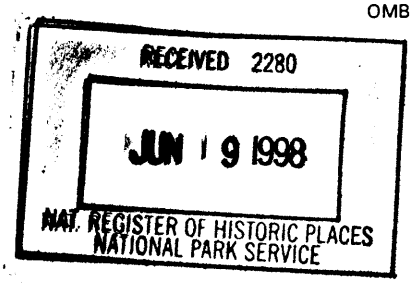
NPS Form 10-900 (Oct. 1990)

OMB No. 10024-0018



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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Arvada Downtown

other names/site number Olde Town Arvada/5JF1278

2. Location

street & number 5580-5773 Wadsworth Blvd., 7207-7612 Grandview Ave., 7555 Grant Pl., 5690 Yukon St., and 7314-7510 W. 57th Ave. [N/A] not for publication

city or town Arvada [N/A] vicinity

state Colorado code CO county Jefferson code 059 zip code 80002

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [x] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [x] meets [ ] does not meet the National Register criteria. I recommend that this property be considered significant [ ] nationally [ ] statewide [x] locally.
(See continuation sheet for additional comments [ ].)

Signature of certifying official/Title — Date: June 10, 1998

State Historic Preservation Office, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria.
(See continuation sheet for additional comments [ ].)

Signature of certifying official/Title — Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

[v] entered in the National Register
See continuation sheet [ ].
[ ] determined eligible for the National Register
See continuation sheet [ ].
[ ] determined not eligible for the National Register.
[ ] removed from the National Register
[ ] other, explain
See continuation sheet [ ].

Signature of the Keeper — Date: 7-15-98

5. Classification

Ownership of Property
(Check as many boxes as apply)

[x] private
[x] public-local
[ ] public-State
[ ] public-Federal

Category of Property
(Check only one box)

[ ] building(s)
[x] district
[ ] site
[ ] structure
[ ] object

Number of Resources within Property
(Do not count previously listed resources.)

Contributing	Noncontributing	
42	19	buildings
0	1	sites
0	0	structures
0	0	objects
42	20	Total

Name of related multiple property listing.
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register.

1

6. Function or Use

Historic Function
(Enter categories from instructions)

COMMERCE/TRADE/specialty store
COMMERCE/TRADE/business
DOMESTIC/single dwelling
COMMERCE/TRADE/restaurant
RELIGION/religious facility
SOCIAL/meeting hall
INDUSTRY/manufacturing facility
FUNERARY/mortuary

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE/specialty store
COMMERCE/TRADE/business
COMMERCE/TRADE/financial institution
COMMERCE/TRADE/restaurant
RECREATION AND CULTURE/theater
RELIGION/religious facility
LANDSCAPE/plaza

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS/Commercial Style
LATE VICTORIAN/Queen Anne
NO STYLE
MODERN MOVEMENT/Moderne

Materials
(Enter categories from instructions)

foundation CONCRETE
STONE
walls BRICK
WOOD/weatherboard
roof ASPHALT
other STUCCO
TERRA COTTA

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

8.Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

[X] **A** Property is associated with events that have made a significant contribution to the broad patterns of our history

[ ] **B** Property is associated with the lives of persons significant in our past.

[X] **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

[ ] **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

[ ] **A** owned by a religious institution or used for religious purposes.

[ ] **B** removed from its original location.

[ ] **C** a birthplace or grave.

[ ] **D** a cemetery.

[ ] **E** a reconstructed building, object, or structure.

[ ] **F** a commemorative property.

[ ] **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)
COMMERCE
ARCHITECTURE
SOCIAL HISTORY
TRANSPORTATION

Periods of Significance
1874-1948

Significant Dates
1874
1904

Significant Person(s)
(Complete if Criterion B is marked above).
N/A

Cultural Affiliation
N/A

Architect/Builder
Manning, Harry James

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography
(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

[ ] preliminary determination of individual listing (36 CFR 67) has been requested

[ ] previously listed in the National Register

[ ] previously determined eligible by the National Register

[ ] designated a National Historic Landmark

[ ] recorded by Historic American Buildings Survey

#_____

[ ] recorded by Historic American Engineering Record

#_____

Primary location of additional data:

[x] State Historic Preservation Office

[ ] Other State Agency

[ ] Federal Agency

[x] Local Government

[ ] University

[ ] Other:

Name of repository:
Arvada Historical Society
Standley Lake Library

10. Geographical Data

Acreage of Property 15.1 acres

UTM References
(Place additional UTM references on a continuation sheet.)

A. Zone 13	Easting 492980	Northing 4405580	B. Zone 13	Easting 493200	Northing 4405580
C. Zone 13	Easting 493200	Northing 4405400	D. Zone 13	Easting 493440	Northing 4405400

[X] See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title R. Laurie Simmons and Thomas H. Simmons, historians

organization Front Range Research Associates, Inc. date 1 June 1998 (revised)

street & number 3635 West 46th Avenue telephone (303) 477-7597

city or town Denver state CO zip code 80211

Additional Documentation
Submit the following items with the completed form:

Continuation Sheets

Maps
A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs
Representative **black and white photographs** of the property.

Additional Items
(Check with the SHPO or FPO for any additional items)

Property Owner
(Complete this item at the request of SHPO or FPO.)

name (See list on continuation sheets)

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

DESCRIPTION

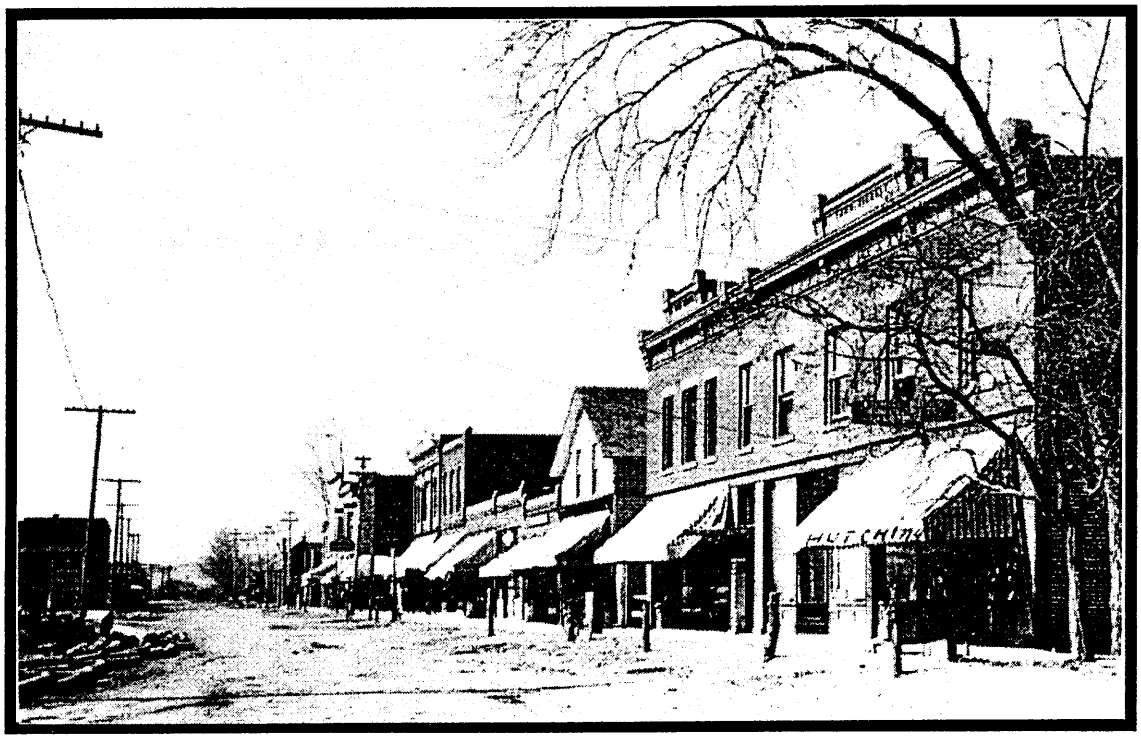
General Description

The Arvada Downtown Historic District is a concentrated collection of commercial, residential, social, religious, and industrial buildings significant in Arvada's history. Arvada, located approximately eight miles northwest of Denver, in Jefferson County, Colorado, served as a supply and service center for the surrounding agricultural area for much of its early history and became a burgeoning suburban residential community after World War II. The district, which is centered in the original Arvada Townsite, sits on a bluff overlooking former farmlands to the south, with fine views of Denver in the distance. Transportation networks which played an important role in shaping Arvada's growth include the railroad tracks which border the district on the south and the two thoroughfares which became the focus of much of Arvada's historic commercial development and form the heart of the Arvada Downtown Historic District: Grandview Avenue and Wadsworth Boulevard.

The district is characterized by a variety of building types, including some of the most significant historic residences in the city, the largest concentration of historic business buildings in the city, the oldest Grange hall in the state, one of the few historic industrial facilities established in Arvada, and three substantial historic churches. Many of the buildings within the district were designed to fulfill more than one function, such as business blocks which had commercial space on the ground floor and living quarters or community halls on the upper floor. This combination of building functions within the downtown area typified Arvada's early history. Diversity of function led to the variety of construction materials, styles, landscaping, and setbacks within the district (Photograph 1). The buildings within the district are mostly of modest scale and of one to two stories in height, the towered churches and the flour mill being the only taller components.

Commercial buildings within the district are typically constructed of red, light tan, or yellow brick, with flat roofs, simple detailing mostly confined to cornices, and generous display windows facing the street. These buildings generally extend to the property lines from side to side, with front walls aligned with the sidewalk (Photograph 2). A few of the later commercial buildings, which developed as stand-alone auto service stations and dealerships, vary from this pattern. Houses, which now mostly serve nonresidential functions, are of wood frame and brick construction, with projecting porches and gable or hip roofs, and face small landscaped yards (Photograph 3). Churches within the district are built of brick, situated on prominent corners, and distinguished by tall towers and decorative windows (Photograph 4). The Arvada Flour Mills facility stands alone, adjacent to the railroad tracks on the southern edge of the district (Photograph 5).

Alternate sides of the blocks of Wadsworth Boulevard within downtown have angled parking and large masonry planters created as part of a public improvement project in the 1960s. Buildings



This 1908 photograph provides an excellent view of the Wiebelt Block and other buildings along Grandview Avenue looking west from Vance Street. SOURCE: **Arvada, Just Between You and Me**, 1.

which originally provided automobile sales and service are primarily concentrated along or near Wadsworth Boulevard (Photograph 6). Development of Grandview Avenue is less intense and more residential toward the eastern end of the district (Photograph 7). Grandview Avenue sidewalks have brick pavers, small trees near the street, and reproduction streetlights (Photograph 8). Much of the south side of Grandview Avenue opposite the district has an unobstructed view to the south as the railroad right-of-way near the street limited construction.[1] The churches and the flour mill are located on the edges of the district (Photograph 9).

The fifteen-acre district encompasses sixty-two resources, including forty-four commercial buildings, twelve buildings whose original functions were residential, three churches, one Grange hall, one industrial facility, and one public square. The district includes buildings dating from 1874 through the 1980s. Forty-two of the resources within the district (sixty-eight percent) are contributing and twenty (thirty-two percent) are noncontributing. The buildings within the district are generally in good condition. One resource within the district has previously been listed on the National Register of Historic Places, the Arvada Flour Mills, 5580 Wadsworth Boulevard

[1]Allyn Feinberg Planning and Design, "Design Guidelines for Olde Town Arvada," October 1997, 15.

(Photograph 5).

Historic Development and Appearance of the District

Few buildings were erected within the boundaries of the Arvada Downtown Historic District when settlement began in the 1860s. In 1867, Jefferson County School District No. 2 built a frame school at today's 5650 Wadsworth Boulevard, later replaced by a brick building. William Graves, who opened a blacksmith shop at the northeast corner of Wadsworth Boulevard and Grandview Avenue in the late 1860s, described the area as "nothing but a prairie dog town then, all sand and sage brush."[2]

In 1870, Benjamin F. Wadsworth and Louis A. Reno drew up a plat for the Town of Arvada, extending from today's Yukon Street east to Upham Street between Grandview Avenue and Ralston Road.[3] In December 1870, the **Rocky Mountain News** reported that

> the new townsite is situated on the high, dry ridge between Clear and Ralston creeks. . . It is adjoining the railroad line and lies on beautiful ground, a spot of rare beauty, and with a wide view east on the Kansas Pacific railroad, with Pike's Peak on the south and Long's northwest of it.[4]

After the arrival of the Colorado Central Railroad in Arvada in 1870, architectural supplies from the East gradually became more readily available to local residents and new builders arrived to fill the growing demand for residences and business houses. Business and public buildings erected within the townsite were generally modest in scale and functional in design. The 1874 Clear Creek Valley Grange at 5665 Wadsworth Boulevard utilized lumber from a mill on Turkey Creek and typified the simple vernacular wood frame design of many early buildings in its gabled roof with overhanging eaves and unadorned central entrance (Photograph 10). By the 1880s, brick was being employed for some commercial and public architecture. Small business buildings, such as the store erected at 7423 Grandview in 1885, limited exterior ornament to cornice moldings and brackets (Photograph 1). Jefferson County's 1882 public school at 5650 Wadsworth, still visible as part of a newer building, was a solid brick building with segmental arched windows with keystones. In 1891, the Reno Park Lumber and Coal Company established a large lumber yard at 7612 Grandview Avenue (Photograph 11) thereby providing local builders with convenient access to construction materials.

In the nineteenth century, businesses and residences in Arvada were closely associated and often intermingled. Dr. Edward Greene, one of four brothers who came to Arvada from Vermont in the

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[2]**Rocky Mountain News**, 16 March 1884.
[3]The boundaries of the Original Townsite encompass all buildings within the district except the Arvada Flour Mill.
[4]**Rocky Mountain News**, 1 December 1870, 4.

1870s, built a simple frame house with gable roof at 5625 Wadsworth Boulevard near the Grange Hall in 1889 (Photograph 12). Miner Thomas Eustice erected a brick house with steeply pitched gable roof, decoratively arched windows, and a projecting porch with columns next door to Greene at 5613 Wadsworth Boulevard in 1893 (Photograph 12). Just east of the growing business district at the intersection of Wadsworth Boulevard and Grandview Avenue was the 1889 home of Major and Mrs. W.H. Wilson, one of the more substantial dwellings across from the railroad tracks with a fine view of the farmland and the growing city of Denver to the southeast (Photograph 13). In November 1889, the **Denver Republican** reported that Mrs. Wilson "has planned and completed a two-story frame residence, one of the most conspicuous buildings along the Colorado Central railroad. The furniture and finishings are elegant, and the outbuildings in harmony with the residence."[5] In 1902, Lucius Moore purchased and remodeled the residence and a photograph taken in that year shows the house basically as it is today.[6] This residence, located at 7207 Grandview Avenue, is still a notable component of Arvada's architectural heritage, distinguished by its twin two-story bay windows.

Many of the early residences within the district displayed modest Queen Anne details. Dr. Harry Hallock lived in an 1889 one-and-a-half-story frame house with hip and gable roof, a tripartite window, and a wrap-around porch at 7401 Grandview Avenue (Photograph 3). In 1897, civic benefactors D.D. and Clemency McIlvoy also chose a Grandview Avenue location close to the city's early businesses for their home, a two-story brick dwelling with a hip roof with projecting gables ornamented with paneled verge boards, decorative shingles, brick belt courses, and a variety of windows (Photograph 7). The McIlvoy house at 7307 Grandview Avenue became Arvada's Community Building in 1939 and included meeting rooms and the public library.

By the turn of the century, commercial construction in downtown Arvada had become more substantial in scale and architecturally distinguished in design. Grocer and one-time mayor Albert H. Barth erected a two-story brick building which featured an elaborate first story cast iron front in 1898 (Photograph 1). The only building with a cast iron front in Arvada today, the Barth building originally contained a grocery and hardware store on the first floor and a large hall used for community activities on the second. The building, at 7427 Grandview Avenue, although somewhat altered in subsequent years, still features its historic front with fluted and ornamented pilasters and a shopfront cornice, as well as its original large display windows and a recessed entrance. The name "BARTH" is carved in a plaque above the second story windows.

