



WESTMINSTER

**Frontier, Nature, and Leisure:  
California Ranch  
Reconnaissance Survey,  
2015–2016**

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Prepared for:

City of Westminster, Colorado

Certified Local Government Grant  
CO-15-022

**DRAFT**

July 2016



HISTORITECTURE<sup>LLC</sup>  
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**On the cover.** A classic Westminster California Ranch. *(Mary Therese Anstey)*





# INTRODUCTION

## Wesminster California Ranch Survey

The California Ranch is both an architectural style and an idealized lifestyle. It is an artifact of a particular moment in history when the American Dream took a distinctive form: a low wedge of glass and modern materials rising from an impeccably manicured grass lawn. These houses served as the idealized sites for performing the quotidian rituals of post-World War II, middle-class affluence: the departure and arrival of the breadwinner in his shiny automobile, the ceaseless labors of the seemingly inexhaustible homemaker as she effortlessly balanced between devoted wife and doting mother, and the nurturing and nourishing of rambunctious children, whose play burst forth from the house into the farthest corner of the yard and neighborhood. This was the setting for barbecues and lawn parties, car washings and lawn mowings, and for the all the various affairs that marked so much of American life in the 1950s and early 1960s.

As an architectural expression, the California Ranch embraced minimalist modernity, eschewing all unnecessary ornamentation—any decorative reference to the past—in favor of a simple sculptural form; they stood out from the more traditional houses around them yet never overstated their novelty. It was modern architecture that could blend in, offering residents a new vision of domestic life without the risk of upsetting postwar consensus culture—or at least the myth of that culture. And the California Ranch also embraced, even showcased the use of new building materials that emerged

from wartime innovations. Here glass, aluminum, plastics, engineered wood products, and new forms of concrete found proud expression.

But the minimalist modern architecture of the California Ranch house was also a rethinking, even deconstruction of the traditional American home, shifting it from a place of shelter away from the unpredictable savagery of nature into a full embrace of the landscape. Copious glass, large chimneys, and low patios blurred the line between indoor and outdoor, between the “natural” and the manmade. Walls no longer served as fortification from the elements but as a means to frame adjacent landscapes and distant vistas.

And the California Ranch represented a way of life—a southern California way of life. Lured by good jobs, cheap real estate, and an incomparably mild climate, southern California

**Figure i.1.** Westminster’s California-style Ranch houses, like this one at 7991 Quitman Avenue, were both expressions of a modern architectural style and lifestyle. (Mary Therese Anstey)



style so compelling to begin with—its straightforward expression of frontier, nature, and leisure—were as applicable in suburban Colorado as they were in suburban California. Here, too, in Westminster were incomparable mountain vistas, a mild climate, and decidedly Western attitude that embraced modernity and the idea of indoor-outdoor living, even though the idealized model of the California Ranch hardly anticipated snow. But as a new, postwar suburb, Westminster, through its developers and builders, perfected the modest expression of

the California Ranch. The style seemed then and even now so well suited to Westminster as to render it inevitable, even iconic.

This project seeks to understand, contextualize, record, and recognize the California-style Ranch houses in Westminster. This document is a summary of those efforts, including an historical and architectural context and the results of a reconnaissance survey of nearly 300 properties in various postwar subdivisions.

# PART I

## Historic Context

### POSTWAR WESTMINSTER: CROSSROADS OF THE FRONTIER, NATURE, AND LEISURE

Westminster sits at a crossroads. It is a place marked by intersecting influences that have shaped the community's appearance and character throughout its history. The area's earliest European settlers transformed a prairie frontier, once the domain of small herds of buffalo and antelope, into bountiful farms and orchards. The community remained small and agricultural, with no tall building detracting from the natural beauty and views of the snow-capped Rocky Mountains. These settlers worked hard, but also enjoyed simple pleasures such as church socials, Grange meetings, and rodeos.

Nearly a century later, post-World War II housing demand and highway construction placed Westminster at a different type of crossroads. Individuals seeking new homes outside urban Denver, and long-time residents keen to respond to growth-induced changes, altered Westminster from a sleepy town into an increasingly modern city. These postwar citizens also settled a new frontier, valued the mountain views when siting and designing new Ranch homes, and developed organized recreational activities to fill increasing amounts of leisure time.

These influences of frontier, nature, and leisure may seem uniquely relevant to Westminster's history. However, the interplay among these three concepts actually represents a much larger, nationwide pattern with origins on the West

coast. Historian Lawrence Culver, in *The Frontier of Leisure: Southern California and the Shaping of Modern America* (2010), explores the ways the Golden State shaped national community development and culture. He emphasizes the factual and symbolic role in the "Californization" of much of the United States.<sup>1</sup> These topics relate directly to and enhance understanding of the Westminster California Ranch homes documented during this project.

This context explores the interplay of the frontier, nature, and leisure themes as they played out in Westminster's subdivisions and Ranch homes during the 1950s and early 1960s. The first two sections explore different aspects of the frontier: how infrastructure improvements tamed the existing environment and how new 'settlers' created their own communities in new subdivisions that lacked history, culture, or traditions. The final two sections of the context explore subdivisions and the Ranch house. The postwar suburb, and most specifically the California Ranch house, represent the physical embodiment of the frontier, nature, and leisure themes. Westminster's 1950s and early-1960s subdivisions, almost exclusively the domain of the ubiquitous Ranch house, also served as the setting for a much-desired and replicated lifestyle. The subdivision section summarizes the unique financial structure that facilitated suburban development during the postwar period, highlights the characteristics of merchant builders responsible for developing subdivisions during this era, and



**Figure 1.1.** With its large apple and cherry orchards, blossoms defined spring-time in Westminster during the 1930s and 1940s. (Mary Therese Anstey)

presents the history of key Westminster subdivisions. The context includes text devoted to all of the subdivisions where surveyed Westminster California Ranch homes are located. The Ranch house section of the context presents details about both the architecture and culture associated with this postwar housing form, emphasizing the California origins and influences. The section will also compare the idealized and actual lifestyle these houses hosted.

This context's time span, covering the 1950s through the early 1960s, marked a defined period in the City of Westminster development and progress. The opening of the Denver-Boulder Turnpike in 1952 changed the character, appearance, and trajectory of Westminster forever. The infrastructure improvements, community enhancements, and new subdivisions packed with Ranch homes set the tone for what was yet to come: even greater suburbanization and geographic spread of Westminster. But, thanks to the events during the 1950s and early-1960s, later Westminster suburban expansion benefitted from advantages such as sufficient, high-quality water and governmental mechanisms to plan for controlled, sustainable growth rather than an unruly boom.

### **Westminster in the 1930s and 1940s**

From the 1930s through the 1940s, Westminster was a small, mostly agricultural town. The community claimed only 436 residents in 1930. Everyone grew kitchen gardens and kept chickens. During the Great Depression a pattern of "neighbors helping neighbors," rather than government-sponsored relief work, dominated.<sup>2</sup> Visitors from throughout the Denver area made orchard tours to northern Westminster each spring, immersing themselves in the delicate, fragrant apple and cherry blossoms and then returning for the bountiful har-

vest. The forty-acre Westminster Orchard, established in the 1890s, was located between Federal and Lowell boulevards from West 76th to West 80th avenues. Brothers Clarence and Harold Kountze established 300-acre Madison Orchards further to the north and west in 1908, hiring local residents to assist with the annual harvest and shipping fruit directly to New York via a railroad spur that ran through the orchard.

In 1940 the census recorded 534 residents in Westminster. Architectural historians Tom and Laurie Simmons described the town as "a community of horse properties and farms surrounding a small downtown area."<sup>3</sup> A 1951 article in the *Denver Post's Empire* magazine about Westminster during this decade characterized the community as "a bucolic town" that did not allow the sale of alcohol and served as home to a mix of professionals and laborers, most commuting daily to Denver.<sup>4</sup> "Municipal administration was still a very relaxed affair," and the town's only full-time employee, Ed Gnos, handled diverse duties ranging from water line installation to street grading and plowing; part-time town clerk Francis M. Day drafted water bills and handled all other paperwork.<sup>5</sup> During World War II Westminster went "dormant," with passenger service ceasing at the railroad depot and only 133 students enrolled in area grade schools.<sup>6</sup> Until the late 1940s Westminster residents with telephone service continued to converse on party lines.

Other parts of the metro area witnessed a dramatic increase in building activity within two or three years of VJ-Day. Yet, Westminster changed very little. In fact, "prior to the 1950s, banks and lending institutions weren't bullish on Westminster. Lenders believed property values would stay low in the area because of a lack of a reliable water supply and overall poor economic outlook."<sup>7</sup> But all that was about to change.

## SECTION 1: INFRASTRUCTURE TAMES THE POSTWAR FRONTIER

Madison Orchards ceased operation in 1938, and in the early 1950s Westminster Orchard also closed. Within a few years these once idyllic and productive acres gave way to a completely different landscape. The former site of Madison Orchards became the Westminster Hills and part of the Shaw Heights subdivisions, sprouting Ranch homes on newly paved streets and yielding a harvest of new suburban families eager to participate in the American dream of owning a private home with its own lawn and backyard. A portion of Westminster Orchard became the Les Lea Manors and Apple Blossom Lane subdivisions, with the rest of its acreage turned over for construction of the Denver-Boulder Turnpike. In the words of local author Jon Chandler, “the frontier was gone, and a community had arrived.”<sup>8</sup>

The disappearance of Westminster’s last major apple and cherry orchards represented part of a larger physical and cultural transformation that occurred in the community during the 1950s and early 1960s. The narrative below focuses on physical changes and improvements that facilitated Westminster’s radical conversion to a major municipality within the Denver metropolitan area.

In the 1950s and early 1960s Westminster’s physical and governmental infrastructure radically transformed, launching the community on a suburban trajectory that continues to influence the lifestyle, character, and image of the city. The State Highway Department’s decision to construct the Denver-Boulder Turnpike adjacent to Westminster shaped the community’s future more than any other event since the Denver Presbytery’s 1891 choice of Crown Point for Westminster University. During the 1950s and early 1960s Westminster expanded

and mobilized its governmental structure. The final, and perhaps most vital, infrastructure upgrade Westminster made during this period involved its long-waged battle to obtain and store enough high-quality water to support not only current but also future growth. Both changes in the city’s charter and creation of a dependable water supply made Westminster more independent than ever before, allowing the municipality to control its own destiny and act more proactively in the face of continued suburban expansion.

### **Paving the Way for Westminster Subdivisions**

Just as it is impossible to imagine California without her freeways, contemporary Westminster would not exist without the Denver-Boulder Turnpike (now U.S. 36) and the access it offered. Planning for this new roadway mirrored efforts elsewhere across the United States; modern, efficient highways represented a key component of America’s postwar image and were crucial for economic prosperity, strategic marketing advantages, and the much-vaunted modern, suburban lifestyle. However, actual construction of the turnpike predated the 1956 Interstate Highway Act that provided federal funding for highway building. Thus supporters proposed a toll road from the beginning.

The decision to go ahead with the Denver-Boulder Turnpike occurred after years of study and debate. As early as 1920 University of Colorado Professor Roderick L. Downing supported construction of a new motorway, taking his engineering students into the field to map proposed routes. In June 1947 State Highway Department employees engaged in a month-long effort to poll motorists heading north from Denver, asking about their destinations and determining the percentage of traffic traveling from the capital city to Boulder. As



**Figure 1.2.** This photograph illustrates the geographic proximity of the Denver-Boulder Turnpike (now U.S. 36) and new residential subdivisions. The green highway sign is visible just above this Ranch house within the Appleblossom Lane subdivision. (Mary Therese Anstey)

part of this solicitation of driver opinions, highway staff also queried motorists about their likelihood of traveling to the mountains via Boulder if a four-lane road were constructed. In April 1948 the campaign for the new highway received a “kick in the face” when Kansas City-based consulting engineers Howard, Needles, Tammen & Bergendoff reported tolls would not cover the cost of the construction and maintenance; the firm predicted a nearly \$1.5 million deficit.<sup>9</sup>

This highway project initially enjoyed less than universal support, both in Westminster and a few other communities. The Golden Chamber of Commerce filed charges in Denver District Court against the proposed highway, and a group of Longmont citizens submitted a petition to the State Supreme Court. Both groups sought a judgement on the legality of funding for the project. The Longmont group also voiced concerns about the diversion of funds to the Turnpike in lieu of equally or more necessary roads projects elsewhere in Colorado. Some Westminster citizens and officials worried about the effect of the adjacent highway upon both property values and tax burdens, stating their concern this new roadway might “impede the natural growth of the town.”<sup>10</sup>

Initially, the State Highway Department paid little attention to the wishes of the Westminster’s political leaders or its citizens. The small town seemed insignificant; “state bureaucrats even suggested that Westminster change its name because they thought it was too long for road signs.”<sup>11</sup> Westminster Mayor Francis M. Day advocated for an overpass over Lowell Boulevard, a major street within Westminster deemed crucial for local growth. State highway officials claimed such an overpass was too expensive but, ultimately, acquiesced to Day’s “arguments, cajoling, threatening, and doing everything in his power to have the overpass included

in the plans” for the Turnpike.<sup>12</sup> Yet, even after the Mayor’s hard-won battle, some Westminster citizens questioned safety and quality-of-life issues; they worried the overpass tunnel would “become a lurking place for all types of criminals and no one would be safe walking on Lowell Boulevard.”<sup>13</sup> Others expressed traditional frontier-era distrust, questioning how this government endeavor might negatively impact Westminster’s independent future. They voiced concern local businesses would suffer, citizens would lose their homes to eminent domain, and, as the engineers predicted, the tollway would fail to pay for itself. Yet, Town Board members James Sanbourne and W.R. Malmo believed in the potential of the turnpike to benefit Westminster’s growth and also recognized the futility of protesting against the national road-building trend and the state’s determination to build this highway.

Based upon a recommendation from the Highway Advisory Board, in 1949 the Colorado General Assembly passed a resolution to fund the Denver-Boulder Turnpike with \$6.3 million in bonds. This legislation allowed tolls to remain in effect until redemption of the construction bonds, predicted to take place in approximately 1980. The State considered several different routes for the Turnpike. One proposed path ran north of Westminster, and another crossed the community just north of West 80th Avenue at Federal Boulevard, running through the present-day Shaw Heights subdivision. Ultimately, the route chosen for the new highway cut Westminster in two, but adopted a curved, rather than the originally planned, straight pattern. This new arrangement protected all existing Westminster homes and proved earlier concerns about road-mandated demolitions to be unfounded. After the purchase of land for the right-of-way, construction on the 17.3-mile highway began October 2, 1950, at 28th Street in Boulder. In addition to

construction along the turnpike, the State Highway Department added another twelve miles of ramps, crossovers, and associated roads to link the new route to surrounding communities.

The Denver-Boulder Turnpike opened to traffic on January 19, 1952, with the toll for the entire length set at twenty-five cents. Within Westminster, drivers entering and exiting the new toll road caused major traffic jams. This congestion occurred from the outset, despite the fact neither the final segment of the highway at Federal Boulevard nor the connection with the Valley Highway (now Interstate-25)—both important features for Westminster in particular—had been completed. Construction crews finished paving to Federal Boulevard in August 1952, and State Highway 382 connected the Turnpike to the Valley Highway in 1956. From the beginning, and confounding nay-sayer expectations, the Turnpike experienced tremendous popularity. Prior to construction, engineers forecast daily traffic totals of 2,580 cars. Instead, an average of 7,000 vehicles per day traveled the new highway by the mid 1950s. In July 1956, with a special ceremony at the Broomfield tollbooth, the turnpike celebrated collecting its two millionth dollar; daily revenues averaged \$1,217, a figure thirty-six percent higher than originally predicted.<sup>14</sup> Use continued to rise, increasing dramatically to 13,774 cars daily in 1966. In 1967, after collecting sufficient tolls to cover not only the \$6.3 million cost of bond debts but also \$2.3 million in interest, the State demolished the last tollbooth on September 14, 1967. Part of U.S. 36 since that same year, the Denver-Boulder Turnpike remains the only toll road in the U.S. public highway system ever to revert to a free highway.<sup>15</sup>

### Government Geared to Growth

Less than a month after the opening of the Denver-Boulder Turnpike, the local newspaper referred to “the fastest growing community in the region--- our own Westminster.”<sup>16</sup> Table 1.1 summarizes the town’s phenomenal growth during the 1950s. On October 6, 1953, Mayor Day filed an application for city status with the Colorado Secretary of State. A City Council-sponsored count of residents indicated 2,603 people lived in Westminster, exceeding the 2,000-person threshold for cities. Granted later in the year, Westminster’s second-class city status marked its advancement from a mere town. A 1954 election formalized the shift from a Board of Trustees to a City Council. Most importantly for its future, city status for Westminster made it easier for residents and newcomers to get home mortgages, thus encouraging subdivision development and even greater municipal growth.<sup>17</sup>

Yet the fledgling city lacked not only water resources but also flexibility in the face of growth opportunities. For example, the city failed to annex both a new subdivision of Francis Homes (located south of West 72nd Avenue and east of Federal Boulevard) and Sundstrand Aviation, additions that promised much-needed tax revenue for Westminster.<sup>18</sup> In response Westminster “put the wheels in motion for a change,” a structural modification to give the municipality greater authority over its own administration.<sup>19</sup> Mayor A.V. Wilson convened a citizen committee to recommend possible approaches to government operations for Westminster, and the group decided a home-rule charter represented the only viable solution. The city had considered this change in 1953, but instead opted for second-city status. Having attempted to operate under the uniform, State-determined second-city statutes for about four years, the committee now asked Wilson to put the issue of the

**TABLE 1.1: WESTMINSTER POPULATION, 1940–1960**

Year	Population	Change
1940	534	--
1950	1,686	+68.3%
1952	2,500	+32.6%
1954	4,000	+37.5%
1956	7,000	+42.9%
1957	8,100	+13.6%
1958	10,000	+19.0%
1960	13,850	+27.8%

*Source: Kimberly Field and Kelly Kordes Anton, Westminster: The First 100 Years.*

home-rule charter to Westminster's voters

The 1957 election resulted in citizen approval of both the home-rule concept and appointment of a 21-member convention to develop the charter. The working group—a diverse set of individuals that included a mix of old timers and newcomers as well as representation from a variety of professional backgrounds—worked two or three nights a week over a month and a half period.<sup>20</sup> The convention solicited suggestions from Westminster residents and relied upon advice from Colorado Municipal League consultant Jay T. Bell. The convention debated the advantages and disadvantages of many issues, including the city manager-mayor system, ward versus at-large City Council elections, approaches to fiscal management, and citizen participation in local affairs.

On January 7, 1958, Westminster voters approved the convention's home-rule charter. It placed a professional city manager in charge of day-to-day operations, mirroring a nationwide trend during the 1950s. Communities shifted to the city manager-mayor model in order to make local government more consistent and professional.<sup>21</sup> However, the convention recognized the importance of preserving within the charter Westminster's established pattern of volunteerism, and suggested both a volunteer fire department with its own citizen advisory board and similar resident involvement with planning, the library, and other government functions. The home-rule charter called for election of seven at-large City Council members to serve staggered terms so as to retain institutional memory and enhance continuity. Council also elected a mayor and *pro tem* from among its membership. Key strengths of the new charter, provisions intended to facilitate future growth, included allowing Westminster to borrow money to make physical improvements or finance annexation, to engage in

long-range planning, and to create improvement districts.

While the new home-rule charter did not solve the city's problems, it gave Westminster the tools it needed to work towards solutions. The opening of the Denver-Boulder Turnpike represented a major State-sponsored infrastructure improvement intended to enhance automobile traffic between Colorado's largest university town and its capital city. This toll road opened up large tracts of undeveloped land for new residential subdivisions, initiating a pattern of suburbanization that transformed Westminster. In the face of growth caused by infrastructure improvements, government policy, and a consumption-oriented economy, Westminster changed its governing structure to respond to and take advantage of opportunities. Yet, local officials recognized one major impediment still existed: Westminster needed to develop an abundant, reliable, water supply.

### **Quenching Westminster's Suburban Thirst**

Nothing blooms in the arid West without water...lots of water. This truism applies to plants as well as communities. Since its 1911 incorporation as the Town of Harris, Westminster had focused on providing water in order to facilitate growth. The third ordinance the Town Board passed, in 1912, allocated a \$28,000 bond to create and maintain the community's first water system: a well, storage tank, and initial water mains; Westminster citizens paid off these bonds in 1946. During the Great Depression the city received a Public Works Administration (PWA) grant to create a new well for its 500 citizens, a facility local leaders naturally believed would accommodate all future growth.

In the later 1940s, additional wells supplemented the single one drilled in 1937. Drought conditions in 1950, 1952, and



1953 necessitated the Westminster's first water restrictions. The city constructed a massive storage tank atop Gregory Hill in 1954.<sup>22</sup> Despite the need for additional water, local voters rejected annexation of both Hidden Lake, known as Mud Lake, and Calkins Reservoir, near 80th Avenue and Sheridan Boulevard.<sup>23</sup> Therefore, prior to 1955, all of the community's water still came from ground wells and storage tanks.

Amidst the search for additional water sources, Westminster continued to improve its water infrastructure. On August 11, 1956, city leaders dedicated a new \$300,000 treatment plant to filter, aerate, and chlorinate water from Clear Creek in order to serve 3,500 to 4,000 homes.<sup>24</sup> In 1957 the city signed a contract with the Northwest Water Corporation, believing this additional well water would cover community needs through 1982. Longtime residents "recall that the excellent water from the wells was one of the bonuses of moving into Westminster."<sup>25</sup> However, by 1958 "it became clear that well water was not the answer," as both the limited amount and pressure of water available simply did not meet ever-increasing demand.<sup>26</sup>

As a possible solution to water supply challenges, Westminster turned to its southern neighbor multiple times. Denver Water denied water to Westminster first in 1955, an action compared to "a kid snubbed by his older brother." Denver Water also rejected Westminster's request in 1958. Both times the agency cited its "blue line," their established service boundary, as the reason for not selling water to Westminster. Instead, the needy community settled for water rights from the Kershaw Ditch and, in 1959, a similar purchase from the Farmers Highline Canal. Newly hired city manager Phil Roan characterized Westminster's water situation as "dreadful," and recalled water superintendent Lloyd Ferguson "stole" water from this

newest source, "opening the head gates, and water that was supposed to flow by to irrigate farms came into our system and...went up to the storage tank."<sup>27</sup>

Population growth continued to increase both demand for and stresses upon the city's water processing infrastructure. A mere two years after original construction, City Council authorized engineers from Phillips-Carter-Osborn Inc., the Denver-based firm responsible for the 1956 plant design, to prepare plans for a facility twice as large. This new plant featured a pre-treatment basin, four filters, and a nearly doubled capacity; much of the water entering the plant came from the Farmers Highline Canal. Yet as new subdivisions were platted Westminster's water needs continued to exceed official expectations. Former mayor and incumbent City Council member A.V. Wilson mused in August 1958, "Who'd ever thought we'd sell 3.75 million gallons of water a day? Last spring with all the rain and runoff we had visions of a \$30,000 deficit because we wouldn't sell enough water."<sup>28</sup>

Two years of negotiations with the Farmers Reservoir and Irrigation Company (FRICO) resulted in a 1961 contract for Westminster to store water in Standley Lake, near 88th Avenue and Kipling Street. Unfortunately, FRICO stockholders rejected this agreement. Therefore, Westminster redirected its focus towards the purchase of Rodgers Ranch. Locals voted three to one to assume \$2.5 million in water bonds to buy the Jefferson County property, creating an alternative reservoir at Upper Twin Lake, along with water rights from Coal Creek.

As if Westminster's water supply issues were not desperate enough, in summer 1962 the city experienced challenges with water quality as well. Faced with extended hot, dry weather, the city opted to divert water from Clear Creek via Kershaw Ditch. This water proved to be "safe but stinky," caus-

## Standley Lake Timeline

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Originally known as Blue Bird Jones Lake and owned by Joseph Standley, this landmark represented the largest natural body of water in Jefferson County. The timeline below notes key dates in the evolution of Standley Lake into a major storage and recreational facility for Westminster water.

- 1889:** Farmers Highline Canal Company unsuccessfully attempted to purchase the lake.
- Circa 1902:** Standley, along with associates T.B. Croke and Milton Smith, formed the Denver Reservoir Irrigation Company and planned to build a dam to create the much larger, 2,000 acre Standley Lake; however, three ranch owners refused to sell their land and held the matter up in court for years .
- 1907–1912:** Standley Lake dam constructed and lake expanded.
- 1922:** Farmers Highline Canal Company unsuccessfully requested storage rights in Standley Lake, then in the possession of Standley and the Farmers Reservoir and Irrigation Company (FRICO).
- 1959-1961:** FRICO and Westminster negotiate for city water storage in Standley Lake; FRICO stockholders rejected this arrangement.
- 1963 (January):** City and FRICO agree on dam improvements to Standley Lake, providing Westminster with 12,000 acre-feet of water.
- 1963 (March) and 1964 (July):** Westminster voters approve their own water system, increasing the need for Standley Lake storage.
- 1966:** The city dedicates Standley Lake and Dam, one of the major sources of domestic water storage east of the Continental Divide; the reservoir provides water to Westminster, Northglenn, and Thornton.
- 1970:** Standley Lake also used as a recreation area, Standley Lake Regional Park



**Figure 1.3.** Safe, but stinky City water did not meet the suburban image developers marketed to new subdivision dwellers. Angry mothers, many pushing baby strollers, staged a protest about the quantity and quality of Westminster's water on September 20, 1962. (*Westminster Historical Society*)

ing widespread public concerns.<sup>29</sup> Nearly simultaneously, the State Health Department discovered a slimy substance growing inside some of the city's water lines; these officials deemed the bacteria not technically harmful, but advised the water "shouldn't be drunk.... [I]t just isn't very good water."<sup>30</sup>

The community responded to Westminster's poor water quality. The September 20, 1962, issue of *The Westminster and District 50 Journal* carried a headline proclaiming "Westminster Citizens Irate About Water Conditions," and reported on the 125 citizens "who descended upon the Westminster administration building...deploring Westminster's water condition—its odor, taste, and color." This protest, known as the Mothers' March on City Hall, gained local, regional, and national press coverage, with women "demanding 'safe' water for their children."<sup>31</sup> According to Vi June, a young mother at the time and, later, Westminster Mayor, "The (water) crisis got so severe they'd drive through the neighborhoods with a bullhorn in the evening saying 'You cannot water your lawns or bathe your children because there's only enough water in the water tank for an emergency fire.' A lot of us young mothers were upset..." Westminster's water problems not only inconvenienced mothers, but struck at the very heart of the postwar suburban dream the city was supposed to represent. It is notable that June mentioned lawn watering restrictions first among the water-related grievances of Westminster mothers. A green-grass lawn was an icon of suburban prosperity, even in climates where such a lawn would not occur naturally. Sodding new lawns also represented a rather expensive proposition; homeowners relied upon scarce water to safeguard their precious landscaping dollars.<sup>32</sup>

The March inspired formation of multiple groups committed to either pro-Denver or pro-Westminster water solu-

tions. The Citizens Committee on Water advocated obtaining water from Denver.<sup>33</sup> Local attorney and committee chairman Timothy Thurman addressed a meeting of 150 supporters at Westminster Elementary School on October 12, 1962. He, like others before him, believed Denver Water "was the best of several alternatives as 'a permanent solution to our (Westminster's) water problem.'"<sup>34</sup> Thurman also accused City Council of rejecting the committee's efforts to study water supply alternatives. He worried the \$2.5 million water bond Westminster voters approved in spring 1961 still would provide only a limited water supply. He asked attendees to assist the committee in gathering the approximately 500 signatures necessary to ask Westminster's City Council to "establish an ordinance, or put to the vote of the people, an action to obtain a Denver water contract."<sup>35</sup> Long-time resident and serial volunteer Carl Jacobson, known locally as "Mister Westminster" for his years of service to the community, headed the Citizens' Advisory Committee, one of two groups supporting an independent water supply.<sup>36</sup> Mechanical engineer and involved citizen Clark Ewald, at the request of City Council, established another pro-Westminster water organization. Sensible Citizens Against Nonsense (SCAN) was granted permission to represent the City in ongoing negotiations with the Denver Water Board.

