rode to Golden to file with

[39] National Register Bulletin *Historic Residential Suburbs,* by David Ames and Linda F. McClelland, 2002.

the county on March 4, 1886. By the next year, Semper was listed in the 1887 Colorado Business Directory.[40]

The settlement, situated near the Semper farm and at the Semper railroad stop, developed slowly, even though the town was at a crossroad of several major irrigation canals, two railroads, and developing county roads. The former Overland Stage Road (Cherokee Trail) also passed near Semper. Allen Ditch fed a large reservoir east of the settlement. Farmers grew sugar beets and delivered them to a beet dump near the C&S to be loaded and transferred to sugar beet refinery plants north in Fort Collins. The locals organized to elect a constable. Local farmer Deidrich J. Ausmussen, a native of Denmark who immigrated to America in 1859, served as constable of the Semper Precinct until 1900. Deidrich and his wife, Ella, with their ten children, homesteaded an 80-acre parcel northwest of town.

The fledgling community of Semper provided for the educational needs of area children. Semper School located in District No. 39 was created in 1883 out of the Jefferson-Arapahoe District No. 1. Ranchers John Dennison and Charles Semper donated land for the school. No official records were kept until the 1888-1889 school year. The frame school house was replaced with a brick building in 1895 at the cost of $1,100. Between 1888 and 1894, the school population fluctuated between eight and fifteen students. Over the next ten years, it almost doubled.[41] The school was demolished in the 1980s.

The Denver, Utah, and Pacific Railroad, predecessor of C&S, passed through Semper carrying mail to various outlying towns and villages. Federal regulations stated that mail could not be left at a station until a post office was named, registered, and established. Julia Semper wrote to Washington, D.C., to register the Semper Post Office. In 1882, her request was approved and she was appointed postmistress. When a new general store was built in Semper in 1889, Charles T. Harvey became postmaster. The railroad delivered the mail from the central post office in Denver to Semper depot on its runs north. Harvey served as postmaster until January 1895 when J. Frank Church was appointed. Eventually the U.S. Post Office added Rural Free Mail Delivery (RFD) to their services and closed the Semper Post Office on August 31, 1900.[42]

Confident the settlement would develop, the Colorado Bond and Realty Company platted a quarter-section of land adjacent to the town of Semper in 1896. It was located in the SE quarter of Section 23, Township 2 south, Range 69 west, which can be found on the USGS Arvada Quad map. The new development was called Semper Garden Tracts, not to be confused with Semper Gardens northeast in Section 13, Township 2 south, Range 69 west. Semper Garden Tracts lay south of the county road with the railroad bisecting its northern edge (Figure 15). The dot-dash line is the boundary of the former Semper Garden tracts. Farmer's High Line Canal heads in a northerly direction from west to

[40] "Semper Westminster LL application,"15; Frank Hall, *History of the State of Colorado* (Chicago, IL: Blakely Printing Company, 1895) 511; Jefferson County Records office, Plats for Semper and Semper Garden Tracts; and *More than Gold*, 162-166.
[41] *More than Gold,* 128-129, and Jefferson County Grantee/Grantor Book No. 4.
[42] *More than Gold*, 98, and "Semper Westminster Local Landmark application."

north with Allen Ditch breaking off and running parallel to the railroad tracks heading southeasterly. Historic Culkins Ditch passed through the southern section of the tracts, but is not visible on this aerial view. The subdivision was divided into approximately 15 small, garden tracts. Some of the "square" lots are actually visible as illustrated with the dotted line in lower left corner. With irrigable land and an established transportation network, the developers more than likely planned on a quick return of their money. However, for reasons that are unclear, the town of Semper and its associated Semper Garden Tracts never succeeded.

Figure 15. Aerial of Maulis Property in 1983, former Semper Garden Tracts.

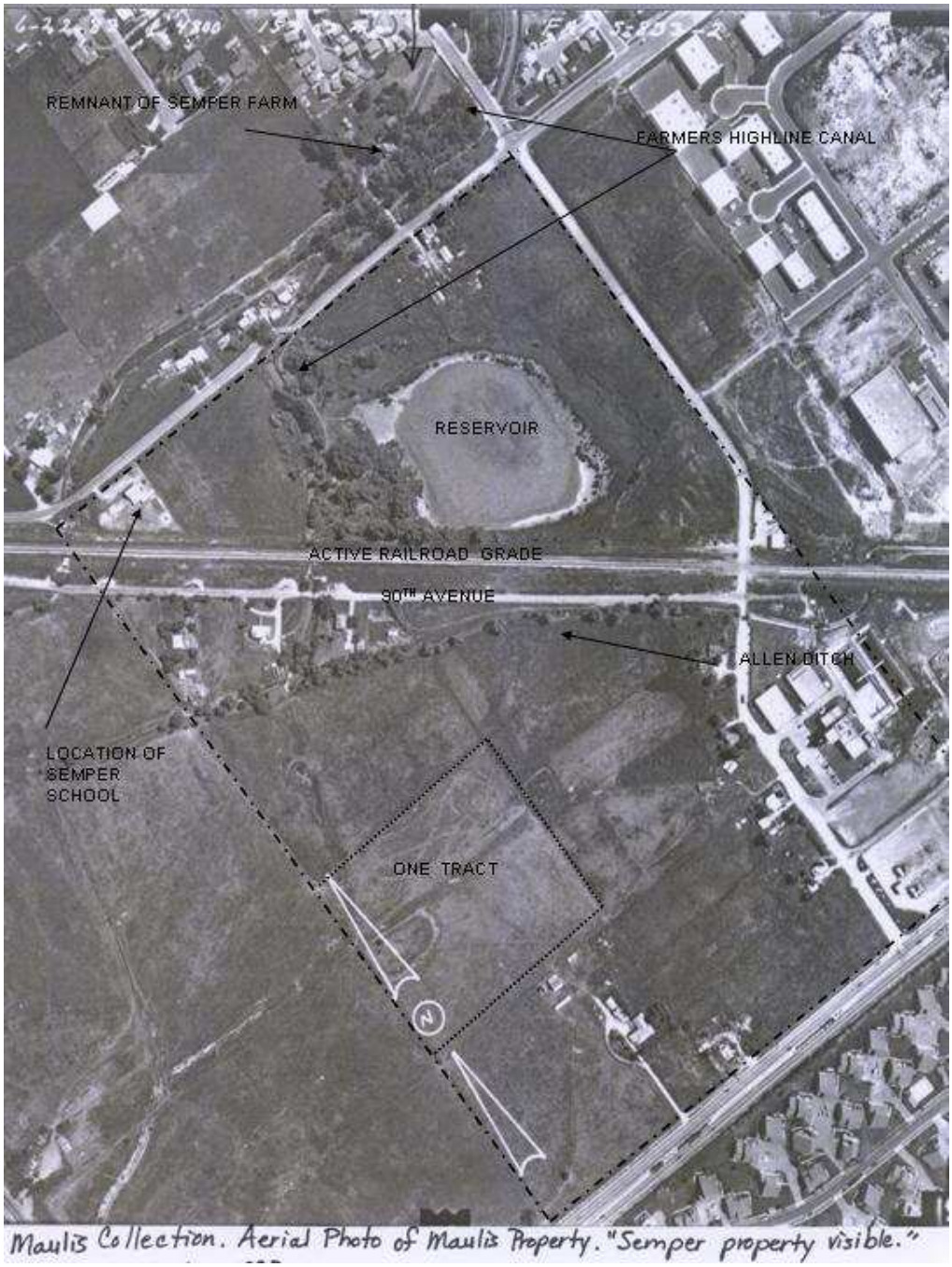




Figure 16. This illustration of Semper Garden Tracts is identified by the solid black line on a 2009 aerial photograph. Note the modern development between W 92nd on the north and W 88th on the south in comparison to the 1980s map above.