Less elaborate commercial buildings of the late nineteenth and early twentieth centuries were vernacular in design and often distinguished by their brickwork. The one- or two-story buildings were characterized by corbelled, molded, or paneled cornices, often with brackets at the corners. The storefronts featured large display windows with transoms, paneled kickplates, and recessed

[5]**Denver Republican**, 18 November 1889, 5.
[6]**Denver Post**, 1 April 1902, 12; **Denver Republican**, 18 November 1889, 5.

entrances. Also restrained in design was the 1915 Arvada Presbyterian Church, a functional building of light tan brick, with a hip roof with widely overhanging eaves and exposed rafters and a projecting tower with exposed belfry at 5690 Yukon Street (Photograph 14).

Many of the commercial buildings erected during the period before World War I began to incorporate elements of the Commercial style, together with popular architectural features of the Victorian period. The Wiebelt Block, an imposing two-story building at 7403-09 Grandview Avenue erected in 1903, retains its ornamental cornice with dentils and brackets, its storefronts with large display windows and inset entrances, and the double-hung sash windows of the second story (Photograph 1). Elaborate ornamental flourishes were employed in the design of the 1908 Nolan Block erected at 7501-03 Grandview Avenue. The building was constructed using brick from the Denver Shale Brick Company, whose brickyard was located just northwest of Arvada. The building was notable for its twin second story oriel windows decorated with carved festoons, a corbelled cornice, and an angled southeast corner with beveled brickwork (Photograph 2). The building housed the early twentieth century Rexall Drug store of H.A. Ullery and his successors in the drug business, as well as such enterprises as the post office and the telephone exchange.

In 1922, Arvada's Catholic community moved out of a small hall above the First National Bank into a beautiful new church, the Shrine of St. Anne at 7555 Grant Place, one of the most architecturally distinguished buildings within the district (Photograph 15). The Romanesque Revival style church was modeled after Quebec's Shrine of Ste. Anne de Beaupre (built in 1876 and destroyed by fire in 1922) and designed by Harry J. Manning. The **Denver Catholic Register** described the building as "one of the most beautiful little churches in the world." Contractor James K. Mullen's Denver Shale Brick Company provided the red brick for the church, whose seventy-two-foot belltower made it the tallest building in Arvada.[7]

The Arvada Methodist Church also started a new building in 1922 on the former site of its earlier church at 7500 W. 57th Avenue. The congregation completed the basement of the new facility in 1923 and used it as a combined gymnasium, community hall, and chapel until the roof leaked, motivating completion of the building in 1930. The Methodists selected the popular Gothic Revival style for their new church. The brick and stone church's crenelated towers and steep gable with large stained glass window made it an impressive fortress of religion (Photograph 18).

The 1920s were a booming period of construction in Arvada's commercial district. The Nicolino Building was erected at 7605-07 Grandview Avenue in 1925 by Marcello Nicolino with commercial space on the first story and apartments and offices on the second story. It housed the Piggly-Wiggly grocery during 1928-1937. The building's design reflected the Commercial style combined with elements borrowed from other popular architectural influences of the period in its construction

[7]Lois C. Lindstrom, **Shrine of St. Anne: A History** (Arvada: Shrine of St. Anne, 1995); Thomas J. Noel, **Colorado Catholicism** (University Press of Colorado, 1989), 279-280; and **Arvada Enterprise**, 25 December 1947.

of raked brown brick with a flat roof, contrasting cornice with egg and dart molding, paneled piers enframing the facade, and decorative insets of contrasting brick (Photograph 16).

The growing popularity of the automobile during the early twentieth century brought change to the character of buildings erected in the commercial center of Arvada. The Model T was introduced in 1909, and the car quickly became an essential ingredient of American family life. Downtown Arvada, as a supply and service center, continued to provide blacksmith and livery services for farm equipment and horses well into the twentieth century. However, automobiles steadily increased their influence upon the local economy and the built environment. Many transportation-related businesses were located along Wadsworth Avenue in the commercial district.

Among the most notable of the buildings erected to provide for the needs of automobile owners was the 1916 A.L. Davis Block at 5600 Wadsworth Boulevard. Davis utilized the ground floor of the building to house his expanding Davis Garage, a Dodge Brothers and Chevrolet dealership. Constructed of red brick manufactured by the Denver Shale Brick Company, the two-story building featured a prominent location in the heart of Arvada's commercial district, a corner entrance, and a flat roof with corbelled cornice. Davis expanded his business operations northward along Wadsworth in subsequent years, erecting two other brick buildings facing the thoroughfare and absorbing the 1882 school building.

The impact of the automobile widened, bringing new architectural styles to the city. On the eve of the Great Depression, Dr. Elmer Loberg and Henry Layne built a small automobile service station at the southwest corner of Ralston Road and Wadsworth Boulevard. In 1937, the station was expanded to house Herfurth Motors and in 1938 an Arvada Nash agency opened in the building. The structure was further enlarged in 1941 and displayed a vaguely Mediterranean style with red Spanish tile roofing (Photograph 17). In 1937, a Sinclair Oil Company service station was erected at 7309 Grandview Avenue, formerly the site of Benjamin Wadsworth's residence. The service station also reflected a Mediterranean flavor in its stucco walls, Spanish tile trim, decorative arches, and parapets.

By the late 1930s, Arvada was experiencing the influence of Modernistic styles which incorporated such features as streamlined exterior walls, stepped setbacks, flat roofs, curved corners, and ribbons of windows and glass block window panels. The Arvada Electric Company Building, erected in 1939 at 5655 Wadsworth Boulevard, represented the pared down ornament characteristic of the Art Moderne style. The flat roof building was divided into two storefronts by fluted vertical piers. The front was clad with terra cotta blocks and terra cotta panels resembling stone. Glass block clerestory windows and inset entrances with fluted aluminum surrounds also elaborated the facade (Photograph 10).

An Art Moderne style funeral home was erected at 7510 W. 57th Avenue within the district in 1940. The building's flat roof with metal coping, curved corners, speed lines, and glass blocks

made it one of the most modern buildings erected before the war (Photograph 9). The Arvada Lumber Company provided the design for the building, which was operated by the Albers family as a mortuary and their home for over thirty years.

Modernism was also represented within the district by the First National Bank of Arvada at 7530 Grandview Avenue. The bank, which traced its roots in the city to 1896, erected the building in 1903. The First National was one of only two banks in Jefferson County still in business in 1939 and celebrated its success in surviving the Great Depression with a remodeling which resulted in its current appearance. The substantial corner building has a flat roof with metal coping, walls clad with white terra cotta blocks, glass block and tripartite windows, and projecting metal entrance hoods (Photograph 19).

The Craig-Frederick Chevrolet Building, completed in 1947, continued the automobile-related development of downtown Arvada. The two-story Art Moderne style brick building has a curved corner with a panel of glass block windows, metal frame casement windows, a flat roof with brick coping, and a continuous ribbon of metal above first story windows. The building's sleek appearance conveyed a modern attitude attractive to car buyers searching for the most up-to-date vehicles available after World War II (Photograph 14).

The commercial architecture of the post-World War II period added new elements to Arvada's architectural heritage. By the 1950s, new trends in the design of commercial architecture in the United States began to impact Arvada's business district. Buildings in downtown were erected on larger lots as freestanding structures or as clusters of buildings surrounded by open space, generally in the form of parking lots. Projecting roofs, unornamented entrances, large expanses of glass, and blocky forms were popular features of business buildings of the era. Buildings such as 5738 and 5740-50 Wadsworth Boulevard in the Arvada Downtown Historic District, although less than fifty years old and therefore evaluated as noncontributing at the present time, represent the postwar stylistic changes in America's commercial architecture and illustrate the continuing evolution of Arvada's downtown.

Description of Resources Within the District

The following sections describe all of the resources within the district. The resources are divided into contributing and noncontributing categories and grouped by original functions: Commercial Buildings, Residential Buildings, Social and Religious Buildings, Industrial Buildings, and Sites. For the contributing resources, within each category the most important historic buildings within the district are discussed first and the other buildings follow in address order. Following the descriptions is a table providing a complete list of all the resources. In the discussion below, the current address, historic building or business name, current building or business name, name of architect or builder, if known, and year of construction are given. The photograph number refers to photographs included as part of this nomination. Photographs are identified on the map of the

district by a number enclosed by a circle.

Contributing Resources

Commercial Buildings

7403-09 Grandview Ave., Wiebelt Block, Sentinel Newspaper, Louis Zeller (Builder), 1903, Photograph 1. One of only three brick commercial blocks in Arvada in 1904, this two-story, rectangular, painted brick building has a flat roof with a projecting metal cornice with molding, dentils, and brackets. The first story is divided into three storefronts and has an entrance to the upper story. The storefronts have inset central entrances flanked by angled walls. Each storefront has a large plate glass display window sheltered by an awning-like projection. The asymmetrical second story has double-hung sash windows: two windows above the center and eastern storefronts, one window above the entrance to the upper story rooms, and three windows above the western storefront. Two small parapets, one inscribed "Wiebelt," have been removed. Two paneled kickplates have been replaced with brick. The western storefront has paneling next to the entrance and under the windows.

7427 Grandview Ave., Barth Building, Grandview Grille, 1898, Photograph 1. German immigrant and Arvada leader Albert H. Barth erected this building to house his grocery and hardware store. A large second story hall held community meetings. The building has a flat roof, which is stepped down toward the rear, and a plaque inscribed "BARTH" on the center front. The building is divided into three bays with enframed windows with stone sills on the upper story; the central bay features paired windows and the outer bays have single windows. The first story has a cast iron storefront with fluted and ornamented pilasters and a shopfront cornice. Large plate glass display windows with transoms flank the entrance, which has a door with large rectangular light, a transom, and narrow sidelights. An original main cornice and pediment have been removed and the walls are stuccoed, with tile added beneath the display windows.

7501-03 Grandview Ave., Nolan Block, Elegant Glass, 1908, Photograph 2. This building was erected utilizing brick supplied by the Denver Shale Brick Company and housed the post office and a drug store for many years. The two-story brick commercial building has an angled wall facing the street on the southeast. The building has a flat roof with a bracketed, corbelled cornice and the second story features two hipped roof oriel windows with walls ornamented with festoons. Between the oriel windows is a segmental arched window with stone sill and decorative corbel molding above the window. The first story is divided into two storefronts with inset entrances flanked by large display windows. The storefronts have been altered, including addition of brick veneer under windows, stucco over clerestory windows, and a suspended awning above windows. On the east wall a window has been covered, second story windows have bars, and an entrance is altered. A 1940s Odd Fellows Lodge addition abuts the north wall.

7505-07 Grandview Ave., Thomas/Young/Wilbur Block, Cabin Antiques, c. 1900, Photograph 2. This building housed a variety of early Arvada businesses, including a cigar, tobacco, confectionery, and patent medicine store; a clothing store; and a newspaper. The two-story rectangular brick commercial building is crowned by a corbelled cornice with brackets. The upper story has three evenly spaced windows with rock-faced stone sills. The first story has a single storefront with inset main entrance and a secondary entrance on the west. The altered storefront has plate glass display windows and clerestory windows surmounted by an ornamented steel lintel.

7530 Grandview Ave., First National Bank of Arvada, 1903, remodeled 1939, Photograph 19. A bank has occupied this building since its erection in 1903. A meeting hall on the upper story was utilized by many community groups during the early twentieth century. The bank was remodeled to its present appearance in 1939. The boxy two-story building has a flat roof with metal coping. The brick walls of the building are clad with terra cotta blocks on the front (north) and west facing the street. The front has two slightly inset entrances with fluted terra cotta surrounds sheltered by metal hoods bearing the bank name. A garage entrance with metal gates is toward the east end of the front wall. The main entrance is flanked by large plate glass windows. The first story of the west wall has evenly spaced glass block windows and a pedestrian door. The upper story has evenly spaced tripartite windows of plate glass flanked by casements. The northwest corner is ornamented with a two-sided clock and a bank sign and a large "1st" rises above the roof.

5600 Wadsworth Blvd., A.L. Davis Building, 1916, Photograph 6. A.L. Davis erected this building in 1916 to house his growing Dodge and Chevrolet car dealership and garage. In addition, the corner storefront was occupied by a confectionery, while the upstairs featured "elegant modern" apartments. The large two-story building, constructed of red brick from the Denver Shale Brick Company, has an angled corner with entrance facing the major intersection of Grandview Avenue and Wadsworth Boulevard. The building has a flat roof with corbelled cornice; the northern portion of the building is slightly lower but was apparently built at the same date. The corner entrance has double glazed doors flanked by large display windows with white tile beneath the windows and a metal awning sheltering the windows. The west wall has a series of seven entrances: one entrance to upper story apartments and six storefront entrances flanked by display windows with stone sills and transoms. The south and west walls of the upper story have flat arch double-hung sash windows with stone sills. Garage uses were supplanted by storefronts during the 1930s. The corner storefront has been altered by covering of transoms and adding tile below the windows, and a single door has been replaced with double doors in the corner entrance. A window is covered up on the west.

5655 Wadsworth Blvd., Arvada Electric Co., Randy's Stuff, Newt Olson Lumber Co. (Architect and Builder), 1939, Photograph 10. One thousand Arvadans attended the opening of the Arvada Electric Company offices in this building in 1939. The one-story Art Moderne style building has a terra cotta facade divided into two bays by fluted vertical piers which project slightly beyond the roof. Terra cotta panels beneath the ribbons of plate glass display windows resemble granite. The

windows have continuous glass block transoms covered by awnings. The inset entrance on the north has glazed doors and a fluted aluminum surround. Floor mosaic on the southern entrance reads "The Arvada Electric Co." Windows have been filled with brick on the north wall.

5760-66 Wadsworth Blvd., Craig-Frederick Chevrolet, Aquarius Travel, 1946-47, Photograph 4. The eastern one-story portion of this Art Moderne style automobile dealership was erected in 1946 and the two-story section was completed the following year. The two-story portion of the buff brick building has a flat roof with brick coping, and the one-story wing has an arched roof. The building has a curved corner on the southwest; continuous bands of plate glass windows and a ribbon of colored metal above the windows on the south and west. The second story features multi-light casement windows with brick sills and a panel of glass blocks at the rounded corner, as well as a glass block panel on the west. Glazed doors are on the south and west. The one-story wing is slightly inset behind the front of the building and has glass block panels, an overhead garage door, and series of large casement windows. A door on the west has been covered up.

5773-77 Wadsworth Blvd., Powerine Bearcat Service Station, Loberg Building, 1929, additions 1937 and 1941, Photograph 17. This large, irregularly-shaped brick building began as a small service station built in 1929 by Elmer M. Loberg, a dentist, and Henry Layne, civic leader. The building was expanded in 1937 to house a car dealership with second floor apartments. The southern two-story section was erected in 1941. The building has a central brick and stucco tower with a pyramidal hipped roof clad with red tile topped by a false belfry. Flanking the tower are two angled two-story projections with flat roofs with tile trim alternating with a series of short piers. The southern projection has a series of storefronts on the east and north walls which have plate glass display windows, paneled kickplates, and a beveled corner. A one-story hip roof projection (the original service station) on the northeast has a tile roof with wide overhang and plate glass windows. The two-story section on the north has a projecting covered walkway on the first story. Windows of the second story are double-hung sash, with decorative panels above the windows. Alterations to the building include the tower addition, alterations to windows and addition of ornamental panels, and alterations to the one-story service station.

7510 W. 57th Ave., Albers Funeral Home, Driven Youth Ministries, Arvada Lumber Company (Architect), Fletcher Construction Co. (Builder), 1940, Photograph 9. This two-story Art Moderne style building with curved corners has a flat roof stepped down in the center and trimmed with metal coping and a one-story flat roofed projection with curved corner on the west. The walls of the building are clad with stucco, and the corners have speed lines. A projecting, one-story, enclosed brick porch has a central entrance flanked by panels of glass block. Paired windows flank the porch, and triple windows are on the upper story. A curved hood suspended by chains is above the western entrance.

7309 Grandview Ave., Al Anderson Service Station, Sonora Inn, c. 1937. The home of Arvada founder Benjamin Wadsworth was demolished to erect a modern automobile service station on this

site in 1937. The one-story Mediterranean-inspired stucco and concrete building has a flat roof with thick ornamented piers dividing walls and projecting above the roof, as well as an angled corner on the southeast. Walls between the piers flanking the entrance on the southeast have arched parapets with tile ornament. Garage door, pedestrian door, and window openings are decoratively arched. Windows are plate glass, four-light, and multi-light factory style. Two garage door openings have been enclosed. A newer building abuts the service station on the west.