Issues associated with both the quantity and quality of Westminster water affected the community negatively. Everyone took sides, often pitting neighbors or work associates against one another. Former City Manager Phil Roan, in a letter published in the *Westminster Journal*, criticized "the name-calling and unpleasantness the water problem created in the community" and Westminster Presbyterian Church Pastor Lester Nickless "delivered a sermon calling for calmness and cooperation."<sup>37</sup> The Mothers' March "was a black eye for the city,

and it would take years to recover.” (Long after Westminster’s water troubles had been rectified, its reputation as a city with suspect drinking water remained.)<sup>38</sup> Amid uncertainty regarding water availability and conditions, new home building in Westminster came to a near standstill in fall 1962. The City issued a meagre thirty-five building permits in 1962, a mere twenty in October, and a puny two in November. In a competitive metro-Denver real estate market, the inability of Westminster’s water system to support continued growth represented a tremendous disadvantage; developers and builders had numerous other choices of communities where they could establish new subdivisions to market to new taxpayers.

City officials sought any available source of water. City Council purchased Sheets Lake, near the intersection of Clear Creek with Tennyson Street, and bought “stop-gap” water from the Great Northern Service Company.<sup>39</sup> Postponement of the voter-approved work on the Twin Lakes Reservoir brought extra urgency to ongoing negotiations with FRICO for storage in Standley Lake. In January 1963, the City and FRICO finally agreed on dam improvements allowing for storage of an additional 24,000 acre-feet of water in Standley Lake; this agreement granted Westminster rights to half of that water gain. The City appropriated the funds from the voter-approved \$2.5 million bond, originally intended for construction of the Twin Lakes Reservoir, for Standley Lake dam improvements.

“A civil war was brewing between those who wanted Denver water and those who wanted Westminster water.”<sup>40</sup> The local newspaper featured heated arguments and dueling letters to the editor. Local service clubs hosted debates between the pro-Denver and pro-Westminster water supporters. Two separate elections, one in March 1963 and a second in June

1964, proved pivotal in this battle. Not knowing how the public planned to vote, Westminster officials continued negotiations with Denver Water. Unlike earlier discussions in 1955 and 1958, this time the agency established a condition former Mayor Wilson believed intolerable. Denver Water agreed only to sell treated (potable) water to Westminster, forcing the city to abandon its entire water system and to “waste more than one and a half million dollars that had been spent (already)....”<sup>41</sup> Wilson also worried agreeing to Denver Water’s condition would force Westminster, in effect, to ask for Denver Water’s permission each time it wanted to grow. These Denver Water demands may have played a role in the result of the first election. On March 15, 1963, drawing the highest percentage of registered voters (57 percent) in the city’s history, Westminster voters approved retention and expansion of their local water system by a vote of 1,997 to 1,827.

Feeling they had a mandate for an independent water system, the City continued to improve its water infrastructure. In April 1963 Pittsburgh-Des Moines Steel Company started work on Westminster’s first elevated water storage tank, on 94th Street. The tank cost \$118,000, stored 600,000 gallons of treated water, and increased the local water system’s overall capacity to 4.6 million gallons. The following month the City purchased 600 more acre-feet of water from FRICO, increasing by approximately 50 percent the amount of water available for the remainder of 1963. By May 1963 additional water purchases allowed the City Council to lessen, but not lift, restrictions on lawn watering; they also removed a ban on new lawns and exempted both car washing and “filling small plastic kiddie pools.”<sup>42</sup> Recognizing the need for continued expansion and improvements to the city’s water system, Westminster citizens approved a \$13.5 million bond in March 1964.

IMAGE TO BE INSERTED IN THE FINAL DOCUMENT

**Figure 1.4.** This advertisement for Aqua-Pure Water Filters appeared in the September 27, 1962, issue of the local newspaper. According to the marketing text, the filter “eliminates annoying tastes and odors, gives you the extra enjoyment of sparkling, taste-free odor-free water. . . it’s better for baby, for cooking, for every household use.” (Westminster Historical Society)



**Figure 1.5.** This sign, noting the location of nearby churches, is located on West 80th Avenue near Stuart Street, adjacent to both the Sunset and Westminister Hills subdivisions. Its posting so near these 1950s and early-1960s neighborhoods highlights the strong link between suburban living and church attendance during this era. (Mary Therese Anstey)

A 1964 Fisk Engineering report prepared for Westminster aroused concerns about the dependability of the city's independent water system. Based upon population predictions, this study claimed Westminster required sufficient water for 24,000 residents by 1970 and 40,000 citizens by 1980. In response, Fisk recommended the city continue buying water rights, build a second filtering plant, erect more tanks for water storage, and lay more lines for water distribution. Those Westminster citizens who still believed Denver Water represented the best permanent solution worried about the city's 1964 water capacity of only 2,140 acre feet per year (less than the estimated 2,500 acre feet demand), with water usage expected to increase exponentially to 4,600 acre feet in 1970 and 8,000 acre feet in 1980.<sup>43</sup> The final vote regarding Denver Water for Westminster occurred on June 30, 1964. Once again Westminster voters supported an independent water system by a count of 1,690 to 1,196. Mayor Malcolm O'Shea welcomed the "opportunity to complete our water program and to provide permanently (for) the water future of Westminster."<sup>44</sup>

This final commitment of Westminster voters and leaders to their own independent water system marked a turning point for the community. It did not put a permanent end to issues associated with water supply or quality. However, these challenges decreased dramatically after 1964, and citizens remained committed to Westminster solutions. Future Mayor Vi June, initially a Denver Water advocate who ultimately supported an independent water supply for Westminster, applauded her community leaders for their decision. "They had to do something," she said as she acknowledged the important role City Manager Ned Phye played in water acquisition.<sup>45</sup> According to Phye, the two elections really dealt with two issues, first defeating Denver water and then passing a bond

issue to support Westminster's independent water system. Once approved, this capital infusion (and years of negotiations with FRICO) allowed Westminster to improve facilities at and water storage in Standley Lake. In a dramatic change of circumstance, by 1965 Westminster possessed surplus water and began selling this vital commodity to the Shaw Heights (subdivision) Water and Sanitation District, and the towns of Federal Heights and Thornton.

Considering the personal attacks hurled during the community-wide, pro-Denver versus pro-Westminster water battle, it is nearly unbelievable "the water fight had the unusual result of uniting the city's residents and arousing citizen interest in civic affairs."<sup>46</sup> In what authors Field and Anton classified as "true Westminster fashion," both citizens and local officials chose to focus on cooperation rather than conflict.<sup>47</sup> The fiery debate and subsequent elections where Westminster chose an independent water supply "actually brought the town together."<sup>48</sup>

Perhaps this outcome represented part of a larger movement in the city populated by a few long-time residents and thousands of new suburban homeowners. Nationwide new residents found the suburbs where they moved to be much different from the image realtors and sales brochures promoted. Most of the new subdivisions possessed little beyond new Ranch homes. Individual homeowners worked hard to transform these houses into homes. Collectively, the new suburbanites sought to foster an enhanced sense of community.

## SECTION 2: CREATING COMMUNITY ON THE POSTWAR FRONTIER

Suburban living represented a radical lifestyle change for individuals used to living in 1950s cities. Urban areas, devel-

**TABLE 1.2: WESTMINSTER'S CHURCHES IN THE 1950s AND 1960s**

Name	Established	New Building	
		Date of Construction	Address
Westminster Presbyterian Church	1892	1957	3990 West 74th Avenue
Holy Trinity Catholic Church	1948	1959	7595 Federal Boulevard
First Baptist Church of Westminster	1948	1950	7625 Lowell Boulevard
Advent Evangelical Lutheran Church	1954	TBD	7979 Meade Street
Westminster United Methodist Church	1954	1959	7621 King Street/3585 West 76th Avenue
First Southern Baptist Church of Westminster	1955	1957	7797 Raleigh Street (now Apostolic Faith Tabernacle)
Assembly of God	1951	1958	7990 Lowell Boulevard (now First Southern Baptist Church of Westminster)
Church of the Nazarene	Ca. 1950s	1957	7380 Lowell Boulevard (now the Publishing House)
Highland Baptist Church	1964	1968	9185 Utica Street
Church of Christ	1958	TBD	8135 Knox Court (now Hmong Alliance Church)
St. Martha's Episcopal Church	1955	1967	4001 West 76th Avenue

oped over multiple decades or even centuries, possessed long-established community institutions: cultural venues, schools and universities, and houses of worship for a wide variety of denominations. In comparison, new residential subdivisions must have seemed empty beyond the sidewalks, paved streets, and Ranch houses the developers left behind for homeowners.<sup>49</sup> Many descriptions of life in new 1950s American suburbs adopted pioneer imagery, with both writers and the new residents themselves often comparing newcomers to early settlers. Professor James Hudnut-Beumler noted, in the 1950s “on a featureless plain the suburbanites were banding together to create a rich communal life complete with all of the institutions city dwellers took for granted—schools, pools, parks, churches, clubs.”<sup>50</sup>

The sections below focus on many of the types of community Hudnut-Beumler mentioned, namely churches, schools, and community recreation facilities.

### Spirituality in the Suburbs

Across the country in the 1950s, Americans flocked to churches and synagogues. While the U.S. population increased by nineteen percent, membership in religious congregations climbed by a much larger thirty percent.<sup>51</sup> This uptick in church membership occurred at the same time as the suburban migration. Thus some researchers and social critics have attributed this turn to religious participation as part of the larger suburbanization pattern. Perhaps, with physical needs such as those for freeways, city services, and new homes met, new suburban residents possessed the time and energy to focus on their social and religious needs. Hudnut-Beumler claimed “the suburban churches shared in this vitality (of the suburbs), for they too were settings in which nearly all participants were between the ages of zero to ten or twenty-three to thirty-five. These were times and places when and where everything was possible; veritable utopias in which death, cancer, and poverty

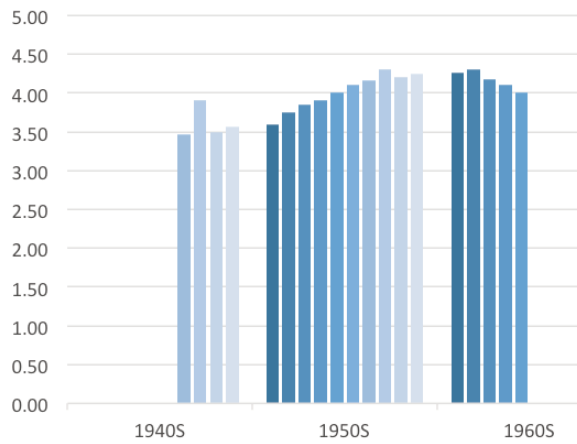


**Figure 1.6.** Holy Trinity Catholic Church, completed in 1959, cost \$250,000 to build and differed greatly from the parish's original 1948 house of worship: a temporary church building created from two former military barrack buildings. (Denver Public Library, Western History Collection, X-14084)



**Figure 1.7.** The 1957 Westminster Presbyterian Church exhibits many of the architectural characteristics of postwar churches. The geometric stained glass window defines the soaring gable face. The church also features some of the same materials, such as the stylized metal signage and the board-and-batten siding, used in construction of nearby Ranch homes. Not visible in the photo, there is a large parking lot (equivalent of over five house lots) to the east and a long, low, rectangular, International-style educational wing extending from the southeast corner of the church building. (Mary Therese Anstey)

## Baby Boom, 1946–1964



**Figure 1.8.** This graph shows millions of American births for the years between 1946 to 1964. The baby boom generation attended elementary, middle, and high school from circa. 1952 to 1982. Adams County School District 50, facing the combined effects of baby boom birth rates and families with school-aged children moving into new Westminster subdivisions, constructed nineteen new public school buildings between 1952 and 1965. (Source: Matt Rosenberg, “Baby Boom: The Population Baby Boom of 1946-1964 in the United States.”)

appeared to have been banished.”<sup>52</sup> Although evidence does not exist that Westminster’s suburban worshippers felt this way about their new spiritual activity, dramatic population increases necessitated more places of worship and the city’s new “churches provided places of comfort, camaraderie, and solace.”<sup>53</sup>

Table 1.2 not only presents the emergence of numerous new Westminster church communities during the 1950s and 1960s but also documents how these congregations participated in the nationwide trend of erecting new buildings for worship, fellowship, and education. The largest church-building effort in the U.S. occurred during the 1950s, with congregations spending \$3 billion nationwide in the decade following the end of World War II. As with the home-building industry, few if any churches were constructed during the multi-decade period encompassing both the Great Depression and World War II. Due to the wide-scale population shift to new suburbs, many existing churches relocated and built new facilities to be in convenient proximity to their members. In 1946, Westminster possessed only two churches—the Westminster Presbyterian and Pillar of Fire churches—and these facilities proved insufficient to handle increased demand from the great influx of residents to Westminster’s new subdivisions. Given the need to acquire land, raise funds, and execute on design and construction of new church buildings, nearly all Westminster’s 1950s congregations held initial services in temporary buildings. Local school gymnasiums and the Westminster Grange Hall hosted gatherings and worship services for various religious assemblies.

The establishment and early activities of the Holy Trinity Catholic parish mimicked patterns of congregation development citywide, serving as a great example of the typical expe-

rience for most Westminster churches in the 1950s. In the face of population growth, Rev. John Giambastini, of the Assumption of the Blessed Mary Catholic Church in nearby Welby, held a meeting at Anthony Blatter’s home in September 1948. The eighty Westminster families in attendance decided to establish a new Catholic parish. These worshippers purchased two decommissioned Army barracks from Fort Logan for \$60,000, moving these temporary buildings to a four-acre parcel on West 72nd Avenue, between Hooker and Irving streets. Archbishop Urban John Vehr had purchased this property in 1946. The new congregation celebrated their first Mass in the former military buildings, with 150 worshippers in attendance, on Christmas Day 1948. Father Forest H. Allen, pastor at the Shrine of St. Anne Catholic parish, in Arvada, served both congregations until 1951. The Westminster Catholic community grew dramatically, with 1,100 households in the parish by 1957; the existence of so many members necessitated four Masses each Sunday and lead the Archdiocese to appoint Reverend Albert Puhl as Holy Trinity’s first full-time pastor. Puhl lived at St. Anne’s until Holy Trinity purchased the house at 7190 Julian Street as its rectory. Holy Trinity started to outgrow its barracks church, holding additional Masses at Westminster High School. The church building committee, in planning for a permanent facility, decided to sell the existing land and purchase a larger, 12.33-acre site just south of the Turnpike, near West 75th Avenue and Federal Boulevard. After demolishing two old houses and outbuildings on the new land, Holy Trinity parishioners celebrated the groundbreaking for their new church on September 7, 1958. On September 24, 1959, the parish dedicated their new, modern, \$250,000 edifice. To better serve their ever-growing flock, Holy Trinity added a new rectory in 1962, a convent in 1965, and a school in 1966.<sup>54</sup>

Many church congregations, nationwide and in Westminster, chose modern architectural expressions for their new edifices, making these buildings compatible with the surrounding subdivisions. Churches constructed in the 1950s and 1960s used modern materials like glass, aluminum, concrete, steel, and glue laminated timber (glulam). Their stained glass windows often featured geometric motifs rather than realistic designs. Wide open, light, airy interiors were designed to accommodate multiple functions, often incorporating fellowship halls or nursery schools. The altar became a focal point within churches; at Catholic churches this shift to forward-facing altars occurred after the Second Vatican Council (1962–1967). Finally, all suburban churches needed large parking lots to accommodate their automobile-dependent congregations.

### Boom Times for Westminster Schools

The year 1946, when 3.4 million babies were born, witnessed more American births than ever before in the history of the country. This birth rate increase occurred because G.I.s returned stateside to marry and start families at the same time married couples who had postponed childbearing during the uncertainty of the Great Depression and World War II conceived children as well. Americans sought to return to “normal,” and having children represented a life-affirming reversal of the previous era. In the United States the birth rate reached its peak of 4.3 million during both 1957 and 1961. By the time the baby boom ended in 1964, a total of 76.4 million children had joined this new generation.

Even before Westminster’s schools experienced the effects of the baby boom, enrollment started to grow. Between 1940 and 1946 the number of students grew from 133 to 835.<sup>55</sup> Area residents, then sending their children to three different

small school districts, voted in 1946 to consolidate into Adams County School District 50. Longtime educator and Westminster native Iver C. Ranum, who served as superintendent from 1950 through 1976, presided over School District 50’s growth from a “sprawling, semi-rural collection of primary and middle schools” into a much larger suburban educational system.<sup>56</sup> Between 1946 and 1956, the district averaged about 300 new students each year. However, this figure increased dramatically to 1,200 new students each year between 1956 and 1965.<sup>57</sup> This tremendous rise in student enrollment reflected the effect of two interrelated phenomena: baby boom children reaching school age and the increasing number of new suburbanites, nearly all families with kids, moving to Westminster.

Dramatic increases in enrollment numbers forced District 50 to add at least one new school building each year between 1954 and 1965; as reflected in Table 1.3 some years the Westminster school system even added two to three schools. Fortunately for the District, the same issue that caused part of the need for new schools, exponential subdivision growth, also helped to finance facility improvements via increased property tax collections. In addition, Westminster voters approved \$23.5 million in bonds.<sup>58</sup> In this sense, Westminster differed from other American communities. Robert H. Anderson, an associate professor of Education at Harvard University, strongly refuted the idea that new schools were unaffordable, classifying such arguments as “at least ridiculous, and at worst immoral.” He claimed “our affluence carries with it a moral obligation” to consider civic responsibilities, like alleviating school overcrowding, rather than just material wealth. He shamed readers, declaring “our nation cannot be satisfied with two cars in every garage...(but) two children squeezed into every school seat.”<sup>59</sup> In the face of such rapid growth, District

### District 50 Pioneer: Iver C. Ranum



Iver Clarence Ranum was born on May 7, 1911, in Westminster, to Andrew and Betsy Ranum. He attended local schools before heading to Denver North High School. Ranum paid his own tuition at Luther College, in Decorah, Iowa, graduating in 1934. He originally trained as a minister, but accepted a teaching position at Union High School (later known as Westminster High School) when he returned to Westminster in 1935. Ranum taught algebra, geometry, and American History and served as a sports coach. Around 1939 he rose to the rank of principal at Union, continuing to serve in that role during the first year in the new Westminster High School building.

In 1950 Iver C. Ranum was named Superintendent of Adams County School District 50. He was a “hands on” administrator who, especially in his early days in the role, acted as a maintenance man or school bus driver or performed any other duty as needed. During his over twenty-five years as Superintendent, a period marked by dramatic baby boom- and subdivision-fueled enrollment growth, the District added over twenty-three new schools, renovated or expanded many existing buildings, and constructed additional district facilities such as a new warehouse, administration building, and stadium. In 1962, the school board named in his honor the new, blonde brick, state-of-the-art facility at 2401 W. 80th Avenue Iver C. Ranum High School (now a middle school).

Ranum passed away on April 25, 1993, and his funeral was held in Ranum High School’s auditorium.

**TABLE 1.3: DISTRICT 50 SCHOOLS CONSTRUCTED IN THE 1950s AND 1960s**

Year	School(s)
1949	Westminster High School (now Hidden Lake High School)
1952	Orchard Court Primary School
1954	Hodgkins Junior High School (now Hodgkins Elementary School)
	Fairview Elementary School
1955	Skyline Elementary School
	Shaw Heights Primary School
1956	Westminster Hills Elementary School
	Clear Lake Junior High School (now Ranum Middle School)
1958	Westminster Elementary School
	Shaw Heights Elementary School (now Shaw Heights Middle School)
1959	F.M. Day Elementary School
	Rouse Elementary School (Demolished)
1960	Metz Elementary School
	Shaw Heights Junior High School
1961	Gregory Hill Elementary School (now Early Childhood Center)
	Harris Park Elementary School
1962	Scott Carpenter Elementary School (now Scott Carpenter Middle School)
1964	Sunset Ridge Elementary School
1965	Tennyson Knolls Elementary School
	Ranum High School



**Figures 1.9 and 1.10.** Orchard Court School is a modern, understated International style facility constructed in 1952. Both images emphasize the horizontal orientation of the building and its flat roof. The view of the front (above) shows the ribbon windows while the rear (below), with large multi-pane windows and small tables within the fenced in yard, exhibits the connection between the interior and exterior prevalent in 1950s school design. (Mary Therese Anstey)



50 prided itself on its ability to maintain normal school schedules; unlike Denver Public Schools, District 50 did not resort of split sessions.

A 1950 article in *Life* magazine praised new schools across the country, calling these facilities “the finest in the world.” The story continued:

Whether as a result of economy, good taste, common sense or all three, they are no longer grim brick institutions or impersonal monuments to the local boards of education. Instead...they (the schools) are cheerful, light, and airy, and built around

the needs of the teacher and the child.<sup>60</sup>

Architecturally, schools constructed in the 1950s and 1960s almost exclusively represented examples of the International style. Key features of this architectural expression include horizontal proportions, minimal decoration, flat roofs, and long ribbon windows. These schools often utilized steel, aluminum, and concrete in their construction. In both their architectural characteristics and materials, modern postwar schools complemented the appearance of nearby suburban homes. Like the ubiquitous Ranch home, these educational buildings featured floor plans intended to offer flexibility and



more open space; emphasized an interior-exterior connection with their floor plans, fenestration, and landscaping; and utilized contrasting wall materials, textures, and colors to add visual interest.<sup>61</sup>

As with any new construction, everything did not go as planned when District 50 opened some new schools. F.M. Day Elementary School, at 1740 Jordan Drive, scheduled to open for the fall term in 1957, experienced construction delays and new students registered “in a large circus-style tent set up on the school grounds, while construction of the building continued at a frantic pace.”<sup>62</sup> Superintendent Ranum, always willing to lend a hand, joined Principal Robert Eanes and custodian Bernard McGinn to move furniture and equipment into the school. The school building, or at least one of wing of it, finally opened about two weeks later. This arrangement allowed the first through fourth grades to move into their classrooms. But the fifth and sixth grade classes convened in the gym until the second wing of classrooms finally opened in mid-October. Kindergarten students met in the church across the street (now Redemption Christian Center) for all of the 1957–1958 school year. The school celebrated its official dedication on November 21, 1957.

Although most of this section focused on District 50 public schools, Westminster parents and students always had the option of private education. The Belleview School (now Belleview Christian School), established in 1920, is located on the former Westminster University campus. Throughout most of the 1950s, this school represented the only facility in Westminster offering kindergarten classes.<sup>63</sup> As noted in the church section above, Holy Trinity Catholic parish established its own school in 1966; about 250 students have attended this kindergarten through eighth grade school each year.

**Seeking Recreational Opportunities**

Beyond his influence on Westminster’s schools, Superintendent Ranum also “had a vision for a district-wide recreation program” using school facilities and providing places for “family recreation and youth sports leagues.”<sup>64</sup> This prescient administrator recognized suburban Westminster differed from established cities in terms of the recreational opportunities available. The City Beautiful movement of the early 1900s, influential in Denver and numerous other communities nationwide, encouraged park creation as a way to bring nature into the cities, providing factory- and office-bound workers with a

**TABLE 1.4: BOND ISSUES FOR RECREATIONAL FACILITIES**

Year	Amount	New Facilities	Location
1955	\$155,000	Splashland Pool	3365 West 67th Avenue
		Baseball field	England Park
		Tennis courts	Berkley Gardens School Westminster High School
1958	\$250,000	A.V. Wilson Natatorium	Clear Lake Junior High School
		Neighborhood parks	Berkley Park
			Park Terrace Park
			Sunset Park
		School playgrounds	F.M. Day Elementary Westminster Elementary Shaw Heights Elementary Fairview Elementary
Nursery (grows plants for all parks in recreation district)	Unknown		
1962	\$300,000	Swimming pool	Community Sports Center (now known as Carroll Butts Park) Scott Carpenter Elementary School
		Tennis courts	Ranum High School Hodgkins Junior High School
		Water acquisition (for all recreation district parks)	Not applicable
		Golf course	Hyland Hills (West 96th Avenue and Sheridan Boulevard)

(Marion Smith, Westminster Then and Now.)



**Figure 1.11.** Suburban parks provided opportunities for new residents to exercise, play, and socialize outside their own yards and patios. Sunset Park, located within the subdivision of the same name, also offers great views of the mountains. (*Mary Therese Anstey*)

respite from urban ills such as pollution and overcrowding. But postwar suburbs followed an opposite model; “they brought the city into nature, dispersing housing and allotting private yards rather than public parks.”<sup>65</sup> While suburban grassy lawns and backyard patios provided opportunities for families to socialize among themselves, many new suburban homeowners craved communal interactions too.

This search for community and leisure activities came together in the formation of District 50 Metropolitan Recreation District (renamed the Hyland Hills Recreation District in 1969 to avoid confusion with the school district of the same name). The facilities the district provided allowed Westminster to follow circa 1952 advice from the Regional Planning Association of America. This organization advocated for “real communities... not merely containers for living” and “argued that parks, woods, hiking trails, baseball diamonds, tennis courts, and swimming pools were as important for communities as stores and houses.”<sup>66</sup> Many of the activities the new recreation dis-

trict offered allowed Westminster residents to take advantage of Colorado’s climate, enjoying leisure activities in the dry air and under the beaming sunshine.

Creation of Westminster’s new recreation district required a change to State law. In 1955 local attorney William Pehr drafted a bill that altered property tax allocation regulations in Colorado. Prior to Pehr’s efforts, recreational districts had three choices of organizational structures and funding: affiliating with a school district, operating as a countywide recreational district, or forming a municipal department. Neither School District 50 nor the City had cash to spare and Adams County lacked the capacity to oversee a recreational district. Pehr wrote the law, but Mayor Wilson is “credited by those most closely connected to the bill for being the one who was responsible for getting the bill approved by the state legislature.”<sup>67</sup> Immediately following creation of this new recreation district, local voters generously approved a bond to provide much-needed recreational facilities. As illustrated in Table 1.4, this pattern of citizen generosity continued throughout the 1950s and early 1960s.

In 1958 the new recreation district appointed Dick Ferguson as its first executive director. Along with a staff of four, Ferguson started long-range planning and developed ways to acquire land for additional facilities as the city grew. During Ferguson’s tenure, Westminster initiated many recreational innovations. He oversaw construction of Colorado’s first indoor-outdoor swimming pool at Clear Lake Junior High School. Ferguson, a native of Glasgow, Scotland, also brought his national sport to Westminster, arranging for construction of Adams County’s first golf course in 1963. In addition to an allocation from the \$300,000 bond issue voters approved in 1962, Ferguson acquired the nation’s first open-space land

grant to assist with the financing for 105-acre Hyland Hills Golf Course.

### SECTION 3: SUBDIVISIONS TRANSFORM POSTWAR AMERICA

Postwar subdivision booms did not occur immediately after the armistice. During World War II most construction materials were either rationed or directed toward wartime production. It took time for manufacturers to shift back to producing domestic goods, including building supplies. The earliest postwar subdivisions appeared on the coasts; many California communities pioneered the materials and forms associated with postwar suburbs *during* the war, erecting defense housing for workers employed in wartime facilities building aircraft and other war materiel. In Westminster the conditions for subdivision development started to coalesce in the late 1940s and, by the time the Denver-Boulder Turnpike opened in 1952, the town was on the cusp of a radical transformation in terms of its population numbers, built environment, and overall character.

This section provides general background on postwar subdivisions nationwide. It focuses specifically on two issues: the financial system and the specialized class of businessmen that made suburbanization possible in the postwar period. The chapter concludes with an exploration of Westminster's postwar subdivisions, most of which were constructed after 1952. This narrative does not represent an exhaustive look at all Westminster residential development between 1945 and the early 1960s. Instead, it emphasizes the subdivisions with sites documented through the California Ranch Reconnaissance Survey.

#### Finances and Funding

A trio of laws, two pre-dating the end of World War II, combined to stimulate postwar home construction, nationwide and in Westminster. The National Housing Act of 1934 created the Federal Housing Administration (FHA), an agency that insured mortgages, making lenders more likely to offer home loans. FHA regulations also allowed for a longer home-loan pay-off period, lower interest rates, and low down payments. During the Great Depression most Americans lacked the income to purchase new homes, but FHA provisions were in place for and transformed financing during the postwar period for the majority of middle class home buyers. The Servicemen's Readjustment Act of 1944 (the G.I. Bill), best known for its educational provisions and tuition stipends, also offered home ownership incentives and financial assistance. Despite FHA and G.I. financing, the need for housing in many areas remained acute.<sup>68</sup> In his 1949 State of the Union address, President Truman recommended passage of legislation to increase availability of FHA mortgage insurance and fund research into improved methods and materials for home construction.<sup>69</sup> Architectural historian Gwendolyn Wright referred to the dramatic increase in much-needed single-family housing supply as the "post-1949 boom," citing the influence of the Housing Act passed that year.