Today we can only speculate where Semper was once located because of modern development (Figure 16). Locals infer where they believe a house or two related to the development exist, but only one house has been definitively identified as built during the Semper Garden Tracts era. Reportedly a railroad agent's rental house, owned by the railroad company, is located on present day 90th Drive south of the railroad tracks. However, maps with that specific building identified do not correlate with memories. Historic aerial photography has allowed researchers a perception of the topography and

identifies remnants of parcel boundaries, early ditches and reservoirs, and areas of former built environments, as well as urban development and encroachment. Interestingly, a second subdivision was associated with the Semper Garden Tracts. It was Greenlawn Acres.

Greenlawn Acres and Reservoir

In 1909 the Denver firm Middlesex Realty and Investment Company headquartered at the Ideal Building prepared an oversized brochure with map advertising a new development west of Denver—Greenlawn Acres—in northern Jefferson County. The realty company declared there were "fine garden tracts in the heart of Colorado's best lands" at prices ranging from $900-$2575. The development was divided into 32 parcels. Photographs in the brochure featured fields laden with produce, irrigation ditches overflowing with water, and a "Birds-eye" view of the Front Range glorifying the wealth of the land and its resources to the potential landowner or weekend farmer.[43]

Farmers were assured success with the development's rich land, an abundance of water, and readily available transportation to market. According to developers, Greenlawn "Lake" and the Farmers' High Line Canal, "one of the oldest ditches in the state," turned the arid land into verdant farm land awaiting only seeds, good weather, and a little toil to produce fields full of money-making crops. The development's nearness to the "Boulevard Wagon Road," the "Boulder Electric", and two steam railroads allowed access not only to Denver's produce market, but points beyond. During the week, successful businessmen could travel between downtown and home, boarding the Denver Interurban or "Boulder Electric" every forty minutes for only fifteen cents for a quick ride into Denver or Boulder.

The development owned by Frank Read was located in the NE quarter of Section 23, Township 2 south, Range 69 west, which can be found on the USGS Arvada Quad map. While this planned community was located in the northeast quarter of the section (north of the former Semper Garden tract), the plat highlighted the former Semper Garden Tracts Reservoir as "Greenlawn Reservoir," located *outside* the property's boundaries and in the southeast quarter section of Section 23. Farmers High Line Canal just clipped the southeast corner of the development, but the developer assured potential buyers that the development had an "abundance" of water. Perhaps they counted on having water rights from the canal and reservoir. Semper Railroad "station" is shown just yards south of the reservoir.

Other amenities advertised to potential Greenlawn Acres' purchasers included established schools at Semper and advanced education at the prestigious Westminster College. Land owners had the benefits of electricity, telephone, and the Rural Free Mail Delivery.

[43] "Greenlawn Acres," 1909 brochure and map, Middlesex Realty & Investment Company, Denver, Colorado (copy provided by Jefferson County resident Joyce Maulis to Dawn Bunyak, 2005); Greenlawn Acres Plat Map and Deed Book (Bk 2, p77), Jefferson County Clerk & Recorder, April 1910; and Ballenger & Richards 38th Annual Denver City Directory for 1910, Western History Department, Denver Public Library, Denver, Colorado.

Although the brochures came out in 1909, it was not until April 22, 1910, that Read platted Greenlawn Acres with the Jefferson County offices. Middlesex Realty was owned by Read, a former Chicago, Illinois, coal-dealer turned real estate developer. Frank Read and his wife Nellie lived at 1340 Grant Street in Denver. By 1911, Nellie Read sold all the remaining lots that the Reads owned, which were parcels 2-24 and 30-32, to real-estate brokers William A. Snyder and Edwin P. McCrimmons. On the 1920 federal Census for Illinois, Frank and Nellie Read had moved to Mount Vernon, Jefferson County, Illinois. The former real estate developer became a manager of a lumber company.

There are no records available to substantiate the success or failure of the development, but it is evident through aerial views and survey that the majority of parcels were eventually sold to developers. The majority of former Greenlawn Acres is now residential development (built in the 1970s) with a smaller area as light industrial near the railroad tracks and 92nd Avenue. A 2008 search of the Jefferson County Tax Assessor property records found only fifteen parcels associated with the historic Greenlawn Acres subdivision, but even those results do not represent the original blocks or lots as identified on the original plot.

Greenlawn Acres was advertised as easily accessible due to regular railroad service. In 1909, the automobile was a rather new commodity on the American scene; but a decade or two later, developers marketed subdivisions' access to good roads. By 1914, 1,192 miles of improved roads crisscrossed the state and 13,135 passenger cars were registered in Colorado.[44] The popularity of the automobile and its affordability brought with it the need for a new transportation infrastructure. Roads in Colorado developed at a slower pace than they did in eastern states, but the Good Roads Movement had an active organization in Colorado, lobbying for improved roads. Because of the automobile, workers were able to travel further distances to work. Still only the middle- and upper-classes were able to afford the relatively new device and its expensive upkeep. Land speculators and developers realized transportation was central to growth and promoted rail and automobile accessible communities. Many supported the lobbying efforts of the Good Roads Movement.

It was more than likely a reliable train service rather than the automobile that prompted Katherine Church to consider developing part of Church Ranch.

Mandalay Gardens

By the time Katherine Church and her daughter Ruth organized the Mandalay Gardens Company in the 1920s, a number of national and state events, as well as pre-planning on Katherine's part, set the stage for development. In 1916, the Federal Aid Highway Act authorized funds to create State Highway Departments and for State road projects to surface roads. In 1929 most of the roads in Jefferson County still were not surfaced, although a good system of roads connected farms with markets. Where initially roads had been established along section or township lines, a more convenient system of access to

[44] Ubbelohde & et al, *A Colorado History,* 230.

points of interest gradually developed. The C&S and D&I already had a station at Church Ranch which potential buyers of small tracts could use to take them into the city. Therefore, two modes of transportation, roads and the railroad, made new land available for subdividing not only on Church Ranch also in Jefferson County.

As general manager of Church Ranch, Katherine, wife of prominent businessman and cattleman J. Frank Church and daughter-in-law of pioneer cattleman George Church, appointed herself president of Mandalay Gardens Company and her daughter Ruth secretary. The Church family had long ago learned to diversify their crops and their enterprises. The family, beginning with George Church, realized the importance of water rights in the West. Ditches, laterals, and reservoirs provided a ready supply of water. At the same time as Katherine and Ruth formed their development company, they established the Mandalay Irrigation Company. With Church family assistance, a local primary school convenient to the new development was established (at approximately 10290 Wadsworth Blvd). So, in April 1929, just months before the Great Stock Market Crash, Katherine platted a large subdivision on Church Ranch near Lower Church Lake.