7411-15 Grandview Ave., Norman Building, Legends, 1890, Photograph 1. This gable roof building was erected as a shoe store and residence in 1890. The brick and frame building has overhanging eaves and a gable ornament. The first story storefront has a central inset entrance flanked by display windows with paneled kickplates, as well as an eastern door to the upper story. A paneled storefront cornice is sheltered by a pent roof supported by brackets. The first story of the building is painted brick, the upper story is clad with drop siding, and the apex of the gable has decorative shingles. The upper story has two double-hung sash windows with hoods supported by brackets. The building has been altered with a stairway extension on the east; the addition of new siding, a gable ornament and window surrounds; and storefront remodeling.

7417 Grandview Ave., Etiquette Academy, 1890, Photograph 1. This small one-story brick commercial building has housed a variety of early businesses, including a restaurant, a bakery, and a grocery. The building has a flat roof enframed by brick brackets and a cornice with paneled molding. The storefront has a central inset entrance flanked by angled walls and large display windows. The building has been altered by application of stone veneer to the lower walls.

7421 Grandview Ave., Silver Rose Designs, c. 1895, Photograph 1. This rectangular one-story flat roof brick commercial building housed many early businesses, including a wallpaper store, a tailor shop, and a real estate firm. The building has a cornice with paneled molding and corbelled brick brackets. The central inset entrance is flanked by angled walls and display windows. The building has been altered with the application of stone veneer and alteration of the storefront.

7423 Grandview Ave., Price Jewelry, Village Craftsman, c. 1885, Photograph 1. A variety of businesses have operated from this one-story brick building, including a jewelry store, a creamery, and a furniture store. The building has a flat roof and a bracketed cornice with paneled molding. The building has a central entrance flanked by small windows and plate glass display windows. The principal alteration to the building is the application of wood shingles to a large portion of the front wall.

7425 Grandview Ave., Muench Meat Market, Rose Tea Room, c. 1900, Photograph 1. The Muench Meat Market operated in this building from about 1903 to 1930. This two-story rectangular brick commercial building has a flat roof with cornice with paneled molding and a brick pilaster which extends above the roof. The second story has three, evenly spaced double-hung sash windows with segmental arches, hood molds, and stone sills. The first story has a metal

lintel, plate glass display windows with bracketed frames, and a brick arched entrance leading to a paneled and glazed door with transom and sidelights. Alterations include the brick arched entrance area and wood siding and flower boxes under display windows.

7523 Grandview Ave., Arvada Dry Goods Company, Dee John's Upholstery, 1914, Photograph 8. The Arvada Dry Goods Store operated in this building after it was erected by Charles Graves in 1914. The one-story, rectangular brick commercial building has a cornice of molded brick. The front wall is divided by paneled wood piers, and brick piers with stone trim enframe the building. The center inset entrance is flanked by angled walls and large display windows. New brick has been added beneath the windows.

7605 Grandview Ave., Nicolino Building, 1925, Photograph 16. Italian immigrant Marcello Nicolino erected this building with first story commercial space and apartments and offices on the second floor. The two-story rectangular brick building has a flat roof with a cornice with egg and dart molding; a one-story addition on the west is of similar design. The second story has raked brown brick with contrasting light brick ornaments and two central paired windows flanked by single windows. The first story is divided into storefronts faced with paneled wood, with plate glass display windows and flush doors sheltered by fabric awnings. The first story has nonhistoric siding and storefront alterations.

7611 Grandview Ave., Chuck's Master Service Station, Arvada Auto Upholstery, c. 1936, Photograph 16. This building was originally a Skelly service station and still houses an automobile-related business. The one-story painted brick building has an office on the west and a taller garage on the east; the flat roof is accordingly stepped. A paneled and glazed pedestrian entrance opens into the office, which has multi-light factory style windows on the south and west. A paneled and glazed overhead door provides access to the garage.

7612 Grandview Ave., Reno Park Lumber & Coal Co., Carpet Exchange Clearance Center, 1891, Photograph 11. This very large rectangular one-story building with main arched roof and gabled projection with exposed rafters on the west housed an early Arvada lumber company. The false front facade on the north has an elevated tower bearing the store name. The west wall is clad with corrugated metal; the east wall has diagonal wood siding in bays defined by wood piers; and the front wall is stuccoed. The central inset entrance has glazed doors sheltered by an awning, and the entrance area has plate glass windows.

5642 Wadsworth Blvd., Davis Block Extension, Hobby Center, 1921, Photograph 20. A.L. Davis erected this one-story red brick building to provide more operating space for his automobile business. The building has a flat roof and corbelled brick cornice. The building has a horizontal multi-light window in the upper center of the front wall, which is divided into storefronts with inset doors flanked by angled walls and plate glass display windows sheltered by awnings. The south wall is divided by brick pilasters and has two banks of metal frame factory style windows. The

building is connected across the alley to a building on the south. The storefronts have been altered.

5658-78 Wadsworth Blvd., Davis Building North, D&J Antiques, 1927, Photograph 20. A.L. Davis erected this building with apartments on the second story and storefronts on the first; the Arvada Chamber of Commerce was an early tenant. The flat roof red brick building with corbelled cornice has a two-story section on the west and a one-story projection on the east. A brick pier at the northwest corner has stone trim. Three storefronts with plate glass display windows are on the west (front) of the building, two with inset entrances. The one-story section has two entrances facing north. The second story has evenly spaced double-hung sash windows. There have been some storefront alterations, including the addition of vertical boards beneath windows and wood panels above windows.

5707 Wadsworth Blvd., Borba Blacksmith Shop, Arvada Tavern, 1910, Photograph 12. Originally a blacksmith shop with living quarters above, this building became a tavern in 1933. The building's current appearance dates to the 1940s. The two-story light tan brick rectangular building has a flat roof with cornice of dark red wire drawn brick. The central recessed entrance is flanked by walls with rounded corners and panels of glass block. A ribbon of glass blocks extends above picture windows and the entrance. Two evenly spaced multi-light casement windows with brick sills are on the second story. A secondary entrance on the north has plywood paneling on adjoining walls.

5754-56 Wadsworth Blvd., Ashton Motor Co., La Dolce Vita, 1933, Photograph 22. Ralph E. Ashton built this long, rectangular, one-story building to house his Ashton Motor Company Chevrolet dealership in 1933. The wire drawn painted brick and stucco building has multiple storefronts with large plate glass display windows. Originally the building had garage doors on the north wall; the building was remodeled, adding small storefronts in the 1950s. A projecting cornice with dentils has been added.

5757 Wadsworth Blvd., Ashton Motor Sales Co., Academy of Dance, 1922, Photograph 21. Originally an auto sales and service building, this one-story, rectangular, painted brick building has a flat roof with paneled cornice, corbelled brackets and short piers which project above the roof. The off-center paneled and glazed door is flanked by plate glass display windows with brick sills. An awning extends across the facade.

5769-71 Wadsworth Blvd., Arvada Blacksmith Shop, Beadtrader/Checkered Rabbit, 1925. The Arvada Blacksmith Shop was an early occupant of this one-story, rectangular, painted brick building with flat roof which is stepped down toward the rear. The building, which had been divided into two storefronts by 1946, has a plain brick cornice. The storefronts are separated by a brick pier. On each side of the pier is a glazed door with an adjacent display window. Original red brick and a painted wall sign are visible on the south wall. A band of paneling has been added above lintel

level.

Residential Buildings

7207 Grandview Ave., Wilson Residence, 1889, Photograph 13. This large frame house with hipped roof has hipped dormers facing each direction. The walls are clad with lap siding and have corner pilasters. Two two-story hipped roof bay windows with pilasters at the corners flank the central porch which is topped by a balcony. The porch and balcony balustrade have been altered and cresting on the roof has been removed.

7307 Grandview Ave., McIlvoy Residence, Arvada Urban Renewal Authority, 1897, Photograph 7. This two-story, hip roof, brick dwelling with intersecting front and side gables was the home of an Arvada benefactor. The house has overhanging eaves and paneled verge boards and gable faces are clad with decorative shingles. A small, gabled, off-center entrance projects from the front of the house. The sash and transom parlor window has an arched brick hood mold. The west wall has paired four-over-four-light double-hung sash windows on the upper story, a chimney with corbelled decorative inset, and segmental arched windows on the first story. The east wall features a Queen Anne style window with large central glass surrounded by small lights. Alterations include a handicap ramp to the entrance; firestairs to a second story entrance on the east; a covered up window on the east; and a brick projection on the rear.

7401 Grandview Ave., Hallock/Russell/Foster Residence, Jacquelyn's Fine Apparel, 1889, Photograph 3. This one-and-a-half-story frame house has a cross-gable roof with eave returns and three brick chimneys with corbelled tops. The walls are clad with lap siding and the foundation is composed of rock-faced concrete blocks. The wrap-around porch has column supports. The front gable face features a triple window with two lattice windows. The house has been altered by the addition of a new porch balustrade and railings and the porch stairs have been moved.

5613 Wadsworth Blvd., Eustice House, Kindsfather & Associates, 1893, Photograph 12. Thomas Eustice, a native of Cornwall, England, who suffered from "miner's consumption," built this house in 1893. The two-story painted brick residence with steeply pitched front gable roof and lower overlapping gable has a gable face clad with decorative shingles. The projecting mansard roof porch has bracketed eaves and grouped columns. The central paneled and glazed doors are surmounted by a transom. The first story front features round arched sash and transom windows with tracery in the transoms, and the second story has two segmental arched windows with brick relieving arches and stone sills. Stucco has been applied to the first story, and the windows of the second story have been replaced.

7314 W. 57th Ave., Arvada Hair Company, 1920, Photograph 23. This one-and-a-half-story frame house has a steeply pitched gable roof. The walls are clad with lap siding and the gable faces with coursed shingles. The house has double-hung sash windows. Alterations include enclosure of the

hipped roof porch and addition of a covered entrance.

7318 W. 57th Ave., 1924, Photograph 23. This small gable roof dwelling has walls clad with corrugated metal, double-hung sash windows, and an off-center paneled and glazed door.

7207 Grandview Ave. (rear), c. 1938, Photograph 13. This long, one-story brick building with flat roof is divided into eight evenly spaced apartment units with outside entrances. Adjacent to each door is a double-hung sash window. In the 1940s the building was an auto tourist court.

7315 Grandview Ave., 1909, Photograph 3. This one-story, side gable roof, frame dwelling has a small central gable above the porch entrance. The walls are clad with asbestos shingles atop a stone foundation. The projecting, hip roof porch has square supports and a solid balustrade. The house has two entrances on the front: a center door with diamond-shaped light and a paneled and glazed door to the west.

7317 Grandview Ave., A Touch of Country, 1909, Photograph 3. This one-story, pyramidal hipped roof frame dwelling has lap siding and shed roof enclosed porch.

7401 Grandview Ave., rear, Hallock/Russell/Foster Carriage House, c. 1889, Photograph 23. This one-and-a-half-story gable roof frame building has a small center gable on the north. The walls are clad with drop siding and have two sets of hinged garage doors on the north. Alterations include a shed roof addition on the south and stairs to the second story.

5625 Wadsworth Blvd., Greene House, Native American, 1889, Photograph 12. Dr. Edward P. Greene, Arvada's first public health officer, built this one-story front gable frame dwelling with walls clad with lap siding. The house has an enclosed, projecting, hip roof porch with a small gable above the entrance.

Social and Religious Buildings

5665 Wadsworth Blvd., Clear Creek Valley Grange Hall, Festival Playhouse, 1874, Photograph 10. This building was erected as a meeting hall in 1874 as a joint project of the Clear Creek Valley Grange and the Good Templars organization. Lumber for the building came from a mill on Turkey Creek. The one-story front gable roof frame building has a projecting, gabled entrance with double paneled and glazed doors sheltered by an awning. Concrete stairs to the entrance have metal railings. An addition on the rear is composed of brick and concrete block. A flat roof projection on the south has a casement window and metal slab door. The building was moved to its present site from the adjacent lot to the south in the 1930s, at which time it received a new concrete foundation and stucco was applied to the walls.

7555 Grant Pl., Shrine of St. Anne, Harry James Manning (Architect), James K. Mullen

(Contractor), 1922, Photograph 15. This Romanesque Revival style red brick church was modeled after the 1878 Shrine of Ste.-Anne-de-Beaupre in Quebec. The roughly H-shaped complex includes the original church with gabled, wood truss roof flanked by short towers and a seventy-two-foot brick bell tower with shrine on the southwest; a 1948 rectory addition on the west; hip roof wings on the north and south which date to 1960; and a 1963 hip roof projection extending north. The central gable has overhanging eaves with modillions, terra cotta coping, a stone cross, and a variegated tile roof. The arcaded gable face features a central niche with sculptural figures. A terra cotta frontispiece includes the main, elevated, double door entrance surmounted by a massive rose window. Blue and white terra cotta tiles at lintel level on the gable are continued on the additions on the north and south. The interior includes an altar piece of Italian marble molded by the Daprato Statuary Company and the shrine in the tower contains the wrist bone of St. Anne.

7500 W. 57th Ave., Arvada Methodist Church, Arvada Central Baptist Church, 1922-1931, Photograph 18. This Gothic Revival style brick church with stone trim has a large central gable flanked by crenelated towers. The larger northern tower has wall buttresses, lattice windows, and a double door main entrance facing a steep flight of stairs. The entrance to the smaller southern tower has pointed arch molding. The central gable is ornamented with a quatrefoil vent and a massive semi-circular stained glass window. An educational wing was added to the rear (west) of the building in 1955. A large frame gable supported by brick pillars has been added to shelter the entrance.

5690 Yukon St., Arvada Presbyterian Church, Way of Truth and Life, 1915, Photograph 14. This one-story light tan brick Arts and Crafts-influenced church building has a hip roof with widely overhanging eaves and exposed rafters, a hipped projection on the west, and a tower with exposed belfry at the northwest corner. Windows are tall and narrow, with gold-colored lights of textured glass, each divided by a wood cross. An entrance on the south wall of the west projection has paneled, carved, and glazed double doors, with a carved plaque above the doors. At the center of the south wall is a slightly inset entrance with single carved wood door flanked by piers. At the northeast corner is a hipped roof entrance projection. In 1952, an educational wing was added to the rear (south) of the building. The wing has sculptural sunscreen panels. The raised foundation is covered with diagonal wood siding. Stairs and an entrance on the west side of the bell tower have been removed, and a balustrade has been added to the belfry.

Industrial Buildings

5580 Wadsworth Blvd., Arvada Flour Mills, 1925-26, National Register, Photograph 5. This rectangular wood frame building atop a raised concrete foundation housed one of Arvada's few historic industries, a flour mill. The facility is adjacent to the railroad tracks and includes the two-and-a-half-story mill on the east and a one-story projection on the west with covered dock. The mill has a gambrel roof with overhanging eaves and exposed rafters, while the one-story section has a front gable roof with overhanging eaves and exposed rafters. The walls of the building are

clad with metal stamped to look like brick. The windows of the mill are tall, four-over-four-light double-hung sash. The one-story projection has four-light windows. A covered dock with shed roof and wood post supports faces the railroad tracks on the north. The storage silos associated with the mill are gone, and a handicap ramp has been added. Old equipment and machinery are located next to the mill on the north.

Noncontributing Resources

Commercial

7311 Grandview Ave., Sears Electrical Appliances, Sonora Inn, 1946, Photograph 3. This one-story stucco clad concrete block and brick wall building has a stepped parapet, projecting vigas, ornamental grilles, and arched windows with plate glass.

7509 Grandview Ave., Peterson's Lunch & Billiards, House of Rees, c. 1914, Photograph 2. This small, one-story, rectangular brick building has a remodeled storefront and nonhistoric materials covering the front wall, including stucco, Permastone, and wood paneling.

7511-13 Grandview Ave., Pierce Building, Fox Haven Farms Antiques, 1925, Photograph 2. The front wall of this one-story commercial building is clad with Permastone. The storefronts have been altered.

7515 Grandview Ave., R.O. Graves Building, H.C. Fields (Architect), Academy of the Arts, 1920, Photograph 8. This one-story building has been divided into five bays by imitation "cast iron" pilasters; between the pilasters are decorative arches. Paneling and stucco have been added to the front wall. A cornice has been added, and the storefront has been remodeled.

7519 Grandview Ave., Graves Building, Antique Emporium, c. 1892, Photograph 8. This one-story rectangular brick building with flat roof has an altered storefront, stucco on the walls, and nonhistoric wood ornament above the display windows.