Financing, for not only individual homeowners but also the builders responsible for the massive undertaking, made it possible for the United States to meet the extreme demand for single-family homes. By 1950 the construction industry had erected over two million new housing units and then added thirteen million more prior to 1960. A total of eleven million of these new dwellings, almost exclusively single-family homes, were located in the suburbs. From 1950 to 1960 American sub-

urbs grew six times faster than cities.<sup>70</sup> The postwar period showed similar suburban expansion within the six-county Denver metropolitan area, swelling its geographic reach from 105.2 square miles in 1950 to 167.4 square miles a decade later.<sup>71</sup>

This expansion included the growth of Westminster. In 1946 the community annexed its first land outside the original boundaries of the Town of Harris. In 1948 Westminster added the tract delineated by West 74th and 76th avenues, Raleigh Street, and the Colorado & Southern Railroad (now BNSF Railway). In 1951 the town added a much larger swath of land, from West 74th Avenue to the edge of the Turnpike (still under construction) and between Federal and Lowell boulevards. To accommodate the 1953 post-Turnpike boom, Westminster annexed an area west of the new toll road, north of West 80th Avenue, and east of the railroad.

However, annexed land was of little use without the money for builders to plat subdivisions and construct new houses. And home owners needed government-backed mortgages to purchase these homes. Mortgages for homeowners and financing for subdivision developers from the FHA came with certain “strings” attached. FHA standards sought to protect the federal government’s substantial investment in postwar housing. The agency conducted property value appraisals, assessing the borrower, the home, the neighborhood, and the city. In granting mortgages, the FHA considered the prospective owner’s income and job prospects, the condition of the home he wished to buy, the physical quality of the surrounding area, and other factors such as land-use controls, deed restrictions, and strength of the housing market. These federal assessments played a part in Westminster’s 1953 decision to pursue second-class city status, since the FHA offered more fa-

vorable reviews and increased funding for subdivision development in communities with municipal zoning and building codes.

The FHA also scrutinized project plans for developers seeking financing. The agency required planning and zoning that guaranteed new houses would not be located adjacent to manufacturing or industry. The FHA, seeking to create homogenous new neighborhoods, supported large-scale developments with modest sized, single-family homes. Their design guidelines tended to be “cautious (and) conservative,” with FHA evaluators trained to lower the rating score of houses with conspicuously modern designs; worried about the sound investment of federal mortgage insurance funds, the bureaucrats “expressed doubt whether the modern style of flat roofs and plain asymmetrical facades would prove to be more than a fad.”<sup>72</sup> In FHA-funded subdivisions, the streets were intended to control the flow of vehicular traffic, channeling cars from larger streets to smaller clusters of houses. The curvilinear street pattern, so popular in postwar suburbs, was designed to be both more pleasant and safer. The agency also developed landscaping guidelines, preferring shade trees and grass lawns to separate new homes and to give suburban neighborhoods a park-like feel.

After FHA approval of subdivision plans, the agency made a conditional commitment to the approved lender to insure the home mortgages for properly qualified borrowers. This process gave banks the guarantee they needed to finance new suburban residential developments. Once the money was in place, the builders could begin home construction.

### **Rise of the Merchant Builder**

Changes in both the speed and scale of home construc-

tion during the postwar period demanded a new type of entrepreneur: the merchant builder. These businessmen focused on the entire subdivision and house production process rather than just individual home construction. Applying principles planners first championed during the Progressive Era, merchant builders widened the focus of their efforts to community planning. They considered the impact of the new subdivisions upon quality of life, with the largest developments increasingly including not only houses but also all of the components necessary for living in the suburbs: schools, churches, parks and recreational facilities, shopping areas, and other resources. By 1949, merchant builders had become a major force in the housing market, with just 4 percent of all builders responsible for 45 percent of new homes.<sup>73</sup> Perhaps the two most well-known merchant builders during the postwar period were William Levitt on the east coast and Joseph Eichler in California, although thousands of other merchant builders operated across the country, including in Westminster.

Postwar demand for new houses, due in part to deferred gratification from depression-era and wartime sacrifice, and available financial incentives combined to change the way American homes were built. Methods and materials used in wartime construction proved crucial in addressing the sheer volume of required postwar housing. Builders modeled their mass production on the automobile assembly line and followed some of the techniques the government employed when constructing 1940s defense worker housing. The use of prefabricated components allowed for quicker, more efficient construction. Often based upon experience using substitute materials to overcome wartime rationing, many American manufacturers created more lightweight building materials,

### Legendary Merchant Builder Joseph Eichler



Joseph Leopold Eichler was born on June 25, 1900, in New York City to an Austrian father and a German mother, both Jewish. His interest in modern architecture developed over time, not coming into full bloom until he started a second career in home building during the late 1940s. Eichler married Lillian Moncharsh (1902–1982) on October 5, 1924. The couple had two sons: Richard, in 1928, and Edward (Ned), in 1930.

Eichler earned a business degree from New York University and worked on Wall Street prior to becoming a financial officer for his in-laws' wholesale company, Nye and Nisson. After their marriage, the Eichlers transferred to the San Francisco Bay area, where Joseph assumed the role of Chief Financial Officer for his in-laws' successful egg and butter business. In 1943 the family rented Bazzett House, a Usonian home designed by Frank Lloyd Wright; this decision greatly impacted the look and feel of later Eichler Home models.

Eichler never enjoyed his position with the family business and left abruptly during World War II. On June 20, 1945, a grand jury indicted multiple employees, including the president, for conspiracy to defraud the federal government in a case involving selling food for wartime troops. Eichler's decision to leave the job he had always disliked allowed him to avoid any association with the legal case and ultimate convictions.

Eichler started his foray into merchant building as an investor. In 1947 he established his own firm, Sunnyvale Building Company, to sell prefabricated homes to customers who already owned land. Two years later, operating as Eichler Homes, he hired a draftsman to design basic but modern houses for two subdivisions in the Bay area. In 1950 he hired Ashen and Allen, the architects working on a house for his own family, to create prototype house designs for five new subdivisions. By 1954 Eichler Homes had built 1,800 architect-designed, modern homes and received a positive reception in the national press. He built fewer but more expensive homes (1953 purchase price ranged from \$14,000 to \$20,000) than well-known merchant builders like William Levitt. Eichler employed landscape architects, at a cost of about \$2,000 per house. Based upon buyer feedback, he continuously refined his subdivision plats to increase visual interest and asked his architects to adapt their home designs as well.

Eichler homes defied typical merchant building operations. He embraced modernism because he liked the appearance of modern houses and believed they fulfilled a small niche need among professional, middle- and upper middle-class clients who were looking for more distinctive homes than the mass market provided. Based upon his personal love of Usonian architecture, Eichler sought to create homes of similar quality on a much larger scale. Like Usonians, Eichler's Ranch homes featured open plans, built-in furnishings, quality craftsmanship, and high-end finishes. His kitchens, unlike Wright's, possessed an open feel with sight lines out into a multi-purpose family room.

The decision in 1961 to make Eichler Homes a publicly-traded stock company changed the dynamic of house building, especially the creative process, for Joseph Eichler. The firm faced money troubles when the builder shifted from suburban Ranch homes to urban apartments and townhomes. In 1966 he sold his stock, and the company ceased operation soon after. Eichler continued to build suburban homes until his death in 1974.



*(Eichler portrait from Wikimedia (public domain); Eichler house photograph from Family Circle, circa 1960.)*

relied upon technological advancements, and reflected the height of modernity. Key construction materials in wide use during the postwar period included asbestos, aluminum, and vinyl siding; pre-cast concrete; pressure-treated wooden beams; and a wide variety of plastics.

Postwar builders divided home construction into three basic tasks—foundation, rough, and finish—and then further subdivided these work categories into discrete jobs that individual crew members completed at each home within a residential subdivision. This division of labor encouraged both specialization and rapid replication. Specialized staging areas allowed for the daily delivery of only the precut and prefabricated materials workers needed for homes under construction. The goal was to increase overall efficiency. Ideally, the foreman never had to leave the job to locate missing supplies and there were fewer delays due to lack of building materials. Such changes reduced the time necessary to complete a house from several months to several weeks or, in extreme cases and with the most efficient operations, just days. Basically, “specialization, material control, precutting, and pre-assembly...brought a degree of speed and predictability (to home building) that had previously been deemed impossible.”<sup>73</sup>

Merchant builders assumed responsibility for four major tasks in subdivision development: land acquisition, financing, construction, and marketing. Buying land was an expensive and risky proposition, but it represented only one part of the acquisition process. These businessmen also arranged for subdivision engineering and secured government approval of their plans. Financing was a time-consuming task that involved acquiring the necessary funds for the land, development, and construction costs. In addition, most merchant builders facili-

tated funding for prospective home buyers; they realized if the public did not secure loans it would be impossible to sell houses and, by extension, make a profit.

Merchant builders’ new methods ushered in the rise of savings and loans in the 1950s. During this boom period many untested businessmen, individuals just entering the merchant building field, wanted to start with a big subdivision project. But banks or the FHA were unwilling to make such a risky investment in an inexperienced builder. Savings and loans granted money to both merchant builders and prospective home owners. A list of metro-Denver’s top twenty mortgage lenders in the July 14, 1955, issue of *Cervi’s Journal* indicated half of these institutions were savings and loans.<sup>74</sup>

Timing influenced profits, and most merchant builders planned to have their model homes at or near completion and accessible the day the subdivision map was final, the construction loan recorded, and the land acquisition closed. This mania to get model homes started represented more than a symptom of hyperactive markets. Instead the pace reflected part of an overall strategy at the heart of merchant building. These men were not just out to build a few hundred houses in one project. They were trying to perfect a process—meshing land acquisition, government processing, land development, financing, house construction, and marketing.<sup>75</sup> The 1954 *Community Builders Handbook* referred to this trend as “creation of a package complete with house and lot integrated with paved streets and installed utilities.”<sup>76</sup>

The final merchant building task, marketing, actually happened both as a separate step and as part of the other three tasks as well. These builders chose sites and developed homes designed to sell quickly. By the mid 1950s, especially in a competitive market like metro Denver where homebuyers could

choose from new subdivisions in a variety of communities, staging of the model homes with donated furnishings from local merchants and professional, well-manicured landscaping became increasingly important.

For metro-area merchant builders the Parade of Homes represented a popular method to promote their new homes. Starting in 1953, the Denver Association of Home Builders sponsored this annual event to encourage the public to visit their new house models.<sup>77</sup> Multi-page spreads in both the *Denver Post* and *Rocky Mountain News* included maps showing the location of each model chosen for that year's parade and featured advertisements for each house, allowing builders to highlight the special features of their offerings. The newspapers also contained articles about the latest trends in house construction, innovations in heating and air conditioning systems, and the results of owner questionnaires regarding the most sought-after architectural expressions and amenities in new houses. The Association chose a broad spectrum of homes for the parade. In 1955 they promoted "conventional, provincial, modern, ranch, and contemporary homes."<sup>78</sup> Figure 1.12 shows the twenty-one extant Westminster properties featured in the Parade of Homes.

### Westminster's Early Subdivisions

[CONSIDER A MAP HERE. COULD CITY GIS CREATE ONE SHOWING ALL OF THESE AREAS/ SUBDIVISIONS?](#)

Almost instantly, after each annexation, builders arrived in Westminster to plat subdivisions, some small and others much larger and exhibiting many of the characteristics associated with merchant building. Faced with rationed materials and no highway access, in 1946 Westminster issued building permits for new construction valued at only \$55,000. Between

1946 and 1950, the value of permitted construction demonstrated little change, reaching a modest \$250,000. However, the 1952 completion of the Turnpike made all the difference. In 1953 alone, new construction permits totaled \$2 million.<sup>79</sup>

The boom was on and Westminster officials were put to the test. Two young employees who joined the municipal staff in the 1950s, Leon Wurl and Ron Hellbusch, stayed particularly busy during this period. Wurl started work with the city in 1951 at the age of 20, "wearing many hats" and serving as street and water superintendent, building inspector, and chief of police.<sup>80</sup> With flashlight at the ready, Wurl continued building inspections into the night to accommodate new homeowners' plans for moving day. In 1952 Hellbusch, still in high school, started his career in Westminster as a lawn mower and odd jobs assistant. Soon he became "adept at adding water taps for new home construction sites, learning the intricacies of water delivery systems..."<sup>81</sup> During the heady days of the post-1952 construction boom in Westminster, Hellbusch put his knowledge to work, installing "water taps morning, noon, and night."<sup>82</sup>

Dunton Realty Company platted the community's first postwar subdivision, a small collection of thirty-seven houses erected on four oversized, former Harris Park lots.<sup>83</sup> This new subdivision—bounded by Westminster Place to the north, Irving Street to the east, West 73rd Avenue to the south, and Lowell Boulevard on the west—showed none of the hallmarks of typical postwar residential development. The rectangular lots appeared on two straight streets, part of Westminster's established street grid, and featured rear alley access. Advanced Homes erected modest examples of Minimal Traditional or early Ranch homes. Over time the Dunton-Advanced Homes team expanded construction to the north, toward West 76th



7491 Wilson Court (1953)



3681 Shaw Boulevard (1954)



3963 West 84th Avenue (1954)



7461 Newton Way (1954)



7991 Raleigh Place (1954)\*



7172 Wolff Street (1957)

## Design C 1092

1,636 Sq. Ft./19,418 Cu. Ft.



8255 Turnpike Drive (1960)



7531 Lowell Boulevard (1955)

Figure 1.12. The twenty-one extant Westminster properties featured in the Parade of Homes between 1953 and 1963.

The vast majority of these houses are Ranch homes and, of those, nearly all the Westminster models featured in this annual promotion represent examples of “traditional” Ranches. This choice likely reflected either metro-area builders’ experience of what types of properties sold most quickly or their perceptions of what types of architectural expressions potential Westminster homebuyer sought in new homes. FHA officials believed modern design represented a “fad” and, thus, may have influenced builder decisions to offer mostly houses with more traditional features such as decorative shutters, standard-sized windows, minimal front porches, and square brick chimneys.

The house at 7991 Raleigh Place is the only Westminster California Ranch to appear on the Parade of Homes. Comparing this property to the other Parade offerings emphasizes the unique qualities of Westminster’s California Ranches. The large window wall, capped with clerestory windows, along with the orientation of this house on its lot afforded future owners an optimal view of the mountains and emphasized the Ranch ethos of indoor-outdoor living. These openings, along with the gable roof, give the house on Raleigh Place a more open, inviting, informal yet modern ap-

pearance than the examples of traditional Ranch homes featured in the Parade of Homes. Properties marked with an asterisk (\*) have been documented as part of this California Ranch Reconnaissance Survey. Two properties from the 1957 Parade of Homes could not be identified in the field: West 80th Avenue and Xavier Street, and U.S. 36 and Zuni Street. (Mary Therese Anstey)



7991 Stuart Street (1955)\*

# The PARADE





8021 Stuart Street (1955)



7721 Knox Court (1956)



7961 Grove Street (1956)



3775 W. 75th Avenue (1960)



2400 West 80th Avenue (1955)



4295 West 80th Avenue (1955)\*

# Design C 1184 1,600 Sq. Ft. Custom Here are the features of this extraordinary design with low-pitched, wide overhanging



9201 North Irving Street (1960)



3702 West 80th Avenue (1961)



7400 Eliot Street (1955)



9251 North King Way (1961)



3718 W. 80th Avenue (1963)



7350 Winona Court (1963)

Avenue. In 1953 they promoted ninety-one new, three-bedroom frame houses ranging in price from \$11,150 to \$11,350.<sup>84</sup>

The Dunton subdivision not only added homes but also upgraded the community's sewage system. Prior to construction in this area, Westminster residents relied upon outhouses and cesspools. The Dunton-Advanced Homes team established an improvement district and erected a sanitation treatment plant. Advanced Homes installed sewer hook-ups for all of the new houses. Originally intended just to serve the Dunton homes, "it soon became evident that it (the new sanitation system) would have to be used for other areas of the town as well, and a more adequate sewage treatment service provided for all residents."<sup>85</sup> In 1947 Westminster voters approved a bond to purchase and enlarge Dunton's sewage plant for city-wide use, passing additional financing measures for the sanitation district in both 1951 and 1958.

In September 1952 the W.B. Barr Lumber Company platted the Sunset subdivision, a thirty-acre housing development bounded by West 80th Avenue to the north, Raleigh Street to the east, West 78th Avenue to south, and the railroad tracks to the west. Barr, born in 1905 in Hastings, Nebraska, joined the family lumber business in 1927, working alongside his father W. Browne Barr. Shifting from lumber to subdivision platting represented a logical career projection for the younger Barr. In the prewar years various building supply companies across the country engaged in small-scale home construction projects, taking advantage of their easy access to supplies as a means to reduce costs. Even after Barr left the lumberyard in 1943, the store remained keenly interested in home construction and promotion. A May 20, 1950, *Denver Post* article described an open house for the company's new store at 5055 North Washington Street; this event featured model home exhibits,

demonstrations of new building materials and techniques, public screenings of home building movies, and how-to instruction for garage building, with both professional builders and "home handy-men" invited to attend.<sup>86</sup>

Barr "pioneered a 'complete home package' program," successfully managing subdivision development projects in not only the metro area but also Utah and Wyoming.<sup>87</sup> He specialized in "buying ground and parceling it out to small customers for controlled construction."<sup>88</sup> For the Westminster subdivision he promised to supply low-cost building sites, with his associate Evert Drumright responsible for all lot sales and giving preference to builders and contractors from either Westminster or Adams County. To allay concerns among longtime Westminster homeowners about Sunset as the community's first large subdivision, the *Westminster Journal* assured readers "streets will be surfaced with curbs and gutters built and sidewalks laid," stressing the new subdivision's "well planned design."<sup>88</sup> The same article described the planned homes as "modern, (and) smart appearing" frame buildings of 768 square feet with two bedrooms and hardwood floors.<sup>89</sup> The newspaper also vouched for the character of new Sunset residents, claiming the families moving into new homes "will be interested in helping the Town grow in the proper manner."<sup>90</sup>

J.C. and Donna R. Wyse platted the Westminster Hills addition to Westminster in 1953. This subdivision is located in a triangular tract bounded by the Denver-Boulder Turnpike to the north (and slanting eastward), West 80th Avenue to the south, and Sheridan Boulevard to the west. Various advertisements and newspaper articles indicated multiple developers, builders, and realty companies active within the three separate filings of Westminster Hills. William K. Barr, this time as president of the Westminster Hills Company, platted Filing 1

within this addition in 1954. Barr's partners on this endeavor included Floyd Prouty, of Pike Realty, and Algeron Blair, Inc., Builders. An article in the May 5, 1955, edition of *Cervi's Denver Business Journal* announced "Westminster Hills Starts June 1 as New Suburban District," and cited a \$1.65 million price tag for construction of Blue Ribbon Homes models near West 80th Avenue and Stuart Street. These houses, with brick veneer and three bedrooms, featured basements as an option and cost approximately \$14,000. Builders Gig Egan and Bill Norris, previously employed as the general manager and construction superintendent for Westcraft Homes, collaborated on the Blue Ribbon Homes in Westminster Hills with Noran Construction Company and the sales firm of Blue Ribbon Realty Company. Sheffield Homes also designed homes for Westminster Hills, working with Crawford Construction Company as their builder.

Aurora Associates broke ground for the Valente subdivision in February 1953. This small, forty-two-house, irregularly-shaped development featured two curvilinear streets; both Quitman Street and Perry Place rounded slightly before intersecting with West 77th Place, thus creating irregularly shaped lots at the corners. Untiedt & Forsberg Construction Company built the houses in Valente. Promotional materials for the subdivision described contractor Bryan Untiedt as a "perfectionist" "specializing in a better grade of brick construction" and "thoroughly familiar with every part of home building."<sup>91</sup> The three-bedroom brick homes sold for \$11,995, with nearly all the properties under contract once construction began. The marketing brochure described an open-plan interior with a kitchen, breakfast nook, and large combination living-dining room. Likely to convince home-seekers about the spaciousness of these seemingly compact models, the advertisement also stressed the amount of available storage space in cup-

boards, linen closets, and "Hollywood type walk in clothes closets with sliding doors."<sup>92</sup>

In May 1953 Aurora Associates platted land for a 100-house project within the Westminster Heights subdivision. This new development was located near West 75th Avenue and Lowell Boulevard. Like the Valente subdivision, this project incorporated very modestly curved streets, with the exception of Newton Way. The company created the "California style curbs," sidewalks, black top street paving, and utility services prior to Untiedt & Forsberg initiating home construction.<sup>93</sup> These brick homes featured two or three bedrooms, with carports, garages, and basements available as options. This second Aurora Associates subdivision featured both higher prices, ranging from \$12,000 to \$16,000, and larger lots. Exclusive sales agent Francis M. Day, not surprisingly as the Westminster Mayor, promoted the benefits of the location, urging prospective owners to "prepare now for fine living with all of the conveniences of a big city, out in the freshness and simplicity of this fast growing, friendly suburb."<sup>94</sup> Amenities, not built as part of the new subdivision but located nearby included schools, shopping, churches, and bus service on Lowell Boulevard.

In April 1953 the S&H Investment Company platted the Shaw Heights subdivision. Denver attorneys Arthur and Irving Hayutin, along with Eugene Shaw, collaborated on this project; the trio also platted the Honeymoon Manor subdivision project in east Denver in 1950.<sup>95</sup> All evidence points to S&H Investment company operating as merchant builders in Shaw Heights; their only deviation from standard operating procedure appears to have been the principals' decision, at least in the earliest filings, to construct the majority of houses only after homeowners signed purchase contracts.

Established on the former site of the Lucky Day Ranch,

this 270-acre development, Westminster's largest, was located between West 80th and 90th avenues and Lowell Boulevard and the Turnpike. The developers planned to spend at least \$650,000 for water and sewer lines, paved streets, curbs and gutters, and other engineering. More than any other residential development to date, Shaw Heights exhibited the curved streets commonly associated with postwar subdivisions. The initial filing featured three arching streets (Cherry Lane, Concord Lane, and Crescent Drive) creating concentric rings out from the intersection of Circle Drive and Shaw Boulevard. The developers set aside a five-acre plot for the school district to construct new facilities. Newspaper announcements promised 1,200 "low-to-medium priced homes in the booming Westminster district" with "commanding views of the mountains."<sup>96</sup> S&H Investment Company, subject to local zoning and restrictions intended to ensure high-quality construction, planned to invest a total of \$15 million on new homes. In mid-May sales agent Charles Bouton, president of Bouton & Company, opened the subdivision's first brick, three-bedroom model house that featured, "the front of the large living room of glass."<sup>97</sup> Prices ranged from \$11,650 to \$13,000, with carports, garages, and basements as available options. These early promotional stories anticipated Shaw Heights would include some community assets that, ultimately, never occurred. For example, pre-construction articles mentioned plans for a ten-acre shopping center to serve new residents and anticipated annexation into Westminster; no shopping center was constructed and Shaw Heights remains part of unincorporated Adams County.

On May 18, 1955, David Weiss of W&S Construction Company, along with thirteen private land owners, platted the Les Lea Manors subdivision. Formerly part of Westminster Orchard,

this development is bounded by Turnpike Drive on the north, the (current) park land behind Hooker Street on the east, West 76th Avenue on the south, and Knox Court on the west. Most of the lots are small and rectangular; those bounded by Turnpike Drive have a slightly irregular shape because this thoroughfare in on a slant to the rest of the gridded streets. Advertisements for Les Lea Manors in the *Denver Post* urged prospective homeowners to "drive out today... open 9 A.M. 'til Dark" to see the W&S Construction Company 1956 Parade of Homes selection at 7721 Knox Court. The 100 available new brick homes like this model had two bedrooms and two bathrooms, with a finished den or third bedroom option for the full basement. Roberts & Company assumed the responsibility for selling these houses for \$12,200; models with a carport cost \$12,500 and new owners could purchase a three-bedroom W&S home for \$12,825. Veterans who put \$250 down qualified for monthly payments of \$82.50. Individuals who wanted to live in a Les Lea Manors Ranch also had the option to trade in the equity on an existing home as the down payment.

Less than three months after the platting of Les Lea Manors, Western Realty Corporation filed the plat map for the Appleblossom Lane subdivision. Corporation president Charles A. Bresnahan, along with three other partners, signed this map. The large subdivision included over 290 lots. Also on land once part of the Westminster Orchard, the subdivision is located southeast of Lowell Boulevard and West 80th Avenue with its southern border along the Turnpike. Most of the shorter north-south streets within the subdivision run straight. However, they intersect with at least two curved thoroughfares, the shorter West 79th Avenue to the north and the much longer Apple Blossom Lane to the south.

Glee Bee Homes and principal Raymond W. Glebe repre-

sented one of the builders active within the Appleblossom Lane subdivision.<sup>98</sup> The 1956 Parade of Homes Glebe-designed show house at 7691 Grove Street featured three bedrooms, a family room, a basement, attached garage with a “hobby area,” birch cabinets, and a patio. The advertisement for this model shows a traditional Ranch house with a minimal front porch, cross-gabled roof, a combination of brick and stone on the façade, and a large tripartite picture window. The house cost \$15,600. An advertisement in the September 2, 1956, edition of the *Denver Post* promoted new Shelton Homes in Appleblossom Lane. The realty section called the “excellent location with an unusual view of Rockies and City (Denver)” and “grown trees (presumably fruit trees from the former orchard) on choice sites.” This builder offered three different models ranging in price from \$13,950 to \$16,950, offering also to “build to suit.” Adams County Assessor records indicate the Appleblossom Lane subdivision experienced a rather long build-out period, with a majority of the houses possessing construction dates into the late 1960s.

Due to a “tightening money market and wide availability of less expensive homes in the metropolitan area,” Westminster’s post-1952 boom slowed down considerably in the early 1960s.<sup>99</sup> This period also represented the moment when the water crisis was at its most acute. Considering 1960s Westminster with a full knowledge of its exponential geographic expansion during the 1980s and beyond, Jon Chandler characterized the 1960s expansion as only “glacier-like growth.”<sup>100</sup>

## SECTION 4: THE RANCH HOUSE

The end of World War II marked a shift in the American psyche. Having won the war, returning soldiers envisioned a life for their families where they could enjoy peace. The Amer-

ican people, in a 1946 *Better Homes and Gardens* survey of 11,428 readers, stated they wanted new homes with more space, multi-purpose rooms, an eat-in kitchen, a dining room, and plenty of storage, plus a yard for the children.<sup>101</sup> In other words, Americans wanted Ranch homes. During the postwar period the ubiquitous Ranch swelled from modest, less than 700 square feet starter homes to the rambling houses constructed in the 1960s, growing to accommodate larger families and an expanding economy. This chapter details the architectural characteristics of Ranch houses and the California lifestyle such houses encouraged, highlighting the presence of this architectural and lifestyle expression in Westminster during the 1950s and early 1960s.

### California Origins, Nationwide Spread

There is a temptation to consider the Ranch house exclusively within the framework of the 1950s and 1960s, when this residential form became forever associated with American suburbs. However, it possesses ethnic and historic origins that span back to the early days of California, to the *ranchos* of that territory’s Hispanic inhabitants. These settlers established a domestic functional architecture, designed to work with the climate and their cattle-raising lifestyle. During the postwar period—due mostly to the introduction of new materials, the integration of other architectural influences, and the acute need for sheer numbers of houses—architects and builders reworked the California *ranch* to assume “a modern simplicity”<sup>102</sup> As a result, the Ranch house transcended the West coast and became a “symbol of postwar American culture.”<sup>103</sup> Several forces played a part in this transformation; the role of *Sunset* magazine is discussed below.