Mandalay Gardens was reportedly named for the song "On the Road to Mandalay," a popular tune at the time. The subdivision was carved out of Church land located in Sections 10, 11, 14, and 15 in Township 2 south and Range 69 west. According to the plat, the Gardens were divided into two sections, a small group of town lots surrounded by mainly 5- to 10-acre lots, although there were a limited number of one or even 11-acre irregular shaped lots. There were more than 100 lots. The “town” lots were located near the southwest corner of “Mandalay Lake,” (known today as Lower Church Lake). Proposed commercial shops were planned in this area. Three north-south streets were named Standley, Church, and Wadsworth Avenues. There were four east-west streets named appropriately First, Second, Third, and Fourth.

On the 1929 plat the subdivision located south of the town of Broomfield between Little Church Reservoir and Mandalay Lake, now Lower Church Lake (see Figure 17). Church identified Wadsworth "Avenue" east of Little Church Reservoir and south of Mandalay Lake. From this major street, one could access Barber Drive that bisected the small, farm tracts. On the north, Hopkins Avenue, now 108th Avenue, ended at the lake. The southern boundary was Woods Avenue, now W 102nd Avenue, west of the railroad tracks, which then jogged northeast along the tracks and then east along on the present W. 102nd Place to Wadsworth. The schoolhouse was located at the corner of Lea Drive, now 103rd, and Wadsworth.

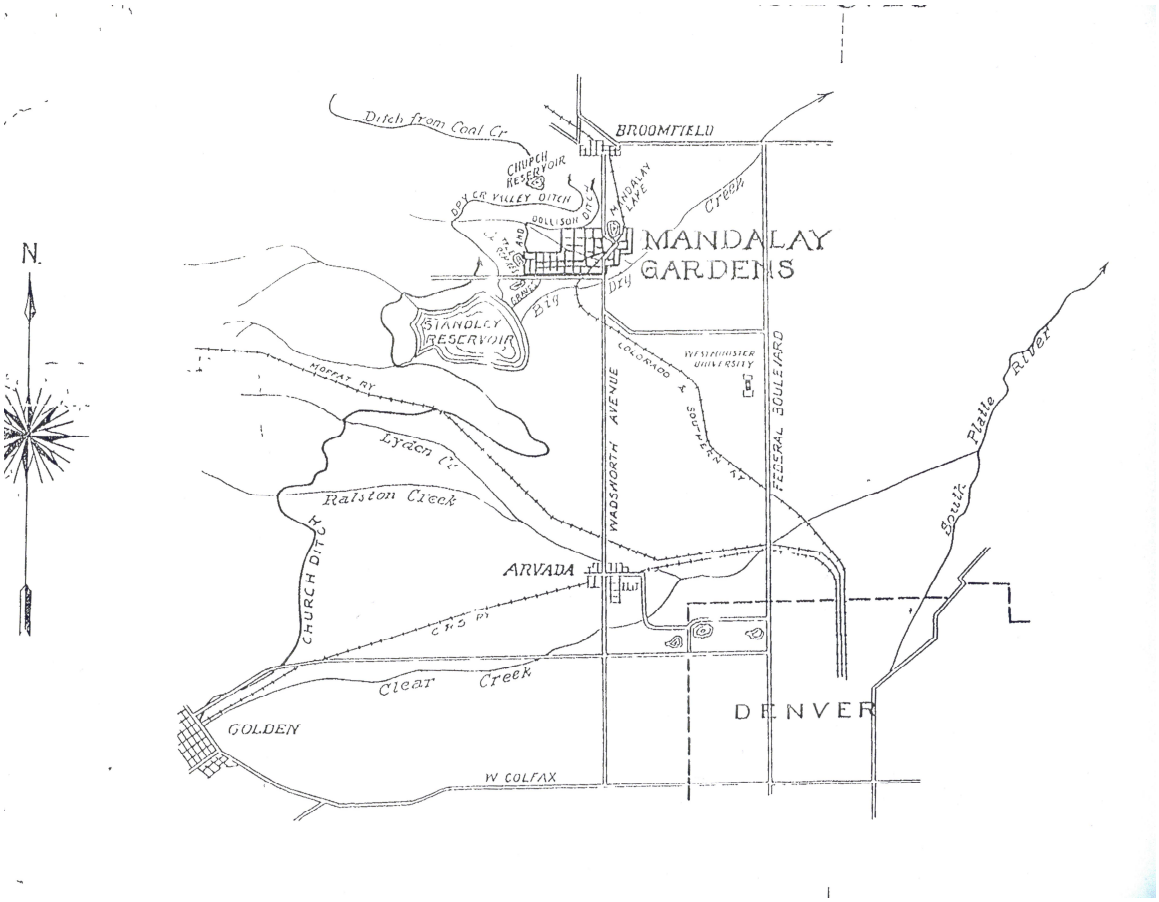


Figure 17. The 1929 plat for Mandalay Gardens included this map of its location in relationship to nearby cities.

The Great Divide Colonization Department advertised Mandalay Gardens in the *Denver Post,*

> Like Old New England, Like Home Spots of Missouri…The old Church Ranch, or Mandalay as it is now known, is having its home folks' picnics, its fried chicken dinners, its royal good times—for Mandalay is now a dignified agricultural community, where each little farm is paying its way—and the folks are happy, for they are finding that the possibilities of Mandalay and far beyond original expectations. A regular New England or Missouri farming district is rapidly being evolved from the old cow ranch—chickens, pigs, cows, vegetables and fruits are part of the landscape and community spirit has been developed.[45]

Playing on the emotions of transplants, advertisers in essence told buyers they could create a "little of bit of home" and put down roots in Colorado, specifically northern Jefferson County. The Great Divide Realty Company advertised Mandalay as ideal for country living—a "paradise for people who wanted gardens and orchards." Land agents also identified the amenities of the subdivision, expounding on its access to the C&S, D&I, and even the Denver Boulder Highway that "passed through Mandalay via Arvada." The 5- to 10-acre small tract farms sold from $200 to $300 per acre.

[45] The *Denver* Post, Want ad Section, "Like Old New England," July 13, 1924.

Testimonials of owners testified to the incredible value and provided assurance one could make a living on a single tract. Included were photographs of these residents in front of their small, one-story houses, many featuring a car or animals (Figure 18).



Figure 18. This Mandalay small, tract farm was located on Zephyr Street, now listed as 10335. ***Courtesy of James and Lenore Whitmore, Westminster.***

Each tract was large enough for a family garden, a milk cow, horse, and small animals, like pigs and chickens. Many "weekend farmers" planted fruit and nut trees and berries.

Regrettably, the timing for this planned development proved to be its failure. National events slowed the expansion and creation of subdivisions in and around the Westminster area. Beginning with the Stock Market Crash of 1929 and subsequent depression, development and expansion abruptly stopped. It took more than a decade for the national and state economies to recover. Even though the late thirties gave way to a reverence for the rural and small-town way of life and values, this sentiment came too late for these early northern Jefferson County developments. With the outbreak of World War II and subsequent U.S. involvement, the nation sacrificed for the war effort. Rationing became the norm. All materials went to support the war effort. It was not until the soldiers returned after the war that the nation's economy and industrial activity once focused on munitions manufacturing now turned to producing consumer goods, automobiles, and a new housing market.

