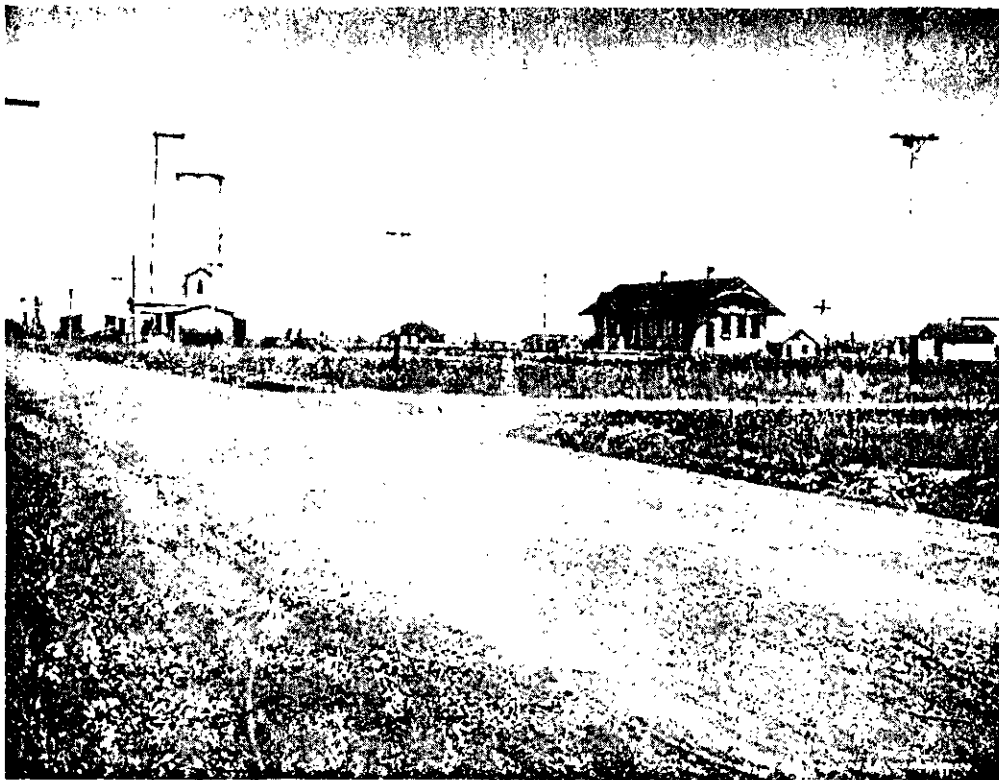


**EASTLAKE NEIGHBORHOOD
THORNTON, COLORADO
HISTORIC BUILDINGS SURVEY**



Front Range Research Associates, Inc.
Denver, Colorado

**EASTLAKE NEIGHBORHOOD
THORNTON, COLORADO,
HISTORIC BUILDINGS SURVEY**

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COVER: Eastlake, Colorado, between 1910 and 1919, showing the Union Pacific Depot, the Eastlake Elevator, and stock pens and windmill (view north-northeast). SOURCE: Photograph by L.C. McClure, MCC-3867, Denver Public Library, Denver, Colorado.

I. MANAGEMENT SUMMARY

Eastlake, Colorado, a community annexed by the City of Thornton in 1990, is located in the north-central portion of the City and abuts the City of Northglenn on the west. Eastlake was established in 1911. The town served as the nucleus of an agricultural community, providing goods and services for the surrounding area. A commercial district developed, which included such businesses as a bank, a lumber yard, a grocery store, a mercantile, a post office, and a frozen food storage facility. A blacksmith operated well into the twentieth century, fashioning and repairing tools and implements needed by the local farmers and townspeople. Two grain elevators at Eastlake were erected to store the commodities produced by the farms. The community supported two churches, and a school was built to provide instruction for the children of local families.

This survey report describes a historic buildings survey project completed in 2000 which documented and evaluated buildings within the historic community of Eastlake. The study was undertaken by Front Range Research Associates, Inc., of Denver, Colorado, for the City of Thornton. The neighborhood was examined as part of an effort by the City's Economic Development Department to identify significant architectural and historical resources in the community.

A reconnaissance of the historic buildings in the community selected sixteen resources to be surveyed. The surveyed buildings were chosen for their historical associations, representative qualities, and historic integrity. The buildings included in the survey were photographed, architectural descriptions were prepared, historical backgrounds (significant owners and uses) were researched, and each building was evaluated for eligibility to the National and State registers. The question of whether any eligible historic district existed in the community was also examined. The buildings were mapped using a geographic information system linked to a relational database. A historical background for the community was developed in order to place the resources in context for evaluations of significance.