Since its first issue in 1898, *Sunset* magazine had pro-



**Figure 1.13.** This house at 4295 West 80th Avenue was the “Feminaire” model by Blue Ribbon Homes, the house “designed with the woman in mind.” (Mary Therese Anstey)

“FEMINAIRE” AD WILL BE INSERTED  
IN THE FINAL DOCUMENT

moted California, especially travel to the Golden State. In the 1920s new editor Lawrence W. Lane, a former advertising man for *Better Homes and Gardens*, broadened the publication’s focus to encompass all aspects of the Western lifestyle. In 1943 the periodical adopted the motto still in use today: “The Magazine of Western Living.” The magazine’s 1946 publication of a full-length pattern book entitled *Sunset Western Ranch Houses* presented, via numerous line drawings and plan sketches, the Ranch as nearly ideal, easily adapted to virtually any geographic setting or financial budget.

The book highlighted the informal, functional design of nineteenth century *ranchos*. Overhanging eaves protected the interior from strong sunshine, working with well-placed openings and passages to keep interiors cool. Long porches called *corredors* provided not only access to the outdoors but also open-air hallways. The private courtyard, a precursor to the suburban Ranch patio, offered opportunities for indoor-outdoor living. Although not mentioned in the *Sunset* book, the functional features of the *ranchos* remained popular in California architecture, influencing other architectural forms and expressions like the Bungalow and Spanish and Mission Revival styles. In placing the Ranch within this long history, the *Sunset* book sought to offer prospective homeowners the confidence to build such a house regardless of their geographic location or available financial resources. The publication, instead of focusing on the stylistic elements of the Ranch home, emphasized how livable, flexible, and simple such houses could be.

This lifestyle remained the real selling point for the Ranch home. The *Sunset* editors advised the ranch house should be not about “set (architectural) style” but instead “shaped by needs for a special way of living—informal, yet gracious.”<sup>104</sup> The

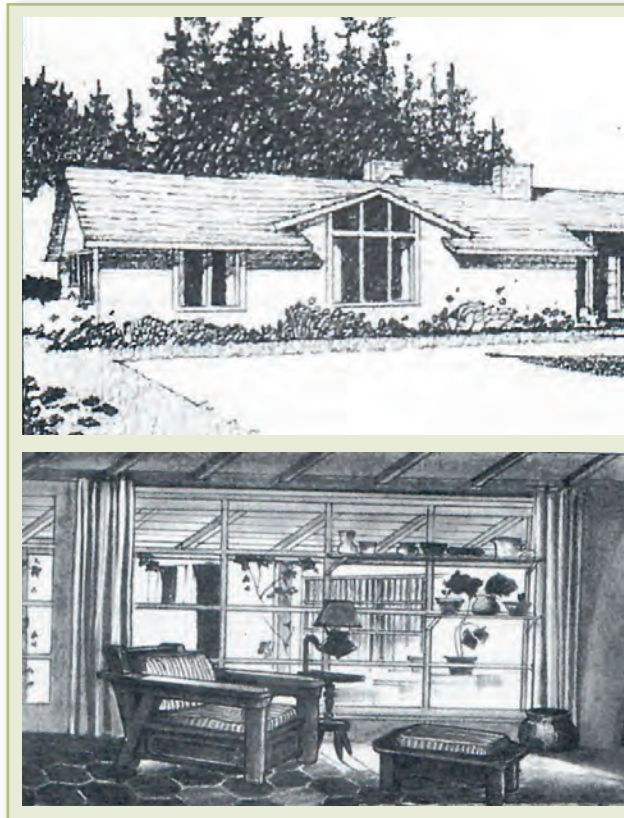
book featured drawings from a wide range of architects practicing in California, but mentioned only one by name: Cliff May. The authors characterized May as “respectful of the reasons for the old forms rather than the forms themselves” and “sensitive to the desires of people who seek ranch-house living.”<sup>105</sup> During the early 1950s Cliff May worked with Los Angeles architect Chris Choate on plans for a low-cost Ranch. Cliff May Homes marketed this design in California and eventually across the country. The Harvey Park subdivision, in southwest Denver, features numerous Cliff May Ranch homes. Thanks in large part to *Sunset*, May and the Ranch home became linked in the minds of many Americans. Many architects, builders, and middle class home-seekers read *Sunset Western Ranch Houses*. The ideas presented in both the magazine and this 1946 book exerted a tremendous influence on the appearance of the millions of homes constructed in America’s 1950s and early-1960s suburbs.

All popular shelter magazines, not just *Sunset*, promoted the Ranch house and emphasized the importance of these homes’ patios and backyards as a private retreat for the family, a place to enjoy leisure time together. Culver reminds readers, although this type of lifestyle became shorthand for Ranch living nationwide, “houses with backyard swimming pools, patios, and barbeques—all of these were popularized in Southern California.”<sup>106</sup> Within the relatively compact Ranch, these outdoor spaces represented an extended living area, a backyard family room. Lawns may have represented the perfect locations for spontaneous games among neighborhood children, but in reality they required a great deal of hard work. Lawn maintenance was taken quite seriously, with some subdivisions establishing specific covenants about how often the grass must be mowed. The ideal of continuous front lawns cre-

ated a parklike environment; fences, at least initially, rarely interrupting the vista. High fences, also called ‘spite fences’, implied that the owner either hated his neighbors or was plain anti-community.

In Southern California backyard swimming pools became nearly as ubiquitous as the Ranch house itself. This luxury, due to its expense and seasonal differences elsewhere in the country, spread much more slowly than the California Ranch homes. However, introduction of a new material made this status symbol a tad more affordable in the late 1950s. First used by Frank Lloyd Wright for the Guggenheim Museum, a form of sprayed concrete called gunite allowed “any middle-class home... (to) have what had once been a preserve of the rich and resorts.”<sup>107</sup> Yet in snowy areas, no material innovation could make it warm year-round. Therefore, indoor municipal pools remained a community’s only option to facilitate four-season swimming.

Historians Rosalyn Baxandall and Elizabeth Ewen described the late 1940s and 1950s period as the time when America’s porch society gave way to patio society and when the formal dining room was left behind in favor of the barbecue and the TV dinner; Americans rejected white gloves, choosing to wear pedal pushers instead. The promise of other new owners like themselves, all striving to create a community, appealed to many of the new homeowners in postwar suburbia. Middle-class suburbs, based upon the idea that wives need not work outside the home for a salary, became the domain of women. “Raising children and managing a household was a mark of leisure-class status.”<sup>108</sup> The popular press advised women to savor their roles as wives and mothers. While this idea was not new, it became a much-idealized way of life in the postwar period and placed the baby boom



**Figure 1.14.** The California Ranches at 3541 West 79th Avenue and 7860 Appleblossom Lane (at right) resemble the *Sunset* illustration (top left), with the large window wall appearing underneath the gable peak. The illustration at the bottom right shows a rear patio. Anecdotal evidence suggests some California Ranches surveyed possess window walls looking out onto the backyard. However, such photos are difficult to obtain from the public right-of-way. Magazine editors cautioned against expanses of glass on the front of Ranch homes due to lack of privacy, but in Westminster, California Ranch homes western-facing window walls offer great views of the mountains. (*Sunset Western Ranch Houses*, *Mary Therese Anstey*)

generation “squarely at the center of the suburban universe.”<sup>109</sup>

During the postwar period “the home was to serve as a haven from dirt, grime, and chaos, presided over by women.”<sup>110</sup> Given this focus, builders and realtors often appealed to the wife in advertisements for new Ranch homes. For example, Raymond Grebe referred to the importance of the family room when promoting his new model at 7961 Grove Street, in the Apple Blossom Lane subdivision. He championed the fact his design allowed children and adults to pass directly from the family room to the patio, not tracking dirt through other rooms. He also reminded prospective buyers “children can play outdoors or in with all their toys in one area, saving mother



**Figure 1.15.** Although not visible in this survey photo of 8020 Stuart Street, local press promoted the origins and uses for the rear patio. The same article also noted the presence of a carport (no longer extant) in this Blue Ribbon Homes model. (*Mary Therese Anstey*)

many unnecessary trips.”<sup>111</sup> Perhaps no house in Westminster marketed itself to women more than the “Feminaire” by Blue Ribbon Homes. The model at 4295 West 80th Avenue was “designed with the woman in mind,” and featured three spacious bedrooms, large wardrobe closets, built-in oven and range, garbage disposer (sic), kitchen exhaust fan, birch and copper kitchen, large rear living room, and a patio. The entire package, available starting at \$13,950, allowed new suburbanites to “enjoy Colorado indoor-outdoor living at its best.”<sup>112</sup>

### California Ranch Architecture in Westminster

One glimpse at the panoramic views of the Rocky Mountains or winters spent warming up cars and shoveling snow let Westminster residents know they did not live in California. However, this fact did not stop new suburbanites from wanting to participate in the architectural revolution sweeping the nation during the 1950s and early 1960s. Purchasing a Ranch home that looked like the ones in California pictured in movie magazines or as the setting for popular television programs, allowed suburban residents across the country to feel like they had their own modern piece of paradise. The architectural characteristics of California Ranches, like those documented as part of the Westminster California Ranch Reconnaissance Survey, brought a West Coast appearance to Colorado.

The fieldwork for and analysis of the results from the Westminster California Ranch Reconnaissance Survey resulted in the identification of two varieties of this locally distinctive architectural expression. The first type, a Front-Gabled Roof California Ranch, features clerestory and/or floor-to-ceiling windows, often located within the roof form that appears in its name. Most have carports and exposed rafter ends, indicating the use of post and beam construction for the houses.

The primary entry is recessed, often within or adjacent to the carport, in many of these California Ranch homes. Character-defining features of the second type of Westminster California Ranch, the Side-Gabled Roof variety, include broad roofs that appear nearly flat, oversized chimneys, and floor-to-ceiling (but not clerestory) windows. Many examples of the second classification of California Ranch feature integrated brick planters. (For more details about the California Ranch Reconnaissance Survey, please consult the second section of this document.)

While California *ranchos* relied upon open air passageways, the modern Ranch, especially Westminster’s California Ranches, utilized glass. Large expanses of windows—window walls either with or without clerestory tops—helped to reaffirm the integration between the interior and exterior in these homes. The *Sunset* book urged readers to “turn your living toward the sun,” using covered porches and patios, sun shades, blinds, screens, and landscaping as needed to mitigate the effects of the weather.<sup>113</sup> Figure 1.14 illustrates the similarities between some of the line drawings in the *Sunset* book and select surveyed California Ranch properties.

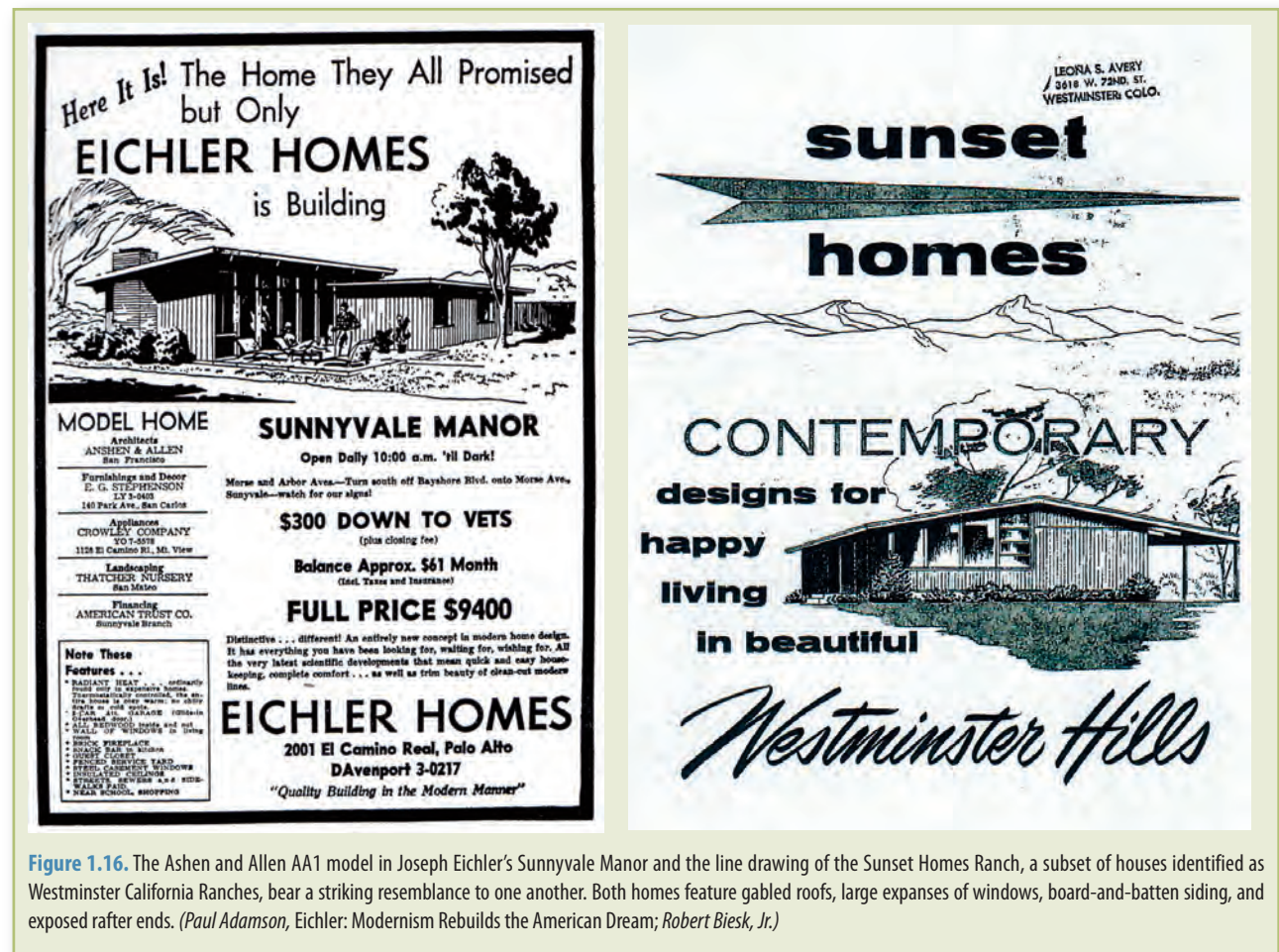
Like the California Ranch itself, the patio possessed similar Hispanic origins. A photospread for the 1955 Parade of Homes model at 8020 Stuart Street featured a headline proclaiming the “Patio Can be a Living Center for Home.” Alongside a photo of large windows overlooking the outdoor patio, the text claimed “such ideas drift into Colorado from the West coast where the importance of the patio is realized through heritage from the Spanish who give us the word—‘patio’ means garden in a courtyard surrounded by the house.” The short article about this Blue Ribbon Homes model house noted how the patio had spread to “every part of our country.”



Perhaps as an acknowledgement of Colorado's climatic differences from California, the builders reminded readers that "new meanings (for the patio) are added as new uses are found." This same promotional piece referred to the carport as a "breeze-way space for the family car." Westminster residents living in houses constructed without patios also sought to take advantage of this outdoor living phenomena. The local newspaper listed a total of thirteen approved building permits in late June 1961. Eight of these residential changes represented patio-related improvements, ranging from patio additions to covers, enclosures, and roofs for existing rear porch space.<sup>114</sup>

Westminster California Ranches also share architectural characteristics with the early work of California merchant builder Joseph Eichler. Although few merchant builders possessed the same access to architects or enjoyed the same success as Eichler, his work influenced Ranch home designs across the country. The homes developer H.B. Wolff & Co. erected in the Krisana Park neighborhood, in southeast Denver, have been characterized as nearly identical to Eichler designs. Eichler-like homes, with their open-air atriums and rear patios, are particularly suited to indoor-outdoor living and imitations of his work, like those in Krisana Park, offer homeowners year-round protected access to Colorado sunshine.

Figure 1.16 shows the similarities between two marketing brochures. The one on the left comes from a February 1950 newspaper advertisement for Eichler's Sunnyvale Manor subdivision development in San Francisco. The image on the right is a sales leaflet for Sunset Homes, showing a great example of a Westminster California Ranch. Survey results reveal this model was constructed mostly in the Sunset subdivision.<sup>115</sup> There is no indication Eichler directly influenced Westminster California Ranches; however, he received a great deal of pub-



**Figure 1.16.** The Ashen and Allen AA1 model in Joseph Eichler's Sunnyvale Manor and the line drawing of the Sunset Homes Ranch, a subset of houses identified as Westminster California Ranches, bear a striking resemblance to one another. Both homes feature gabled roofs, large expanses of windows, board-and-batten siding, and exposed rafter ends. (Paul Adamson, Eichler: Modernism Rebuilds the American Dream; Robert Bies, Jr.)

licity in shelter magazines and in both architecture and builder trade publications. Therefore, Sunset Builders were no doubt aware of this work and familiar with its appeal for a certain subset of the buying public. Westminster California Ranch homes appealed to homebuyers who appreciated the potential of the Ranch form, but wanted a less traditional appearance. Facades dominated by windows not only promised views of the mountains but also, along with rear patios, offered the opportunity for an indoor-outdoor, leisurely lifestyle.

AD TO COME IN THE FINAL DOCUMENT

**Figure 1.17.** This *Denver Post* advertisement for Shaw Heights promoted a sanctuary of leisure for the middle-class working man. (Denver Post)

**Figure 1.18.** As with the real estate section promotion of suburban living in Shaw Heights, this advertisement shows Dad enjoying life in his Ranch house. During the 1950s and early 1960s, most middle-class Westminster families relied upon a male wage earner who commuted via the Denver-Boulder Turnpike and the Valley Highway to a white-collar job in the downtown Denver. As portrayed in popular magazines, television programs, and both national and local advertisements, these office-bound men seemingly lived for evenings and weekends when they could forego their ties and return to their families, relaxing inside and outside their Ranch homes. (Westminster Journal, June 1961. Courtesy of Westminster Historical Society)

### California Ranch Living in Westminster

This final section contrasts promoted images of Westminster Ranch lifestyle with the reality of California Ranch living. The two featured advertisements both portray male leisure in the suburbs. The realty promotion for the “the Feminaire” house model and other new Ranch homes often appealed to women, highlighting architectural design and added features intended to encourage happy family life, easy cleaning, and effortless entertaining. Such coverage in the real estate section of newspapers reinforced the images from popular television programs that portrayed stay-at-home mothers as the mistresses of the home domain, seamlessly handling cooking, cleaning, and minor spats among the children. These same forms of entertainment often showed Dad heading to the office in his suit and tie, responsible for earning the paycheck that afforded the families their coveted Ranch house life. The two advertisements discussed below contrast with such economic obligations, urging men to enjoy the relaxation and entertaining opportunities in their new Ranch homes.

This chapter concludes with an account of a family who chose Westminster as the site for their new California Ranch. Robert and Alice Witmer, upon discovering an undeveloped hilltop site, envisioned the potential for Ranch living that combined views of the mountains with opportunities for leisurely family life on the rear patio and in the backyard. They arranged for an architect to design a custom home, an approach that offered the family more input regarding the design, layout, and finishes for their new house.

Marketing for Ranch homes promoted a leisurely lifestyle, the kind of outdoor enjoyment associated with California activities. An October 14, 1956, advertisement in the *Denver Post*

real estate section publicized new homes in the Shaw Heights subdivision (Figure 1.17), encouraging prospective homeowners to obtain “That Suburban Feeling.” The accompanying line drawing showed a middle-aged man wearing casual trousers, an open-necked shirt, and a checked sweater vest. He is smoking a pipe and stretched out on a chaise lounge lawn chair. The background image shows a street-full of nearly identical Ranch homes. This advertising campaign, while enticing, did not accurately reflect all of the hard work also associated with Ranch home living: grass mowing, gutter cleaning, car washing, and thousands of other household duties.<sup>116</sup>

The male breadwinner also represented the focus of a June 1961 advertisement for the Platter Parlor, a record store located in Westminster Plaza. Figure 1.18 shows a carefree dad, shirt unbuttoned and smile on his face, spinning discs for his family and friends. This Father’s Day promotion encouraged wives and children to purchase records for Dad’s special day, but also suggested an alternative, posing the question. “How ‘bout an extra speaker for the patio?” This marketing piece indicates how important the patio had become as a place for family leisure. Originally considered a place to convene with nature in your private backyard, the introduction of speakers and other previously house-bound forms of entertainment illustrates the expansion of this space to a true outdoor family and entertaining room.

### The Witmers in Westminster

A family car trip to Boulder in 1954 made Robert and Alice Witmer’s new, architect-designed California Ranch home at 8100 La Place Court possible. The Witmers and son Daniel lived in their first house in East Denver, purchased immediately following the end of World War II. Driving home from Boulder

south on Highway 93 and then eastward along West 80th Avenue, the family spied Westminster's Gregory Hill. There were two houses and a water tank on top of the hill, but nearly all the land south to West 80th Avenue and east to Lowell Boulevard remained vacant and covered in short scruffy grass, an unsettled frontier. At that time the site possessed little natural beauty, but the Witmers recognized its potential, especially the elevated location and its capacity to offer a home site with stunning views toward the mountains

In January 1955 the Witmers made a deposit on an approximately \$2,200 residential lot at the corner of La Place Court and West 81st Avenue, with the sale closing in March and a survey completed the following month. To facilitate site grading, Witmer arranged for local laborer Johnny Begay to haul extra dirt from nearby 8140 Bradburn Drive to their new lot. Begay spent one long, April day on the job. Robert and Daniel watched, through a Navy surplus handheld telescope, from near the Scotchman Motor Restaurant, a drive-in at 4960 Federal Boulevard.

Seeking inspiration from newly built houses nearby, the Witmers first consulted with an architect who, like Robert, worked for the Great Western Sugar Company. This professional continued to advise on structural aspects of construction, but the couple hired a residential architect to design the home itself. Alice—a lifelong amateur artist who drew, designed ornamental ironwork, engaged in jewelry making, and taught art classes at local community and senior centers for over twenty-five years—offered input on floor plans and the house's general appearance. The family moved into their \$22,000 new home at 8100 La Place Court in early December 1956.

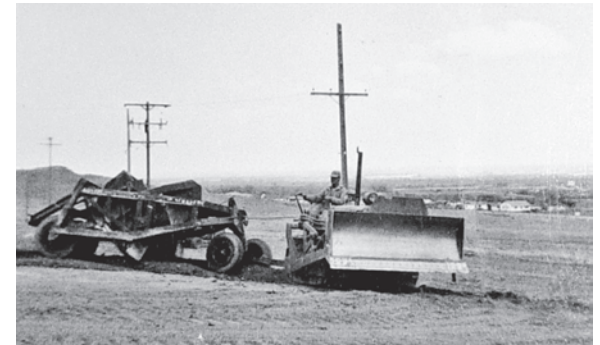
The front-gabled house was faced in vertical siding and

grey-green-colored, narrow concrete block, with the appearance of Roman brick. It featured overhanging eaves, exposed rafter ends, and a rear deck accessed via a sliding patio door. The Witmers created a home that allowed them to enjoy the mountain scenery and entertaining or spending leisure time with family simultaneously. The numerous windows— floor-to-ceiling multi-pane windows beside the front door, an L-shaped window arrangement delineating the upper and side edges of the southwest corner of the façade, and a window wall (with operable narrow horizontal openings at the bottom of each window) dominating the south elevation—allowed the family to enjoy indoor-outdoor living and to take advantage of the natural surroundings. There was a pull-through carport, accessible from both the front and back, located under the southwest corner of the house and giving the home the appearance of floating, especially once the landscaping started to mature. The Witmers hauled flagstone from Lyons in the trunk of Alice's car to build the front staircase from the driveway to the front door.

Robert passed away in 1986 at the age of seventy-four. In 2012 Alice sold the house; she moved to Mercer Island, Washington, and at the age of ninety-seven, still resides there. The current (and only third) owner, Amy Van Court, purchased the home in 2015.<sup>117</sup>

### Conclusion

In many ways the Witmers lived the California Ranch lifestyle. They pioneered their building site and oversaw construction as they tamed their own frontier. They crafted a home that embraced and enhanced its natural setting. And they designed a space of leisure, a place to retreat from the workaday world and to host social functions. While many of Westmin-



**Figure 1.19.** Johnny Begay hauls dirt onto the lot for 8100 La Place in anticipation of house construction. Between 1956 and 1959, Robert and Daniel Witmer continued the dirt moving and grading on the site, using machinery rented from Brad's Rentals near West 85th Avenue and Federal Boulevard. They also executed a great deal of landscaping and constructed concrete walls and sidewalks in the backyard. (Alice and Daniel Witmer)

# CALIFORNIA RANCH

## Living



1

**Figure 1.20.** These Witmer family photos epitomize the California Ranch lifestyle in Westminster. From left to right:

1. The rear deck, with access to the open concept living room via a sliding glass door, offered the family access to an entertaining space with nearly panoramic views of both suburban Westminster and the Rocky Mountains.
2. Alice Witmer, an artist by profession, made suggestions to their architect during the design phase for her new Ranch home. The kitchen features mahogany cabinets and a plant-laden, decorative room divider.
3. Mature landscaping enhanced the appearance of the Witmer's California Ranch. A green-grass lawn and juniper bushes, both requiring frequent watering to become established, provided a lush natural setting for the house. The family also hauled large stones from Lyons, Colorado, to add visual interest to their yard.
4. The stylish open-plan living room featured earthtone decorative touches and natural materials such as the brick in the fireplace and blonde wood paneling. Natural light, both from large banks of windows and the sliding glass patio door, floods the room.
5. Alice and Robert Witmer pose on their rear deck. She wears pedal pushers, attire historians Rosalyn Baxandall and Elizabeth Ewen characterized as evidence of the leisurely lifestyle in 1950s suburbia. Robert, perhaps just home from his job at Great Western Sugar Company, still wears his suit and tie. (*All photos courtesy of Alice and Daniel Witmer*)

2



3



*with the* **WITMERS**

5



4



ster's other California Ranch owners did not choose their home sites or oversee construction, they still bought into the California Ranch ideal of frontier, nature, and leisure. Buoyed by government investment in highways, water, and home finance, as well as an expansion of churches, schools, and recreational facilities, Coloradoans of even moderate means could leave the urban confines of Denver for the suburban haven of Westminster. There they could claim their own piece of southern California glamor that seemed even better suited to the clear skies and endless vistas of Colorado.

## NOTES

1. Lawrence Culver, *The Frontier of Leisure: Southern California and the Shaping of Modern America* (Oxford: Oxford University Press, 2010), 12.
2. Marion Smith, *Westminster Then and Now*. (Westminster: City of Westminster, 1976), 48.
3. Thomas H. Simmons, R. Laurie Simmons, and Dawn Bunyak, *Historic Residential Subdivisions of Metropolitan Denver, 1940-1965*, National Register of Historic Places Multiple Property Submission (Denver: Colorado Office of Archaeology and Historic Preservation, 2010), 138.
4. Kimberly Field and Kelly Kordes Anton, *Westminster: The First 100 Years* (Westminster: The Publishing House, 2010), 63.
5. Smith, 51.
6. Field and Anton, 60.
7. *Ibid.*, 66.
8. Jon Chandler, *Conversations: Historical and Contemporary Perspectives of Westminster, Colorado, From Those Who Dreamed It and Built It*. (Westminster: The City of Westminster, 2005), 27.
9. *Rocky Mountain News*, 15 April 1948.
10. Smith, 55.
11. Field and Anton, 72.
12. Smith, 58.
13. *Ibid.*
14. *Rocky Mountain News*, 18 July 1956.
15. Robert Autobee and Deborah Dobson-Brown, *Colorado State Roads and Highways*, National Register of Historic Places Multiple Property Submission (Denver: Colorado Office of Archaeology and Historic Preservation, 2003), 41.
16. *Westminster Journal*, 1 February 1952.
17. Mortgage approval relied on a wide variety of factors, but the Federal Housing Administration and public lenders both favored city-based zoning regulations and building codes over the less formalized requirements for home construction within towns.
18. The subdivision became part of Westminster in 1957 but the aircraft manufacturer remained outside the city limits.
19. Field and Anton, 74.
20. Field and Anton described the composition of the charter convention, mentioning the participation of a “businessmen, a machinist, a real estate agent, a probation officer, two carpenters, and an educator,” and noting two women members.
21. The City of Westminster hired Westminster resident and attorney Phil Roan to serve as the first City Manager. He held the post from 1958 to 1960.
22. There seems to be some disagreement regarding the size of this storage tank. Chandler cited a one million-gallon volume, while Smith claimed the tank held twice that amount.
23. Smith noted, in 1956, the City annexed Esta D. Parr’s land that included Calkins Reservoir. However, area homeowners filed a lawsuit that resulted in invalidation of this annexation of the land and water into the city.