Soldiers with Federal Housing Administration and Veteran Administration loans in hand spurred a housing boom that impacted the small, garden-tract subdivisions of the forties. Major manufacturers retrofitted munitions plants employing growing numbers of employees. The fifties found many rural towns and areas transformed into urban landscapes as families purchased new automobiles and new houses. Improved roads and families' desires to leave the city behind for a semi-rural life and relatively inexpensive land prompted land developers to buy large rural tracts to build "modern" housing developments near large manufacturing and industrial centers. City annexations increased not only their population figures, also the tax base. In 1940 Westminster had a population of 534; by 1950 almost 1,700 people lived within the city limits. The City continued to annex until eventually the project study area that historically identified itself more with Broomfield officially became part of Westminster.

SURVEY RESULTS

Historic Resources and NRHP Eligibility

By 2000, urban development in Jefferson County encompassed a significant number of former farms and ranches. As a result, the project study area is a patchwork of developments and small, tract farms. Many of northern Jefferson County cities, like Westminster, retain a number of agricultural properties, but most are diminished in size and neither retain nor exhibit their historic characteristics. Many buildings no longer reflect their historic use or have been removed from the property site. Nevertheless, this enduring agricultural pattern reflects the early history of Westminster and northern Jefferson County.

The ***Westminster Selective Intensive Historic Resource Survey*** found eight (8) historic resources eligible to the National Register of Historic Places (NRHP), one (1) State Register of Historic Places, and four (4) historic resources eligible for Westminster Local Landmark designation. All resources eligible for the NRHP or State Register are also eligible for Local Landmark designation. A list of all properties found eligible is found below. Three sites found individually eligible to the NRHP were re-evaluations. The Smart Ranch is on the Jefferson County Register of Historic Landmarks. The Tucker Ranch site determined NRHP ineligible in 1988, but more intensive research during this survey provided information to change that determination. A complete list of all surveyed resources can be found in the Appendix.

Table 1. Westminster Selective Intensive Survey, All Properties Found Field-Eligible.[46]

ID	Address	Built Date	NRHP Eligibility	Historic Name
5JF465	10290 Wadsworth Blvd, Westminster	1925	FE	Mandalay Schoolhouse
5JF520	10850 Wadsworth Blvd, Westminster	1900-04	FE, LLD	Tucker Ranch
5JF971	10050 Wadsworth Blvd, Westminster	1900	FE	Church Ranch Headquarters
5JF2779	9600 Indiana St, Arvada	1921	FE LL-Jeffco	Smart Ranch/Buckman Place
5JF4414	9215 Pierce St, Westminster	1880	FNE, LLD	Charles Semper Farm
5JF4652	7010 90th Dr, Westminster	1924	FNE, LLE	Shotgun-style House
5JF4653	7371 92nd Ave, Westminster	1902	FNE, LLE	Unknown
5JF4654	9000 Yukon St, Westminster	1912	SR	John F. Wick farm
5JF4656	9300 Wadsworth Blvd, Westminster	1896	FE	Dutch-Colonial-style house
5JF4658	10000 W 100th Ave, Westminster	1929/1933	FE	Wolff Residence
5JF4660	10115 Sheridan Blvd, Westminster	1911	ND, LLE	Heath/Carlson Farm
5JF4661	10180 Wadsworth Blvd, Westminster	1924	FE	Bungalow-style Residence
5JF4665	10395 Wadsworth Blvd, Westminster	1864-66	FNE, LLE	Church's Stage stop Well
5JF4670	5202 W 73rd Ave, Westminster	1941/42	FE	Shoenberg Farm Quonset

[46] Eligibility codes are as follows: FE (NRHP Field-eligible), FNE (Not field-eligible for NRHP), LLE (Local Landmark eligible), LLD (designated Local Landmark), SR (State Register eligible), ND (needs data) and DEMO (Demolished). All properties that are FE or SR are also eligible for local landmark designation.

Resources Field-Eligible for National Register of Historic Places

This section includes both newly evaluated properties as well as three re-evaluations. New inventory forms for the re-evaluated properties were completed as part of this project.

Table 2. Westminster Selective Intensive Survey, NRHP Field-Eligible

Site No.	Historic Resource Name	Address	Built	NRHP Criteria
5JF465	Mandalay Schoolhouse	10290 Wadsworth Blvd Westminster	1925	A & C (Re-eval)
5JF520	Tucker Ranch	10850 Wadsworth Blvd Westminster	1900-04	C (Re-eval)
5JF971	Church Ranch Headquarters	10050 Wadsworth Blvd Westminster	1900	A & C
5JF2779	Smart Ranch	9600 Indiana Street, Arvada	1921	A & C(Re-eval)
5JF4656	Dutch-Colonial-style Residence	9300 Wadsworth Blvd, Westminster	1896	C
5JF4658	Wolff Residence	10000 W 100th Ave, Westminster	1933	C
5JF4661	Bungalow-Style Residence & Site	10180 Wadsworth Blvd Westminster	1924	A & C
5JF4670	Shoenberg Farm Quonset	5202 W 73rd Ave, Westminster	1941-42	C



(5JF465) Mandalay Schoolhouse, 10290 Wadsworth Blvd, Westminster

The Mandalay School is significant under NRHP Criterion A for its role in the development, planning, and social history of a rural community situated in northern Jefferson County. The original one-room school, constructed in 1925, provided elementary education to grades one through eight for children from local farming and ranching families. It was one of the first, if not the only, public building in this early agricultural community. Not only did the school provide educational services in this developing community, but it also hosted a number of civic and religious activities. Because the community was not an urban center, this school represented the heart of this rural farming community. The school was closed in 1954, when a modern elementary was constructed. Since then the building has continued to serve the community as a civic and religious center. In addition, the school is eligible to the NRHP under Criterion C as an excellent representation of an early twentieth-century, rural school that uses a "utilitarian" design consisting of a one-room, frame building common to the eastern plains of Colorado. The school also meets the criteria for the Multiple Property Document—Rural Schools.



(5JF520) Tucker Ranch headquarters, 10850 Wadsworth Blvd, Westminster

The Tucker Ranch headquarters is representative of County. It is eligible under NRHP Criterion A for its significance in the early ranching and agricultural history of Jefferson County and its

association with pioneer ranchers George Church and Thomas Tucker. In addition, the gambrel-roof, clay-tile barn and clay-tile silo are eligible under NRHP Criterion C for their architectural styles. The barn is significant for being completely constructed of hollow clay-tile exterior walls, with wide gambrel roof, and concrete foundation normally associated with milking barns, but rarely found in Jefferson County. Generally this style barn was only partially constructed of tiles with frame walls. The more commonly found clay-tile silo is still significant because of its association with the barn and because this style is threatened with extinction in Jefferson County. This property has already been designated a local historic landmark and sometimes referred to as the Lower Church Lake Barn & Silo.



(5JF971) Church Ranch Headquarters, 10050 Wadsworth Blvd, Westminster

The Church Ranch headquarters site is an exemplary representative of the nineteenth-century ranching history of Jefferson County. It is eligible under NRHP Criterion A for its significance in the early ranching and agricultural history of Jefferson County. It is also significant under NRHP Criterion C for its embodiment of the distinctive characteristics of a type, period, and method of construction found on early homesteads and ranches in Jefferson County and Colorado. The farm buildings, while lacking individual distinction, are representative of historic local architectural design, style, and method of construction. Numerous buildings on this site include the barn, chicken coop, barrel silo, concrete silo, cattle loafing sheds, "Doghouse" residential house with garage, shops, and garages.