7609 Grandview Ave., G. Robert Clark Home and Office, State Farm Insurance, 1938, Photograph 16. This remodeled one-story building, originally of Art Moderne style, has a center gable and rounded southwest corner. The building has metal coping along the roof and a wood cornice with dentils. The walls are clad with lap siding. Plate glass windows with decorative pediments are on either side of the central inset porch. Walls adjacent to the porch are rounded and have glass block windows. The front of the building has been remodeled with nonhistoric lap siding, an altered porch, and window alterations.

5601 Wadsworth Blvd., Conoco Service Station, Computers, 1951, Photograph 12. This L-shaped one-story concrete block building has a flat roof and ribbon of plate glass windows.

5650 Wadsworth Blvd., Arvada Primary School/Arvada Theater, Bicycles Now, 1882, Remodeled 1920s, Photograph 20. An 1882 schoolhouse with segmental arched windows was incorporated into this building in the 1920s, to create Arvada's first motion picture theater. The building was remodeled again in the 1950s, when the front was clad with Roman brick. The second story gained widely separated multi-light casement windows, and the first story received a large, slightly curved display window with multiple lights.

5675 Wadsworth Blvd., Herfurth Motor Co., Roadies Harley-Davidson, 1940, Photograph 10. This building, originally erected as an automobile sales and service facility, has a flat roof with a shingled mansard overhang projecting above the walls of painted brick and vertical paneling. An angled corner on the northeast has an entrance with glazed door flanked by plate glass windows. Garage door areas are now enclosed.

5705 Wadsworth Blvd., Arvada Army Navy Surplus, 1989, Photograph 21. Replacing a 1939 Safeway store which was destroyed by fire is this 1989 rectangular brick building with flat roof with cornice of decorative brickwork. The brick walls with plate glass display windows sheltered by an awning are enframed by paneled brick piers which extend slightly above the roof.

5709-11 Wadsworth Blvd., Arvada Motor Co., TEC Woodsmithing, 1923, Photograph 21. The Arvada Motor Company, a Star and Durant automobile dealership, was the first occupant of this one-story rectangular brick building with flat roof and two storefronts. The storefronts have been altered and newer exterior materials clad the front wall.

5713 Wadsworth Blvd., Dagenhardt Blacksmith Shop, Penny's Antiques, 1934, Photograph 21. This rectangular one-story brick building has a flat roof, front wall clad with Roman brick, and a center entrance with glazed door flanked by plate glass display windows. The front has been completely remodeled.

5721 Wadsworth Blvd., Scott Hardware Store, Rheinlander Bakery, c. 1910, Photograph 21. G.S. Scott operated a hardware and implements business in this two-story rectangular brick building with flat roof with corbelled brick cornice enframed by brackets which project above the roof. The front is clad with textured material and small mosaic tiles, and the storefront and second story windows have been altered.

5738 Wadsworth Blvd., Geddes Drug Company, Town Square Professional Building, 1952, Photograph 22. This 1952 one-story rectangular brick and concrete block building has a flat roof with sandstone coping, front wall clad with layers of thin orange and red colored brick, large plate glass display windows sheltered by an awning, and inset double glazed doors.

5740-50 Wadsworth Blvd., Hested Stores Co., Ramah Flower Co., c. 1950s, Photograph 22. This one-story rectangular brick building with flat roof has a front wall clad with thin layers of yellow

brick veneer, large plate glass display windows with tile under the windows, an entrance tower, and a heavy metal cornice with brackets.

5751 Wadsworth Blvd., Evans & Bennett Livery Stable, Steve's Meat Market, 1913. This one-story rectangular brick building, originally a livery stable, has stucco walls, altered fenestration, and an added entrance projection on the front.

5752 Wadsworth Blvd., Richter Plumbing/Swanson Laundry, Olde Town Candy Co., c. 1925, Photograph 22. This one-story rectangular brick building has nonoriginal brick veneer on the front wall, an added cornice, and storefront alterations.

5765 Wadsworth Blvd., Holliway Building, 1973. This Modern style one-story brick and cinderblock building has a flat roof with shingled mansard overhang, plate glass windows with metal panels in spandrels, and a projecting, enclosed entrance bay.

Residential Buildings

7305 Grandview Ave., Allison House, c. 1910, Photograph 7. This cross-gable roof frame dwelling with porch with tapered columns was moved to the district in the early 1980s.

Site

Wadsworth Blvd. and West 57th Ave. (northwest corner), Olde Town Square, 1979. This quarter-circle public square consists of raised planting beds, with concrete or vertical wood timber walls containing grass, trees, and shrubs. The outside border of the square is composed of broad concrete sidewalks with inlaid brick of contrasting colors in a basketweave pattern. The curving northern and eastern edge of the square accommodates parking spaces for automobiles. A large lumber company occupied this site until it was destroyed by fire in the early 1960s.

RESOURCES WITHIN THE DISTRICT
*** Listed in Address Order ***

State ID Number	Property Address	Contributing To District?	Year Built
5JF1118	7314 W 57th Ave	Yes	1920
5JF1121	7318 W 57th Ave	Yes	1924
5JF1125	7500 W 57th Ave	Yes	1922-31
5JF1127	7510 W 57th Ave	Yes	1940
5JF1613	7207 Grandview Ave	Yes	1889c.
5JF1643	7207 Grandview Ave (rear)	Yes	1938c.
5JF1614	7305 Grandview Ave	No	1910c.
5JF434	7307 Grandview Ave	Yes	1897
5JF921	7309 Grandview Ave	Yes	1937c.
5JF922	7311 Grandview Ave	No	1946
5JF923	7315 Grandview Ave	Yes	1909
5JF924	7317 Grandview Ave	Yes	1909
5JF1046	7401 Grandview Ave	Yes	1889
5JF1122	7401 Grandview Ave (rear)	Yes	1889
5JF1615	7403-09 Grandview Ave	Yes	1903
5JF927	7411-15 Grandview Ave	Yes	1890
5JF928	7417 Grandview Ave	Yes	1890
5JF929	7421 Grandview Ave	Yes	1895c.
5JF930	7423 Grandview Ave	Yes	1885c.
5JF769	7425 Grandview Ave	Yes	1900c.
5JF432	7427 Grandview Ave	Yes	1898
5JF1617	7501-03 Grandview Ave	Yes	1908
5JF1618	7505-07 Grandview Ave	Yes	1900c.
5JF1619	7509 Grandview Ave	No	1914c.
5JF1620	7511-13 Grandview Ave	No	1925
5JF1623	7515 Grandview Ave	No	1920
5JF1624	7519 Grandview Ave	No	1892c.
5JF1625	7523 Grandview Ave	Yes	1914
5JF437	7530 Grandview Ave	Yes	1903
5JF1626	7605 Grandview Ave	Yes	1925
5JF1627	7609 Grandview Ave	No	1938
5JF1628	7611 Grandview Ave	Yes	1936c.
5JF1629	7612 Grandview Ave	Yes	1891
5JF435	7555 Grant Pl	Yes	1922
5JF1403	Wadsworth Blv & W 57th Ave	No	1979

State ID Number	Property Address	Contributing To District?	Year Built
5JF181	5580 Wadsworth Blv	Yes	1926
5JF433	5600 Wadsworth Blv	Yes	1916
5JF1284	5601 Wadsworth Blv	No	1951
5JF365	5613 Wadsworth Blv	Yes	1893
5JF1285	5625 Wadsworth Blv	Yes	1889
5JF1286	5642 Wadsworth Blv	Yes	1921
5JF1287	5650 Wadsworth Blv	No	1882
5JF1288	5655 Wadsworth Blv	Yes	1939
5JF1289	5658-78 Wadsworth Blv	Yes	1927
5JF312	5665 Wadsworth Blv	Yes	1874
5JF1290	5675 Wadsworth Blv	No	1940
5JF1291	5705 Wadsworth Blv	No	1989
5JF1292	5707 Wadsworth Blv	Yes	1910
5JF833	5709-11 Wadsworth Blv	No	1923
5JF1293	5713 Wadsworth Blv	No	1934
5JF1295	5721 Wadsworth Blv	No	1910
5JF1300	5738 Wadsworth Blv	No	1952
5JF1301	5740-50 Wadsworth Blv	No	1950s
5JF1302	5751 Wadsworth Blv	No	1913
5JF1303	5752 Wadsworth Blv	No	1925c.
5JF1304	5754-56 Wadsworth Blv	Yes	1933
5JF1305	5757 Wadsworth Blv	Yes	1922
5JF1306	5760-66 Wadsworth Blv	Yes	1946-47
5JF1307	5765 Wadsworth Blv	No	1973
5JF1309	5769-71 Wadsworth Blv	Yes	1925
5JF1311	5773-77 Wadsworth Blv	Yes	1929,37,41
5JF1356	5690 Yukon St	Yes	1915

Significance

The Arvada Downtown Historic District, the heart of the original Arvada Townsite, is significant under Criterion A, for its association with Arvada's historic commercial, architectural, social, and transportation history. The district reflects the historic growth and change experienced by Arvada as it evolved from a supply center for the local farming community into a major residential suburb of Denver. The district is notable for its association with the historic commercial development of Arvada, and contains the highest concentration of historic business buildings in the city. The district is significant in the field of commerce for its historic businesses which provided the economic focus of the community, and which range from drug store to automobile dealership and from meat market to bank. The district reflects the intermingling of building types and functions in the early city, including early residences, public buildings, community meeting halls, and religious institutions within its boundary.

The district is also significant in the field of social history, as it includes buildings utilized by the local community as meeting places for civic activities and social events. Within the district are several buildings which were utilized for fraternal meetings, political gatherings, and social occasions. The district was the site of important community celebrations such as the Strawberry and Harvest festivals during the early twentieth century and of political demonstrations such as a 1925 Ku Klux Klan rally. In addition, the district is significant for its transportation history, as it includes portions of Wadsworth Boulevard and Grandview Avenue. Both streets were segments of state highways and today represent the manner in which the commercial district developed around the thoroughfares.

The Arvada Downtown Historic District is also significant under Criterion C for its architecture, which includes some of the finest local examples of late nineteenth and early twentieth century commercial, residential, social, industrial, and religious buildings in the city, dating from the territorial period to the era of renewed development after World War II. The district reflects the eclectic mix of architectural styles which typified Arvada's downtown during the historic period, ranging from buildings with Queen Anne features to Art Moderne style buildings. Most of the buildings within the district reflect the work of local builders and craftsmen utilizing locally produced materials. The district includes the Arvada Flour Mills which was individually listed on the National Register of Historic Places in 1975.

The Period of Significance for the district, 1874-1948, reflects the period from the date of construction of the earliest building within the district (the Clear Creek Valley Grange) to the end of historic development fifty years ago. Within the district are a total of sixty-two resources, of which forty-two (68 percent) are evaluated as contributing to the district, while twenty (32 percent) are evaluated as noncontributing.

A majority of buildings within the district possess the physical characteristics required to be

evaluated as contributing resources. To be contributing, a building should have been present within the district during the Period of Significance and should retain sufficient historic integrity to convey its appearance during that period. Late nineteenth and early twentieth century commercial buildings within the district have been altered in a variety of ways since their construction. Most of the storefronts of commercial buildings have been remodeled to some extent. All of the churches have had additions resulting from expanding membership and functions since their original construction. Remodeling of porches has been the most common alteration to residences.

Two-story commercial buildings which still display integrity of the upper story and maintain original scale, setback, materials, and enough original design features to represent the era in which they were built were evaluated as contributing. One-story commercial buildings which had altered storefronts were also evaluated as contributing if other features, such as wall materials, cornice, setback, and scale, were still intact. Churches which displayed integrity of design, materials, and craftsmanship were evaluated as contributing if later additions did not overwhelm original construction. Houses were evaluated as contributing if the original design, materials, craftsmanship, and scale were apparent. Buildings displaying no original materials and with substantial alterations were evaluated as noncontributing. Buildings erected after the Period of Significance or moved into the district after that period were also categorized as noncontributing. As a group, the buildings within the district are in good condition and display the physical characteristics necessary to convey the historical associations and architectural significance for which the district is being nominated.

Historical Background

Introduction: Early Development of the Arvada Area

The discovery of gold in California in 1848 initiated a westward migration of miners seeking the elusive metal. Arvada became the site of the first documented gold discovery in Colorado when Lewis Ralston, member of a party of prospectors from Georgia who were on their way to California, panned a small amount of gold from Ralston Creek in present-day Arvada on 22 June 1850.[8] The small quantity of gold found by Ralston was not enough to induce the group to establish a settlement, and they proceeded westward. Reports of gold in the region continued to intrigue prospectors.[9]

Eight years later, Ralston accompanied another group of goldseekers to the area. Reaching Ralston Creek on 25 June 1858, the party found a small amount of gold but quickly moved on to avoid Native American hostility. Ralston abandoned the search for the ore, but another Georgian, William

[8]The story of Ralston's discovery is told in Lois C. Lindstrom's, **First Gold: Lewis Ralston and Arvada, June 22, 1850** (Arvada, Colo.: Arvada Heritage Printers, 1992), 1, 11.

[9]LeRoy R. Hafen, "Cherokee Goldseekers in Colorado, 1849-1850," **Colorado Magazine** 15(1938):101-109.

Green Russell, discovered a small amount of gold at the intersection of the South Platte River and Dry Creek in present-day Arapahoe County which became the impetus for a major rush to the area. In November 1858, members of Russell's group helped establish a townsite on the southwest side of Cherry Creek. Named "Auraria," the settlement became a successful supply center for the mining camps and was the nucleus of present-day Denver. In 1859, when three large lode claims were made in what would later become Gilpin, Clear Creek, and Boulder counties, people from across the country came in search of wealth.[10] By early 1859, Ralston Creek was teeming with prospectors. Jefferson was one of the territorial counties of Colorado created in 1861.

Although hopeful goldseekers failed to find their fortunes at Ralston Creek, many of those who came to the area realized that a good profit could be made supplying foodstuffs to the mining camps. A settlement known as "Ralston's Point" or "Ralston" began to grow on a high ridge west of the confluence of Ralston and Clear creeks. By the late 1860s, agriculture was the primary activity in the vicinity of Ralston Creek.[11] The early settlers chose sites near creeks which would provide water necessary for irrigating crops. In May 1867, the **Rocky Mountain News** reported that the agricultural development of Jefferson County north of Golden was progressing, with farmers along Van Bibber and Ralston creeks planting wheat and enlarging irrigation ditches.[12] Most of the early settlers in the area farmed and sold their products to the Denver market, especially nearby North Denver. Agricultural products were also taken by wagon to the mining camps of Central City and Black Hawk. By the 1860s, the population of the Ralston Valley swelled enough to support the construction of several businesses and public facilities, including the first school and church.

Among the early buildings within the settlement was an 1867 frame school at 5650 Wadsworth Boulevard.[13] In 1868, Eldro Upton opened the area's first general store on Grandview Avenue, then known as Pine Bluff Road, the principal route between Denver and Golden. Upton operated the store until 1878.[14] William Graves opened a blacksmith shop at the northeast corner of Wadsworth Boulevard and Grandview Avenue in the late 1860s. Graves recalled that, in terms of development, "there wasn't a bush to be seen anywhere, and only a few skimpy cottonwoods down by the creek yonder. There was mighty little population in these parts at that time."[15]

The Founding of Arvada and Early Development of Downtown

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[10]Arvada Historical Society, **Waters of Gold** (Arvada: Arvada Historical Society, 1973), 2-4; Rodman Paul, **Mining Frontiers of the Far West, 1848-1880** (Chicago: Holt, Rinehart & Winston, 1963); Jerome C. Smiley, **History of Denver** (Denver: Times-Sun Publishing Co., 1901; reprint ed., Denver: Old Americana Publishing Co., 1978), 234.

[11]Arvada Historical Society, **Waters of Gold**, 4, 5, 7.

[12]**Rocky Mountain News**, 16 May 1867, 4.

[13]The frame building was replaced by a brick one in 1882. Arvada Historical Society, **More Than Gold: A History of Arvada, Colorado, During the Period 1870-1904** (Boulder: Johnson Publishing Co., 1976), 101.

[14]Arvada Historical Society, **More Than Gold**, 139.

[15]Arvada Historical Society, **More Than Gold**, 139; **Rocky Mountain News**, 16 March 1884; and Arvada Historical Society, **Waters of Gold**, 12.