24. *Denver Post*, 2 July 1956.
25. Smith, 46.
26. Chandler, 40.
27. *Ibid.*, 62.
28. *Denver Post*, 15 August 1958.
29. City of Westminster, "Water," <http://www.ci.westminster.co.us/ExploreWestminster/AbouttheCity/WestminsterHistory/Water>.
30. Dan Thomasson, *Rocky Mountain News*, 26 September 1962.
31. City of Westminster website, "Water."
32. Chandler, 64.
33. "Citizens Committee on Water" appeared in the *Rocky Mountain News* and in both Chandler's and Smith's local histories. However, *The Westminster and District 50 Journal* accounts referred to the Citizens for Water Committee and Field and Anton's history cited Citizens for Water; it appears all of these name variations describe a single pro-Denver water group.
34. *Rocky Mountain News*, 13 October 1962.
35. *Ibid.*
36. Field and Anton, 61.
37. *Ibid.*, 80.
38. Chandler, 64.
39. Smith, 87.
40. Chandler, 65.
41. Smith, 86.
42. *Westminster and District 50 Journal*, 23 May 1963.
43. Nearly all sources attributed the efforts of obtaining petition signatures for this second vote to the same Citizens Committee on Water that spearheaded the March 1963 referendum. However, an article in the April 23, 1964, issue of the *Adams County Dispatch* stated, "A new group of Westminster Citizens calling themselves the 'Citizens Association for Progress' committee have formed for the purpose of 'calling for an election to ask Westminster citizens to approve Metro-water for our community'"
44. *Rocky Mountain News*, 1 July 1964.
45. Chandler, 65.
46. Charles C. Fisk, *The Metro Denver Water Story, A Memoir* (San Rafael, Calif.: ACE Printing, 2005), 318.
47. Field and Anton, 86.
48. *Ibid.*
49. Most of Westminster's 1950s subdivisions appear to have been purely residential developments. For example, among the subdivisions where the California Ranch reconnaissance survey took place only Shaw Heights initial promotional material mentioned setting aside land for schools and a shopping center. Over time more and more new residential subdivisions started to include land for schools, churches, parks, and shopping areas.
50. James Hudnut-Beumler, *Looking for God in the Suburbs: The Religion of the American Dream and its Critics, 1945-1965* (New Brunswick, New Jersey: Rutgers University Press, 1994), 5.
51. *Ibid.*, 33.
52. *Ibid.*, 8.
53. Chandler, 39.
54. Holy Trinity Catholic Church, "History," <http://www.htcatholic.org/#/welcome/history>.
55. Smith attributed this early growth to "the postwar boom, and the fast-growing population of Westminster and the surrounding area." However, Westminster's postwar subdivision boom did not occur until after 1952. This 1940s enrollment increase seems more likely to have resulted from school district consolidation.
56. Chandler, 41.
57. Smith, 130.

58. *Ibid.*, 132. It is unclear over what span local citizens voted for these funding measures. The last of these bond issues, for \$10 million, passed in December 1973.
59. Robert H. Anderson, "A Report on Crowding in the Schools: 1954 to 1961," *Educational Leadership* (April 1961), 439-440.
60. Wade Broadhead. "Evaluating and Rehabbing Historic Schools," May 21–22, 2015.
61. *Ibid.*
62. Adams County District 50 Public Schools, F.M. Day Elementary, "About Us: Our School—History," <http://www.westminster-publicschools.org/domain/64>.
63. Smith noted kindergarten classes were not available elsewhere until 1963. However, details from the 1993 Westminster Historical Society publication, *A Century of Education in the Westminster Area*, on the website for F.M. Day Elementary School mentioned kindergarten classes when that school opened in 1957.
64. Chandler, 41.
65. Culver, 11.
66. Rosalyn Baxandall and Elizabeth Ewen, *Picture Windows: How the Suburbs Happened* (New York: Basic Books, 2000), 42.
67. Smith, 95.
68. Many returning soldiers and their expanding families found themselves doubling up with in-laws or other relatives; historian Kenneth T. Jackson noted, in *Crabgrass Frontier: The Suburbanization of the United States* (1985), by 1947 an estimated six to seven million families lived in shared housing.
69. The other provisions of Truman's proposed legislation dealt with slum clearance, urban renewal, construction of public housing, and extension of FHA financing to rural homeowners.
70. Gwendolyn Wright, *USA: Modern Architectures in History* (London: Reaktion Books, Ltd., 2008), 167.
71. Simmons, *et al.*, 42. Interestingly, in terms of the number of postwar homes constructed, the Denver metropolitan area did not mirror national trends. Despite the fact most postwar histories "allude to the massive number of single-family dwellings constructed to house the Baby Boom generation and their families in the immediate decades following World War II, . . . data reveal that single-family residences constructed between 1940 and 1965 only comprise about a third (32.9 percent) of the region's existing single-family housing stock, a large but not dominant proportion. The largest group by far consists of dwellings erected after 1965, which constitute 55 percent of total dwellings." The City of Westminster's construction numbers clearly reflect this same trend.
72. Gwendolyn Wright, *Building the Dream: A Social History of Housing in America* (Cambridge, Mass.: The MIT Press, 1981), 251.
73. Dale Heckendorn, James Hewatt, and Mary Therese Anstey, "Identifying, Evaluating, and Nominating Post-World War II Residential Neighborhoods" (Denver: Colorado Office of Archaeology and Historic Preservation, 2006).
74. This figure represents only a count of those institutions with the term "savings & loan" or similar wording in their name. This list also includes merchant builders, like D.C. Burns, who likely collaborated with savings and loans to obtain financing for new homeowners.
75. Heckendorn, *et al.*
76. Simmons, *et al.*, 110.
77. The Parade of Homes is still held and remains a major marketing and promotional event for area builders.
78. *Denver Post*, 7 September 1955.
79. Smith, 63.
80. In 1958 newly appointed City Manager Phil Roan chose Wurl to be the city's first Director of Public Works.
81. Chandler, 59. Hellbusch considered Wurl his mentor and later served as Westminster's Director of Public Works and Utilities.
82. Field and Anton, 74.
83. *Ibid.*, 66.
84. Forest Amsden, *Denver Post*, 1 February 1953.
85. Smith, 62.
86. *Denver Post*, 19 May 1950.



87. *Denver Post*, 29 November 1970. This reference to a complete home package likely reflects the postwar pattern where developers provided sewer and utility links, paved roads, and arranged for sidewalks and curb cuts prior to construction of houses. There is no indication this term applied to actual merchant building. Evidence suggests Barr chose to sell his subdivision lots to builders for actual construction, did not handle the marketing of these newly-constructed homes, and failed to provide land for community amenities like schools or shopping centers within the subdivisions he developed in Westminster during the 1950s.
88. *Westminster Journal*, 1 February, 1952.
89. *Ibid.* Data gathered during the reconnaissance survey indicates the documented houses in Sunset actually were larger than originally planned; Adams County Assessor records note “as built” square footage figures in the 1,060 to 1,500 square feet range.
90. *Ibid.*
91. Untiedt Building Company, “The Westminster Story” (Aurora: Untiedt Building Company, ca. 1953).
92. *Ibid.*
93. *Westminster Journal*, 15 May 1953. It is unclear what exactly made Westminster Heights’ curbs “California style.”
94. Untiedt Building Company.
95. Honeymoon Manor stretched from Monaco Parkway to Quebec Street and from E. 35th to E. 38th avenues. Plat records for this Denver subdivision showed the partners operating as Honeymoon Manor, Inc., likely indicating their decision to establish a different company for each subdivision project rather than to operate serially as a single entity. This arrangement differed from how most large merchant builders, like Levitt and Eichler nationwide or K.C. Ensor or Hutchinson Homes in metro Denver, managed their businesses.
96. *Denver Post*, 1 February 1953.
97. *Westminster Journal*, 15 May 1953. The address for this home is unknown. However, the description sounds similar to houses surveyed as part of this project and located on Shaw Boulevard. This location seems logical. The initial Shaw Heights filing is bounded by Shaw Boulevard (south), and the Parade of Homes, known for choosing easy-to-access sites, featured a property at 3681 Shaw Boulevard in 1954.
98. The 1965 Denver City Directory indicated Glebe, along with his wife Doris, also owned a retail clothing store called Glee-Bee’s located at 1965 South Federal Boulevard.
99. Simmons, *et al.*, 139.
100. Chandler, 82.
101. Heckendorn, *et al.*
102. Robert Fishman, *Bourgeois Utopias: The Rise and Fall of Suburbia*. (New York: Basic Books, 1987), 176.
103. *Ibid.*, 178.
104. *Sunset Magazine* Editorial Staff in collaboration with Cliff May, *Sunset Western Ranch Houses*. (San Francisco: Lane Publishing Company, 1946), ix.
105. *Ibid.*, 150.
106. Culver, 12.
107. *Ibid.*, 232.
108. Baxandall and Ewen, 148.
109. History Channel, “Baby Boomers,” <http://www.history.com/topics/baby-boomers>.
110. Baxandall and Ewen, 149.
111. *Denver Post*, 14 October 1956.
112. *Ibid.*, 9 September 1955.
113. *Sunset*, 84.
114. *Westminster and District 50 Journal*, 29 June 1961.
115. The brochure text referred to the location of these homes in Westminster Hills. However, no properties resembling the illustrated one were pinpointed within that subdivision.

116. *Denver Post*, 9 September 1955, 41. There appear to have been a series of Shaw Heights advertisements. Another one, with the same exact description of the homes, carried the headline “Children Are Safe” and showed a toddler wearing overalls and a knit cap playing in a sandbox within a fence-enclosed yard.
117. Alice and Daniel Witmer.

# SECTION II

## Reconnaissance Survey Report

The Westminster California Ranch Reconnaissance Survey documented 286 individual residential sites. The project was designed to gather basic architectural data for properties the City identified as potential California-Style Ranches. One of the main goals of the project involved identifying surveyed resources that qualify as or can be accurately described as California Ranches, a term used locally since its initial appearance in the 2005 survey plan. Most of the surveyed sites bear construction dates ranging from 1951 to 1961, with the vast majority built in the mid to late 1950s. Nearly all of these surveyed properties are located within six postwar subdivisions, mostly platted in response to construction of the Denver-Boulder Turnpike (U.S. 36).

The project created the following deliverables: reconnaissance survey forms, an historic context and survey report (this document), and an interpretive brochure. Certified Local Government (CLG) funding covered the project costs. Three professionals collaborated on the products for this project. Architectural historian Mary Therese Anstey conducted all fieldwork, prepared the survey forms, and wrote the historic context and survey report. Historitecture principal Adam Thomas created the survey database, formatted all survey forms, prepared the brochure, and provided editorial oversight for the context and report document. Mr. Thomas also formatted the context and survey report. City staff Laurie Brandt, who managed the project, and Planner Patrick Caldwell pro-

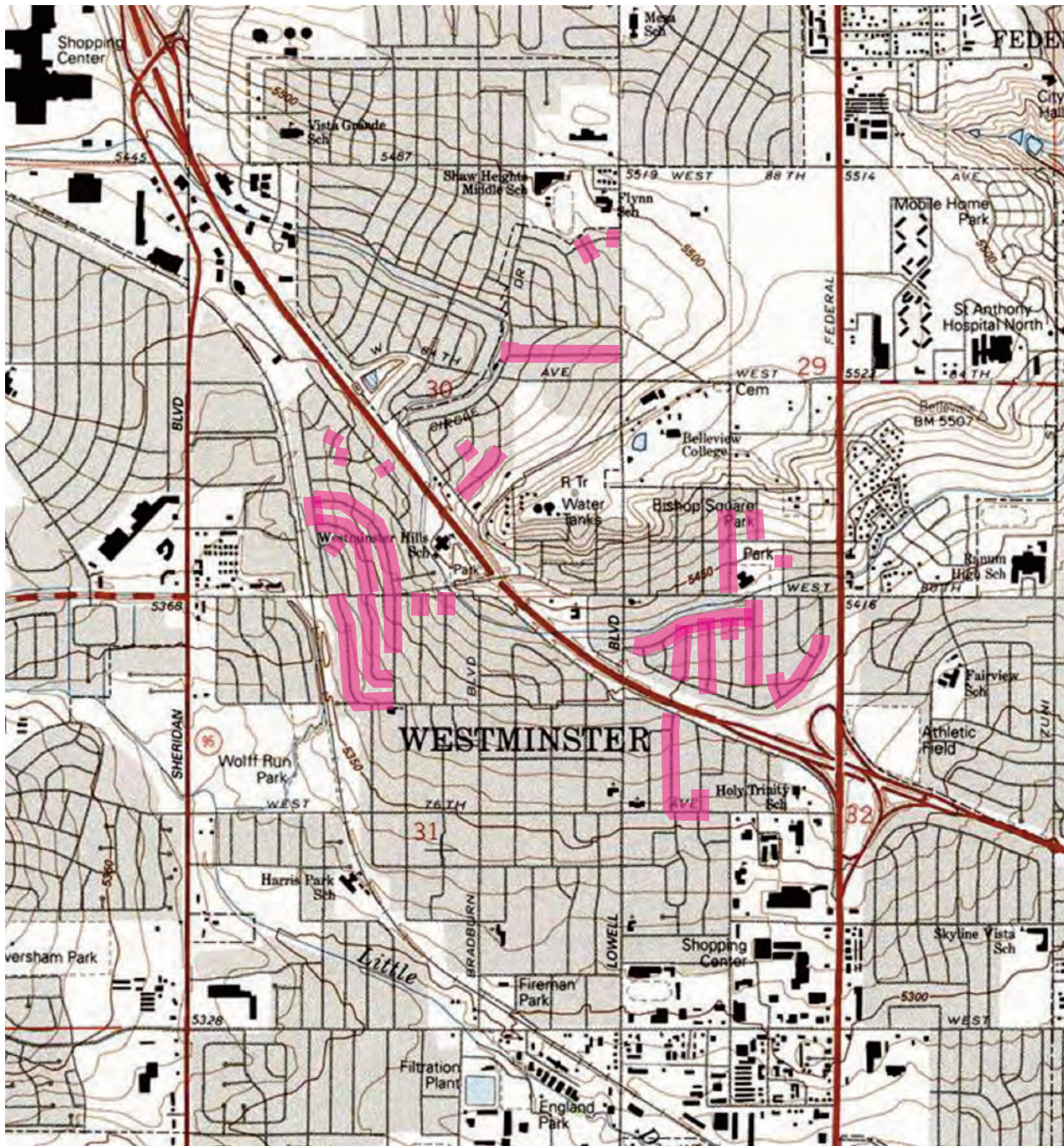
vided invaluable assistance throughout the survey process. The historic context in particular benefited greatly from volunteer Elaine Egan's searches of historic newspapers and other materials available at the Westminster Historical Society.

### PROJECT AREA

The incorporated City of Westminster is situated approximately twelve miles north of Denver and seventeen miles southeast of Boulder, with easy access to U.S. 36 and I-25. Thanks to prescient parks and open space acquisitions, the community boasts some of the metro area's most dramatic views of the Rocky Mountains. The elevation of the community ranges from 5,150 to 5,772 feet above mean sea level. Westminster enjoys a moderate, arid climate with an average of 300 days of sunshine each year. The city spans across Adams and Jefferson counties and covers an area of approximately thirty-four square miles.

The survey sites, all located within either unincorporated Adams County (Shaw Heights subdivision) or the City of Westminster, have legal locations within numerous sections of Township 2 South and Range 68 West of the Sixth Principal Meridian, depicted on the United States Geological Survey (USGS) 7.5-minute topographic map of the Arvada quadrangle (1984). A map of the survey area appears on the following page.

**Map 2.1.** Segment of the USGS 7.5-minute topographic map for the Arvada quadrangle, showing the survey area. Sections of streets included in the survey are highlighted in pink. (USGS)



## RESEARCH DESIGN AND METHODS

### Goals and Objectives

The City applied for a CLG grant to complete the California Ranch survey based upon recommendations from the 2005 Survey Plan that Three Gables Preservation prepared. This project represents the final endeavor classified as highest priority in that plan. The grant application featured three main goals for the project:

1. Develop an historic context based on available research resources to include specific information on the California Ranch properties and an expanded context of Westminster's 1950s residential subdivision developments.
2. Complete up to 290 reconnaissance survey forms for submission to History Colorado and for use by the City and its residents.
3. Use this information to educate City residents, support City land use planning efforts, encourage local landmark nominations, and develop a midcentury modern marketing brochure, with a focus on Westminster's unique collection of California Ranch style properties.

This third goal may be the most intriguing. Westminster, in an effort to protect and enhance the architectural character of its California Ranches, plans either to use project results to attract the "right" kind of residents (enthusiasts interested in midcentury modern architecture and history) to these homes or to foster similar appreciation in current homeowners. The city's grant application mentioned developing design guidelines or plan books as possible follow-on activities from the current project, noting "private reinvestment and some rehabilitation and restoration of these residences would be a long-range goal." Given the way the City's planners intend to use the

survey data, the grant application acknowledged the proposed project represented an endeavor different from "the standard OAHHP reconnaissance survey," especially in terms of the information collected on the forms.

### Scope of Work

The City of Westminster developed the following scope of work for the CLG-funded California Ranch reconnaissance survey project:

- A. The City will work with History Colorado to ensure all deadlines and commitments are met.
- B. The consultant will prioritize, identify, and evaluate the identified historic properties, identifying the general distribution, location, and design of the various model houses within each subdivision.
- C. The consultant will make recommendations for prioritizing future intensive level survey work, and provide a database from which City planners can monitor new development, enabling local government and Federal agencies to meet their planning and review responsibilities under existing Federal legislation and procedures.
- D. Survey work shall also meet the Secretary of the Interior's Standards and Guidelines for Identification and Evaluation published September 29, 1983, in the Federal Register. Photographs will be processed in accordance with the standards set for Historical & Architectural Survey photography by OAHHP.
- E. The Historic Landmark Board will hold at least two public meetings to describe the results of the project to the public. The meetings will be advertised in the same manner typically used for other City commission meetings. In addition to public meetings, results will be publicized in the

**TABLE 2.1: SUBDIVISION SITE NUMBERS**

Subdivision	Site Number
Apple Blossom Lane	5AM1812
Les Lea Manors	5AM1816
Shaw Heights	5AM1831
Westminster Hills	5AM1838

media, the survey report will be available on the City’s website, and the City will contact individual owners to offer assistance and information concerning eligibility for National Register, State Register, and local landmarking opportunities.

#### **File Search and Previous Work**

OAHF assigned site numbers for this project. This process indicated none of the individual properties were surveyed previously. However, several of the subdivisions where the surveyed sites are located were documented in 2008 as part of a CDOT survey to record resources adjacent to U.S. 36 prior to the widening of this highway. OAHF assigned site numbers to the Westminster subdivisions within the project area for the California Ranch survey, summarized in Table 2.1.

#### **Methods**

The City, prior to preparing a CLG grant application, consulted with OAHF staff regarding the nature of the proposed California Ranch project and the need to create a custom reconnaissance form. The application included a highlighted copy of OAHF’s #1417—Historical and Architectural Reconnaissance form, indicating the fields Westminster planned to include for this project and discussing likely additions to the form. Development of the form, both its content and format along with the associated computer database, dominated the first months of the project. The process represented a collaborative effort between City staff in the Planning Department and Historitecture. Throughout this form development phase, the City stressed the importance, for ease of use of gathered data, for the printed form to be a single page. This commitment to a single page necessitated numerous alterations. A

great deal of time was devoted to discussions of which data to include on the form itself and which details were better suited to the survey report.

The survey work for this project was organized in three major steps: fieldwork, archival research, and form completion.

**FIELDWORK.** The City provided a list of addresses for the 286 properties to survey. This list included a mix of mid-century homes, the vast majority of which were expected to be ranch homes and a smaller subset anticipated to be California Ranches. The first step was to visit physically each property to record its architectural features and photograph the façade of each building. For most homes, Historitecture also captured views of other elevations visible from the public right-of-way. This project featured multiple fieldwork sessions due to the sheer number of sites to be recorded, the distance between surveyed sites, weather conditions, and other factors. Mary Therese Anstey conducted all fieldwork in 2016, on January 29; February 9 and 10; and April 8, 13, 22, and 25. She took the photographs for one site, inadvertently overlooked during earlier site visits, on June 1 and 6. Completion of the fieldwork helped to ascertain the defining characteristics of the Westminster California Ranch. Given the time constraints associated with this project, Historitecture did not identify any additional California Ranch sites and documented only those on the City-provided list.

**ARCHIVAL RESEARCH.** Most reconnaissance surveys only collect data visible in the field. However, for this project the City of Westminster requested selected data requiring research. Fields 11 through 13 in the “Historical Associations” portion of the form necessitated additional research to deter-

mine the builder, architect, and model for each surveyed resource. A variety of sources proved useful in the search for these details; the first two sources offered data about whole subdivisions and the latter two provided house-specific information:

- ▶ **Plat Records**—City of Westminster Planner Patrick Caldwell supplied detailed information from Adams County plat records for all subdivisions where surveyed properties were located; often information related to the initial land transfer recorded a builder or developer for the subdivision as a whole.
- ▶ **U.S. 36 Environmental Impact Study (EIS)**—In 2008 CDOT’s Diana Litvak completed a survey of resources in several Westminster postwar subdivisions to fulfill the agency’s federal resource-protection obligations prior to highway widening along U.S. 36. Her efforts pre-dated the existence of OAHP’s Form #1403b—Post-World War II Subdivision Form, but closely mirrored the required methodology for that instrument. She recorded numerous individual subdivisions, but each on a single form. These forms provided the information on who developed or built homes within Apple Blossom Lane, Shaw Heights, and Westminster Hills.
- ▶ **Parade of Homes Database**—In 2006 OAHP’s former National and State Register Coordinator Dale Heckendorn created a comprehensive database for all metro Denver properties that appeared on the Denver Association of Home Builders’ annual Parade of Homes from 1953 to 1963. Three survey properties—7991 Raleigh Place, 7991 Stuart Street, and 4295 West 80th Avenue—appeared in the 1954 or 1955 Parade of Homes. This database provided the builder names. Returning to the *Denver Post*

and *Rocky Mountain News* coverage for the event in the relevant year indicated the model name for one of these surveyed properties. In addition, these newspaper searches contributed to the historic context.

- ▶ **Public Input**—At the outset of the project, the City mailed a letter to all owners of properties to be surveyed. This correspondence, along with Adam Thomas’ presentation at the initial meeting on December 1, 2015, appealed to citizens to submit memories about any of the survey properties. Robert Biesk Jr., son of the original (and current) owner Robert Biesk Sr., of 7858 Stuart Street, obliged, providing the original sales brochure. This marketing material, positively linked to the Biesk home, both showed a line drawing of a California Ranch and also mentioned two other addresses that served as show homes: 7971 and 7978 Stuart Place. Based upon all of these details, Historitecture assigned builders for not only these specifically mentioned properties but also thirty-eight other homes that represented identical models to these three examples. Once again, these details furthered research for the historic context.

**FORM COMPLETION.** The final step in the survey process combined the results of the fieldwork and archival research for the surveyed sites onto the project-specific City of Westminster California Ranches Historical and Architectural Reconnaissance Survey Form. Table 2.2 represents a tool developed to ensure consistency during data entry and explains the sources for information that appears on the forms.

#### **Procedure**

Fieldwork for the reconnaissance survey, given the pro-

**TABLE 2.2: WESTMINSTER CALIFORNIA RANCH SURVEY DATA ENTRY**

Field	Details			
<b>IDENTIFICATION</b>				
<b>1. Property Name</b>	From Adams County Assessor (online)		"Residence" if owner lives at address, "House" if not owner-occupied	
<b>LOCATION</b>				
<b>3-6. Address, etc.</b>	From Adams County Assessor (online)			
<b>DESCRIPTION (9. Construction Features)</b>				
<b>Plan/Footprint</b>	Observation, Google Earth if necessary			
<b>Architectural Style</b>	Nearly all: Modern Movements			
<b>Building Type</b>	Nearly all: Ranch			
<b>Square Footage</b>	As built; Adams County Assessor (online)			
<b>Bed/Bath</b>	As built; Adams County Assessor (online)			
<b>Foundation Type</b>	Observation	Window wells = basement		Default = slab
<b>Foundation Material</b>	Default = concrete			
<b>Walls</b>	Observation			
<b>Wall Alterations</b>	Replaced in Kind only used if info from owner/ work in progress while in field			
<b>Windows</b>	Tick boxes	Descriptions for Other only		
<b>Window Alterations</b>	Replaced in Kind only used if info from owner/ work in progress while in field		Altered fenestration for any change to number and/or arrangement of windows, especially relevant for carport converted to garage or living space	
<b>Roof Configuration</b>	OAHF Lexicon			
<b>Roof Material</b>	Observation, Google Earth if necessary	OAHF Lexicon	Default = Asphalt Composition	Other ("Built up rock") entered in Other Features
<b>Roof Alteration</b>	Focus on changes to main roofline	Minor Change = any change that not major, like carport expansion/ enlargement that just extends roofline	Major Change = Addition of dormers, pop-tops, very tall solar panels (project from roof surface/ visually disruptive to roof form)	
<b>Garage: Change Scenario</b>	<b>Garage</b>	<b>Garage Alteration</b>	<b>Other features</b>	<b>Notes</b>
<i>Carport converted to living space</i>	None	Not Applicable	Reserved for original, character-defining features... OAHF Lexicon terms or similar: Glass block, detached garage, detached carport	Carport enclosed (state material)
<i>Carport retained garage within carport</i>	Attached Garage	Added/ Non-Original		Garage added within original carport
<i>Carport converted into garage</i>	Attached Garage	Added/ Non-Original		Carport converted into garage
<i>Carport removed no attached carport, garage</i>	None	Not Applicable		Carport removed
<i>Carport expanded from single to multi-car</i>	Attached Carport Double	Not Applicable More Research Needed		Carport expanded from single to double
<b>Addition/ Description</b>	Based on observation, Google Earth if necessary	Needs Data acceptable use if think there may be addition  NOT include garage change scenarios above unless substantial change to overall footprint	Focus on change from original footprint	Likely [or possible] (insert placement, i.e. rear) (insert size) addition
<b>Other Character-Defining Fea-</b>	Tick boxes			
<b>Other Features</b>	Reserved for original, character-defining features OR Elaboration on above (Other windows, Other roof material, etc.)			OAHF Lexicon terms or similar



**TABLE 2.2: WESTMINSTER CALIFORNIA RANCH SURVEY DATA ENTRY (CONTINUED)**

Field	Details		
<b>HISTORICAL ASSOCIATIONS</b>			
<b>10. Construction Date</b>	From Adams County Assessor (online)		
<b>11-13. Builder, etc.</b>	Various sources	If name only = property specific details or non-California Ranch	Qualifier "likely" or "probably" when only subdivision builder known
<b>RECOMMENDATIONS</b>			
<b>14. CA Ranch</b>	Retains Original Appearance: NO changes to foundation, roof, walls, windows and NO garage change scenarios noted on form		Slightly altered: Minor changes to character-defining features and few other alterations/ additions
<b>15. Notes</b>	Any elaboration on changes/ alterations as needed also details on any fields noted as "Needs Data"		

ject’s winter start date, was extremely weather-dependent. Work began on January 29, 2016, and was completed in seven major field sessions, concluding on April 13, 2016. Nearly all photographs were captured on a Canon EOS RebelT1i camera with a 10.1 megapixel resolution. Each survey form features an edited (cropped, color enhanced) image embedded at the top. In addition, both the City of Westminster and OAHP received all fieldwork images on a disc. Forms were compiled and generated in Archbase, a FileMaker database.

**Results**

The Westminster California Ranch Reconnaissance Survey documented 286 sites. The majority of these homes possessed periods of construction between 1955 and 1959, with three properties falling outside this time span (built in 1947, circa 1900-1920, and circa late-1940s to early-1950s respectively).