(5JF2779) Smart Ranch/Buckman Place, 9600 Indiana St, Arvada

The Smart Ranch, now Church McKay Ranching Headquarters, is on the Jefferson County Register of Historic Landmarks as the Buckman Place. It was included in this survey because of its association with Church Ranch, although it is not annexed to any city. It is representative of the nineteenth-century ranching history of Jefferson County. It is significant under NRHP Criterion A for its association with the early homestead era and agricultural development of northern Jefferson County plains region. It is also significant under NRHP Criterion C for its embodiment of the distinctive characteristics of a type, period, and method of construction found on early homesteads and ranches in Jefferson County and Colorado. The farm buildings, while lacking individual distinction, are representative of historic local architectural design, style, and simple method of construction. Buildings found on

this property include original farmhouse, barns, outbuildings, cattle loafing sheds, granaries, and a veterinary shed.



(5JF4656) Dutch-Colonial-style Residence, 9300 Wadsworth Blvd, Westminster

The house at 9300 Wadsworth Boulevard is significant under NRHP Criterion C for its Dutch-Colonial-style with distinctive characteristics that include a moderate-pitch, side-gabled roof with a front-flared-eave; recessed full-façade porch under the flared eave; one-and-a-half-story; dormers on the façade; and large, brick chimney. Within the project survey area, this was the only example of Dutch-Colonial-style identified.



(5JF4658) Wolff Residence, 10000 W 100th Ave, Westminster

The Wolff residence is significant under NRHP Criterion C, architecture, as an excellent example of Tudor-style architecture in Westminster. The architecture reflects the distinctive characteristics of the Tudor-style, which include a steeply pitched roof, with prominent cross gables on the façade; decorative gable ends with half-timbering; tall, narrow windows in multi-unit groupings; and massive chimneys crowned with decorative chimney pots. This architectural style was popular during the 1920s and early 1930s for suburban houses.



(5JF4661) Bungalow-style Residence & Farm Site, 10180 Wadsworth Blvd, Westminster

This property is eligible under NRHP Criterion A for its significance in the early agricultural history of Jefferson County and its association with the early subdivision Mandalay Gardens platted by pioneer and developer Katherine Jones Church in 1928. In addition, the residential and agricultural structures are eligible under NRHP Criterion C for their architectural styles, which include the Bungalow-style residence. Character-defining features include clapboard and brick exterior walls on a raised concrete foundation; a full façade porch with thick, brick columns; simple horizontal lines; and a clipped front-gabled roof with overhanging eaves. The agricultural buildings and log cabin are

characteristic of small, subsistence farms found in northern Jefferson County in the late nineteenth century and early twentieth century.



(5JF4670) Shoenberg Farm Quonset, 5222 W 73rd Ave, Westminster

The Elliptical Quonset hut at Shoenberg Farms is architecturally significant under NRHP Criterion C for its architecture, as a prefabricated, metal building that represents a building type and method of construction of Quonsets built for agricultural use in the early 1940s (circa 1941-42). This is one example of a type of architecture that has been lost in the urban development of the City of Westminster.

Colorado State Register of Historic Properties

The Colorado General Assembly established the Colorado State Register of Historic Properties by statute in 1975. The State Register became an active program in 1991. All properties listed in the National Register of Historic Places are automatically listed in the State Register. Significance in history, architecture, archeology, and culture is present in buildings, sites, structures, objects, districts, and areas that possess integrity of location, setting, design, materials, workmanship, feeling, and association, and that meet one of more of the NRHP identified criteria. It is recommended that the following historic resource identified during this project be considered for the State Register of Historic Properties.



(5JF4654) Wick Farm Silo, 9000 Yukon St., Westminster

The early 20th-century, stacked-lumber silo with a metal, conical roof, built in 1912, is an architectural style for silos rarely found in Colorado. The 14-sided, stacked-lumber silo is architecturally significant for its architecture and eligible to the Colorado State Register under Criterion C for design, materials, and workmanship. The early 20th-century, stacked-lumber silo with a metal, conical roof is an uncommon architectural style for silos rarely found in Colorado or at least urban settings.

Westminster Local Landmarks

The Westminster City Council created the Westminster Historic Landmark Board in March 2003. The City Council appoints five to seven local residents as members to the board. The board's purpose is to protect, preserve, and enhance those buildings, structures, features, or sites deemed historically or architecturally significant to the history of Westminster as outlined in the Westminster Municipal Code section 11-13-3. Included in the board's powers is 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 criteria for designation are found in section 11-13-5 of the City's municipal code. The Semper Farm site and Tucker Home Place have already been designated as a Westminster landmark. The City has identified three resources that are recommended eligible for local landmark status. It is recommended that the following resources be considered for local landmark status despite the fact that they are not NRHP eligible. All of the NRHP and SRHP eligible historic sites identified through this survey should be considered eligible for local landmark status as well.

Table 3. Westminster Local Landmark Potentially Eligible Historic Resources

Site Number	Historic Resource Name	Address	Built
5JF4414	Charles & Julia Semper Farm	9215 Pierce St.	1881
5JF4653	Diekmann Residence	7371 W 92nd Ave	1902
5JF4652	Shotgun-style House	7010 W 90th Drive	1890s
5JF4660	Heath Farm	10115 Sheridan Blvd	1911
5JF4665	Church's Stage Stop Well	10395 Wadsworth Blvd	1864-66



(5JF4414) Charles & Julia Semper Farm, 9215 Pierce St, Westminster

The Charles and Julia Semper Farm is representative of the nineteenth-century agricultural history of Jefferson County and the transformation of large grazing tracts to small farm and/or orchard properties in northern Jefferson County and the City of Westminster during the twentieth century. In 2008, with State Historical Funds, the farmhouse was restored to reflect its early design, materials, and workmanship. The 1960s addition was also restored to reflect its early design, materials, and workmanship. This property is designated a local historic landmark, but has been re-evaluated and found not eligible for the NRHP.



(5JF4653) Diekmann Residence, 7371 W. 92nd Avenue, Westminster

The 1902 Diekman residence is one of the last remaining houses associated with the nineteenth-century, now defunct, village of Semper. While it has lost architectural integrity, a restoration of the house, along with its historical associations, could make it eligible for local landmark designation.



(5JF4652) Shotgun-type house, 7010 W. 90th Drive, Westminster

The shotgun-type house at 7010 W 90th Drive is one of the last remaining houses associated with the nineteenth-century, now defunct, village of Semper and Semper Garden Tracts. While it has lost architectural integrity, a restoration of the house, along with its historical associations, could make it eligible for local landmark designation.



(5JF4665) Church's Stage Stop Well, 10395 Wadsworth Blvd., Westminster

The brick well at 10395 Wadsworth Blvd is associated with the Church Ranch Stage stop dating from 1866. The original covered, wooden well has been replaced with a brick well and historic placard designating the well a historic feature in Westminster. It has lost physical integrity, but is highly significant in its associations with Church Ranch and the stage stop on the Cherokee Trail.

Needs Data

As recommended by the Colorado Historical Society, the Heath Farm at 10115 Sheridan Boulevard, Westminster, needs further research and photographs before a determination can be made as to its eligibility to the National Register of Historic Places. It appears to be eligible for local landmark designation.