The construction of the Colorado Central Railroad through the area had an immediate and lasting impact on the settlement. The Colorado Central was initially organized as the Colorado and Clear Creek Railroad by W.A.H. Loveland of Golden in 1865. Initial plans called for a link between Golden and the Kansas Pacific line in Denver. Construction on that segment, which began in 1868 with the grading of a standard gauge railbed eastward from Golden, was not completed until September 1870. Arvada, originally known as Ralston Station, was a stop on the Colorado Central line. By June 1870, work had reportedly begun on a passenger and freight depot with a connected telegraph office at Ralston Station.[16]

The arrival of the Colorado Central Railroad, which insured a steady supply of new settlers and connections to agricultural markets, coincided fortuitously with the presence of Benjamin F. Wadsworth, an experienced townbuilder. Wadsworth, who is commonly referred to as the "father of Arvada," came to Colorado in 1859 and acquired land in Empire, where he was active in buying and selling mining claims and creating townsites. His wife, Mary Ann Wadsworth, arrived at Empire with their two children in 1862. By 1865, Wadsworth had obtained 160 acres of land at Ralston Point (east of today's Wadsworth Boulevard), which he rented out before establishing a home there in 1869. Wadsworth pursued farming, real estate, and mining interests; organized a church; established a school and the post office; and with Louis Reno, founded the town of Arvada.[17]

By June 1870, the name Arvada had begun to replace Ralston in newspaper articles referring to the community. A formal name had been necessary to secure mail deliveries by the Colorado Central Railroad. Wadsworth's wife Mary Ann chose the name to honor her sister Eliza's husband, Hiram Arvada Haskin. Haskin, a railroad builder and surveyor from New York, had come to Colorado in 1859 and lived in Georgetown, Empire, and Gold Hill. When he died in 1887, the **Golden Globe** stated that Haskin had "spent his Colorado life since 1859 doing good wherever duty called."[18]

Understanding that the arrival of the railroad would lead to continued growth in population, Wadsworth and neighboring homesteader Louis A. Reno began to plan a residential community. On 28 November 1870, the two pioneers drew up a plat for a town east of present-day Wadsworth Boulevard. The plat embraced an area from today's Ralston Road on the north to Grandview on the south and from Yukon on the west to Upham on the east. With the exception of Ralston and Grant, the street names today are different than those assigned by Wadsworth and Reno. Fifty-five of the buildings in the Arvada Downtown Historic District lie within the boundaries of the original

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[16]David S. Digerness, **The Mineral Belt: Volume III--Georgetown, Mining, Colorado Central Railroad** (Silverton, Colorado: Sundance Publications, Ltd., 1982), 280-88; Arvada Historical Society, **More Than Gold**, 86; and **Denver Republican**, 28 June 1870, 7. The depot is no longer extant.

[17]Arvada Historical Society, **Waters of Gold**, 48; and **More Than Gold**, 1.

[18]Arvada Historical Society, **More Than Gold**, 1, 2.

townsite.[19]

On 27 December 1871, a farmers' club including members from Clear Creek and Ralston Creek valleys was established. In June 1873, the Ralston Farmers' Club organized. Colorado's first Grange, Ceres No. 1, composed of members of the Clear Creek Farmers Club, was organized in February 1873. Clear Creek Valley Grange No. 4 received its charter in December 1873. A farmers' hall serving the Clear Creek Valley Grange was built, in association with the Good Templars, in 1874.[20] Now one of the oldest Grange buildings in the United States, the structure stands at 5665 Wadsworth Boulevard. The Clear Creek Valley Grange was active in organizing the Grange Mutual Insurance Company of Colorado, in providing agricultural displays for the Arvada Harvest Festival, and in campaigning to rid Clear Creek of mine tailing pollution. The hall was also used for broader community purposes, such as for religious services by the Arvada Presbyterian Church and for public debates on topics such as women's suffrage.[21]

Arvada grew slowly, with none of the boom development experienced by mining camps such as Central City and Leadville. The town quickly settled into a comfortable status as a supply and service center for the local farming community. Those with an eye toward the future envisioned it as a residential alternative to Denver. The 1877 State Business Directory had only six listings for Arvada, which was described as a station on the Colorado Central Railroad with a population of about one hundred. Included in the directory were: E. Upton, general merchandise; W. Groves [Graves], wagonmaker and machinist; Mrs. Mary E. King, teacher; a Good Templar's Lodge; and two Granges. In 1882, the settlement received a new brick school, built on the same site on Wadsworth Boulevard where the frame school had been erected. The hipped roof structure was constructed by Jefferson County School District No. 2. In 1889, the **Denver Republican** reported that the school served forty-five pupils.[22]

Arvada remained a small, somewhat denser area of settlement in the surrounding rural environment during the 1880s. An 1884 **Rocky Mountain News** article stated that "almost all the land within view of the town is cultivated, and no finer view can be had than when the golden harvests are attacked by hundreds of mowers and reapers at the proper season. Nearly all the farms are cultivated by actual and resident owners."[23] George A. Crofutt, in his 1885 guide to Colorado,

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[19]Jefferson County Clerk and Recorder, "Town of Arvada," Plat Book 1, page 7, 28 November 1870, in the files of the Jefferson County Clerk and Recorder.

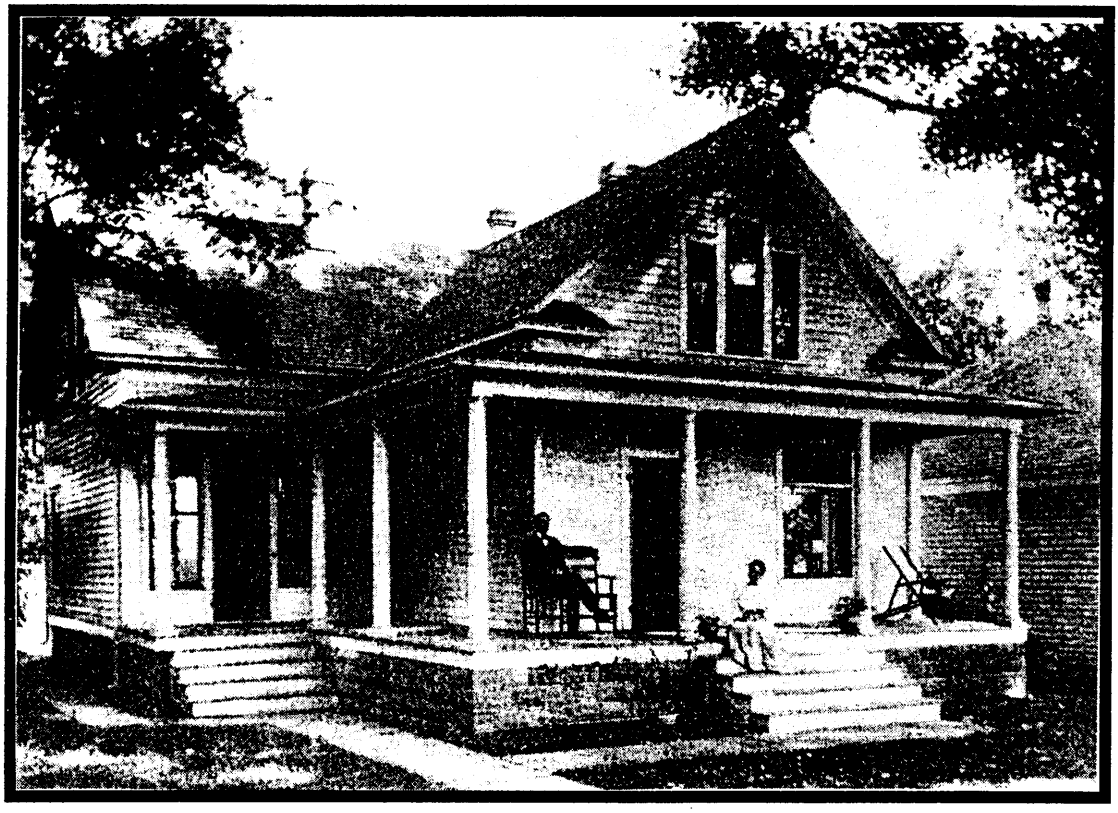
[20]Arvada Historical Society, **More Than Gold**, 75-76.

[21]Arvada Historical Society, **More Than Gold**, 75-76; **Colorado Granger**, March 1973; **Denver Post**, 25 December 1973 and **Roundup**, 15 March 1970, 7; Colorado State Grange, **Colorado State Grange History** (Westminster, Colo.: North Suburban Publishers, 1975); and Lois Lindstrom, **Footprints on the Way: Arvada Presbyterian Church, 1904-1984** (Arvada: Arvada Presbyterian Church, 1986).

[22]This building still exists, entombed by a later commercial building, at 5650 Wadsworth Boulevard. Arvada Historical Society, **More Than Gold**, 103; and **Denver Republican**, 18 November 1889, 5.

[23]**Rocky Mountain News**, 16 March 1884.

described Arvada as "a small station on the 'C.C.' Division of the Union Pacific Railway. . . The town contains a scattered population of about 200, mostly engaged in farming, gardening, and horticulture."[24] An 1886 newspaper article observed that Arvada was "surrounded on all sides by agricultural farms, livestock ranches, dairies, market gardens, and orchards."[25]



The 1889 Hallock-Russell-Foster House at 7401 Grandview Avenue over the years served as home and office to three Arvada physicians and now houses a retail clothing store. SOURCE: **Arvada, Just Between You and Me**, 14-15, circa 1906-08 photograph.

The 1890s saw more significant development within the town with the opening of additional enterprises providing services to the growing agricultural hinterland. The Reno Park Lumber and Coal Company established a large lumber yard at the southwest corner of Wadsworth Boulevard and Grandview Avenue in 1891. The Jefferson County Bank was founded in 1896, and would

[24]George A. Crofutt, **Crofutt's Grip-Sack Guide to Colorado** (Omaha, Nebraska: The Overland Publishing Co., 1885), 68.

[25]Works Progress Administration, "History of Golden, Jefferson County, Colorado," WPA Project #3548, extract from a Golden, Colorado, newspaper of 19 February 1886.

build a substantial building at the corner of Wadsworth Boulevard and Grandview Avenue at the beginning of the next century. The 1895 State Business Directory showed a considerable increase in listings for Arvada: two blacksmiths, a general merchandise store, two carpenters, a grain dealer, a physician, a justice of the peace, a dry goods and grocery store, the Methodist Episcopal Church, a dealer in real estate, a lumber company, a hay dealer, a meat market, and a shoe and leather manufacturing plant.

In 1897, D.D. and Clemency McIlvoy built a large brick house at 7307 Grandview Avenue across from the railroad tracks in an area that attracted several prominent families. The McIlvoys had arrived in Central City in 1859, and failing to find their fortunes in mining, settled near Arvada and engaged in farming. In 1919, Mrs. McIlvoy presented Arvada with a deed to three acres of land surrounding her house for the creation of the town's first public park. After her death, the McIlvoy house was used by the American Legion and the Ladies' Auxiliary. In 1939, the house became the Arvada Community Building, and it included meeting rooms for local organizations.[26]

A frame railroad depot (demolished) was constructed in Arvada by the Union Pacific Railroad (UP) in 1890. The UP had acquired the Colorado Central by lease in 1879 but had preserved the Colorado Central name in operations. The route through Arvada became the Union Pacific, Denver, and Gulf Railway in 1890. In 1898, the Colorado and Southern Railway (C&S) was organized to take over this and other UP holdings.[27]

Incorporation and Improvement of Arvada, 1900-1919

Transportation access to Arvada was enhanced in December 1901 when the Denver, Boulder, and Northwestern Railway Company (D&NRC) constructed an interurban electric railway connecting the community to the Denver streetcar system in northwest Denver. The D&NRC was a subsidiary created by the Denver Tramway Company, which owned coal deposits north of Arvada near Leyden. The construction of the interurban railway provided a convenient means of transporting coal to the Tramway powerhouses in Denver.[28] For Arvadans, it meant fast, efficient transportation to and from Denver. Several Arvada residents were able to work in Denver and live

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[26]O.L. Baskin & Co., **History of Clear Creek and Boulder Valleys** (Chicago: O.L. Baskin & Co., 1880), 580-581; Arvada Historical Society, **Arvada: Just Between You and Me** (Boulder: Johnson Publishing Co., 1985), 75-77, 81-82, 171-173; and Arvada Historical Society, **More Than Gold**, 210.

[27]The Chicago, Burlington and Quincy Railroad acquired the C&S in 1908, and, in 1970, merged with other railroads to form the Burlington Northern. For most of the twentieth century, the run between Denver and Golden was known as "the Beer Train," since the major traffic source on the line was shipments to and from the Adolph Coors Brewery in Golden. Digerness, 280-88; and F. Hol Wagner, **The Colorado Road: History, Motive Power, and Equipment of the Colorado and Southern and Fort Worth and Denver Railways** (Denver: Intermountain Chapter, National Railway Historical Society, 1970), 303.

[28]A spur from the main interurban route along today's Wadsworth Bypass ran south of the railroad tracks to Vance Street southeast of downtown.

in Arvada, others were employed by the Tramway, and some also worked at Leyden.

In April 1902, a **Denver Post** boasted "The Tramway Adds Another Suburb to Denver" and devoted a full page to describing the new Arvada territory. The newspaper observed that "Arvada has seen better days," arguing that after an initial burst of activity in the 1860s the area had grown "fat and languid with overfeeding and drifted off into a regular Rip Van Winkle sleep." The coming of interurban streetcar service was seen as the impetus for Arvada's reawakening. Cars ran on the hour from six a.m. to eleven p.m., with a scheduled travel time of forty minutes to downtown Denver.[29]

For Arvadans, the interurban provided greatly improved access to jobs, recreation, and shopping in Denver, particularly in the era before paved roads and the ubiquitous automobile. The improvement enhanced the potential of Arvada for suburban housing:

> Arvada is now becoming recognized as one of the most desirable of all the suburban towns of Denver in which to live. Its fine location, beautiful perspective, healthful climate and pure air, untainted by the smoke of the smelter and the unwholesome odors of the slaughter house, make it an ideal residence section.[30]

A number of newspapers made note of the impact of the streetcars on Arvada. The **Denver Times** observed that "the population has increased, building activity is spreading and a commercial revival is in progress." The **Colorado Transcript** reported

> . . . passing through Arvada on the C&S we noticed a large amount of improvement in progress. New dwelling houses appearing on every hand. This boom in building is doubtless caused in a measure by the advent of the electric line of the Northwestern which now has an hourly service to their doors.

Arvada's streetcar connection was further enhanced in 1904, when a western extension of the interurban line was opened to Golden.[31]

A pamphlet boosting Arvada was published in 1903, describing the community in glowing terms. Judge J.L. Berry listed the types of businesses operating in the town and stated that "many new homes have been built during the past two years. . . ." Judge Berry opined that "Arvada is the prettiest suburban town of the beautiful city of Denver and is just far enough away, and just retired

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[29]**Denver Post**, 1 April 1902, 12.

[30]Ibid.

[31]**Denver Times**, 26 August 1902, 4; **Golden Transcript**, 2 April 1902; and William C. Jones, F. Hol Wagner, Jr., and Gene C. McKeever, **Mile-High Trolleys** (Golden, Colorado: Intermountain Chapter, National Railway Historical Society, Inc., 1965), 18.

enough to be a spot for the building of ideal homes."[32]

Arvada's Strawberry Days, forerunner of the Harvest Festival, featured berries, cream, and a footrace and was documented in this c. 1914 photograph, which shows the north side of Grandview Avenue. SOURCE: **Arvada Citizen Sentinel**, 9 September 1971.

One of the new businesses in town was that of Theodore Wiebelt, a tubercular who came to Colorado for health reasons, and in 1903 erected a substantial brick block with first story storefronts and upper story rooms (7403-09 Grandview Ave.). Wiebelt and his wife Elizabeth lived in rooms upstairs and operated a pool hall on the first floor. The Wiebelts also had a cigar store and barber shop in the frame building to the west. The Arvada State Bank was established in the building in 1909. Other long standing businesses in the Wiebelt Block included the Arvada Mercantile Store and Peterson's Pool Hall and Lunch. The Arvada Post Office was located in the

[32]Judge J.L. Berry, **Arvada, Colorado Facts and Figures** (N.p., c.1903), in the files of the Colorado Historical Society, Denver, Colorado.