This project identified a total of fifty-two California Ranch homes. In the field, a clear distinction emerged between the “common” Ranch house (the majority of the surveyed sites) and the California Ranches. As the historic context makes clear, the moniker “California Ranch” may not be specific enough, since both standard Ranch homes (with links to both Spanish American architectural forms and the work of Californian Cliff

May) and the Joseph Eichler-like California Ranches in Westminster both possess roots in the Golden State.

The descriptions below highlight the character-defining features of the two different California Ranch expressions Historitecture encountered within the survey area: a front-gabled roof and a side-gabled roof form (see text box on the next page). These characteristics describe the houses as originally built, with an acknowledgement many of these homes have been altered over time. Both forms of California Ranches, like all Ranch houses, tend to have L-shaped or rectangular shaped footprints, are a single story, feature overhanging eaves, and have minimal front porches with recreational focus shifted to the rear of the lot where a patio usually exists. Many of Westminster’s California Ranch homes originally possessed built up rock roofs, although over time nearly all of these properties have experienced changes in roof material to either synthetic or asphalt composition. The California Ranches also feature a number of siding options. Siding material on the fifty-two identified examples range from concrete block, scored concrete, and Roman brick, to wood siding (both horizontal and vertical orientation) and stone, with several properties including a mix of two or more different materials on the façade.

The City established specific architectural criteria for

## What is a Westminster “California Ranch?”

### Type 1: Front-Gabled Roof California Ranch (46 Properties)



7991 Quitman Street

#### CHARACTER-DEFINING FEATURES

- Front-gabled roof
- Clerestory and/or floor-to-ceiling windows, with best examples featuring both window types paired on the façade to create a window wall
- Attached carport; single (originally) but may be double now
- Exposed rafter ends
- Many feature recessed entries, often within or adjacent to the carport

### Type 2: Side-Gabled Roof California Ranch (6 Properties)



7950 Julian Street

#### CHARACTER-DEFINING FEATURES

- Side-gabled roof, often so broad as to appear nearly flat
- Prominent, often oversized, chimneys
- Floor-to-ceiling windows, but not clerestory, giving this subgroup of California Ranches a slightly more “closed” appearance than the front-gabled examples
- Many feature integrated brick planters

whether sites surveyed at the reconnaissance level should be intensively recorded. They directed Historitecture to advise intensive survey only for properties determined to be California Ranches and physically unchanged or architecturally intact. Based upon these criteria, fifteen resources were deemed worthy of intensive survey. Some surveyed properties, originally constructed as California Ranches, have been altered too much to retain this label.

This project differed from other reconnaissance surveys in its collection of limited historical information, allowing five properties to be recommended for intensive-level survey based upon their historical significance. Three of these properties—7991 Raleigh Place, 7991 Stuart Street, and 4295 West 80th Avenue—warrant further documentation based upon their status as Parade of Home entries; the house at 7991 Raleigh Place also is an unaltered California Ranch. Two properties may be significant for their owners; original owner Robert Biesk Sr. still resides at 7958 Stuart Street and a response to the postal questionnaire mailed to twenty-five potential long-time owners indicated Delfino Martinez has owned the house at 8050 Stuart Street for forty years. Finally, Historitecture recommended intensive-level survey of 3261 West 79th Avenue to learn more about its architect, construction, and original owners to determine if it might be a custom home. Therefore, the California Ranch project resulted in a total of twenty properties to be documented intensively.

Tables 2.3 and 2.4 summarize the project’s findings, identifying properties that qualify as California Ranches and indicating those recommended for intensive survey. Both tables include the same information, but the first is sorted by address and the second by OAHF resource number.

## RECOMMENDATIONS

### Recommendation 1: California Ranch Intensive Survey

The City of Westminster anticipated completion of a selective intensive survey as a follow-up effort to this California Ranch Reconnaissance Survey. The historic context completed as part of this project and the fact only twenty properties were recommended for intensive survey, should make this proposed next step relatively easy to accomplish. Intensive-level surveys will provide detailed histories of each surveyed property, allowing for accurate assessment of both historical and architectural significance and physical integrity. Properties possessing both significance and integrity may be found eligible for listing in the National Register of Historic Places, the Colorado State Register of Historic Properties, and/or as local landmarks.

### Recommendation 2: California Owner Outreach

If the selected homeowners encountered in the field during the reconnaissance survey are any indication, the residents in Westminster’s postwar subdivisions are very house proud and possess relatively high levels of interest in the history of their homes. It will be important for the City to maintain and capitalize upon this enthusiasm, since owner support is crucial for any and all efforts to proceed with the preservation of Westminster California Ranch homes. The informational brochure produced for this project represents a great outreach tool, with other options including (but not limited to) offering workshops on how to sensitively repair windows or other key home features, considering specialized homeowners’ organizations for owners of California Ranches, and encouraging owners to sponsor events that promote the history and architecture of their homes to the wider community.

**Recommendation 3: California Ranch Recognition and Protection**

The City of Westminster's historic preservation ordinance does not allow for designation of historic districts; however, planners may want to explore the option of conservation areas—a type of planning overlay that does not require formal design review but instead establishes area-wide guidelines for issues such as setback, scale, and property size—where there are concentrations of California Ranches (such as along West 79th Avenue or Apple Blossom Lane). The results of this reconnaissance survey, the recommended intensive survey, and homeowner engagement all will support the City's ultimate goal of developing either design guidelines or plan books to provide residents with sensitive solutions for common home alterations.

**Recommendation 4: Parade of Homes Survey and Interpretation**

The historic context highlighted the twenty-three properties in Westminster that were featured on the Parade of Homes between 1953 and 1961. Homeowners of these properties encountered in the field, while unaware their homes ever appeared on this marketing tour, expressed a great deal of enthusiasm. It seems likely the wider community also would enjoy learning more about these properties. The City should explore development of a self-guided driving tour, website, or mobile application based upon information from the historic context, research in the Database of the Annual Denver Area Parade of Homes 1953–1963, along with the relevant issues of the *Denver Post* or *Rocky Mountain News*.

**TABLE 2.3: PROPERTIES SURVEYED SORTED BY ADDRESS**

Property Address	Resrce. No.	Property Name	Addition Name	Date of Const.	California Ranch Type	Inten. Survey
3355 West 76th Avenue	5AM3295	James H. Sealey House	Les Lea Manors	1947	No	No
3357 West 76th Avenue	5AM3296	American Movements House	Unknown	ca. 1900-1920s	No	No
3451 West 76th Avenue	5AM3297	Javier Robles and Julia Robles Banuelos Residence	Les Lea Manors	1956	No	No
4245 West 78th Avenue	5AM3298	Kristen R. Stanley Residence	Sunset	1955	No	No
4265 West 78th Avenue	5AM3299	Lee H. and Eleanor Burnham Residence	Sunset Amended	1955	No	No
4295 West 78th Avenue	5AM3300	Andrew William Bleeda Residence	Sunset Amended	1955	Yes (Retains Original Appearance)	Yes
4305 West 78th Avenue	5AM3301	Loretta J. Harris Residence	Sunset Amended	1955	Yes (Slightly Altered)	No
4325 West 78th Avenue	5AM3302	Craig L. Ashbaugh House	Sunset, Amended	1955	Yes (Moderately Altered)	No
3221 West 79th Avenue	5AM3303	Jamie K. and Terry E. Brostuen Residence	Apple Blossom Lane	1955	Yes (Retains Original Appearance)	Yes
3241 West 79th Avenue	5AM3304	Ryan James Reather Residence	Apple Blossom Lane	1955	Yes (Moderately Altered)	No
3261 West 79th Avenue	5AM3305	Vanessa J. Hoppes and Effen R. Arellano Residence	Apple Blossom Lane	1951	Yes (Moderately Altered)	Yes
3301 West 79th Avenue	5AM3306	Eugene A. and Irene M. Maestas Residence	Apple Blossom Lane	1956	No	No
3321 West 79th Avenue	5AM3307	Clyde R. and Barbara J. Butterbaugh Residence	Apple Blossom Lane	1956	Yes (Slightly Altered)	No
3381 West 79th Avenue	5AM3308	Cynthia and Zachary Dorken Residence	Apple Blossom Lane	1956	Yes (Moderately Altered)	No
3401 West 79th Avenue	5AM3309	Randall J. Davis House	Apple Blossom Lane	1956	Yes (Slightly Altered)	No
3421 West 79th Avenue	5AM3310	Shelby Lane Residence	Apple Blossom Lane	1956	No	No
3441 West 79th Avenue	5AM3311	Steven J. Reeves Residence	Apple Blossom Lane	1956	No	No
3461 West 79th Avenue	5AM3312	Carson S. and Monica L. Collins Residence	Apple Blossom Lane	1956	Yes (Retains Original Appearance)	Yes
3491 West 79th Avenue	5AM3313	Donna L. Welschmeyer Residence	Apple Blossom Lane	1955	No	No
3501 West 79th Avenue	5AM3314	Cynthia D. and Theodore Jay Knott Residence	Apple Blossom Lane	1956	Yes (Moderately Altered)	No
3521 West 79th Avenue	5AM3315	David A. and Debra S. Cain House	Apple Blossom Lane	1956	Yes (Slightly Altered)	No
3541 West 79th Avenue	5AM3316	Mary and Ty Ashby Residence	Apple Blossom Lane	1955	Yes (Slightly Altered)	No
3561 West 79th Avenue	5AM3317	Harley David Young and Anna Claire Leske Residence	Apple Blossom Lane	1955	Yes (Slightly Altered)	No
3571 West 79th Avenue	5AM3318	Alberto Jaime and Felicia Maria Jaime Soto Residence	Apple Blossom Lane	1955	Yes (Slightly Altered)	No
3581 West 79th Avenue	5AM3319	Aurelia Gundy Residence	Apple Blossom Lane	1955	Yes (Retains Original Appearance)	Yes
4275 West 80th Avenue	5AM3320	4275 W. 80th Avenue LLC Home	Westminster Hills, Filing Number 2	1955	No	No
4295 West 80th Avenue	5AM3321	Roberto L. and Deanna D. Garcia Residence	Westminster Hills, Filing Number 2	1955	No	Yes
4255 West 82nd Avenue	5AM3322	Patricia J. Harry Residence	Westminster Hills, Filing Number 3	1961	No	No
3100 Appleblossom Lane	5AM2411	Ricky Lee and Linette Leann Santistevan Residence	Apple Blossom Lane	1956	Yes (Slightly Altered)	No
3120 Appleblossom Lane	5AM2412	Jorge and Christina Chavez Residence	Apple Blossom Lane	1956	No	No
3140 Appleblossom Lane	5AM2413	Berniece Perera Residence	Apple Blossom Lane	1956	Yes (Moderately Altered)	No
3160 Appleblossom Lane	5AM2414	Carmelo Garcia Residence	Apple Blossom Lane	1956	No	No
3170 Appleblossom Lane	5AM2416	Victor McCrae Residence	Apple Blossom Lane	1956	No	No
3180 Appleblossom Lane	5AM2417	The Joseph L. Quintana Revocable Trust Residence	Apple Blossom Lane	1956	No	No

TABLE 2.3: PROPERTIES SURVEYED SORTED BY ADDRESS (CONTINUED)

Property Address	Resrce. No.	Property Name	Addition Name	Date of Const.	California Ranch Type	Inten. Survey
3200 Appleblossom Lane	5AM2418	Kenneth H. and Ruth Ann Johnson Residence	Apple Blossom Lane	1956	No	No
3201 Appleblossom Lane	5AM2419	Jean E. Skinner Residence	Apple Blossom Lane	1956	Yes (Retains Original Appearance)	Yes
3220 Appleblossom Lane	5AM2420	Craig Robert Murray House	Apple Blossom Lane	1956	No	No
3230 Appleblossom Lane	5AM2422	Linda M. Scharlemann Residence	Apple Blossom Lane	1956	No	No
3250 Appleblossom Lane	5AM2423	Carlos Acosta and Luis Sanchez Residence	Apple Blossom Lane	1956	No	No
3280 Appleblossom Lane	5AM2426	Wells D. Knapp, Jr. Residence	Apple Blossom Lane	1956	No	No
3290 Appleblossom Lane	5AM2427	Elizabeth Ortiz Residence	Apple Blossom Lane	1956	No	No
3300 Appleblossom Lane	5AM2428	Julie T. Lechuga Residence	Apple Blossom Lane	1956	No	No
3301 Appleblossom Lane	5AM2429	Cathryn J. Johnson Residence	Apple Blossom Lane	1956	Yes (Slightly Altered)	No
3320 Appleblossom Lane	5AM2431	Josef E. and Carly M. Zahradka Residence	Apple Blossom Lane	1956	No	No
3321 Appleblossom Lane	5AM2432	Michael Lee and Melisa Ann Bechard Residence	Apple Blossom Lane	1958	Yes (Slightly Altered)	No
3350 Appleblossom Lane	5AM2433	Bonnie B. and Cameron D. Kershner Residence	Apple Blossom Lane	1956	No	No
3360 Appleblossom Lane	5AM2432	Kendra L. Bell and Jazmin D. Rhoney Residence	Apple Blossom Lane	1956	No	No
7810 Appleblossom Lane	5AM2449	Saul Mendoza Residence	Apple Blossom Lane	1956	Yes (Moderately Altered)	No
7820 Appleblossom Lane	5AM2451	Michael & Tracie Kerchel/Adam Kerchel & Sara Kilburn Residence	Apple Blossom Lane	1956	No	No
7830 Appleblossom Lane	5AM3323	Ricardo Banuelos Residence	Apple Blossom Lane	1956	No	No
7840 Appleblossom Lane	5AM3324	Antonio Vazquez and Victoria Hernandez Residence	Apple Blossom Lane	1956	No	No
7850 Appleblossom Lane	5AM3325	Kathy A. Cozbey House	Apple Blossom Lane	1956	Yes (Slightly Altered)	No
7860 Appleblossom Lane	5AM3326	Donald V. and Kathryn D. Marchese Residence	Apple Blossom Lane	1956	Yes (Moderately Altered)	No
7868 Appleblossom Lane	5AM3327	Manuel Lucero Residence	Apple Blossom Lane	1956	No	No
7870 Appleblossom Lane	5AM3328	Rebecca E. and Christina R. Schill Residence	Apple Blossom Lane	1956	No	No
7878 Appleblossom Lane	5AM3329	Daniel L. and Pamela J. Gerlick Residence	Apple Blossom Lane	1956	Yes (Moderately Altered)	No
7880 Appleblossom Lane	5AM3330	Wesley Wilson Residence	Apple Blossom Lane	1956	No	No
7888 Appleblossom Lane	5AM3331	Kenneth M. (Sr.) and Kathy Lynn Sellars Residence	Apple Blossom Lane	1956	No	No
7921 Appleblossom Lane	5AM3332	Lucia L. and Conrad R. Borquez Residence	Apple Blossom Lane	1956	No	No
8130 Auburn Lane	5AM3333	Delsia Diaz Burkhard Residence	Shaw Heights, Fifth Filing	1957	No	No
8140 Auburn Lane	5AM3334	Angelina Milan and Cem Doner Residence	Shaw Heights, Fifth Filing	1957	No	No
8141 Auburn Lane	5AM3335	Margaret E. Perry Residence	Shaw Heights, Fifth Filing	1957	No	No
8190 Auburn Lane	5AM3336	Thomas Leroy and Marla Lisa Pierce Residence	Shaw Heights, Fifth Filing	1956	No	No
8230 Auburn Lane	5AM3337	Elizabeth Hernandez and Oliva Jose De Jesus Residence	Shaw Heights, Fifth Filing	1956	No	No
8241 Auburn Lane	5AM3338	Robert and Jennifer Milligan Residence	Shaw Heights, Fifth Filing	1956	No	No
4270 Barr Lane	5AM3339	Robin Leslie and Tony D. Andreason House	Westminster Hills, Filing No. 3	1959	Yes (Retains Original Appearance)	Yes
8231 Baylor Lane	5AM3340	Jordan Ray Atencio Residence	Shaw Heights, Fifth Filing	1959	No	No
3601 Chestnut Lane	5AM3341	Christopher and Reria Garcia Residence	Shaw Heights, Second Filing	1955	No	No

TABLE 2.3: PROPERTIES SURVEYED SORTED BY ADDRESS (CONTINUED)

Property Address	Resrce. No.	Property Name	Addition Name	Date of Const.	California Ranch Type	Inten. Survey
8461 Circle Drive	5AM3342	Jennifer A. Ragan Residence	Shaw Heights	1955	No	No
8630 Crescent Drive	5AM3343	Raimon L. and Erin K. Pearson Residence	Shaw Heights	1954	Yes (Retains Original Appearance)	Yes
8701 Crescent Drive	5AM3344	Joseph Blackwell Residence	Shaw Heights, Second Filing	1955	No	No
7820 Grove Street	5AM3345	Harvey P. and Susan C. Peterson House	Apple Blossom Lane	1956	No	No
8060 Grove Street	5AM3346	8060 Grove St. LLC House	Westminster	1952	No	No
7821 Hooker Street	5AM3347	Doris M. Hilton Residence	Apple Blossom Lane	1956	No	No
7851 Hooker Street	5AM3348	Daniel T. and Alysia E. Cannon Residence	Apple Blossom Lane	1956	No	No
7861 Hooker Street	5AM3349	Jason A. Haines Residence	Apple Blossom Lane	1956	No	No
7951 Hooker Street	5AM3350	Carol J. Brindisi Residence	Apple Blossom Lane	1956	No	No
7990 Hooker Street	5AM3351	Dennis J. and Dannette L. Moe Residence	Apple Blossom Lane	1960	No	No
7991 Hooker Street	5AM3352	Hooker Property LLC House	Apple Blossom Lane	1957	Yes (Slightly Altered)	No
8169 Hooker Street	5AM3353	Danding Zou and Su Yang House	Westminster	1952	No	No
7951 Irving Street	5AM3354	Manuel Barron Residence	Apple Blossom Lane	1956	Yes (Slightly Altered)	No
7620 Julian Street	5AM3355	Asphalt Siding House	Unknown	ca.1940s-early-1950s	No	No
7801 Julian Street	5AM2456	Joseph A. Harris, III House	Apple Blossom Lane	1956	No	No
7811 Julian Street	5AM3356	Joan M. and James C. Stevens Residence	Apple Blossom Lane	1956	No	No
7820 Julian Street	5AM3357	Sharon Rotolo Residence	Apple Blossom Lane	1957	No	No
7821 Julian Street	5AM3358	Thomas Glenn and Jerry Lynn Rosencranz Residence	Apple Blossom Lane	1956	No	No
7830 Julian Street	5AM3359	Roderic J. and Tina M. Federico Residence	Apple Blossom Lane	1960	No	No
7831 Julian Street	5AM3360	Richard H. and Margaret D. Jurgens Residence	Apple Blossom Lane	1956	No	No
7841 Julian Street	5AM3361	Polly Marie Hensel Residence	Apple Blossom Lane	1956	No	No
7950 Julian Street	5AM3362	Gregory E.L. and Lois Janene Sanchez Residence	Apple Blossom Lane	1958	Yes (Retains Original Appearance)	Yes
8123 Julian Street	5AM3363	Macie J. Gesikowski and Jacquelyn Adams Residence	Westminster	1957	Yes (Slightly Altered)	No
7620 Knox Court	5AM3364	Matthew W. Kump Residence	Les Lea Manors	1955	Yes (Retains Original Appearance)	Yes
7630 Knox Court	5AM3365	Jojo LLC/ Karl and Carolyn Steineck House	Les Lea Manors	1955	No	No
7640 Knox Court	5AM3366	Jace W. and Addison L. Woodrum Residence	Les Lea Manors	1955	No	No
7650 Knox Court	5AM3367	Veronica B. Quintana Residence	Les Lea Manors	1955	No	No
7660 Knox Court	5AM3368	Christopher R. and Jill E. Lebsack Residence	Les Lea Manors	1955	No	No
7670 Knox Court	5AM3369	Michael A. and Paula Nelsen House	Les Lea Manors	1955	No	No
7680 Knox Court	5AM3370	Barbara A. and Jesus V. Reyes/ Betty R. Paz Residence	Les Lea Manors	1955	No	No
7840 Knox Court	5AM3371	Barbara J. and Michael H. Barrett Residence	Apple Blossom Lane	1959	No	No
7850 Knox Court	5AM3372	Juanita Hoffman Residence	Apple Blossom Lane	1956	No	No
7900 Knox Court	5AM3373	Shelba Hemming Residence	Apple Blossom Lane	1956	No	No
7910 Knox Court	5AM3374	Darl Leon Martin, Jr. Residence	Apple Blossom Lane	1956	No	No

TABLE 2.3: PROPERTIES SURVEYED SORTED BY ADDRESS (CONTINUED)

Property Address	Resrce. No.	Property Name	Addition Name	Date of Const.	California Ranch Type	Inten. Survey
7921 Knox Court	5AM3375	Mark A. and Pamela C. Pugh	Apple Blossom Lane	1958	Yes (Slightly Altered)	No
7990 Quitman Street	5AM3376	Brendan Stephens Crawford Residence	Harris Park	1958	No	No
7991 Quitman Street	5AM3377	Beverly J. and Clarence O. Wester House	Park View	1960	Yes (Slightly Altered)	Yes
7918 Raleigh Place	5AM3378	Virginia B. Mir Residence	Sunset	1954	Yes (Retains Original Appearance)	Yes
7921 Raleigh Place	5AM3379	Robert Stephen Gott Residence	Sunset	1955	No	No
7928 Raleigh Place	5AM3380	John Scott and Katia Esposito Residence	Sunset	1954	No	No
7931 Raleigh Place	5AM3381	Gary Ray Grunau Residence	Sunset	1955	No	No
7938 Raleigh Place	5AM3382	Gregory J. and Tara R. Dehler Residence	Sunset	1954	No	No
7941 Raleigh Place	5AM3383	Rock P. and Sandra M. Neveau Residence	Sunset	1955	No	Yes
7948 Raleigh Place	5AM3384	James R. True House	Sunset	1954	No	No
7951 Raleigh Place	5AM3385	Richard E. and Joanne M. Baines Residence	Sunset	1955	No	No
7958 Raleigh Place	5AM3386	7958 Raleigh Place Trust House	Sunset	1954	No	No
7961 Raleigh Place	5AM3387	Richard J. and Janette M. Verhey House	Sunset	1955	No	No
7968 Raleigh Place	5AM3388	David D. David Residence	Sunset	1954	Yes (Retains Original Appearance)	Yes
7971 Raleigh Place	5AM3389	Robert Lee Archibeque Residence	Sunset	1955	Yes (Slightly Altered)	No
7978 Raleigh Place	5AM3390	John A. Dietrich Residence	Sunset	1954	No	No
7981 Raleigh Place	5AM3391	James Esparza and Vickie Bielefeldt Residence	Sunset	1955	No	No
7988 Raleigh Place	5AM3392	Byron N. Nelson Residence	Sunset	1954	No	No
7991 Raleigh Place	5AM3393	Mark William and Irene Irwin Residence	Sunset, Amended	1955	Yes (Retains Original Appearance)	Yes
7997 Raleigh Place	5AM3395	Grover L. Sardeson Residence	Sunset, Amended	1955	Yes (Moderately Altered)	No
7998 Raleigh Place	5AM3397	Shaunna Mozingo Residence	Sunset, Amended	1954	No	No
8011 Raleigh Place	5AM3398	Stephanie and Russell Pierce Residence	Westminster Hills, Filing No. 2	1955	No	No
8020 Raleigh Place	5AM3399	Colin Daniel Johnson Residence	Westminster Hills, Filing No. 2	1955	No	No
8021 Raleigh Place	5AM3400	Edward F. & Jacqueline J. Weigand Joint Trust No. 1 Residence	Westminster Hills, Filing No. 2	1955	No	No
8030 Raleigh Place	5AM3401	Dennis W. Scratch Residence	Westminster Hills, Filing No. 2	1955	No	No
8031 Raleigh Place	5AM3402	Joel J. Roberts Residence	Westminster Hills, Filing No. 2	1955	No	No
8040 Raleigh Place	5AM3403	David L. and Carol A. Edwards Residence	Westminster Hills, Filing No. 2	1955	No	No
8041 Raleigh Place	5AM3404	Klaus O. and Kathleen A. Carnival Residence	Westminster Hills, Filing No. 2	1955	No	No
8050 Raleigh Place	5AM3405	Alison Jones Residence	Westminster Hills, Filing No. 2	1955	No	No
8051 Raleigh Place	5AM3406	Samuel A. and Mary L. Mazotti Residence	Westminster Hills, Filing No. 2	1955	No	No
8060 Raleigh Place	5AM3407	Laurence and Gloria Ball Residence	Westminster Hills, Filing No. 2	1955	No	No
8061 Raleigh Place	5AM3408	Arlen L. Kirkeby Residence	Westminster Hills, Filing No. 2	1955	No	No
8070 Raleigh Place	5AM3409	David A. Smith Residence	Westminster Hills, Filing No. 2	1956	No	No
8071 Raleigh Place	5AM3410	Nathan D. and Alicia Aguilar Residence	Westminster Hills, Filing No. 2	1955	No	No

TABLE 2.3: PROPERTIES SURVEYED SORTED BY ADDRESS (CONTINUED)

Property Address	Resrce. No.	Property Name	Addition Name	Date of Const.	California Ranch Type	Inten. Survey
8080 Raleigh Place	5AM3411	Brandon Baird and Elizabeth Barbee Residence	Westminster Hills, Filing No. 2	1955	No	No
8081 Raleigh Place	5AM3412	Toni J. and Stephen M. Saville Residence	Westminster Hills, Filing No. 2	1955	No	No
8085 Raleigh Place	5AM3413	Beth Ann Gaasbeck Residence	Westminster Hills, Filing No. 2	1955	No	No
8088 Raleigh Place	5AM2666	Mario Munoz Residence	Westminster Hills, Filing No. 2	1956	No	No
8090 Raleigh Place	5AM2824	Krystle Tibbitts Residence	Westminster Hills, Filing No. 2	1956	No	No
8091 Raleigh Place	5AM3414	Thomas Erich and Marguerite M. Willis Residence	Westminster Hills, Filing No. 2	1955	No	No
8095 Raleigh Place	5AM3415	Randall Edward Davis Residence	Westminster Hills, Filing No. 2	1956	No	No
8098 Raleigh Place	5AM3416	Mary C. Pascoe and Marie C. Calabrese Residence	Westminster Hills, Filing No. 2	1956	No	No
8100 Raleigh Place	5AM3417	Conrad L. (Sr.) and Elizabeth C. Sanchez Residence	Westminster Hills, Filing No. 2	1956	No	No
8110 Raleigh Place	5AM3418	Mark C. and Vicki L. Stephenson Residence	Westminster Hills, Filing No. 2	1956	No	No
8120 Raleigh Place	5AM3419	Robert L. Tedesco Residence	Westminster Hills, Filing No. 2	1956	No	No
8130 Raleigh Place	5AM3420	Phat and Tuyet Pham Residence	Westminster Hills, Filing No. 2	1956	No	No
8138 Raleigh Place	5AM3421	Berta A. Castro/Berenicetena & Mario T. Maldonado Residence	Westminster Hills, Filing No. 2	1956	No	No
8140 Raleigh Place	5AM3422	Valerie Larsen Residence	Westminster Hills, Filing No. 2	1956	No	No
8148 Raleigh Place	5AM3423	Brian A. Price Residence	Westminster Hills, Filing No. 2	1956	No	No
8150 Raleigh Place	5AM3424	Anthony Francis Olsen Residence	Westminster Hills, Filing No. 2	1956	No	No
8160 Raleigh Place	5AM3425	Yi Yong Chen House	Westminster Hills, Filing No. 2	1956	No	No
8168 Raleigh Place	5AM3426	Charles G. and Mary C. Campbell Residence	Westminster Hills, Filing No. 2	1956	No	No
8170 Raleigh Place	5AM3427	Michael & Tammie Kercel/Adam Kercel & Sara Kilburn House	Westminster Hills, Filing No. 2	1956	No	No
8178 Raleigh Place	5AM3428	Joyce Ann Scanlan Residence	Westminster Hills, Filing No. 2	1955	No	No
8180 Raleigh Place	5AM3429	Justin Daniel and Jennifer Patricia Davis Residence	Westminster Hills, Filing No. 2	1956	No	No
8188 Raleigh Place	5AM3430	Ralph Patrick Molski House	Westminster Hills, Filing No. 2	1956	No	No
8190 Raleigh Place	5AM3431	Thomas G. Lutrey Residence	Westminster Hills, Filing No. 2	1956	No	No
8198 Raleigh Place	5AM3432	Daniel L. and Ruth A. Flaherty Residence	Westminster Hills, Filing No. 2	1956	No	No
7996 Raleigh Street	5AM3394	David V. Rodriguez Residence	Park View	1954	No	No
7998 Raleigh Street	5AM3397	Kevin R. Reifenschneider Residence	Park View	1956	Yes (Retains Original Appearance)	Yes
3624 Shaw Boulevard	5AM3433	Gary W. Hubbard Residence	Shaw Heights	1955	No	No
3648 Shaw Boulevard	5AM3434	Beverly A. McAndrews Residence	Shaw Heights	1955	Yes (Slightly Altered)	No
3672 Shaw Boulevard	5AM3435	Robert S. and Donna R. Barton Residence	Shaw Heights	1955	No	No
3692 Shaw Boulevard	5AM3436	Donna Jean Martinez Residence	Shaw Heights	1955	No	No
3716 Shaw Boulevard	5AM3437	Timothy Michael Orton Residence	Shaw Heights	1955	No	No
3732 Shaw Boulevard	5AM3438	Drea Zigarmi Residence	Shaw Heights	1955	No	No
3748 Shaw Boulevard	5AM3439	Bryan Christopher Duvall Residence	Shaw Heights	1955	No	No
3766 Shaw Boulevard	5AM3440	Cory J. and Jessica N. Willingham Residence	Shaw Heights	1955	No	No