(5JF4660) Heath/Carlson Farm, 10115 Sheridan Blvd, Westminster

The Heath/Carlson Farm is representative of an early twentieth-century farm found in northern Jefferson County. The small tract farm at 10115 Sheridan may be eligible under NRHP criterion A for its association with the agricultural development of northern Jefferson County plains region. The 1911 farm house with Heath/Carlson-era agricultural buildings characterizes a small, subsistence farm engaged in raising a few horses and a cow or two. In addition, the 1911 farm site may be significant under NRHP criterion C for its embodiment of the distinctive characteristics of a type, period, and simple method of construction commonly found on small tract farms in northern Jefferson County. Without further photographic documentation, these conclusions cannot be reached at this time.

Recommendations

Rural landscapes are threatened by demolition, neglect, and development. Our rural heritage is devalued as "irrelevant bygone relics standing in the way of suburban progress."[47] Farmhouses, barns, and outbuildings interpret the every day life on the family farm and ranch. Often commercial and residential developers and city planners see these "bygone relics" as standing in the way of progress. Preservation efforts, in cities like Westminster, focus on planned community development to protect these diminishing historic resources.

Preservation should include preserving setting or landscape as well as the built environment. By preserving the relationship between natural and agricultural features and the built environment, the character of the historical farm or ranch property is retained to convey its historical significance. The introduction of modern elements or the alteration and evolution of original buildings is inevitable. Therefore, careful consideration of eligibility should consider whether or not a substantial degree of the historic integrity of a farm or ranch site as conveyed through its setting, spatial organization, land use, and circulation networks is extant. Once determined eligible and incorporated into the planned community development, care should be taken not to introduce modern elements that might threaten the eligibility of the site. As stated in the National Register Bulletin, *Guidelines for Evaluating and Documenting Rural Historic Landscapes, "*Historic integrity requires that the various characteristics that shaped the land during the historic period be present today in much the same way as they were historically." New construction and incompatible land uses should be avoided.

Identified historic properties should be incorporated into the community development plan to interpret the area's early history. By obtaining NRHP, State Register of Historic Properties, or Local Landmark designation, the City can apply for funding through grants to assist it with upkeep of a publicly owned property. Private owners of historic properties may qualify for historic preservation tax credits. Additional survey and research is warranted for field-eligible historic properties to prepare National Register applications. Follow-up meetings could be conducted with owners interested in finding out more about the benefits of local or National Register designation. However, in the meantime, the results of this survey provide the City with materials to encourage public education about the agricultural history of northern Jefferson County.

[47] Brenda Spencer Preservation Planning for the Kansas Historical Society, "Historic Agriculture-Related Resources of Kansas MPD," March 1992.

BIBLIOGRAPHY

Books, Journals, Newspapers, etc.
"The American Sunday School Union: Educating a Nation." <www.geocities.com/Bourbon Street/Quarter/2926/American_Sunday_School_Union.html>. Accessed July 2008.

Arvada Historical Society. *Arvada: Just Between You and Me, 1904-1941.* Boulder, Colorado: Johnson Pub. Co., 1976.

Ballenger & Richards 38th Annual Denver City Directory for 1910. Available online to members from Ancestry.com. Accessed July 2008.

Blecha, Arvid D. *Blecha's Colorado Place Names.* Denver, CO: Colorado Genealogy Society, 2001.

Bromwell, Henrietta E. "Fiftyniners' Directory: Colorado Argonauts of 1858-1859." TMs. Denver, 1926.

Bunyak, Dawn and Darcy Schlicting. Charles and Julia Semper Farm Historic District: An Application for Landmark Designation to the Westminster Landmark Board, October 2004.

"Charles and Julia Semper Farm Historic District," Westminster Local Landmark application. Dawn Bunyak and Darcy Schlichting. October 2004.

"Cherokee Trail." Website <www.over-land.com>. Accessed March 3, 2009.

Coel, Margaret. *A New Westminster, 1977-1986.* Westminster, CO: City of Westminster, 1987.

Dark, Ethel. "A History of Jefferson County, Colorado." M.A. Thesis, Colorado State College, 1939.

"The Denver & Interurban Railroad local time table for 1908." Robert W. Richardson Railroad Library, Colorado Railroad Museum Collection, Golden, Colorado.

"Denver's Landmark Dolly Madison Stores Close," AllBusiness.com, 20 March 2001.

Denver *Post*, "Like Old New England, Like Home Spots of Missouri, The old Church Ranch," Want ad Section, p13, July 13, 1924.

Denver *Post,* Empire Magazine. "Colorado Grange born in Troublesome Times." November 12, 1978, p10-13.

(Denver) *Rocky Mountain News,* "Old Farm Silo to be Preserved." March 14, 1974 and Sept. 21, 1974, no pg number. Clipping file provided by City of Westminster.

Goetzmann, William H. *Army Exploration in the American West.* New Haven, CT: Yale University Press, 1959.

Greenlawn Acres brochure & map, Middlesex Realty and Investment Company, Denver, C0, 1909. Copy provided by Joyce Maulis to recorder during an interview in 2005.

Hall, Frank. *History of the State of Colorado.* Chicago: Blakely Printing Co., 1895.

"History of John F. and Mary L. Wick," City of Westminster website. Accessed June 2008.

"The Homeowners Association of Mandalay Gardens records, late 1980s to 1990s." Courtesy of Lenore Whitmore, resident.

"Identifying Minnesota's Historic Agricultural Landscapes, Phase II Report." By Mead and Hunt, Inc. MN Historical Society, June 1998. Available on the historical society website. Accessed December 2008.

Jefferson County, State of Colorado, Records of the County Clerk and Recorder:

Series 102	Agricultural Statistics (1882-1897)
Series 105	Index to Register Livestock Brands (Pre-1877-1899
Series 104	Register Livestock Brands (1877-1899), Vol. 1 & 2
Series 101	State Census Index (1885)
Series 118	Willit's Farm Map (1878-1899), microfiche
Series 100	Vol. 18, 19, 43, 44, 64, 90 Tax Lists & Property Assessment Rolls

Jefferson County, State of Colorado, Records of the Tax Assessor. Property Records System Database, Deed Books and Indexes.

Jefferson County Historical Commission, *From Scratch: A History of Jefferson County, Colorado*. Golden, Colorado: Jefferson County Historical Commission, 1985.

Kansas Historical Society. "Historic Agriculture-Related Resources of Kansas Multiple Property Submission." By Brenda Spencer Preservation Planning. March 1992.

The Kite Route: Story of the Denver and Interurban Railroad. Boulder, CO: Pruitt Publishing Company, 1986.

Leonard, Stephen J. and Thomas J. Noel. *Denver: Mining Camp to Metropolis.* Niwot, Colorado: University Press of Colorado, 1990.

"More than Gold: A History of Arvada, 1870-1904." Arvada, Colorado: Arvada Historical Society, 1976.

Nobel, Allen G. and Richard K. Cleek. *The Old Barn Book: A Field Guide to North American Barns and Other Farm Structures.* New Brunswick, NJ: Rutgers University Press, 1995.

Noel, Thomas J., Paul F. Mahoney, and Richard E. Stevens. *Historical Atlas of Colorado.* Norman, OK: University of Oklahoma Press, 1994.

Rhodes, Diane Lee. "An Inventory of Historic Structures Along the West Corridor Alternative Routes, Regional Transportation District, Denver, and Jefferson Counties." Parsons, August 2002. Office of Archaeology and Historic Preservation.