Wiebelt Block in 1912.[33]

David H. Moffat's decision to create a new railroad westward from Denver was another transportation development which impacted the Arvada area. The Denver, Northwestern and Pacific Railroad was created in 1902 and reached the Western Slope of Colorado by 1905. The line ran from Denver westward, with Salt Lake City, Utah, as its planned destination. The line was reorganized as the Denver and Salt Lake after Moffat died and reached its westernmost point at Craig, Colorado, in 1913. The tracks approached Arvada from the east and turned northwest after crossing Sheridan Boulevard, passing a half mile north of the town's commercial area. The railroad did not have a depot at Arvada but did have a flag stop where the line crossed Lamar Street. The route was later acquired by the Denver and Rio Grande Railroad. The construction of the Moffat Tunnel (1927) and the Dotsero Cutoff (1934) eventually placed Arvada on a transcontinental railroad line.[34]

Town founder Benjamin Wadsworth had advocated incorporating the community as a municipality as early as 1887. An effort to incorporate Arvada was made in May 1903 but failed on a ninety to sixty vote. The **Denver Republican** reported that "many of the most progressive citizens voted against the measure thinking the present time is too soon for incorporation."[35] A second attempt was made later in 1903, and it, too, was voted down.[36] The following year another effort was undertaken to incorporate the town. A petition signed by forty-three residents of the area was filed with the County Court on 25 June 1904. On 26 July 1904, an election was held and the incorporation of Arvada was approved by a margin of 159 to 62. The first election for town officers was held 8 September 1904, at which time Dr. Russell was selected the town's first mayor.[37]

Arvada began to take on the trappings of a municipality during the 1904-1919 period. The town government was established and began operations, with town offices located in an existing building at 7622 Grandview Avenue (razed in 1978).[38] The installation of a town water system was perhaps the most notable public improvement of the era. In 1909, the Town Board selected

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[33]Arvada Historical Society, **More Than Gold**, 148-149; Arvada Historical Society, **Arvada: Just Between You and Me; Denver Republican**, 23 October 1909; Arvada Historical Society, "Sanborn Map Annotated to Show Ownership in 1917."

[34]Kenton Forrest and Charles Albi, **Denver's Railroads: The Story of Union Station and the Railroads of Denver** (Golden, Colorado: Colorado Railroad Museum, 1981), 9 and 199.

[35]**Denver Republican**, 27 May 1903.

[36]Arvada City Clerk, "Incorporation of Town of Arvada," prepared by John H. Schultz, Town Attorney, 16 May 1922, in the files of the Arvada City Clerk, Arvada, Colorado.

[37]Arvada Historical Society, **More Than Gold**, 177-78. Buchtel later served as Governor of Colorado from 1907 to 1909.

[38]The 1910 enumeration was first census providing a population count for the Town of Arvada. Earlier censuses produced numbers for "Arvada Precinct," but those counts included substantial surrounding territory and are not comparable to the 1910 number, which is for persons living within the corporate boundary.

George H. Sethman to study and design a water system for Arvada. In 1910, an elevated steel water tank, wells, pumps, and water mains were constructed.[39]

The Arvada Pressed Brick Company brickyard was established by Denver contractor James J. Cooke approximately a mile northwest of Arvada in 1906. J.K. Mullen purchased the operation in 1908, when it was known as the Denver Shale Brick Company. The business supplied building materials for such important Arvada buildings as the Shrine of St. Anne, the Nolan Block (7501 Grandview Avenue), the Davis Block (5600 Wadsworth Boulevard), and the Arvada High School (on Ralston Road near Upham Street, razed). The facility closed in 1924 when suitable brick clay at the site had been depleted.[40]

The Arvada Commercial Club was organized in early 1907 to boost the business prospects of the town. The club advocated lowering the streetcar fare to Denver from a dime to a nickel, thus enhancing the attractiveness of Arvada as a residential suburb. The group also supported the construction of a municipal waterworks system. A 1907 newspaper article on the town observed that "the country surrounding Arvada is rapidly settling up in five and ten-acre tracts, and a large amount of the stuff produced is marketed here. Although the tramway gives an hour service to Denver, the people do much of their shopping right in Arvada."[41]

The 1909 Baxter directory reflected the growth of Arvada's business sector. Previous State Business Directory listings for Arvada had been notable for their brevity. Arvada listings in the 1909 directory encompassed eight-and-a-half pages and included listings for the Colorado Telephone Company, an electric lighting company, restaurants, blacksmith shops, two barbers, real estate and insurance agents, physicians, attorneys, carpenters, and several churches.[42] Notable for their absence in the 1909 directory were any saloons. Ubiquitous in other towns, they were shunned in Arvada. One 1907 newspaper article commented on this lack: "There are no saloons in Arvada. There were formerly some 'clubs,' where cheer for the inner man might be obtained but since [the incorporation] election these have gone out of existence."[43]

The 1917 Sanborn fire insurance map of Arvada provides the first detailed depiction of Arvada's physical development and land uses. At that date Grandview Avenue, particularly between Yukon

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[39]Arvada City Clerk, "Interesting Historical Facts from Minute Books," extracts from Town Board minutes, in the files of the Arvada City Clerk, Arvada Colorado; and Arvada Historical Society, **Arvada Just Between You and Me**, 25-26.

[40]Marcetta Lutz, "Brick Yard is Example of Early Arvada Business," **Arvada Sentinel**, 17 March 1983, 12. In later years, the business was called the Denver Pressed Brick Company.

[41]**Rocky Mountain News**, 7 June 1907, 13.

[42]S.W. Baxter, **Baxter's Directory** (Denver: S.W. Baxter, 1909; and **Rocky Mountain News**, 7 June 1907, 13. While some of the bulk in the Arvada section in the 1909 directory was due to display advertisements for various businesses, the number of individual listings was substantially greater than observed at the turn of the century.

[43]**Rocky Mountain News**, 7 June 1907, 13.

and Vance, was the town's commercial core. The street featured one and two-story, principally brick buildings. Wadsworth Boulevard had not developed as a north-south commercial axis by that date; the street possessed only four commercial buildings between West 57th Avenue and Grant Place. By a large majority, the dwellings of the town were of frame construction.[44]

Arvada's population rose to 915 persons in 1920, an increase of just 75 persons, or 8.9 percent over the 1910 figure. Although agricultural profits had already begun to decline during the 1920s, advances in other sectors of the economy resulted in a decade of fairly rapid growth for Arvada, with the town's population increasing by 39.5 percent to reach 1,276 by 1930. With a growing population came the need for larger schools, and Arvada High School was completed in 1920 at Ralston Road and Upham Street. With space freed in a school on Zephyr Street, the lower grades moved there from the 1882 school on Wadsworth Boulevard. The old school was converted to a motion picture theater in 1921 and incorporated, with a red brick facade, by A.L. Davis into his complex of buildings along Wadsworth Boulevard.

The town paved portions of streets within the commercial area in the early 1920s. Grandview Avenue from Yukon Street east to the streetcar tracks (today's Wadsworth Bypass) was paved in 1921. Wadsworth Boulevard from the railroad tracks north to Ralston Road was also paved. Two state highways, Highway 72, an east west route, and Highway 121, a north-south route, passed through Arvada. In 1921, local interests hoped for Highway 121 to be designated the principal north-south road from Denver to Boulder and northern Colorado, but Federal Boulevard in Denver was selected instead.[45]

Arvada Catholics secured a permanent place of worship and a significant architectural addition to Arvada's downtown fabric when the Shrine of St. Anne was dedicated at Grant Place and Webster Street in June 1922. Designed by architect Harry James Manning and built by the J.K. Mullen Construction Company, the edifice was described as "the most impressive small church in America" and "a gem." With the exception of the town water tower, the church's belltower was and remains the tallest structure in the older area of Arvada.[46]

St. Anne's was the scene of pro- and anti-Ku Klux Klan demonstrations during the 1920s, as that secret organization gained substantial power for a brief period in Colorado. A Denver Klavern was established in 1921. The Klan of the 1920s put forward a platform of "100 percent Americanism," support for law and order, and anti-Catholic, anti-black, and anti-Jewish rhetoric and actions. In

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[44]The analysis of 1917 land use and development is based on Sanborn Map Company, "Arvada, Colo.," fire insurance map (Pelham, New York: Sanborn Map Company, 1917), which shows building outlines, uses, and building materials for the area bounded on the north by Ralston Road, on the east by Vance Street, on the south by the railroad tracks and lots on the north blockface of Grandview, and on the west by Allison Street.

[45]Arvada Historical Society, **Arvada, Just Between You and Me**, 87.

[46]Lindstrom, **Shrine of St. Anne**; Noel, **Colorado Catholicism**, 279-80, quoting the **Arvada Enterprise** and **Denver Catholic Register**.

Colorado, chapters were present throughout the state and the Klan was credited with electing Governor Clarence Morley and other officeholders in 1924. Arvada historian Lois Lindstrom states that "there were Klan members in Arvada," and noted such local activities as Klan meetings in the Bank Hall and cross-burnings on nearby hills and in front of Catholic-owned businesses. The Klan was featured under student activities in the Arvada High School yearbook of 1924, sought to make presentations to local church gatherings, and presented the Town Board with a tall flagpole, erected in May 1925 at the corner of Grandview and Webster streets.[47]

In 1925, an estimated ten thousand Klan women marched to Arvada and burned a cross on the steps of the Shrine of St. Anne. In response, the same number of Catholics, led by Denver area Knights of Columbus and Holy Name societies, marched from the Regis College campus in north Denver to Arvada to protest the Klan and support St. Anne's. Klan influence and membership faded quickly, although some Klan activities were reported in Arvada as late as December 1926.[48]

The popularity of the automobile had a lasting impact on Arvada. The paving of Highway 72 from Denver in 1925 prompted Arvada to celebrate with a downtown Harvest Festival in October. The festival became an annual event and included displays and contests of agricultural products, parades, and entertainment. Interestingly, the impetus for paving the state highway from Denver to Arvada may have been the construction of the Shrine of St. Anne, whose shrine, located in the belltower, contained a fragment of the wrist bone of St. Anne. According to the **Arvada Enterprise**, the road was paved to facilitate pilgrimages of the infirm seeking cures at the shrine.[49]

Striking changes in town land use resulted from the introduction of the automobile. The 1917 Sanborn map showed three automobile-related buildings in the commercial district of Arvada, all on the north side of the 7500 block of Grandview Avenue. By contrast, the 1941 map revealed four automobile sales and service establishments, two service stations, and a Continental Oil Company bulk station. By the latter date, Arvada's automobile focus had shifted to Wadsworth Boulevard between Grandview Avenue and Ralston Road. The town's location on two state highways and its role as a service center for the surrounding agricultural area contributed to it possessing more automobile sales and service facilities than the typical community of its size.

Two of the Arvada's largest historic buildings had their origins in the automobile industry. The A.L. Davis Building at 5600 Wadsworth Boulevard initially housed a Dodge Brothers car dealership and garage on its first floor, while the Loberg Building, 5773 Wadsworth Boulevard, expanded from a

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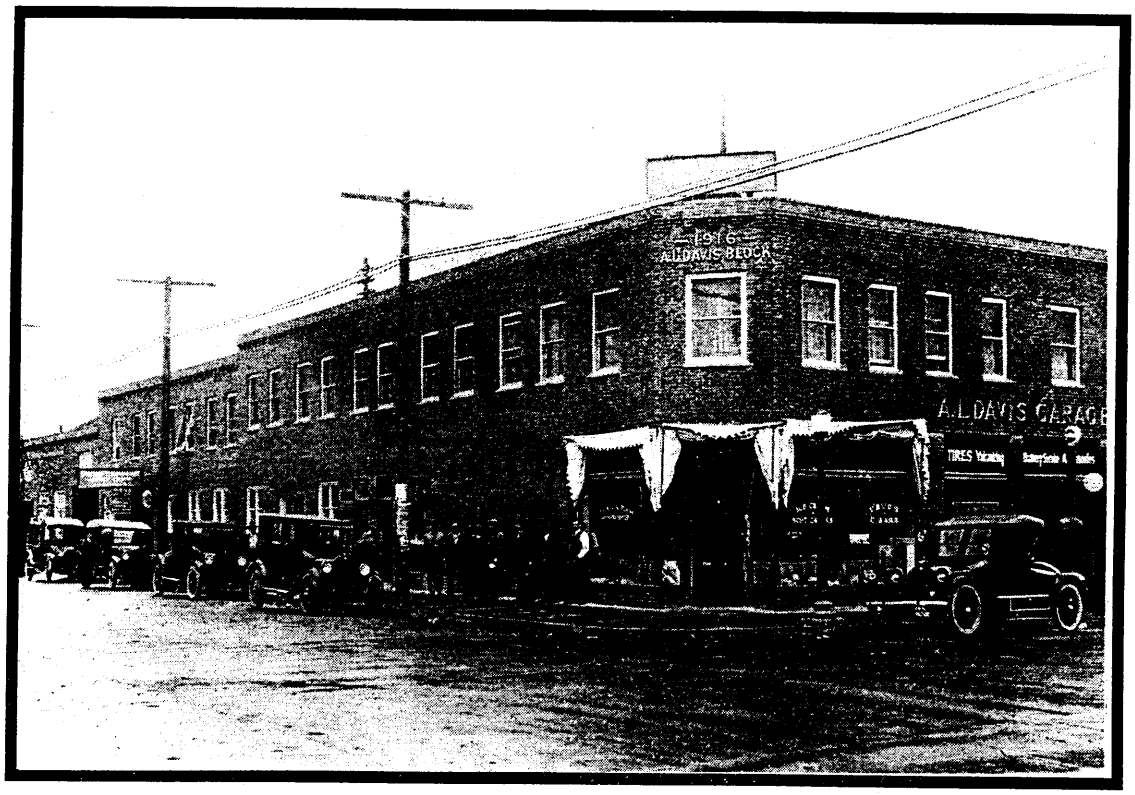
[47]Robert A. Goldberg, **Hooded Empire: The Ku Klux Klan in Colorado** (Urbana, Illinois: University of Illinois Press, 1981); Lindstrom, **Shrine of St. Anne**, 33-37; Arvada High School, "The Arvada High School Museum," brochure (Arvada, Colorado: Arvada High School, December 1996); Lindstrom, **Footprints on the Way**, 34; and Arvada City Clerk, "Interesting Historical Facts from Minute Books," extracts of Town Board minutes, in the files of the Arvada City Clerk, Arvada, Colorado.

[48]Lindstrom, **Shrine of St. Anne**, 37; Noel, **Colorado Catholicism**, 280; and Lindstrom, **Footprints on the Way**, 34.

[49]Noel, **Colorado Catholicism**, 280.

small Bearcat service station to include a garage, automobile dealership, and retail stores, with second story apartments. The residence of Arvada's founding father, Benjamin F. Wadsworth, was razed to make way for a Sinclair service station (7309 Grandview Avenue) in the late 1930s.

In 1922, the Arvada Methodist Church raised funds for the construction of a new building on the site of its earlier chapel (7500 W. 57th Avenue). The basement of the new building was dedicated in December 1923, and the congregation continued to use the uncompleted structure as a gymnasium, community hall, and place of worship until the leaking roof motivated the group to finish the rest of the building in 1930, an accomplishment somewhat tempered by the accompanying debt which the congregation carried during the Great Depression. In 1955, a new educational wing was completed.[50]



The 1916 A.L. Davis Block, 5600 Wadsworth Boulevard, housed Davis's car dealership and garage, C.R. Buck's confectionery, and upper story apartments and offices. SOURCE: Elaine Kanatzar, Arvada, Colorado.

[50]Arvada Historical Society, **Just Between You and Me** (Boulder: Johnson Publishing Co., 1985), 93 and 1932; **Denver Post**, 3 November 1964, 4; and Ted Johnson, **Arvada United Methodist Church** (Arvada: Arvada United Methodist Church, 1970), 3-19.

