MORSE PARK NEIGHBORHOOD
SURVEY PLAN, 2019-20

Public Meeting, February 11, 2020
Lakewood, Colorado
Special Thanks

City of Lakewood
Holly Boehm, Christy Ivanov, Alexis Moore, Planners
Caitlin Lewis, Heritage Lakewood Belmar Park

History Colorado
Jenny Deichman, Survey Specialist, State Historic Fund

Current and Former Morse Park Residents
Leigh Peters, Leah Andrews, Joy Anderson,
Marlene Hodges, Margaret L. DeLuca, Dennis Culligan,
Stephen Umemoto, John and Nita Bradford,
and others
Overview

West 26th Avenue

West 20th Avenue

West Colfax Avenue

Kipling Street

Wadsworth Boulevard

North Lakewood School

Slater Elementary

Parkridge Plaza

Whitlock Recreation Center

Clements Community Center

Colfax-Kipling Center

Morse Park

The Glens

Carl Gantley Morse (1891-1954)

Overview

1.5 square miles

5,500 population (2010)

6,411 population (1970)
Elements of a Historic Resources Survey Plan

- Conduct thorough search of local and state sources to gather information on past survey efforts and designated properties
- Review and evaluate existing survey data
- Conduct public meeting to gather input from local stakeholders-February 2019
- Conduct a limited reconnaissance survey (“windshield survey”) to identify potential areas for future historic surveys
- Research and document the historic contexts associated with resources within the survey area
- Analyze gathered information and prepare prioritized recommendations for future survey efforts
- Prepare survey plan document
- Conduct public meeting to present findings and next steps
Previously Surveyed

Red Dot = Previously Surveyed Resource (Still Standing)

West Colfax Fuel & Feed (demolished)
Previously Designated

Davies’ Chuck Wagon Diner, historic postcard, 1970
Research Sources

- Historic maps and aerial photographs
- General Land Office records
- Published books and articles on Lakewood
- Previous historic survey forms and reports and nominations
- Historic photographs and postcards
- Subdivision plats
- Census data (aggregate data and manuscript returns)
- Jefferson County Assessor data
- Newspaper articles
- Homeowner recollections
- Institutional histories
Historic Contexts for the Neighborhood

- Agricultural Beginnings and Early Subdivision Creation, 1868-1899
- Early Twentieth Century Neighborhood Development, 1900-1940
- Arrival of the Denver Ordnance Plant, World War II, and the Early Postwar Years, 1941-1949
- Postwar Neighborhood Development and the Creation of the City of Lakewood, 1950-69
- Morse Park in the Late Twentieth and Early Twenty-First Centuries, 1970-2019
Agricultural Beginnings and Early Subdivision Creation, 1868-1899

John Robb House,
8300 Blk West Colfax Ave.
(demolished)
Early Twentieth Century Neighborhood Development, 1900-1940

West Colfax Fuel & Feed Company’s store stood at the northwest corner of Wadsworth Boulevard and West Colfax Avenue until its demolition in 1996.

Denver and Intermountain Railroad, W. 13th Ave. and Garrison St.

The Lakewood Cottage Court (later the Lakewood Motel) at 8315 West Colfax Avenue (now gone) was an early lodging facility along the roadway.
The ca. 1928 Huhn/Ward House at 2261 Estes Street exemplifies a Bungalow/Craftsman-style dwelling.

The 1928 Sailer house at 2501 Allison Street was part of an agricultural enterprise that raised pigs and chickens.

Built in 1935, this large house at 1980 Garland Street became a retirement home for the Sisters of Mercy in 1946.

The one-and-a-half-story dormered Stafford house at 1890 Darlee Court was built in 1936.
The 1927 Garretson/Hurd House at 1818 Allison Street (now substantially modified) is a good example of an English/Norman Cottage.

This two-story International-style dwelling was designed and built by Hart and Eleanor Umemoto in 1940.

The agricultural property at 8019 West 23rd Avenue held a brick house, large barn, and sheds associated with cattle raising and other farming endeavors.
Arrival of the Denver Ordnance Plant, World War II, and the Early Postwar Years, 1941-1949

The Denver Ordnance Plant mainly produced .30-caliber ammunition.

Lakewood School District constructed the Art Moderne-style North Lakewood Elementary School in 1947 at 2001 Hoyt Street.

The 1949 Summers Resubdivision and other 1940s subdivisions contained several examples of small, one-story, brick dwellings.
Postwar Neighborhood Development and the Creation of the City of Lakewood, 1950-69

Population Trends

Parcels by Construction Era

Pop. in 1940 was about 741
Morse Park in the Late Twentieth and Early Twenty-First Centuries, 1970-2019

Apartments in northwest area

Hoyt 16
1600 Hoyt St.

The L-shaped Parkridge Plaza Shopping Center opened in 1979 at W. 20th Ave. and Wadsworth Blvd.
Windshield Survey
Subareas and Ranking for Potential Future Survey
Number of Parcels: 46        Average Parcel Size: 16,430 sq. ft.
Average Building Size: 1,941 sq. ft.
Average Year Built: 1954        Year Built Range: 1950-1966

Vista Manor-
Parkridge 1st
Resubdivision
Number of Parcels: 97       Average Parcel Size: 9,518 sq. ft.
Average Building Size: 1,219 sq. ft.
Average Year Built: 1952    Year Built Range: 1920-1960
Number of Parcels: 48       Average Parcel Size: 9,898 sq. ft.
Average Building Size: 1,490 sq. ft.
Average Year Built: 1956       Year Built Range: 1953-1980

Rhine’s-Knollwood
Individual Properties for Potential Future Survey
Individual Properties
Agricultural Resources

Rocky Mountain Ditch

Agricultural outbuildings

House and outbuildings
Reconnaissance Survey Form Example
Intensive Survey Form Example