Robbins, Sara E. *Jefferson County, Colorado: The Colorful Past of a Great Community.* Lakewood, Colorado: The Jefferson County Bank, 1962.

Russell, Charles M. *Trails Plowed Under.* Garden City, Kansas: Doubleday & Company, Inc., 1927.

Shaffer, Ray. *A Guide to Places on the Colorado Prairie, 1540-1975.* Boulder, Colorado: Pruett Publishing Co., 1978.
Smiley, Jerome C. *History of Denver.* Denver, CO: Times-Sun Publishing Co., 1901.

Smith, Marion. *Westminster: Then & Now.* Westminster, Colorado: North Suburban Printing and Publishing, Inc., 1976.

Snapshots of History: Church Ranch and the Church Family. Unpublished. Edited by Kandi McKay, compiled by Charles and Kandi McKay. n.d.

Spitler, Laura, and Lou Walther. *Gem of the Mountain Valley: a History of Broomfield.* Boulder, Colorado: Mathis Printing, 1975.

State of Colorado. Colorado Historical Society. Office of Archaeology and Historic Preservation. State Register Bulletin. How to Apply the Nomination Criteria for the Colorado State Register of Historic Places. 2000.

--------. Colorado Historical Society. Office of Archaeology and Historic Preservation. Colorado Cultural Resources Survey Manual. Revised 2007.

Steinel, Alvin T. *History of Agriculture in Colorado, 1858-1926.* Fort Collins, CO: The State Agricultural College, 1926.

Ubbelohde, Carl, Maxine Benson, and Duane A. Smith. *A Colorado History*. Boulder, Colo.: Pruett Publishing Co., 1972, 1976, 1985.

U.S. Dept. of Interior. National Park Service. National Register of Historic Places.

Guidelines for Evaluating and Documenting Rural Historic Landscapes. By Linda Flint McClelland and J. Timothy Keller. 1998, revised 1999.

------. National Register Bulletin Historic Residential Suburbs. By David Ames and Linda Flint McClelland. September 2002.

------. National Register Bulletin How to Apply the National Register Criteria for Evaluation. 1990, revised 1997.

"Will County (Illinois) Rural Historic Structural Survey." By Wiss, Janney, Elstner Associates. Http://willcountydata.com/landuse/Homer/06_HomerChapter1e.pdf, Accessed December 2008.

Maps

USGS Quadrangle Maps. Historic maps found at the USGS Library, Federal Center, Lakewood, Colorado. 1937, 1944, 1950, 1957, 1965, 1965(revised 1994).

Willits Farm Map, February 1899. Western History and Genealogy, Denver Public Library.

Official Records

Jefferson County, Golden, Colorado, Tax Assessor records and Real Estate Property Records Database and Building Permit Cards.

Jefferson County, Golden, Colorado, Clerk & Recorder records. Mandalay Gardens plat, April 1929; Semper Garden Tracts plat, 1896; Town of Semper plat, Feb. 1886; Greenlawn Acres plat, April 1910; .

Jefferson County, Golden, Colorado, Clerk & Recorder records. Series 102 Agricultural Statistics (1882-1897); Series 105 Index to Register Livestock Brands (Pre-1877-1899; and Series 104 Register Livestock Brands (1877-1899), Vol. 1 & 2.

"Mandalay Elementary School," Colorado, Jefferson County Place Names online database, Jefferson County Government Website, accessed July 15, 2008.

U.S. Bureau of Land Management, Lakewood, Colorado. General Land Office records and maps.

U.S. Census Bureau, Federal Census records. States include Illinois, Colorado, and Wyoming. Years 1860 through 1930.

Spencer Preservation Planning. "Historic Agriculture-Related Resources of Kansas, Multiple Property Listing." Kansas State Historical Society, 1992.

Interviews

Vicky Baur, Westminster resident. By Dawn Bunyak, October 29, 2008.

Jerry and Cliff Griswold, Westminster residents and businessmen. By Dawn Bunyak, August 5, 2008.

Scott Harper, Westminster resident and owner of GW Scott Landscaping, Inc. By Dawn Bunyak, June 30, 2008.

Ruby V. Carlson Holtzclaw, Westminster resident. By City of Westminster representatives, 2007.

Rebecca Hunt, professor, University of Colorado at Denver. Correspondence Sept. 26, 2008.

Charles McKay, owner of Church Ranch Development. By Dawn Bunyak, July 3, 2008. Correspondence March 3, 2009.

Dona Kneifl, Westminster resident. By Dawn Bunyak, January 13, 2009.

Jerry J. Tepper, Denver resident and retired businessman. By Dawn Bunyak, Jan. 24 and Feb. 7, 2005. For preparation of a Preliminary National Register of Historic Places application.

James Tucker Haselwood, descendant of Thomas Tucker, interviewed by City of Westminster representatives on August 21, 2008.

James and Lenore Whitmore, Westminster residents. By Dawn Bunyak, July 3, 2008. Historic photographs of property provided to recorder.

APPENDICES

Table A-1. Westminster Selective Intensive Level Survey, by Smithsonian Trinomial Number.[48]

ID	Address	Built Date	NRHP Eligibility	Historic Name	Present Owner
5JF465	10290 Wadsworth Blvd, Westminster	1925	FE	Mandalay Schoolhouse	Mandalay Historical Society
5JF520	10850 Wadsworth Blvd, Westminster	1900-04	FE, LLD	Tucker Ranch	City of Westminster
5JF971	10050 Wadsworth Blvd, Westminster	1900	FE	Church Ranch Headquarters	Home Place Land & Cattle Co.(Charlie McKay)
5JF2779	9600 Indiana St, Arvada	1921	FE LL-Jeffco	Smart Ranch/Buckman Place	McKay, Charlie
5JF4414	9215 Pierce St, Westminster	1880	FNE, LLD	Charles Semper Farm	City of Westminster
5JF4652	7010 90th Dr, Westminster	1924	FNE, LLE	Shotgun-style House	Csaba & Irene Szasz
5JF4653	7371 92nd Ave, Westminster	1902	FNE, LLE	Unknown	James & Norma Diekmann
5JF4654	9000 Yukon St, Westminster	1912	SR	John F. Wick farm	John F. Wick Silo
5JF4656	9300 Wadsworth Blvd, Westminster	1896	FE	Dutch-Colonial-style house	Thomas & Nancy Tracy
5JF4657	9700 Wadsworth Blvd, Westminster	1929/1939	FNE	CP Hoeckel (Hutchinson homes) (1937)	Eugene & Elsie Green
5JF4658	10000 W 100th Ave, Westminster	1929/1933	FE	Wolff Residence	Leonard & Lillian Reed Trustee
5JF4660	10115 Sheridan Blvd, Westminster	1911	ND, LLE	Heath/Carlson Farm	Ruby & Leonard Holtzclaw
5JF4661	10180 Wadsworth Blvd, Westminster	1924	FE	Bungalow-style Residence	Donald P. and Dona Kneifl
5JF4662	10204 Wadsworth Blvd, Westminster	1931	FNE	James A Woods Residence	Scott D. Harper
5JF4664	10335 Zephyr St, Westminster	1937	FNE	Herman Liese Residence	James & Alice Whitmore
5JF4665	10395 Wadsworth Blvd, Westminster	1864-66	FNE, LLE	Church's Stage Stop Well	City of Westminster
5JF4666	10415 Wadsworth Blvd, Westminster	1932	FNE	Farm Site	John Baur & Vicki A. Stahly
5JF4667	10500 Wadsworth Blvd, Westminster	1900	FNE	Unknown	Marilyn C. Moreland
5JF4668	10675 Dover St, Westminster	1929	FNE	Unknown	Lenore Hambley
5JF4669	10919 Yukon St Westminster	1850/70	FNE	W.H. Conklin (land)	Thomas & Jennifer Aro
5JF4670	5202 W 73rd Ave, Westminster	1941/42	FE	Shoenberg Farm Quonset	Jerry Tepper

[48] NRHP eligibility codes are as follows: FE (Field eligible), FNE (Field not eligible), LLE (Local Landmark eligible), LLD (designated Local Landmark), SR (State Register eligible), ND (needs data) and DEMO (Demolished). All properties that are FE or SR are also eligible for local landmark designation.