Manufacturing remained relatively unimportant in Arvada's economy during the period between the wars. An exception was the Arvada Flour Mills, producer of Arva-Pride flour, constructed by Eugene E. Benjamin in 1925-26. Benjamin, who had worked at other mills in Colorado, operated the Arvada mill with only a part-time assistant. The mill began operations in 1926, already facing an economic downturn in agricultural prices, but survived the 1930s and in 1944 was sold to Frank Tiller, who continued the operation into the 1950s.[51]

The Great Depression of the 1930s brought hard times to Arvada and the surrounding agricultural community. Arvada resident Marie Meininger recalled that "everyone had a garden, chickens, a goat or a cow, so all shared produce instead of money, which was scarce."[52] Several businesses failed, town employees and school teachers took pay cuts, and some residents tried panning for gold in Ralston Creek to raise cash. Like many substantial homes in Denver, the grand home of Major W.H. and Mary Wilson (7207 Grandview Avenue) became a boarding house/apartments during the economic downturn of the 1930s. During the 1940s, the property, was part of an early tourist motel, the Grandview Avenue Auto Court, and it was known as the Arvada Motel in the 1950s.[53]

By the beginning of 1933, Jefferson County had 950 families on the public relief rolls; 350 of the families were from the Arvada area. Various public works programs helped the community through the hard times, while at the same creating beneficial public improvements. Civil Works Administration projects in 1933 oiled and landscaped streets, improved the athletic facilities at Arvada High School, and created parking on the south side of Grandview Avenue between Webster and Vance streets by constructing a stone retaining wall. The Works Progress Administration (WPA) provided funds for the remodeling of the Arvada Grade School, installation of curbs and gutters, and replacement of a water main. The construction of the Arvada sewage treatment plant in 1939 was also a WPA project.[54]

Despite the economic downturn of the 1930s, Arvada's population continued to grow, but at a more restrained pace. The 1940 Arvada population of 1,482 was just 16.1 percent above that of 1930. City directory listings for the 1930s and 1940s identified a number of persons working for such distant employers as Gates Rubber Company, Hendrie and Bolthoff, and Swift and Company. During World War II, city directories revealed that a number of Arvada residents were employed at the Denver Ordnance Plant of Remington Arms (the site of today's Denver Federal Center).

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[51]Lois C. Lindstrom, **The Old Mill: Arvada Flour Mills, 1925-1980** (Arvada: Arvada Historical Society, 1980).

[52]Marie Meininger, "First Baptist Church of Arvada, 1931-1981," 1, in the files of the Colorado Historical Society, Stephen Hart Library, Denver, Colorado.

[53]Arvada Historical Society, **More Than Gold**, 50-51; and Arvada City Directories.

[54]Stephen J. Leonard, **Trials and Triumphs: A Colorado Portrait of the Great Depression, with FSA Photographs** (Niwot, Colorado: University Press of Colorado, 1993), 218; **Arvada Just Between You and Me**, 144, 145, 168; and Lindstrom, **Footprints on the Way**, 36.

The town's first zoning ordinance was enacted in September 1939. A business district was defined in an area located between Ralston Road and the railroad tracks and Yukon Street and Upham Street. The remainder of the lands within the town were zoned residential. The ordinance permitted physicians or other professionals to operate their offices in their private residences and permitted customary home occupations if incidental to the residential use.[55]

Post World War II Suburbanization, 1945-Present

Between 1904 and 1944, the municipal boundaries of Arvada did not change. During that period, Arvada evolved into a farm service center, surrounded by an area of intensive agricultural production divided into small, closely-spaced farming tracts. A 1948 study of the Arvada community by the University of Denver Geography Department concluded that

> Arvada displays few of the characteristics of a suburban community. It more nearly fulfills the position of a full-fledged satellite city, adjacent to Denver. It displays more complete service and retail facilities than are usually found in suburban agglomerations several times its size . . . Arvada, Littleton, and other minor cities have the distinct advantage of having both proximity to Denver and at the same time a nucleus and individuality of their own,depending only in a minor way upon the city for their existence.[56]

During the late 1940s, the town added 87.5 acres to the original townsite. Annexations in the late 1940s marked the first increases in the area of the Town of Arvada since its incorporation in 1904 and represented the beginning of the transition of Arvada from a rural service center to a major suburban city.

In addition to residential expansion, downtown Arvada experienced a good deal of building activity in the late 1940s. The Craig-Frederick Chevrolet dealership was erected in 1946-47 at the northeast corner of Wadsworth Boulevard and Grant Place (5760-66 Wadsworth Blvd.). A rectory addition was built on the west side of the Shrine of St. Anne in 1947-48. The Odd Fellows added a two-story addition to the Nolan Block at 7501-03 Grandview Avenue in 1948.[57]

Growth of the town reflected changes in characteristics of its population. Most of the new Arvadans lived in the city but worked elsewhere. A 1948 study of the community noted that a quarter of the town's homes had been built within the last three or four years, and that many of the homes "were occupied by families dependent upon adjacent Denver for the means of business

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[55]**Arvada Enterprise**, 28 September 1939, 4.
[56]University of Denver, "Public Summary Report on the Arvada Community," 1948, 21 and 69.
[57]**Arvada Enterprise**, 25 December 1947, February 1948, 22 April 1948, and 17 June 1948.

or industrial livelihood."[58] A 1949 **Denver Post** article characterized Arvada as "the hearthside suburb." Mayor Gail H. Gilbert, a local veterinarian, explained that "you would have to understand Arvada's way of life to appreciate why we are anxious to keep Arvada pretty much as it is--a city of homes."[59]

Arvada covered a total of 439.6 acres and reported a population of 2,359 persons in the U.S. Census of 1950. The city was the thirty-ninth largest incorporated place in Colorado in 1950 and trailed Edgewater as the third largest municipality in Jefferson County. The decade of the 1950s was a period of tremendous physical expansion and population growth for Arvada, as the city rode the crest of the national postwar suburban housing boom. During the decade, Arvada annexed more than three thousand acres of land, mostly to the west and north, which rapidly filled with suburban housing. The value of Arvada building permits soared from $252,000 in 1950 to more than $10 million in 1958. By 1960, the city covered 5.4 square miles and contained 19,242 inhabitants. The eight-fold increase in population over the decade made Arvada the state's ninth most populous municipality and enabled Arvada to eclipse Golden as the largest city in Jefferson County.[60]

Various factors were responsible for the population boom. Arvada's growth reflected national and regional trends in the postwar suburbanization of new housing. The city also benefitted from improved transportation access via Interstate 70 to jobs in other parts of the metropolitan area. Arvada had its own source of water to supply new subdivisions, independent of the system of the City and County of Denver. In 1954, Mayor H.M. Shulenburg looked forward from the fiftieth anniversary of his city's incorporation:

> We've got a wonderful future because of our proximity to Denver, the federal center, Rocky Flats atomic plant and the beautiful mountains. . . The zooming and booming in our new subdivisions assures us that there will be a greater Arvada that will be well worth celebrating on many birthdays to come.[61]

Wadsworth Bypass, the eastward-curving arterial diverting north-south traffic from the narrow stretch of Wadsworth Boulevard through downtown Arvada between West Fifty-second Avenue and West Sixty-fourth Avenue, was completed in 1958. The bypass followed the alignment of the old streetcar cut, which was filled in to bring the new roadway up to the grades of Ralston Road and Grandview Avenue in Arvada. The segment of the bypass between Ralston Road and Grandview Avenue became an attractive area for commercial and office locations. At the same time, the bypass siphoned off much of the traffic which had previous traveled along Wadsworth

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[58]University of Denver, "Public Summary Report," 1.
[59]"Arvada--the Hearthside Suburb," **Denver Post**, 9 January 1949, 1C.
[60]**Arvada Enterprise**, 10 September 1959.
[61]**Denver Post**, 7 November 1954.

Boulevard through downtown Arvada.[62]

The building of new commercial areas in the 1950s and 1960s also drew shoppers and spending away from downtown Arvada. New shopping areas included Lakeside Mall to the south (1956), and two shopping centers built along Ralston Road to the west: Arvada Square Shopping Center opened for business in 1959, while Arvada Plaza Shopping Center, which later included a modern motion picture theater, was completed in 1962. The new Arvada shopping facilities were located at Ralston Road and Independence Street, a little over a mile west of downtown Arvada.[63]

Continued population growth dictated that Arvada build a number of public facilities more appropriate for its status as a mid-sized city in the late 1960s and early 1970s. The 1970 Census reported a population of just under 50,000 for Arvada, making it Colorado's seventh largest municipality. As Arvada grew, services which were originally concentrated downtown were decentralized. A new library for Arvada was completed at 8555 West 57th Avenue in 1966 to replace the cramped facility previously housed in the McIlvoy House on Grandview Avenue. The U.S. Post Office built a new facility northwest of Arvada's downtown at 5885 Allison Street in the 1969-72 period. Arvada's tiny city hall on Grandview Avenue and the collection of other buildings used to house city staff were replaced with a new city hall at the northwest corner of Ralston Road and Ammons Street in 1971.[64]

Population estimates through January 1996 placed the Arvada's population at 95,851, with a total area of 31.6 square miles.[65] As the city continues to expand outward, the significance of downtown Arvada as the nucleus of the city's history continues to grow. As historian Lois Lindstrom remarks,

> Arvada is no new architect-developer dream of perfection. The city carries the weight, imperfections, and above all the accomplishments of 133 years of history. The charm of the city lies in the patina of these years. Arvada is a "small town" and "big city" all rolled up in one.[66]

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[62]**Denver Post**, 19 August 1956.
[63]Lindstrom, **Footprints on the Way**, 55.
[64]Lindstrom, **Shrine of St. Anne**, 87-90.
[65]Denver Regional Council of Governments, municipal population estimates and land areas, 1 January 1996.
[66]Lois Lindstrom, quoted in the **Denver Post**, 15 February 1984, 2-7.

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UTM Coordinates (Con't.)

Coordinate	Zone	Easting	Northing
E	13	493440	4405340
F	13	493080	4405180
G	13	492980	4405190

Boundary Description

The district boundary is shown on the included Sketch Map at a scale of one inch equals approximately 150 feet. The sixty-two buildings in the district (listed by address in the table at the end of Section 7) include buildings from 5580 through 5773 Wadsworth Boulevard, 7207 through 7612 Grandview Avenue, 7555 Grant Place, 5690 Yukon Street, and 7314 through 7510 W. 57th Avenue.

Boundary Justification

The district boundary was drawn to include the largest concentration of the architecturally intact, historically significant properties within Arvada's original downtown. The nominated area was wholly included within the boundary of the original 1904 town incorporation and mostly within the area originally zoned as "business" in 1939.

LIST OF PROPERTY OWNERS
*** Listed in Street Address Order ***

Property Address	Owner Name/Mailing Address	Schedule Number	State ID Number
7314 W 57th Ave	DAWKINS KARRIE R; JANUARY DENNETTE L 7314 W 57th Ave Arvada Co 80002	005921	5JF1118
7318 W 57th Ave	WRAY TAMMY L 8218 W 69th Way Arvada Co 80004	005992	5JF1121
7500 W 57th Ave	ARVADA CENTRAL BAPTIST CHURCH 7500 W 57th Ave Arvada Co 80002	027667	5JF1125
7510 W 57th Ave	ARVADA CENTRAL BAPTIST CHURCH 7500 W 57th Ave Arvada Co 80002	027669	5JF1127
7207 Grandview Ave	CALLENDER GALEN L 5715 Wadsworth Byp Arvada Co 80002	011857	5JF1613
7207 Grandview Ave (rear)	CALLENDER GALEN L 5715 Wadsworth Byp Arvada Co 80002	011857	5JF1643
7305 Grandview Ave	CITY OF ARVADA 8101 Ralston Rd Arvada Co 80001	195354	5JF1614
7307 Grandview Ave	CITY OF ARVADA 8101 Ralston St. Arvada Co 80001	195354	5JF434
7309 Grandview Ave	VASQUEZ ABELARDO & MARISELA 7311 Grandview Ave Arvada Co 80002	005979	5JF921
7311 Grandview Ave	VASQUEZ ABELARDO & MARISELA 7311 Grandview Ave Arvada Co 80002	005979	5JF922
7315 Grandview Ave	WRAY TAMMY L 8218 W 69th Way Arvada Co 80004	005882	5JF923
7317 Grandview Ave	ALDRICH LAUREN E & J ELAINE 7317 Grandview Ave Arvada Co 80002	005972	5JF924
7401 Grandview Ave	WATTERS JACQUELYN R & DARRELL 7401 Grandview Ave Arvada Co 80002	005906	5JF1046
7401 Grandview Ave (rear)	WATTERS JACQUELYN;DARRELL 7401 Grandview Ave Arvada Co 80002	005906	5JF1122
7403-09 Grandview Ave	DAVIDSON DELBERT L PO Box 1570 Arvada Co 80001	005899	5JF1615

Property Address	Owner Name/Mailing Address	Schedule Number	State ID Number
7411-15 Grandview Ave	PAVICH FAMILY TRUST 12125 W 68th Pl Arvada Co 80004	005984	5JF927
7417 Grandview Ave	AERO SERVICE COMPANY PO Box 360 Arvada Co 80001	005986	5JF928
7421 Grandview Ave	RODRIGUEZ BETTY J 7110 W 20th Ave #205 Lakewood Co 80215	005991	5JF929
7423 Grandview Ave	BENELLI THOMAS A 7423 Grandview Ave Arvada Co 80002	005928	5JF930
7425 Grandview Ave	CULLIGAN KATHLEEN S & DENNIS G 1220 St Paul St Denver Co 80206	006019	5JF769
7427 Grandview Ave	TOWNE-PRESTON GROUP LLC PO Box 1795 Boulder Co 80306	005929	5JF432
7501-03 Grandview Ave	I O O F LODGE 145 OF ARVADA PO Box 741 Arvada Co 80001	005909	5JF1617
7505-07 Grandview Ave	CULLIGAN DENNIS G 7507 Grandview Ave Arvada Co 80002	006021	5JF1618
7509 Grandview Ave	PALMQUIST J L & JO 8440 W 59th Ave Arvada Co 80004	005847	5JF1619
7511-13 Grandview Ave	GRIGGS M DWIGHT & JEANNE M 7777 Simms St Arvada Co 80005	005832	5JF1620
7515 Grandview Ave	LYKOU MARVIN G & ASHTON RALPH W 6779 Benton St Arvada Co 80003	005838	5JF1623
7519 Grandview Ave	LYKOU MARVIN G PER REP 6779 Benton St Arvada Co 80003	005876	5JF1624
7523 Grandview Ave	DLIN MARILYN CELIA 7523 Grandview Ave Arvada Co 80002	005916	5JF1625
7530 Grandview Ave	FIRST NATIONAL BANK OF ARVADA 7530 Grandview Ave Arvada Co 80002	005884	5JF437
7600 Grandview Ave (parking lot)	ARVADA LUMBER CO 6100 Sheridan Blvd Arvada Co 80003	005833	N/A
7605 Grandview Ave	TUELP PHILIP C & DASZKO CHRISTINA D 7603 Grandview Ave #2 Arvada Co 80002	005915	5JF1626

Property Address	Owner Name/Mailing Address	Schedule Number	State ID Number
7609 Grandview Ave	LUNDSTROM CARL J & ROWENA E 7609 Grandview Ave Arvada Co 80002	005862	5JF1627
7611 Grandview Ave	STARK PATRICIA C 6200 Habitat Dr Boulder Co 80301	109682	5JF1628
7612 Grandview Ave	KOZIK PAUL H JR 6100 Sheridan Blvd Arvada Co 80003	005851	5JF1629
7555 Grant Pl	ARCHDIOCESE OF DENVER THE 200 Josephine St Denver Co 80206	195357	5JF435
5580 Wadsworth Blvd	CITY OF ARVADA 8101 Ralston Rd Arvada Co 80002	109678	5JF181
5600 Wadsworth Blvd	KANATZAR ELAINE 5600 Wadsworth Blvd Arvada Co 80002	005873	5JF433
5601 Wadsworth Blvd	KRENEK JAMES D & ETHEL M 1127 S Ogden St Denver Co 80210	074889	5JF1284
5613 Wadsworth Blvd	KINDSFATHER CONRAD D & MARY ROSE 5613 Wadsworth Blvd Arvada Co 80002	005951	5JF365
5625 Wadsworth Blvd	ZELENY RANDY 5655 Wadsworth Blvd Arvada Co 80002	005918	5JF1285
5642 Wadsworth Blvd	LINCOLN COURT INVESTMENTS 5672 Wadsworth Blvd Arvada Co 80002	005996	5JF1286
5650 Wadsworth Blvd	LINCOLN COURT INVESTMENTS 5672 Wadsworth Blvd Arvada CO 80002	005996	5JF1287
5655 Wadsworth Blvd	ZELENY RANDY 5655 Wadsworth Blvd Arvada Co 80002	005932	5JF1288
5658-78 Wadsworth Blvd	LINCOLN COURT INVESTMENTS 5672 Wadsworth Blvd Arvada CO 80002	005996	5JF1289
5665 Wadsworth Blvd	AULT CHARLES J & DONNA L PO Box 944 Arvada Co 80001	029477	5JF312
5675 Wadsworth Blvd	ROTIS REGISTERED LTD LIABILITY PRTSHP 5675 Wadsworth Blvd Arvada Co 80002	005864	5JF1290
5705 Wadsworth Blvd	LINKOW FAMILY PARTNERSHIP LTD 2552 E Alameda Ave #114 Denver Co 80209	005879	5JF1291