TABLE 2.3: PROPERTIES SURVEYED SORTED BY ADDRESS (CONTINUED)

Property Address	Resrce. No.	Property Name	Addition Name	Date of Const.	California Ranch Type	Inten. Survey
3782 Shaw Boulevard	5AM3441	Adam Joseph and Jana Louise VanAbel Residence	Shaw Heights	1955	No	No
3798 Shaw Boulevard	5AM3442	Loya and Juan C. Ramirez Residence	Shaw Heights	1955	No	No
3818 Shaw Boulevard	5AM3443	Colin J. Schneider Residence	Shaw Heights	1955	No	No
3838 Shaw Boulevard	5AM3444	Christina Sanchez Residence	Shaw Heights	1955	No	No
3858 Shaw Boulevard	5AM3445	Zachary A. Weir and Michelle Cheng House	Shaw Heights	1955	No	No
3878 Shaw Boulevard	5AM3446	Janice S. Weber Residence	Shaw Heights	1955	No	No
3898 Shaw Boulevard	5AM3447	GTM Unlimited Series LLC Asher Series House	Shaw Heights	1955	No	No
3916 Shaw Boulevard	5AM3448	Manuel and Esperanza Trevizo Residence	Shaw Heights	1955	No	No
3932 Shaw Boulevard	5AM3449	David C. Simons Residence	Shaw Heights	1955	No	No
3948 Shaw Boulevard	5AM3450	Robert P. Merriman and Sabino Nava Jr. Residence	Shaw Heights	1955	No	No
3966 Shaw Boulevard	5AM3451	Larry Welton House	Shaw Heights	1955	No	No
3982 Shaw Boulevard	5AM3452	Elizabeth V. Calix Residence	Shaw Heights	1955	No	No
3998 Shaw Boulevard	5AM3453	Maria D. Brownell House	Shaw Heights	1955	No	No
7808 Stuart Place	5AM3454	Amy Trujillo Residence	Sunset, Amended	1955	No	No
7818 Stuart Place	5AM3456	Colton Lynn Savage Residence	Sunset, Amended	1955	No	No
7828 Stuart Place	5AM3458	Johnna Adams Residence	Sunset, Amended	1955	Yes (Moderately Altered)	No
7831 Stuart Place	5AM3460	Edward R. and Elisabeth P. Wirick House	Sunset, Amended	1955	No	No
7838 Stuart Place	5AM3461	Teresa L. Cole Residence	Sunset, Amended	1955	Yes (Slightly Altered)	No
7841 Stuart Place	5AM3463	Joseph H. Stewart Residence	Sunset, Amended	1955	No	No
7848 Stuart Place	5AM3465	David A. and Debra L. Campbell Residence	Sunset, Amended	1955	No	No
7851 Stuart Place	5AM3467	Roy L. and Rhona L. Rodriguez Residence	Sunset, Amended	1955	No	No
7858 Stuart Place	5AM3469	Chantelle R. Romero Residence	Sunset, Amended	1955	No	No
7861 Stuart Place	5AM3471	Sandra K. Koehler Residence	Sunset, Amended	1955	No	No
7868 Stuart Place	5AM3473	Steve Russak Residence	Sunset, Amended	1955	No	No
7871 Stuart Place	5AM3475	William E. and Doris B. Stearns Residence	Sunset	1955	No	No
7878 Stuart Place	5AM3477	Loren R. and Carolyn L. Bodley Residence	Sunset, Amended	1955	No	No
7881 Stuart Place	5AM3479	Raymond A. and Beverly Rose Lovato House	Sunset	1955	No	No
7888 Stuart Place	5AM3481	Jose I. Barron Residence	Sunset, Amended	1955	Yes (Slightly Altered)	No
7891 Stuart Place	5AM3483	Javier and Maria De La Torre Residence	Sunset	1955	No	No
7898 Stuart Place	5AM3485	Michael A. Campbell and Teresa N. Pourroy Residence	Sunset, Amended	1955	No	No
7901 Stuart Place	5AM3487	Matthew J. and Kendra A. Alderink Residence	Sunset	1955	No	No
7908 Stuart Place	5AM3489	Mary Lou Rowley Residence	Sunset, Amended	1955	No	No
7911 Stuart Place	5AM3491	Harvey R. and Evalyn M. Schamaun Residence	Sunset	1955	No	No
7918 Stuart Place	5AM3493	Sally J. Rorick Residence	Sunset, Amended	1955	No	No

TABLE 2.3: PROPERTIES SURVEYED SORTED BY ADDRESS (CONTINUED)

Property Address	Resrce. No.	Property Name	Addition Name	Date of Const.	California Ranch Type	Inten. Survey
7921 Stuart Place	5AM3495	Albert and Jean Slobodin Residence	Sunset	1955	No	No
7928 Stuart Place	5AM3497	Steven Jay Starr Residence	Sunset, Amended	1955	Yes (Slightly Altered)	No
7931 Stuart Place	5AM3499	Toni Donaldson Lewis Residence	Sunset	1955	No	No
7938 Stuart Place	5AM3501	Holly B. Cramer and Donna J. Eversole Residence	Sunset, Amended	1955	Yes (Slightly Altered)	No
7941 Stuart Place	5AM3503	Frans J. Highberg Revocable Trust Residence	Sunset	1955	No	No
7948 Stuart Place	5AM3505	John Gideroff/Michael Luchetta/Kimberly Forest Gonzales House	Sunset, Amended	1955	No	No
7951 Stuart Place	5AM3507	Helen J. Mirelez and Leticia Castellanos Residence	Sunset, Amended	1955	No	No
7958 Stuart Place	5AM3509	Nathan M. Hein Residence	Sunset, Amended	1955	No	No
7961 Stuart Place	5AM3511	Linda Slbodin Residence	Sunset, Amended	1955	No	No
7968 Stuart Place	5AM3513	Carlos Roybal and Jeanine Beyer Residence	Sunset, Amended	1955	No	No
7971 Stuart Place	5AM3515	Larry and Elizabeth Schuster Residence	Sunset, Amended	1955	No	No
7978 Stuart Place	5AM3517	Elizabeth A. Orten Residence	Sunset, Amended	1955	Yes (Slightly Altered)	No
7981 Stuart Place	5AM3519	Susan Clark Residence	Sunset, Amended	1955	No	No
7988 Stuart Place	5AM3521	Christopher A. and Patricia A. Lambrecht Residence	Sunset, Amended	1955	Yes (Retains Original Appearance)	Yes
7991 Stuart Place	5AM3523	Adam James Replogle Residence	Sunset, Amended	1955	No	No
7997 Stuart Place	5AM3525	Joel M. and Jennifer C. Morelock House	Sunset, Amended	1955	No	No
7998 Stuart Place	5AM3527	Loretta Chavez Residence	Sunset, Amended	1955	No	No
8130 Stuart Place	5AM3547	Kathleen A. and Rudolf Schulz Residence	Westminster Hills, Filing No. 1	1957	No	No
7811 Stuart Street	5AM3455	William K. and Michelle M. Russell House	Sunset	1955	No	No
7821 Stuart Street	5AM3457	Timothy James & Margaret S. Kroeger McCandless Residence	Sunset, Amended	1955	No	No
7831 Stuart Street	5AM3460	Stephen M. and Margaret G. Innes Residence	Sunset, Amended	1955	No	No
7841 Stuart Street	5AM3463	Jacob Wilbanks and Cassandra Dripsam Residence	Sunset, Amended	1955	No	No
7848 Stuart Street	5AM3465	Alan J. Urban House	Sunset, Amended	1955	No	No
7851 Stuart Street	5AM3467	Helen J. Rittierodt Residence	Sunset, Amended	1955	No	No
7858 Stuart Street	5AM3469	Billie D. Brown Residence	Sunset	1955		No
7861 Stuart Street	5AM3471	Thomas L. and Mary D. Aldridge Residence	Sunset	1955	No	No
7868 Stuart Street	5AM3473	Scott A. Harbaugh Residence	Sunset	1955	No	No
7871 Stuart Street	5AM3475	Carol Gene Morgan III Residence	Sunset	1955	No	No
7878 Stuart Street	5AM3477	Ronald Boonstra II and Diane Dasche Residence	Sunset	1955	Yes (Slightly Altered)	No
7881 Stuart Street	5AM3479	Paula J. and Howard J. Schutte Residence	Sunset	1955	No	No
7888 Stuart Street	5AM3481	Ryan Johnson Residence	Sunset	1955	No	No
7891 Stuart Street	5AM3483	Lynn Ann Weis Residence	Sunset	1955	No	No
7898 Stuart Street	5AM3485	Kristine Ann Cerbin & Christopher Alan Douglass Residence	Sunset	1955	Yes (Slightly Altered)	No
7901 Stuart Street	5AM3487	Haley M. Gibbons Residence	Sunset	1955	No	No

TABLE 2.3: PROPERTIES SURVEYED SORTED BY ADDRESS (CONTINUED)

Property Address	Resrce. No.	Property Name	Addition Name	Date of Const.	California Ranch Type	Inten. Survey
7908 Stuart Street	5AM3489	Mickie K. Murer Knowles House	Sunset	1955	No	No
7911 Stuart Street	5AM3491	Deborah Lynne Moon Monson Residence	Sunset	1955	No	No
7918 Stuart Street	5AM3493	Sana Deane/ Pamela McCaslin/ Susan Mazingo Residence	Sunset	1955	No	No
7921 Stuart Street	5AM3495	Lisa A. Del Giudice House	Sunset	1955	No	No
7928 Stuart Street	5AM3497	Donald Casey Carpenter Residence	Sunset	1955	No	No
7931 Stuart Street	5AM3499	Kevin J. Thompson/Christie M. Sears-Thompson Residence	Sunset	1955	No	No
7938 Stuart Street	5AM3501	Alyssa and Jon Womack Residence	Sunset	1955	Yes (Slightly Altered)	No
7941 Stuart Street	5AM3503	Luis A. Larios Residence	Sunset	1955	No	No
7948 Stuart Street	5AM3505	The Farley Family Trust Residence	Sunset, Amended	1955	Yes (Retains Original Appearance)	Yes
7951 Stuart Street	5AM3507	Cecil L. Woolley, Jr. and Betty Bowels Residence	Sunset, Amended	1955	No	No
7958 Stuart Street	5AM3509	Robert Gene and Theresa Biesk Residence	Sunset, Amended	1955	No	Yes
7961 Stuart Street	5AM3511	Jill D. English Residence	Sunset, Amended	1955	No	No
7968 Stuart Street	5AM3513	Craig Bachman & Janis Karen Olsen-Bachman Residence	Sunset, Amended	1955	No	No
7971 Stuart Street	5AM3515	Gloria S. Hamel Residence	Sunset, Amended	1955	No	No
7978 Stuart Street	5AM3517	Adrien Francis Residence	Sunset, Amended	1955	No	No
7981 Stuart Street	5AM3519	Linette and Flortunee Hayat Residence	Sunset, Amended	1955	No	No
7988 Stuart Street	5AM3521	Traci L. Harvey and Christopher Breese Residence	Sunset, Amended	1955	No	No
7991 Stuart Street	5AM3523	Helen I. Rome Residence	Sunset, Amended	1955	No	No
7997 Stuart Street	5AM3525	Raymond W. Porter Residence	Sunset, Amended	1955	No	No
7998 Stuart Street	5AM3527	Jennifer and Ryan Modisette Residence	Sunset, Amended	1955	No	No
8001 Stuart Street	5AM3528	Aaron J. Thomas Residence	Westminster Hills, Filing No. 1	1955	No	No
8010 Stuart Street	5AM3529	Scott S. and Rachel Fisher Residence	Westminster Hills, Filing No. 2	1955	No	No
8020 Stuart Street	5AM3530	Michele Le Residence	Westminster Hills, Filing No. 2	1955	No	No
8030 Stuart Street	5AM3531	Schlessman Properties LLC House	Westminster Hills, Filing No. 2	1955	No	No
8040 Stuart Street	5AM3532	Alice Cruickshank Residence	Westminster Hills, Filing No. 2	1955	No	No
8041 Stuart Street	5AM3533	Michelle D. and Janice R. Trulove Residence	Westminster Hills, Filing No. 1	1955	No	No
8050 Stuart Street	5AM3534	Delfino B. and Dimitria S. Martinez Residence	Westminster Hills, Filing No. 2	1955	No	Yes
8051 Stuart Street	5AM3535	Donald E. Walker Residence	Westminster Hills, Filing No. 1	1955	No	No
8060 Stuart Street	5AM3536	Charles A. and Kathleen M. Bonati Residence	Westminster Hills, Filing No. 1	1957	No	No
8061 Stuart Street	5AM3537	Nancy J. Fox Residence	Westminster Hills, Filing No. 1	1956	No	No
8070 Stuart Street	5AM3538	Policarpio and Victorina C. Polvon Residence	Westminster Hills, Filing No. 2	1955	No	No
8071 Stuart Street	5AM3539	Elliot and Naomi Freedman Residence	Westminster Hills, Filing No. 1	1956	No	No
8080 Stuart Street	5AM3540	Raymond Lee and Joyce Marie Roybal Residence	Westminster Hills, Filing No. 2	1955	No	No
8088 Stuart Street	5AM3541	Jo Ann Baker Residence	Westminster Hills, Filing No. 2	1955	No	No

TABLE 2.3: PROPERTIES SURVEYED SORTED BY ADDRESS (CONTINUED)

Property Address	Resrce. No.	Property Name	Addition Name	Date of Const.	California Ranch Type	Inten. Survey
8090 Stuart Street	5AM3542	Matthew Allen Mixon Residence	Westminster Hills, Filing No. 2	1955	No	No
8100 Stuart Street	5AM3543	Justin A. Mann Residence	Westminster Hills, Filing No. 2	1955	No	No
8110 Stuart Street	5AM3544	Paul and Elsie M. VanEs Residence	Westminster Hills, Filing No. 2	1955	No	No
8120 Stuart Street	5AM3545	Heather Scott Residence	Westminster Hills, Filing No. 2	1955	No	No
8130 Stuart Street	5AM3547	Charles G. Maestas Residence	Westminster Hills, Filing No. 2	1955	No	No
8140 Stuart Street	5AM3548	Gregory L. and Janine M. Kahler House	Westminster Hills, Filing No. 2	1955	No	No
8150 Stuart Street	5AM3549	Colfin AI Co LLC House	Westminster Hills, Filing No. 2	1955	No	No
8160 Stuart Street	5AM3550	Creative Estates LLC House	Westminster Hills, Filing No. 2	1955	No	No
8170 Stuart Street	5AM3551	Patricia L. Powell Residence	Westminster Hills, Filing No. 2	1955	No	No
8180 Stuart Street	5AM3552	Paul C. South Residence	Westminster Hills, Filing No. 2	1955	No	No
8188 Stuart Street	5AM3553	CAH 2015-1 Borrower LLC House	Westminster Hills, Filing No. 2	1955	No	No
8140 Tennyson Street	5AM3554	BB 3 LLC House	Westminster Hills, Filing No. 2	1955	No	No
8190 Tennyson Street	5AM3555	Sharon and Phillip Diaz Residence	Westminster Hills, Filing No. 2	1956	No	No
8185 Turnpike Drive	5AM3556	Duane J. Corts and Karen L. Kessler Residence	Westminster Hills, Filing No. 3	1964	No	No

**TABLE 2.4: PROPERTIES SURVEYED SORTED BY RESOURCE NUMBER**

Resrce. No.	Property Address	Property Name	Addition Name	Date of Const.	California Ranch Type	Inten. Survey
5AM2411	3100 Appleblossom Lane	Ricky Lee and Linette Leann Santistevan Residence	Les Lea Manors	1947	No	No
5AM2412	3120 Appleblossom Lane	Jorge and Christina Chavez Residence	Unknown	ca. 1900-1920s	No	No
5AM2413	3140 Appleblossom Lane	Berniece Perera Residence	Les Lea Manors	1956	No	No
5AM2414	3160 Appleblossom Lane	Carmelo Garcia Residence	Sunset	1955	No	No
5AM2416	3170 Appleblossom Lane	Victor McCrae Residence	Sunset Amended	1955	No	No
5AM2417	3180 Appleblossom Lane	The Joseph L. Quintana Revocable Trust Residence	Sunset Amended	1955	Yes (Retains Original Appearance)	Yes
5AM2418	3200 Appleblossom Lane	Kenneth H. and Ruth Ann Johnson Residence	Sunset Amended	1955	Yes (Slightly Altered)	No
5AM2419	3201 Appleblossom Lane	Jean E. Skinner Residence	Sunset, Amended	1955	Yes (Moderately Altered)	No
5AM2420	3220 Appleblossom Lane	Craig Robert Murray House	Apple Blossom Lane	1955	Yes (Retains Original Appearance)	Yes
5AM2422	3230 Appleblossom Lane	Linda M. Scharlemann Residence	Apple Blossom Lane	1955	Yes (Moderately Altered)	No
5AM2423	3250 Appleblossom Lane	Carlos Acosta and Luis Sanchez Residence	Apple Blossom Lane	1951	Yes (Moderately Altered)	Yes
5AM2426	3280 Appleblossom Lane	Wells D. Knapp, Jr. Residence	Apple Blossom Lane	1956	No	No
5AM2427	3290 Appleblossom Lane	Elizabeth Ortiz Residence	Apple Blossom Lane	1956	Yes (Slightly Altered)	No
5AM2428	3300 Appleblossom Lane	Julie T. Lechuga Residence	Apple Blossom Lane	1956	Yes (Moderately Altered)	No
5AM2429	3301 Appleblossom Lane	Cathryn J. Johnson Residence	Apple Blossom Lane	1956	Yes (Slightly Altered)	No
5AM2431	3320 Appleblossom Lane	Josef E. and Carly M. Zahradka Residence	Apple Blossom Lane	1956	No	No
5AM2432	3321 Appleblossom Lane	Michael Lee and Melisa Ann Bechard Residence	Apple Blossom Lane	1956	No	No
5AM2432	3360 Appleblossom Lane	Kendra L. Bell and Jazmin D. Rhoney Residence	Apple Blossom Lane	1956	Yes (Retains Original Appearance)	Yes
5AM2433	3350 Appleblossom Lane	Bonnie B. and Cameron D. Kershner Residence	Apple Blossom Lane	1955	No	No
5AM2449	7810 Appleblossom Lane	Saul Mendoza Residence	Apple Blossom Lane	1956	Yes (Moderately Altered)	No
5AM2451	7820 Appleblossom Lane	Michael & Tracie Kerchel/Adam Kerchel & Sara Kilburn Residence	Apple Blossom Lane	1956	Yes (Slightly Altered)	No
5AM2456	7801 Julian Street	Joseph A. Harris, III House	Apple Blossom Lane	1955	Yes (Slightly Altered)	No
5AM2666	8088 Raleigh Place	Mario Munoz Residence	Apple Blossom Lane	1955	Yes (Slightly Altered)	No
5AM2824	8090 Raleigh Place	Krystle Tibbitts Residence	Apple Blossom Lane	1955	Yes (Slightly Altered)	No
5AM3295	3355 West 76th Avenue	James H. Sealey House	Apple Blossom Lane	1955	Yes (Retains Original Appearance)	Yes
5AM3296	3357 West 76th Avenue	American Movements House	Westminster Hills, Filing Number 2	1955	No	No
5AM3297	3451 West 76th Avenue	Javier Robles and Julia Robles Banuelos Residence	Westminster Hills, Filing Number 2	1955	No	Yes
5AM3298	4245 West 78th Avenue	Kristen R. Stanley Residence	Westminster Hills, Filing Number 3	1961	No	No
5AM3299	4265 West 78th Avenue	Lee H. and Eleanor Burnham Residence	Apple Blossom Lane	1956	Yes (Slightly Altered)	No
5AM3300	4295 West 78th Avenue	Andrew William Bleeda Residence	Apple Blossom Lane	1956	No	No
5AM3301	4305 West 78th Avenue	Loretta J. Harris Residence	Apple Blossom Lane	1956	Yes (Moderately Altered)	No
5AM3302	4325 West 78th Avenue	Craig L. Ashbaugh House	Apple Blossom Lane	1956	No	No
5AM3303	3221 West 79th Avenue	Jamie K. and Terry E. Brostuen Residence	Apple Blossom Lane	1956	No	No
5AM3304	3241 West 79th Avenue	Ryan James Reather Residence	Apple Blossom Lane	1956	No	No

TABLE 2.4: PROPERTIES SURVEYED SORTED BY RESOURCE NUMBER (CONTINUED)

Resrce. No.	Property Address	Property Name	Addition Name	Date of Const.	California Ranch Type	Inten. Survey
5AM3305	3261 West 79th Avenue	Vanessa J. Hoppes and Effen R. Arellano Residence	Apple Blossom Lane	1956	No	No
5AM3306	3301 West 79th Avenue	Eugene A. and Irene M. Maestas Residence	Apple Blossom Lane	1956	Yes (Retains Original Appearance)	Yes
5AM3307	3321 West 79th Avenue	Clyde R. and Barbara J. Butterbaugh Residence	Apple Blossom Lane	1956	No	No
5AM3308	3381 West 79th Avenue	Cynthia and Zachary Dorken Residence	Apple Blossom Lane	1956	No	No
5AM3309	3401 West 79th Avenue	Randall J. Davis House	Apple Blossom Lane	1956	No	No
5AM3310	3421 West 79th Avenue	Shelby Lane Residence	Apple Blossom Lane	1956	No	No
5AM3311	3441 West 79th Avenue	Steven J. Reeves Residence	Apple Blossom Lane	1956	No	No
5AM3312	3461 West 79th Avenue	Carson S. and Monica L. Collins Residence	Apple Blossom Lane	1956	No	No
5AM3313	3491 West 79th Avenue	Donna L. Welschmeyer Residence	Apple Blossom Lane	1956	Yes (Slightly Altered)	No
5AM3314	3501 West 79th Avenue	Cynthia D. and Theodore Jay Knott Residence	Apple Blossom Lane	1956	No	No
5AM3315	3521 West 79th Avenue	David A. and Debra S. Cain House	Apple Blossom Lane	1958	Yes (Slightly Altered)	No
5AM3316	3541 West 79th Avenue	Mary and Ty Ashby Residence	Apple Blossom Lane	1956	No	No
5AM3317	3561 West 79th Avenue	Harley David Young and Anna Claire Leske Residence	Apple Blossom Lane	1956	No	No
5AM3318	3571 West 79th Avenue	Alberto Jaime and Felicia Maria Jaime Soto Residence	Apple Blossom Lane	1956	Yes (Moderately Altered)	No
5AM3319	3581 West 79th Avenue	Aurelia Gundy Residence	Apple Blossom Lane	1956	No	No
5AM3320	4275 West 80th Avenue	4275 W. 80th Avenue LLC Home	Apple Blossom Lane	1956	No	No
5AM3321	4295 West 80th Avenue	Roberto L. and Deanna D. Garcia Residence	Apple Blossom Lane	1956	No	No
5AM3322	4255 West 82nd Avenue	Patricia J. Harry Residence	Apple Blossom Lane	1956	Yes (Slightly Altered)	No
5AM3323	7830 Appleblossom Lane	Ricardo Banuelos Residence	Apple Blossom Lane	1956	Yes (Moderately Altered)	No
5AM3324	7840 Appleblossom Lane	Antonio Vazquez and Victoria Hernandez Residence	Apple Blossom Lane	1956	No	No
5AM3325	7850 Appleblossom Lane	Kathy A. Cozbey House	Apple Blossom Lane	1956	No	No
5AM3326	7860 Appleblossom Lane	Donald V. and Kathryn D. Marchese Residence	Apple Blossom Lane	1956	Yes (Moderately Altered)	No
5AM3327	7868 Appleblossom Lane	Manuel Lucero Residence	Apple Blossom Lane	1956	No	No
5AM3328	7870 Appleblossom Lane	Rebecca E. and Christina R. Schill Residence	Apple Blossom Lane	1956	No	No
5AM3329	7878 Appleblossom Lane	Daniel L. and Pamela J. Gerlick Residence	Apple Blossom Lane	1956	No	No
5AM3330	7880 Appleblossom Lane	Wesley Wilson Residence	Shaw Heights, Fifth Filing	1957	No	No
5AM3331	7888 Appleblossom Lane	Kenneth M. (Sr.) and Kathy Lynn Sellars Residence	Shaw Heights, Fifth Filing	1957	No	No
5AM3332	7921 Appleblossom Lane	Lucia L. and Conrad R. Borquez Residence	Shaw Heights, Fifth Filing	1957	No	No
5AM3333	8130 Auburn Lane	Delsia Diaz Burkhard Residence	Shaw Heights, Fifth Filing	1956	No	No
5AM3334	8140 Auburn Lane	Angelina Milan and Cem Doner Residence	Shaw Heights, Fifth Filing	1956	No	No
5AM3335	8141 Auburn Lane	Margaret E. Perry Residence	Shaw Heights, Fifth Filing	1956	No	No
5AM3336	8190 Auburn Lane	Thomas Leroy and Marla Lisa Pierce Residence	Westminster Hills, Filing No. 3	1959	Yes (Retains Original Appearance)	Yes
5AM3337	8230 Auburn Lane	Elizabeth Hernandez and Oliva Jose De Jesus Residence	Shaw Heights, Fifth Filing	1959	No	No
5AM3338	8241 Auburn Lane	Robert and Jennifer Milligan Residence	Shaw Heights, Second Filing	1955	No	No

TABLE 2.4: PROPERTIES SURVEYED SORTED BY RESOURCE NUMBER (CONTINUED)