ID	Address	Built Date	NRHP Eligibility	Historic Name	Present Owner
5JF4671	10225 Wadsworth Blvd, Westminster	1947	FNE	Unknown	Jean M. Ewert
5JF4672	8390 W 108th Ave, Westminster	1930	FNE	Minimal-Traditional-style House	Bonnie Stewart
5JF4673	10461 Holland Ct, Westminster	1978	FNE	Unknown	Robt Wehner & Lisa Silverstein
5JF4674	13860 W 96th Ave, Arvada	1978	FNE	Unknown	Aubrey Ladwig
5JF4675	10225 Zephyr St, Westminster	1962	FNE	Unknown	Marilyn Daly
5JF4676	10305 Wadsworth Blvd, Westminster	1952	FNE	Unknown	Douglas & Karen Yanda
5JF4677	8567 W 108th Ave, Westminster	1958	FNE	Olson farm	Theisen Sprinkler Company
5JF4678	8410 W 108th Ave, Westminster	1954	FNE	Unknown	Clayton Welty & Company
	7611 W 108th Ave, Westminster	1900	Demo		
	10175 Zephyr St, Westminster	1912	Demo		
	W5417 W 96th Ave, Westminster	1929	Demo	Pres & Norma Minnick	
	5417 W 96th Ave, Westminster	1929	Demo	Pres & Norma Minnick	
	5395 W 96th Ave, Westminster	1929	Demo	Marianne Clark & Linda Mitchel trustees	
	5225 W 98th Ave, Westminster	1929	Demo	Larry J & Sheila J Ansel sale to church 9/12/1978	
	7985 W 106th Ave, Westminster	1930	Demo		

Table A-2. Westminster Selective Intensive Level Survey, by Address.[49]

Address	ID	Built Date	NRHP Eligibility	Historic Name	Present Owner
5202 W 73rd Ave, Westminster	5JF4670	1941/42	FE	Shoenberg Farm Quonset	Jerry Tepper
7010 90th Dr, Westminster	5JF4652	1924	FNE, LLE	Shotgun-style House	Csaba & Irene Szasz
7371 92nd Ave, Westminster	5JF4653	1902	FNE, LLE	Unknown	James & Norma Diekmann
5395 W 96th Ave, Westminster		1929	Demo	Marianne Clark & Linda Mitchel trustees	
5417 W 96th Ave, Westminster		1929	Demo	Pres & Norma Minnick	
West of 5417 W 96th Ave, Westminster		1929	Demo	Pres & Norma Minnick	
13860 W 96th Ave, Arvada	5JF4674	1978	FNE	Unknown	Aubrey Ladwig
5225 W 98th Ave, Westminster		1929	Demo	Larry J & Sheila J Ansel sale to church 9/12/1978	
10000 W 100th Ave, Westminster	5JF4658	1929/1933	FE	Wolff Residence	Leonard & Lillian Reed Trustee
7985 W 106th Ave, Westminster		1930	Demo		
7611 W 108th Ave, Westminster		1900	Demo		
8390 W 108th Ave, Westminster	5JF4672	1930	FNE	Minimal-Traditional-style House	Bonnie Stewart
8410 W 108th Ave, Westminster	5JF4678	1954	FNE	Unknown	Clayton Welty & Company
8567 W 108th Ave, Westminster	5JF4677	1958	FNE	Olson farm	Theisen Sprinkler Company
10675 Dover St, Westminster	5JF4668	1929	FNE	Unknown	Lenore Hambley
10461 Holland Ct, Westminster	5JF4673	1978	FNE	Unknown	Robt Wehner & Lisa Silverstein
9600 Indiana St, Arvada	5JF2779	1921	FE LL-Jeffco	Smart Ranch/Buckman Place	McKay, Charlie
9215 Pierce St, Westminster	5JF4414	1880	FNE, LLD	Charles Semper Farm	City of Westminster
10115 Sheridan Blvd, Westminster	5JF4660	1911	ND, LLE	Heath/Carlson Farm	Ruby & Leonard Holtzclaw
9300 Wadsworth Blvd, Westminster	5JF4656	1896	FE	Dutch-Colonial-style house	Thomas & Nancy Tracy

[49] NRHP eligibility codes are as follows: FE (Field eligible), FNE (Field not eligible), LLE (Local Landmark eligible), LLD (designated Local Landmark), SR (State Register eligible), ND (needs data) and DEMO (Demolished). All properties that are FE or SR are also eligible for local landmark designation.

Address	ID	Built Date	NRHP Eligibility	Historic Name	Present Owner
9700 Wadsworth Blvd, Westminster	5JF4657	1929/1939	FNE	CP Hoeckel (Hutchinson homes) (1937)	Eugene & Elsie Green
10050 Wadsworth Blvd, Westminster	5JF971	1900	FE	Church Ranch Headquarters	Home Place Land & Cattle Co.(Charlie McKay)
10180 Wadsworth Blvd, Westminster	5JF4661	1924	FE	Bungalow-style Residence	Donald P. and Dona Kneifl
10204 Wadsworth Blvd, Westminster	5JF4662	1931	FNE	James A Woods Residence	Scott D. Harper
10225 Wadsworth Blvd, Westminster	5JF4671	1947	FNE	Unknown	Jean M. Ewert
10290 Wadsworth Blvd, Westminster	5JF465	1925	FE	Mandalay Schoolhouse	Mandalay Historical Society
10305 Wadsworth Blvd, Westminster	5JF4676	1952	FNE	Unknown	Douglas & Karen Yanda
10395 Wadsworth Blvd, Westminster	5JF4665	1864-66	FNE, LLE	Church's Stage Stop Well	City of Westminster
10415 Wadsworth Blvd, Westminster	5JF4666	1932	FNE	Farm Site	John Baur & Vicki A. Stahly
10500 Wadsworth Blvd, Westminster	5JF4667	1900	FNE	Unknown	Marilyn C. Moreland
10850 Wadsworth Blvd, Westminster	5JF520	1900-04	FE, LLD	Tucker Ranch	City of Westminster
9000 Yukon St, Westminster	5JF4654	1912	SR	John F. Wick farm	John F. Wick Silo
10919 Yukon St Westminster	5JF4669	1850/70	FNE	W.H. Conklin (land)	Thomas & Jennifer Aro
10175 Zephyr St, Westminster		1912	Demo		
10225 Zephyr St, Westminster	5JF4675	1962	FNE	Unknown	Marilyn Daly
10335 Zephyr St, Westminster	5JF4664	1937	FNE	Herman Liese Residence	James & Alice Whitmore