Property Address	Owner Name/Mailing Address	Schedule Number	State ID Number
5707 Wadsworth Blvd	GAGLIA GARY & FRED 1721 E 68th Ave Denver Co 80229	005887	5JF1292
5709-11 Wadsworth Blvd	SIMON CHRISTOPHER (#5709) 5709 Wadsworth Blvd Arvada Co 80002	005926	5JF833
	MOLINA BEATRICE (#5711) 1930 Jasmine St Denver Co 80220	005910	5JF833
5713 Wadsworth Blvd	ZELENY RANDY 5713 Wadsworth Blvd Arvada Co 80002	005983	5JF1293
5721 Wadsworth Blvd	DIMMER EDWARD & MARO ELLINA 5721 Wadsworth Blvd Arvada Co 80002	005874	5JF1295
5738 Wadsworth Blvd	MC BRIDE KARYL 5738 Wadsworth Blvd Arvada Co 80002	005890	5JF1300
5740-50 Wadsworth Blvd	LINCOLN COURT INVESTMENTS P O Box 111204 Aurora, Co 80042	005996	5JF1301
5751 Wadsworth Blvd	HEIN STEPHEN 4060 W 66th Ave Arvada Co 80003	005993	5JF1302
5752 Wadsworth Blvd	BENINGA DUANE H & MARJORIE J 5752 Wadsworth Blvd Arvada Co 80002	005835	5JF1303
5754-56 Wadsworth Blvd	BENINGA DUANE H & MARJORIE J 5752 Wadsworth Blvd Arvada Co 80002	005835	5JF1304
5757 Wadsworth Blvd	PARKHILL BRADLEY T & WEHNER EDWARD J 3 Churchill Dr Englewood Co 80110	005831	5JF1305
5760-66 Wadsworth Blvd	CRAIG THOMAS M Rr 2 Box 55a Caldwell Tx 77836	109687	5JF1306
5765 Wadsworth Blvd	HOLLIWAY JOHN HAROLD & RUTH ELLEN PO Box 250 Arvada Co 80001	005868	5JF1307
5769-71 Wadsworth Blvd	JAMIS DEVELOPMENT CORP 2139 Curtis St Denver, CC 80205	005907	5JF1309
5773-77 Wadsworth Blvd	JAMIS DEVELOPMENT CORP & CHASE PLACE RESIDENCES LTD 2139 Curtis St Denver Co 80205	005907	5JF1311
Wadsworth Blvd & W 57th Ave (NE corner-Olde Town Square)	CITY OF ARVADA 8101 Ralston St. Arvada Co 80001	188158	5JF1403

Property Address	Owner Name/Mailing Address	Schedule Number	State ID Number
5690 Yukon St	APOSTOLIC MISSIONS INC 5690 Yukon St Arvada Co 80002	029167	5JF1356

Photographic Index

Information that is the same for each photograph:

Name of the Property: Arvada Downtown
City and State: Arvada, Jefferson County, Colorado
Location of Original Negatives:

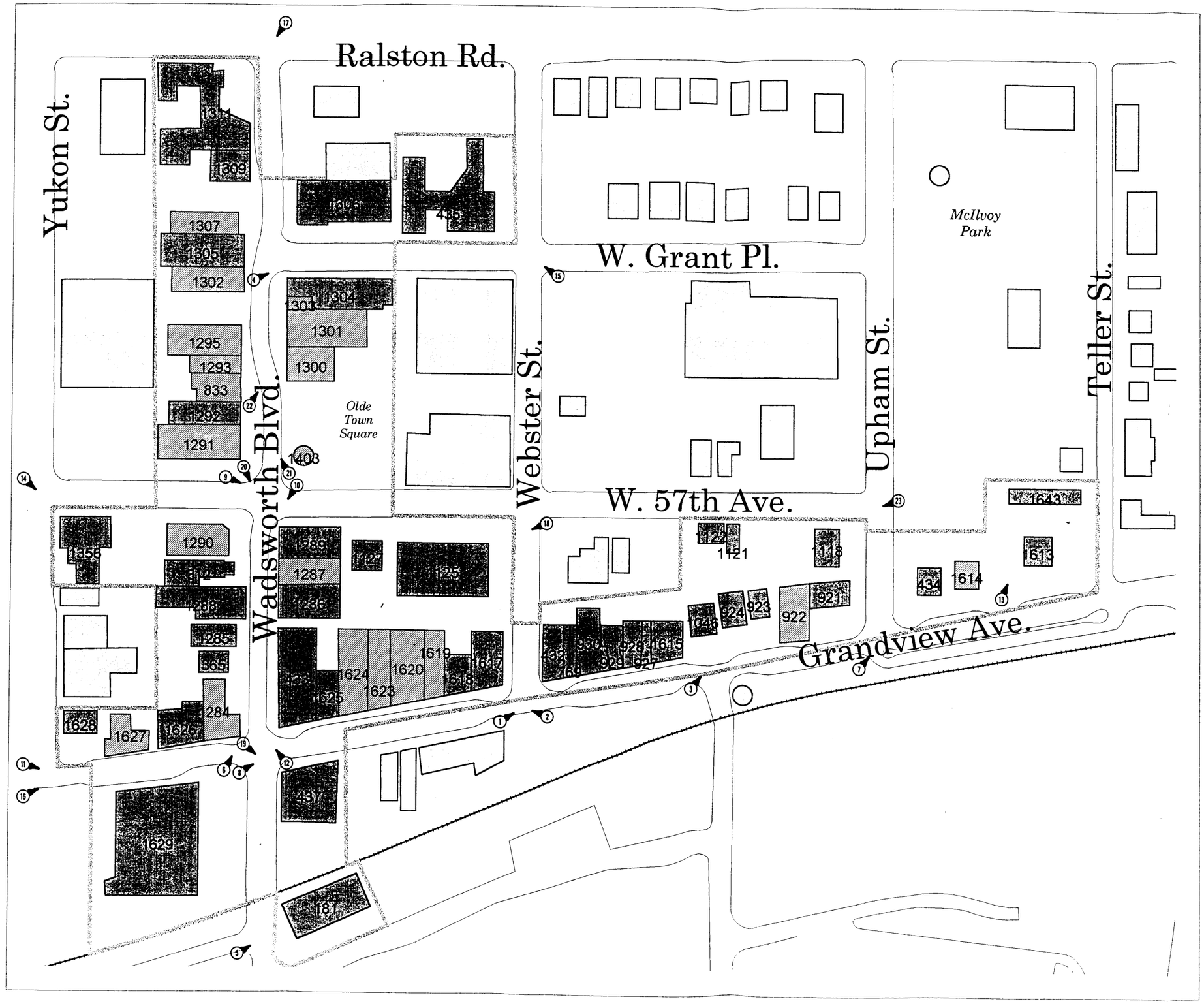
City of Arvada
8101 Ralston Road
Arvada, Colorado 80001

Photo Number	Photograph Information
1	Description of View: North side 7400 block (odd numbers) of Grandview Avenue, showing (left to right) 7427, 7425, 7423, 7421, 7417, 7411-15 (with gabled roof), and 7403-09 (two-story building at far right) Grandview Avenue. Camera Direction: Northeast Photographer: Thomas H. Simmons Date: January 1998
2	Description of View: North side 7500 block (odd numbers) of Grandview Avenue, showing (right to left) 7501-03, 7505-07, 7509, 7511-13, 7515, 7519, and 7523 Grandview Avenue and 5600 Wadsworth Bld. (on far corner). Camera Direction: Northwest Photographer: Thomas H. Simmons Date: January 1998
3	Description of View: North side 7300 and 7400 blocks (odd numbers) of Grandview Avenue, showing (left to right) 7401, 7317, 7315, and 7311 Grandview Avenue. Camera Direction: Northeast Photographer: Thomas H. Simmons Date: January 1998
4	Description of View: View down Grant Place from Wadsworth Blvd., showing 5760-66 Wadsworth Blvd. (on corner at center-left), 7555 Grant Place (Shrine of St. Anne; in background with tower), and a corner of 5754-56 Wadsworth Blvd. (at right). Camera Direction: East-Northeast Photographer: Thomas H. Simmons Date: January 1998

Photo Number	Photograph Information
5	Description of View: The Arvada Flour Mills, 5580 Wadsworth Blvd. Camera Direction: East-Northeast Photographer: Roger Whitacre Date: March 1997
6	Description of View: The A.L. Davis Block, 5600 Wadsworth Blvd. (northeast corner of Wadsworth Blvd. and Grandview Ave.). Camera Direction: Northeast Photographer: Roger Whitacre Date: March 1997
7	Description of View: 7307 (left) and 7305 (right) Grandview Avenue. Camera Direction: Northeast Photographer: Thomas H. Simmons Date: January 1998
8	Description of View: North side 7500 block (odd numbers) of Grandview Avenue, showing (left to right) 5600 Wadsworth Bld. (on near corner), 7523, 7519, 7515, 7511-13, 7509, 7505-07, and 7501-03 Grandview Avenue. Camera Direction: East-Northeast Photographer: Thomas H. Simmons Date: January 1998
9	Description of View: View down W. 57th Avenue showing 5658-78 Wadsworth (center-right on corner), with 7500 W. 57th Avenue (in background) and 7510 W. 57th Avenue in between. Camera Direction: East-Southeast Photographer: Thomas H. Simmons Date: January 1998
10	Description of View: 5600 block (odd numbers) of Wadsworth Blvd., showing (right to left) numbers 5675, 5665, and 5655. Camera Direction: Southwest Photographer: Thomas H. Simmons Date: January 1998
11	Description of View: 7600 block (even numbers) of Grandview Avenue, showing 7612 Grandview Avenue (right) and 7530 Grandview Avenue (left in background). Camera Direction: Southeast Photographer: Thomas H. Simmons Date: January 1998

Photo Number	Photograph Information
12	Description of View: 5600 block (odd numbers) of Wadsworth Blvd., showing (left to right) numbers 5601, 5613, 5625, and 5655. Camera Direction: Northwest Photographer: Thomas H. Simmons Date: January 1998
13	Description of View: Wilson Residence (7207 Grandview Avenue) with rear building in background. Camera Direction: Northeast Photographer: Roger Whitacre Date: March 1997
14	Description of View: View along W. 57th Avenue, showing the former Arvada Presbyterian Church at the corner of Yukon Street (5690 Yukon Street). Camera Direction: East-Southeast Photographer: Thomas H. Simmons Date: January 1998
15	Description of View: Shrine of St. Anne, 7555 W. Grant Place (northwest corner of W. Grant Place and Webster Street). Camera Direction: Northwest Photographer: Roger Whitacre Date: March 1997
16	Description of View: 7600 block (odd numbers) of Grandview Avenue, showing (left to right) 7611, 7609, and 7605 Grandview Avenue. Camera Direction: Northeast Photographer: Thomas H. Simmons Date: January 1998
17	Description of View: The Loberg Building, 5773-77 Wadsworth Blvd. (southwest corner of Wadsworth Blvd. and Ralston Rd.). Camera Direction: Southwest Photographer: Roger Whitacre Date: March 1997
18	Description of View: Former Arvada Methodist Church, 7500 W. 57th Ave. (southwest corner of W. 57th Ave. and Webster St.). Camera Direction: Southwest Photographer: Roger Whitacre Date: March 1997

Photo Number	Photograph Information
19	Description of View: First National Bank of Arvada, 7530 Grandview Avenue (southeast corner of Wadsworth Blvd. and Grandview Avenue). Camera Direction: Southeast Photographer: Roger Whitacre Date: March 1997
20	Description of View: 5600 block (even numbers) of Wadsworth Blvd., showing (left to right) numbers 5658-78, 5650, 5642, and 5600. Camera Direction: Southeast Photographer: Thomas H. Simmons Date: January 1998
21	Description of View: 5700 block (odd numbers) of Wadsworth Blvd., showing (left to right) numbers 5705, 5707, 5709-11, 5713, 5721 (light-colored two-story building), 5751, and 5757. Camera Direction: Northwest Photographer: Thomas H. Simmons Date: January 1998
22	Description of View: 5700 block (even numbers) of Wadsworth Blvd., showing (right to left) numbers 5738, 5740-50, 5752, and 5754-56. Camera Direction: Northeast Photographer: Thomas H. Simmons Date: January 1998
23	Description of View: 7300 block (even numbers) of W. 57th Avenue, showing 7314 (left) and 7318 (right) W. 57th Avenue, the rear carriage house associated with 7401 Grandview Avenue (gable toward camera), and 7500 W. 57th Avenue (in the background). Camera Direction: West-Southwest Photographer: Thomas H. Simmons Date: January 1998



SKETCH MAP

CONTRIBUTING STATUS

- Contributing
- Noncontributing
- Outside District
- District Boundary
- Streets
- Railroad

Numbers are state identification numbers and are preceded by "5JF".

100 0 100 200 Feet

BARTH
Lite
GRANDVIEW GRILLE
UNDER NEW MANAGEMENT
Bud Light
POST

1 ARVADA DOWNTOWN
ARVADA, JEFFERSON COUNTY, CO

Elegant Pass
antiques

2 ARVADA DOWNTOWN
ARVADA, JEFFERSON COUNTY, CO

BIKE ROUTE
OPEN

3 ARVADA DOWNTOWN
ARVADA, JEFFERSON COUNTY, CO

AQUARIUS
TRAVEL

4 Arvada Downtown
Arvada, Jefferson County, CO

RAILROAD CROSSING
ARVADA
FLOUR MILLS
POULTRY FEED
DAIRY FEED
PARKING
GRANDVIEW

5 ARVADA DOWNTOWN
ARVADA, JEFFERSON COUNTY, CO

1916
A.J. DAVIS BLOCK
COMPLETE
OFFICE
OUTFITTERS
PRINTING
423-3409
COPIES
FAX
Stationery
Upholstery

6 ARVADA DOWNTOWN
ARVADA, JEFFERSON COUNTY, CO

7 ARVADA DOWNTOWN
ARVADA, JEFFERSON COUNTY, CO

—1916—
A.L.DAVIS BLOCK
COMPLETE
OFFICE
OUTFITTERS
ARVADA Stationery COMPANY
FAX
Stationery
Printing

8 ARVADA DOWNTOWN
ARVADA, JEFFERSON COUNTY, CO

WADSWORTH
BLVD
D & J
ANTIQUES
SALE
D & J
ANTIQUES

9 ARVADA DOWNTOWN
ARVADA, JEFFERSON COUNTY, CO

57
5700N
5675

10 ARVADA DOWNTOWN
ARVADA, JEFFERSON COUNTY, CO

1st
YUKON ST

11 ARVADA DOWNTOWN
ARVADA, JEFFERSON COUNTY, CO

COMPUTERS
$$$
$$$
COMPUTER

12 ARVADA DOWNTOWN
ARVADA, JEFFERSON COUNTY, CO

13 ARVADA DOWNTOWN
ARVADA, JEFFERSON COUNTY, CO

14 ARVADA DOWNTOWN
ARVADA, JEFFERSON COUNTY, CO

15 ARVADA DOWNTOWN
ARVADA, JEFFERSON COUNTY, CO

FINA

16 ARVADA DOWNTOWN
ARVADA, JEFFERSON COUNTY, CO

RALSTON

17 ARVADA DOWNTOWN
ARVADA, JEFFERSON COUNTY, CO

ARVADA CENTRAL
Baptist
CHURCH
W Webster Ave

18 ARVADA DOWNTOWN
ARVADA, JEFFERSON COUNTY, CO

INSTALMENT
LOANS

19 Arvada Downtown
Arvada, Jefferson County, CO

57th AV
5700N
1st
D&J
ANTIQUES
This n That
Fastlane
SALE

20 ARVADA DOWNTOWN
ARVADA, JEFFERSON COUNTY, CO

W 57th AV
5700N
SURPLUS
Coors
ARVADA

21 ARVADA DOWNTOWN
ARVADA, JEFFERSON COUNTY, CO

TOWN SQUARE
Professional
Building
5738
TOW
Profes

22 ARVADA DOWNTOWN
ARVADA, JEFFERSON COUNTY, CO

23 Arvada Downtown
Arvada, Jefferson County, CO