Resrce. No.	Property Address	Property Name	Addition Name	Date of Const.	California Ranch Type	Inten. Survey
5AM3339	4270 Barr Lane	Robin Leslie and Tony D. Andreason House	Shaw Heights	1955	No	No
5AM3340	8231 Baylor Lane	Jordan Ray Atencio Residence	Shaw Heights	1954	Yes (Retains Original Appearance)	Yes
5AM3341	3601 Chestnut Lane	Christopher and Reria Garcia Residence	Shaw Heights, Second Filing	1955	No	No
5AM3342	8461 Circle Drive	Jennifer A. Ragan Residence	Apple Blossom Lane	1956	No	No
5AM3343	8630 Crescent Drive	Raimon L. and Erin K. Pearson Residence	Westminster	1952	No	No
5AM3344	8701 Crescent Drive	Joseph Blackwell Residence	Apple Blossom Lane	1956	No	No
5AM3345	7820 Grove Street	Harvey P. and Susan C. Peterson House	Apple Blossom Lane	1956	No	No
5AM3346	8060 Grove Street	8060 Grove St. LLC House	Apple Blossom Lane	1956	No	No
5AM3347	7821 Hooker Street	Doris M. Hilton Residence	Apple Blossom Lane	1956	No	No
5AM3348	7851 Hooker Street	Daniel T. and Alysia E. Cannon Residence	Apple Blossom Lane	1960	No	No
5AM3349	7861 Hooker Street	Jason A. Haines Residence	Apple Blossom Lane	1957	Yes (Slightly Altered)	No
5AM3350	7951 Hooker Street	Carol J. Brindisi Residence	Westminster	1952	No	No
5AM3351	7990 Hooker Street	Dennis J. and Dannette L. Moe Residence	Apple Blossom Lane	1956	Yes (Slightly Altered)	No
5AM3352	7991 Hooker Street	Hooker Property LLC House	Unknown	ca.1940s-early-1950s	No	No
5AM3353	8169 Hooker Street	Danding Zou and Su Yang House	Apple Blossom Lane	1956	No	No
5AM3354	7951 Irving Street	Manuel Barron Residence	Apple Blossom Lane	1956	No	No
5AM3355	7620 Julian Street	Asphalt Siding House	Apple Blossom Lane	1957	No	No
5AM3356	7811 Julian Street	Joan M. and James C. Stevens Residence	Apple Blossom Lane	1956	No	No
5AM3357	7820 Julian Street	Sharon Rotolo Residence	Apple Blossom Lane	1960	No	No
5AM3358	7821 Julian Street	Thomas Glenn and Jerry Lynn Rosencranz Residence	Apple Blossom Lane	1956	No	No
5AM3359	7830 Julian Street	Roderic J. and Tina M. Federico Residence	Apple Blossom Lane	1956	No	No
5AM3360	7831 Julian Street	Richard H. and Margaret D. Jurgens Residence	Apple Blossom Lane	1958	Yes (Retains Original Appearance)	Yes
5AM3361	7841 Julian Street	Polly Marie Hensel Residence	Westminster	1957	Yes (Slightly Altered)	No
5AM3362	7950 Julian Street	Gregory E.L. and Lois Janene Sanchez Residence	Les Lea Manors	1955	Yes (Retains Original Appearance)	Yes
5AM3363	8123 Julian Street	Macie J. Gesikowski and Jacquelyn Adams Residence	Les Lea Manors	1955	No	No
5AM3364	7620 Knox Court	Matthew W. Kump Residence	Les Lea Manors	1955	No	No
5AM3365	7630 Knox Court	Jojo LLC/ Karl and Carolyn Steineck House	Les Lea Manors	1955	No	No
5AM3366	7640 Knox Court	Jace W. and Addison L. Woodrum Residence	Les Lea Manors	1955	No	No
5AM3367	7650 Knox Court	Veronica B. Quintana Residence	Les Lea Manors	1955	No	No
5AM3368	7660 Knox Court	Christopher R. and Jill E. Lebsack Residence	Les Lea Manors	1955	No	No
5AM3369	7670 Knox Court	Michael A. and Paula Nelsen House	Apple Blossom Lane	1959	No	No
5AM3370	7680 Knox Court	Barbara A. and Jesus V. Reyes/ Betty R. Paz Residence	Apple Blossom Lane	1956	No	No
5AM3371	7840 Knox Court	Barbara J. and Michael H. Barrett Residence	Apple Blossom Lane	1956	No	No
5AM3372	7850 Knox Court	Juanita Hoffman Residence	Apple Blossom Lane	1956	No	No

TABLE 2.4: PROPERTIES SURVEYED SORTED BY RESOURCE NUMBER (CONTINUED)

Resrce. No.	Property Address	Property Name	Addition Name	Date of Const.	California Ranch Type	Inten. Survey
5AM3373	7900 Knox Court	Shelba Hemming Residence	Apple Blossom Lane	1958	Yes (Slightly Altered)	No
5AM3374	7910 Knox Court	Darl Leon Martin, Jr. Residence	Harris Park	1958	No	No
5AM3375	7921 Knox Court	Mark A. and Pamela C. Pugh	Park View	1960	Yes (Slightly Altered)	Yes
5AM3376	7990 Quitman Street	Brendan Stephens Crawford Residence	Sunset	1954	Yes (Retains Original Appearance)	Yes
5AM3377	7991 Quitman Street	Beverly J. and Clarence O. Wester House	Sunset	1955	No	No
5AM3378	7918 Raleigh Place	Virginia B. Mir Residence	Sunset	1954	No	No
5AM3379	7921 Raleigh Place	Robert Stephen Gott Residence	Sunset	1955	No	No
5AM3380	7928 Raleigh Place	John Scott and Katia Esposito Residence	Sunset	1954	No	No
5AM3381	7931 Raleigh Place	Gary Ray Grunau Residence	Sunset	1955	No	Yes
5AM3382	7938 Raleigh Place	Gregory J. and Tara R. Dehler Residence	Sunset	1954	No	No
5AM3383	7941 Raleigh Place	Rock P. and Sandra M. Neveau Residence	Sunset	1955	No	No
5AM3384	7948 Raleigh Place	James R. True House	Sunset	1954	No	No
5AM3385	7951 Raleigh Place	Richard E. and Joanne M. Baines Residence	Sunset	1955	No	No
5AM3386	7958 Raleigh Place	7958 Raleigh Place Trust House	Sunset	1954	Yes (Retains Original Appearance)	Yes
5AM3387	7961 Raleigh Place	Richard J. and Janette M. Verhey House	Sunset	1955	Yes (Slightly Altered)	No
5AM3388	7968 Raleigh Place	David D. David Residence	Sunset	1954	No	No
5AM3389	7971 Raleigh Place	Robert Lee Archibeque Residence	Sunset	1955	No	No
5AM3390	7978 Raleigh Place	John A. Dietrich Residence	Sunset	1954	No	No
5AM3391	7981 Raleigh Place	James Esparza and Vickie Bielefeldt Residence	Sunset, Amended	1955	Yes (Retains Original Appearance)	Yes
5AM3392	7988 Raleigh Place	Byron N. Nelson Residence	Sunset, Amended	1955	Yes (Moderately Altered)	No
5AM3393	7991 Raleigh Place	Mark William and Irene Irwin Residence	Sunset, Amended	1954	No	No
5AM3394	7996 Raleigh Street	David V. Rodriguez Residence	Westminster Hills, Filing No. 2	1955	No	No
5AM3395	7997 Raleigh Place	Grover L. Sardeson Residence	Westminster Hills, Filing No. 2	1955	No	No
5AM3397	7998 Raleigh Place	Shaunna Mazingo Residence	Westminster Hills, Filing No. 2	1955	No	No
5AM3397	7998 Raleigh Street	Kevin R. Reifenschneider Residence	Westminster Hills, Filing No. 2	1955	No	No
5AM3398	8011 Raleigh Place	Stephanie and Russell Pierce Residence	Westminster Hills, Filing No. 2	1955	No	No
5AM3399	8020 Raleigh Place	Colin Daniel Johnson Residence	Westminster Hills, Filing No. 2	1955	No	No
5AM3400	8021 Raleigh Place	Edward F. & Jacqueline J. Weigand Joint Trust No. 1 Residence	Westminster Hills, Filing No. 2	1955	No	No
5AM3401	8030 Raleigh Place	Dennis W. Scratch Residence	Westminster Hills, Filing No. 2	1955	No	No
5AM3402	8031 Raleigh Place	Joel J. Roberts Residence	Westminster Hills, Filing No. 2	1955	No	No
5AM3403	8040 Raleigh Place	David L. and Carol A. Edwards Residence	Westminster Hills, Filing No. 2	1955	No	No
5AM3404	8041 Raleigh Place	Klaus O. and Kathleen A. Carnival Residence	Westminster Hills, Filing No. 2	1955	No	No
5AM3405	8050 Raleigh Place	Alison Jones Residence	Westminster Hills, Filing No. 2	1956	No	No
5AM3406	8051 Raleigh Place	Samuel A. and Mary L. Mazotti Residence	Westminster Hills, Filing No. 2	1955	No	No



TABLE 2.4: PROPERTIES SURVEYED SORTED BY RESOURCE NUMBER (CONTINUED)

Resrce. No.	Property Address	Property Name	Addition Name	Date of Const.	California Ranch Type	Inten. Survey
5AM3407	8060 Raleigh Place	Laurence and Gloria Ball Residence	Westminster Hills, Filing No. 2	1955	No	No
5AM3408	8061 Raleigh Place	Arlen L. Kirkeby Residence	Westminster Hills, Filing No. 2	1955	No	No
5AM3409	8070 Raleigh Place	David A. Smith Residence	Westminster Hills, Filing No. 2	1955	No	No
5AM3410	8071 Raleigh Place	Nathan D. and Alicia Aguilar Residence	Westminster Hills, Filing No. 2	1956	No	No
5AM3411	8080 Raleigh Place	Brandon Baird and Elizabeth Barbee Residence	Westminster Hills, Filing No. 2	1956	No	No
5AM3412	8081 Raleigh Place	Toni J. and Stephen M. Saville Residence	Westminster Hills, Filing No. 2	1955	No	No
5AM3413	8085 Raleigh Place	Beth Ann Gaasbeck Residence	Westminster Hills, Filing No. 2	1956	No	No
5AM3414	8091 Raleigh Place	Thomas Erich and Marguerite M. Willis Residence	Westminster Hills, Filing No. 2	1956	No	No
5AM3415	8095 Raleigh Place	Randall Edward Davis Residence	Westminster Hills, Filing No. 2	1956	No	No
5AM3416	8098 Raleigh Place	Mary C. Pascoe and Marie C. Calabrese Residence	Westminster Hills, Filing No. 2	1956	No	No
5AM3417	8100 Raleigh Place	Conrad L. (Sr.) and Elizabeth C. Sanchez Residence	Westminster Hills, Filing No. 2	1956	No	No
5AM3418	8110 Raleigh Place	Mark C. and Vicki L. Stephenson Residence	Westminster Hills, Filing No. 2	1956	No	No
5AM3419	8120 Raleigh Place	Robert L. Tedesco Residence	Westminster Hills, Filing No. 2	1956	No	No
5AM3420	8130 Raleigh Place	Phat and Tuyet Pham Residence	Westminster Hills, Filing No. 2	1956	No	No
5AM3421	8138 Raleigh Place	Berta A. Castro/Berenicetena & Mario T. Maldonado Residence	Westminster Hills, Filing No. 2	1956	No	No
5AM3422	8140 Raleigh Place	Valerie Larsen Residence	Westminster Hills, Filing No. 2	1956	No	No
5AM3423	8148 Raleigh Place	Brian A. Price Residence	Westminster Hills, Filing No. 2	1956	No	No
5AM3424	8150 Raleigh Place	Anthony Francis Olsen Residence	Westminster Hills, Filing No. 2	1956	No	No
5AM3425	8160 Raleigh Place	Yi Yong Chen House	Westminster Hills, Filing No. 2	1956	No	No
5AM3426	8168 Raleigh Place	Charles G. and Mary C. Campbell Residence	Westminster Hills, Filing No. 2	1955	No	No
5AM3427	8170 Raleigh Place	Michael & Tammie Kerchel/Adam Kerchel & Sara Kilburn House	Westminster Hills, Filing No. 2	1956	No	No
5AM3428	8178 Raleigh Place	Joyce Ann Scanlan Residence	Westminster Hills, Filing No. 2	1956	No	No
5AM3429	8180 Raleigh Place	Justin Daniel and Jennifer Patricia Davis Residence	Westminster Hills, Filing No. 2	1956	No	No
5AM3430	8188 Raleigh Place	Ralph Patrick Molski House	Westminster Hills, Filing No. 2	1956	No	No
5AM3431	8190 Raleigh Place	Thomas G. Lutrey Residence	Park View	1954	No	No
5AM3432	8198 Raleigh Place	Daniel L. and Ruth A. Flaherty Residence	Park View	1956	Yes (Retains Original Appearance)	Yes
5AM3433	3624 Shaw Boulevard	Gary W. Hubbard Residence	Shaw Heights	1955	No	No
5AM3434	3648 Shaw Boulevard	Beverly A. McAndrews Residence	Shaw Heights	1955	Yes (Slightly Altered)	No
5AM3435	3672 Shaw Boulevard	Robert S. and Donna R. Barton Residence	Shaw Heights	1955	No	No
5AM3436	3692 Shaw Boulevard	Donna Jean Martinez Residence	Shaw Heights	1955	No	No
5AM3437	3716 Shaw Boulevard	Timothy Michael Orton Residence	Shaw Heights	1955	No	No
5AM3438	3732 Shaw Boulevard	Drea Zigarmi Residence	Shaw Heights	1955	No	No
5AM3439	3748 Shaw Boulevard	Bryan Christopher Duvall Residence	Shaw Heights	1955	No	No
5AM3440	3766 Shaw Boulevard	Cory J. and Jessica N. Willingham Residence	Shaw Heights	1955	No	No

TABLE 2.4: PROPERTIES SURVEYED SORTED BY RESOURCE NUMBER (CONTINUED)

Resrce. No.	Property Address	Property Name	Addition Name	Date of Const.	California Ranch Type	Inten. Survey
5AM3441	3782 Shaw Boulevard	Adam Joseph and Jana Louise VanAbel Residence	Shaw Heights	1955	No	No
5AM3442	3798 Shaw Boulevard	Loya and Juan C. Ramirez Residence	Shaw Heights	1955	No	No
5AM3443	3818 Shaw Boulevard	Colin J. Schneider Residence	Shaw Heights	1955	No	No
5AM3444	3838 Shaw Boulevard	Christina Sanchez Residence	Shaw Heights	1955	No	No
5AM3445	3858 Shaw Boulevard	Zachary A. Weir and Michelle Cheng House	Shaw Heights	1955	No	No
5AM3446	3878 Shaw Boulevard	Janice S. Weber Residence	Shaw Heights	1955	No	No
5AM3447	3898 Shaw Boulevard	GTM Unlimited Series LLC Asher Series House	Shaw Heights	1955	No	No
5AM3448	3916 Shaw Boulevard	Manuel and Esperanza Trevizo Residence	Shaw Heights	1955	No	No
5AM3449	3932 Shaw Boulevard	David C. Simons Residence	Shaw Heights	1955	No	No
5AM3450	3948 Shaw Boulevard	Robert P. Merriman and Sabino Nava Jr. Residence	Shaw Heights	1955	No	No
5AM3451	3966 Shaw Boulevard	Larry Welton House	Shaw Heights	1955	No	No
5AM3452	3982 Shaw Boulevard	Elizabeth V. Calix Residence	Shaw Heights	1955	No	No
5AM3453	3998 Shaw Boulevard	Maria D. Brownell House	Shaw Heights	1955	No	No
5AM3454	7808 Stuart Place	Amy Trujillo Residence	Sunset, Amended	1955	No	No
5AM3455	7811 Stuart Street	William K. and Michelle M. Russell House	Sunset, Amended	1955	No	No
5AM3456	7818 Stuart Place	Colton Lynn Savage Residence	Sunset, Amended	1955	Yes (Moderately Altered)	No
5AM3457	7821 Stuart Street	Timothy James & Margaret S. Kroeger McCandless Residence	Sunset, Amended	1955	No	No
5AM3458	7828 Stuart Place	Johnna Adams Residence	Sunset, Amended	1955	Yes (Slightly Altered)	No
5AM3460	7831 Stuart Place	Edward R. and Elisabeth P. Wirick House	Sunset, Amended	1955	No	No
5AM3460	7831 Stuart Street	Stephen M. and Margaret G. Innes Residence	Sunset, Amended	1955	No	No
5AM3461	7838 Stuart Place	Teresa L. Cole Residence	Sunset, Amended	1955	No	No
5AM3463	7841 Stuart Place	Joseph H. Stewart Residence	Sunset, Amended	1955	No	No
5AM3463	7841 Stuart Street	Jacob Wilbanks and Cassandra Dripsam Residence	Sunset, Amended	1955	No	No
5AM3465	7848 Stuart Place	David A. and Debra L. Campbell Residence	Sunset, Amended	1955	No	No
5AM3465	7848 Stuart Street	Alan J. Urban House	Sunset	1955	No	No
5AM3467	7851 Stuart Place	Roy L. and Rhona L. Rodriguez Residence	Sunset, Amended	1955	No	No
5AM3467	7851 Stuart Street	Helen J. Rittierodt Residence	Sunset	1955	No	No
5AM3469	7858 Stuart Place	Chantelle R. Romero Residence	Sunset, Amended	1955	Yes (Slightly Altered)	No
5AM3469	7858 Stuart Street	Billie D. Brown Residence	Sunset	1955	No	No
5AM3471	7861 Stuart Place	Sandra K. Koehler Residence	Sunset, Amended	1955	No	No
5AM3471	7861 Stuart Street	Thomas L. and Mary D. Aldridge Residence	Sunset	1955	No	No
5AM3473	7868 Stuart Place	Steve Russak Residence	Sunset, Amended	1955	No	No
5AM3473	7868 Stuart Street	Scott A. Harbaugh Residence	Sunset	1955	No	No
5AM3475	7871 Stuart Place	William E. and Doris B. Stearns Residence	Sunset, Amended	1955	No	No

TABLE 2.4: PROPERTIES SURVEYED SORTED BY RESOURCE NUMBER (CONTINUED)

Resrce. No.	Property Address	Property Name	Addition Name	Date of Const.	California Ranch Type	Inten. Survey
5AM3475	7871 Stuart Street	Carol Gene Morgan III Residence	Sunset	1955	No	No
5AM3477	7878 Stuart Place	Loren R. and Carolyn L. Bodley Residence	Sunset, Amended	1955	Yes (Slightly Altered)	No
5AM3477	7878 Stuart Street	Ronald Boonstra II and Diane Dasche Residence	Sunset	1955	No	No
5AM3479	7881 Stuart Place	Raymond A. and Beverly Rose Lovato House	Sunset, Amended	1955	Yes (Slightly Altered)	No
5AM3479	7881 Stuart Street	Paula J. and Howard J. Schutte Residence	Sunset	1955	No	No
5AM3481	7888 Stuart Place	Jose I. Barron Residence	Sunset, Amended	1955	No	No
5AM3481	7888 Stuart Street	Ryan Johnson Residence	Sunset, Amended	1955	No	No
5AM3483	7891 Stuart Place	Javier and Maria De La Torre Residence	Sunset, Amended	1955	No	No
5AM3483	7891 Stuart Street	Lynn Ann Weis Residence	Sunset, Amended	1955	No	No
5AM3485	7898 Stuart Place	Michael A. Campbell and Teresa N. Pourroy Residence	Sunset, Amended	1955	No	No
5AM3485	7898 Stuart Street	Kristine Ann Cerbin & Christopher Alan Douglass Residence	Sunset, Amended	1955	No	No
5AM3487	7901 Stuart Place	Matthew J. and Kendra A. Alderink Residence	Sunset, Amended	1955	Yes (Slightly Altered)	No
5AM3487	7901 Stuart Street	Haley M. Gibbons Residence	Sunset, Amended	1955	No	No
5AM3489	7908 Stuart Place	Mary Lou Rowley Residence	Sunset, Amended	1955	Yes (Retains Original Appearance)	Yes
5AM3489	7908 Stuart Street	Mickie K. Murer Knowles House	Sunset, Amended	1955	No	No
5AM3491	7911 Stuart Place	Harvey R. and Evalyn M. Schamaun Residence	Sunset, Amended	1955	No	No
5AM3491	7911 Stuart Street	Deborah Lynne Moon Monson Residence	Sunset, Amended	1955	No	No
5AM3493	7918 Stuart Place	Sally J. Rorick Residence	Westminster Hills, Filing No. 1	1957	No	No
5AM3493	7918 Stuart Street	Sana Deane/ Pamela McCaslin/ Susan Mazingo Residence	Sunset	1955	No	No
5AM3495	7921 Stuart Place	Albert and Jean Slobodin Residence	Sunset, Amended	1955	No	No
5AM3495	7921 Stuart Street	Lisa A. Del Giudice House	Sunset, Amended	1955	No	No
5AM3497	7928 Stuart Place	Steven Jay Starr Residence	Sunset, Amended	1955	No	No
5AM3497	7928 Stuart Street	Donald Casey Carpenter Residence	Sunset, Amended	1955	No	No
5AM3499	7931 Stuart Place	Toni Donaldson Lewis Residence	Sunset, Amended	1955	No	No
5AM3499	7931 Stuart Street	Kevin J. Thompson/Christie M. Sears-Thompson Residence	Sunset	1955		No
5AM3501	7938 Stuart Place	Holly B. Cramer and Donna J. Eversole Residence	Sunset	1955	No	No
5AM3501	7938 Stuart Street	Alyssa and Jon Womack Residence	Sunset	1955	No	No
5AM3503	7941 Stuart Place	Frans J. Highberg Revocable Trust Residence	Sunset	1955	No	No
5AM3503	7941 Stuart Street	Luis A. Larios Residence	Sunset	1955	Yes (Slightly Altered)	No
5AM3505	7948 Stuart Place	John Gideroff/Michael Luchetta/Kimberly Forest Gonzales House	Sunset	1955	No	No
5AM3505	7948 Stuart Street	The Farley Family Trust Residence	Sunset	1955	No	No
5AM3507	7951 Stuart Place	Helen J. Mirelez and Leticia Castellanos Residence	Sunset	1955	No	No
5AM3507	7951 Stuart Street	Cecil L. Woolley, Jr. and Betty Bowels Residence	Sunset	1955	Yes (Slightly Altered)	No
5AM3509	7958 Stuart Place	Nathan M. Hein Residence	Sunset	1955	No	No

TABLE 2.4: PROPERTIES SURVEYED SORTED BY RESOURCE NUMBER (CONTINUED)

Resrce. No.	Property Address	Property Name	Addition Name	Date of Const.	California Ranch Type	Inten. Survey
5AM3509	7958 Stuart Street	Robert Gene and Theresa Biesk Residence	Sunset	1955	No	No
5AM3511	7961 Stuart Place	Linda Silbodoin Residence	Sunset	1955	No	No
5AM3511	7961 Stuart Street	Jill D. English Residence	Sunset	1955	No	No
5AM3513	7968 Stuart Place	Carlos Roybal and Jeanine Beyer Residence	Sunset	1955	No	No
5AM3513	7968 Stuart Street	Craig Bachman & Janis Karen Olsen-Bachman Residence	Sunset	1955	No	No
5AM3515	7971 Stuart Place	Larry and Elizabeth Schuster Residence	Sunset	1955	No	No
5AM3515	7971 Stuart Street	Gloria S. Hamel Residence	Sunset	1955	Yes (Slightly Altered)	No
5AM3517	7978 Stuart Place	Elizabeth A. Orten Residence	Sunset	1955	No	No
5AM3517	7978 Stuart Street	Adrien Francis Residence	Sunset, Amended	1955	Yes (Retains Original Appearance)	Yes
5AM3519	7981 Stuart Place	Susan Clark Residence	Sunset, Amended	1955	No	No
5AM3519	7981 Stuart Street	Linette and Flortunee Hayat Residence	Sunset, Amended	1955	No	Yes
5AM3521	7988 Stuart Place	Christopher A. and Patricia A. Lambrecht Residence	Sunset, Amended	1955	No	No
5AM3521	7988 Stuart Street	Traci L. Harvey and Christopher Breese Residence	Sunset, Amended	1955	No	No
5AM3523	7991 Stuart Place	Adam James Replogle Residence	Sunset, Amended	1955	No	No
5AM3523	7991 Stuart Street	Helen I. Rome Residence	Sunset, Amended	1955	No	No
5AM3525	7997 Stuart Place	Joel M. and Jennifer C. Morelock House	Sunset, Amended	1955	No	No
5AM3525	7997 Stuart Street	Raymond W. Porter Residence	Sunset, Amended	1955	No	No
5AM3527	7998 Stuart Place	Loretta Chavez Residence	Sunset, Amended	1955	No	No
5AM3527	7998 Stuart Street	Jennifer and Ryan Modisette Residence	Sunset, Amended	1955	No	No
5AM3528	8001 Stuart Street	Aaron J. Thomas Residence	Sunset, Amended	1955	No	No
5AM3529	8010 Stuart Street	Scott S. and Rachel Fisher Residence	Westminster Hills, Filing No. 1	1955	No	No
5AM3530	8020 Stuart Street	Michele Le Residence	Westminster Hills, Filing No. 2	1955	No	No
5AM3531	8030 Stuart Street	Schlessman Properties LLC House	Westminster Hills, Filing No. 2	1955	No	No
5AM3532	8040 Stuart Street	Alice Cruickshank Residence	Westminster Hills, Filing No. 2	1955	No	No
5AM3533	8041 Stuart Street	Michelle D. and Janice R. Trulove Residence	Westminster Hills, Filing No. 2	1955	No	No
5AM3534	8050 Stuart Street	Delfino B. and Dimitria S. Martinez Residence	Westminster Hills, Filing No. 1	1955	No	No
5AM3535	8051 Stuart Street	Donald E. Walker Residence	Westminster Hills, Filing No. 2	1955	No	Yes
5AM3536	8060 Stuart Street	Charles A. and Kathleen M. Bonati Residence	Westminster Hills, Filing No. 1	1955	No	No
5AM3537	8061 Stuart Street	Nancy J. Fox Residence	Westminster Hills, Filing No. 1	1957	No	No
5AM3538	8070 Stuart Street	Policarpio and Victorina C. Polvon Residence	Westminster Hills, Filing No. 1	1956	No	No
5AM3539	8071 Stuart Street	Elliot and Naomi Freedman Residence	Westminster Hills, Filing No. 2	1955	No	No
5AM3540	8080 Stuart Street	Raymond Lee and Joyce Marie Roybal Residence	Westminster Hills, Filing No. 1	1956	No	No
5AM3541	8088 Stuart Street	Jo Ann Baker Residence	Westminster Hills, Filing No. 2	1955	No	No
5AM3542	8090 Stuart Street	Matthew Allen Mixon Residence	Westminster Hills, Filing No. 2	1955	No	No

TABLE 2.4: PROPERTIES SURVEYED SORTED BY RESOURCE NUMBER (CONTINUED)

Resrce. No.	Property Address	Property Name	Addition Name	Date of Const.	California Ranch Type	Inten. Survey
5AM3543	8100 Stuart Street	Justin A. Mann Residence	Westminster Hills, Filing No. 2	1955	No	No
5AM3544	8110 Stuart Street	Paul and Elsie M. VanEs Residence	Westminster Hills, Filing No. 2	1955	No	No
5AM3545	8120 Stuart Street	Heather Scott Residence	Westminster Hills, Filing No. 2	1955	No	No
5AM3547	8130 Stuart Place	Kathleen A. and Rudolf Schulz Residence	Westminster Hills, Filing No. 2	1955	No	No
5AM3547	8130 Stuart Street	Charles G. Maestas Residence	Westminster Hills, Filing No. 2	1955	No	No
5AM3548	8140 Stuart Street	Gregory L. and Janine M. Kahler House	Westminster Hills, Filing No. 2	1955	No	No
5AM3549	8150 Stuart Street	Colfin AI Co LLC House	Westminster Hills, Filing No. 2	1955	No	No
5AM3550	8160 Stuart Street	Creative Estates LLC House	Westminster Hills, Filing No. 2	1955	No	No
5AM3551	8170 Stuart Street	Patricia L. Powell Residence	Westminster Hills, Filing No. 2	1955	No	No
5AM3552	8180 Stuart Street	Paul C. South Residence	Westminster Hills, Filing No. 2	1955	No	No
5AM3553	8188 Stuart Street	CAH 2015-1 Borrower LLC House	Westminster Hills, Filing No. 2	1955	No	No
5AM3554	8140 Tennyson Street	BB 3 LLC House	Westminster Hills, Filing No. 2	1955	No	No
5AM3555	8190 Tennyson Street	Sharon and Phillip Diaz Residence	Westminster Hills, Filing No. 2	1956	No	No
5AM3556	8185 Turnpike Drive	Duane J. Corts and Karen L. Kessler Residence	Westminster Hills, Filing No. 3	1964	No	No



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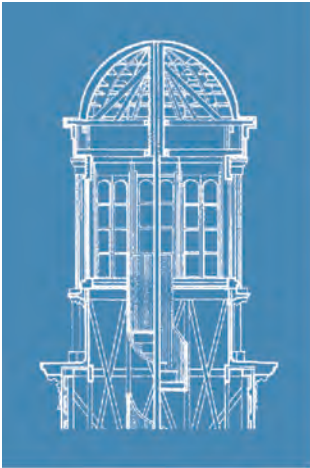
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