The project recorded sixteen buildings on Colorado Historical Society Historic Building Inventory Record forms. Three buildings potentially eligible to the State Register of Historic Places were identified: the Eastlake School (5AM1444); the Eastlake Grain Elevator (5AM1445); and the Eastlake Congregational Church (5AM1443). Due to alterations of historic buildings and new construction, no eligible historic district was found within the community. No individual buildings eligible to the National Register were identified.

II. PROJECT AREA

Location

The Eastlake neighborhood of Thornton is located in the north-central area of the city adjacent to the City of Northglenn (See Figure 1). The area generally lies between the Union Pacific Railroad tracks and York Street and E. 124th and E. 128th avenues. Eastlake School (5AM1444), located a tenth of a mile southwest of this area, in the City of Northglenn, was included in the survey because of the importance of the school to the history of Eastlake and the close ties that bound the two. The survey area was located in Township 1 South, Range 68 West, Section 35, Sixth Principal Meridian. The reconnaissance and intensive-level surveys included approximately 30.3 acres of urban land and surveyed sixteen selected historic resources (See Figure 2).

Principal Land Uses

The survey area has land uses typical of a free-standing small community, including commercial, residential, institutional, and agricultural uses. Eastlake's street grid, aligned to follow the route of the Union Pacific Railroad tracks through the area, differs from the surrounding mostly residential, suburban street pattern. Newer residential subdivisions lie to the north, south, and east.

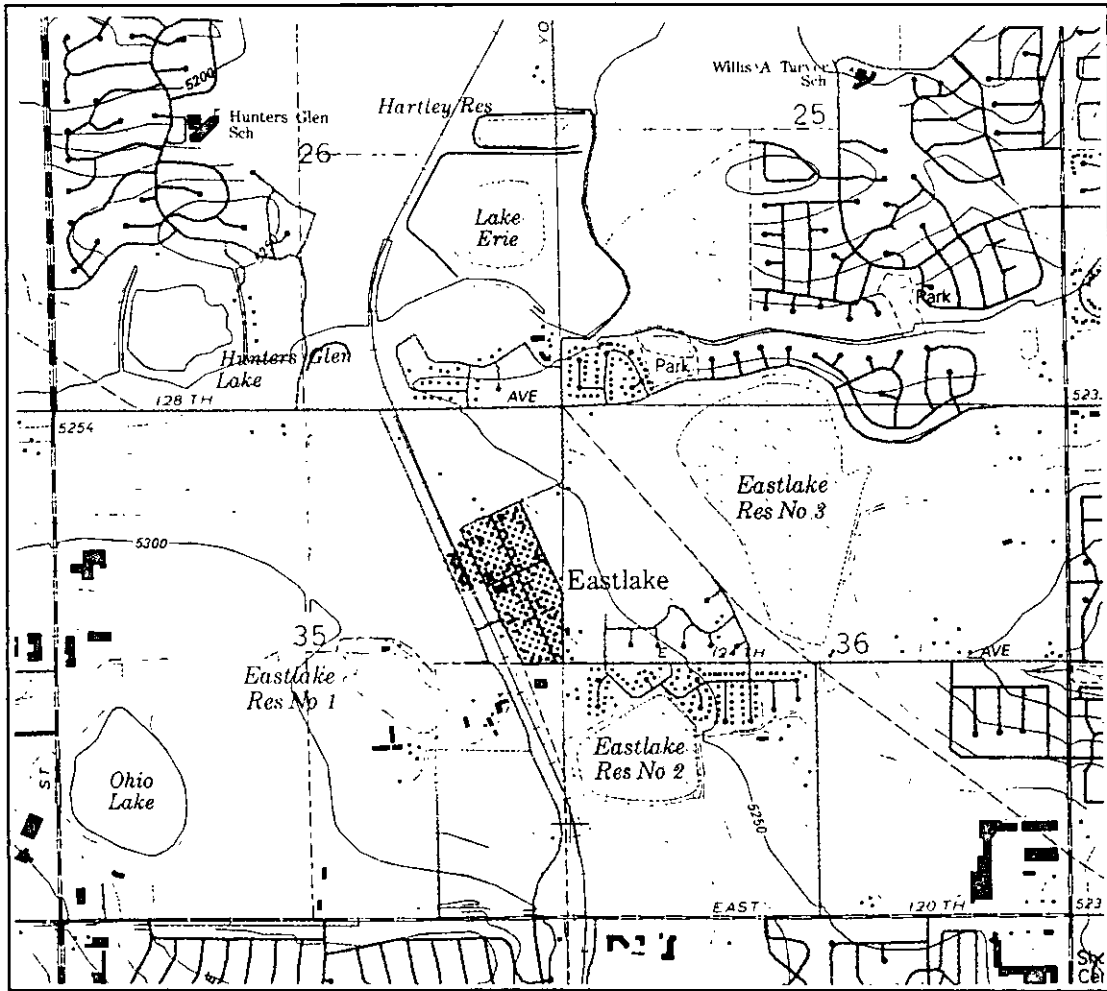
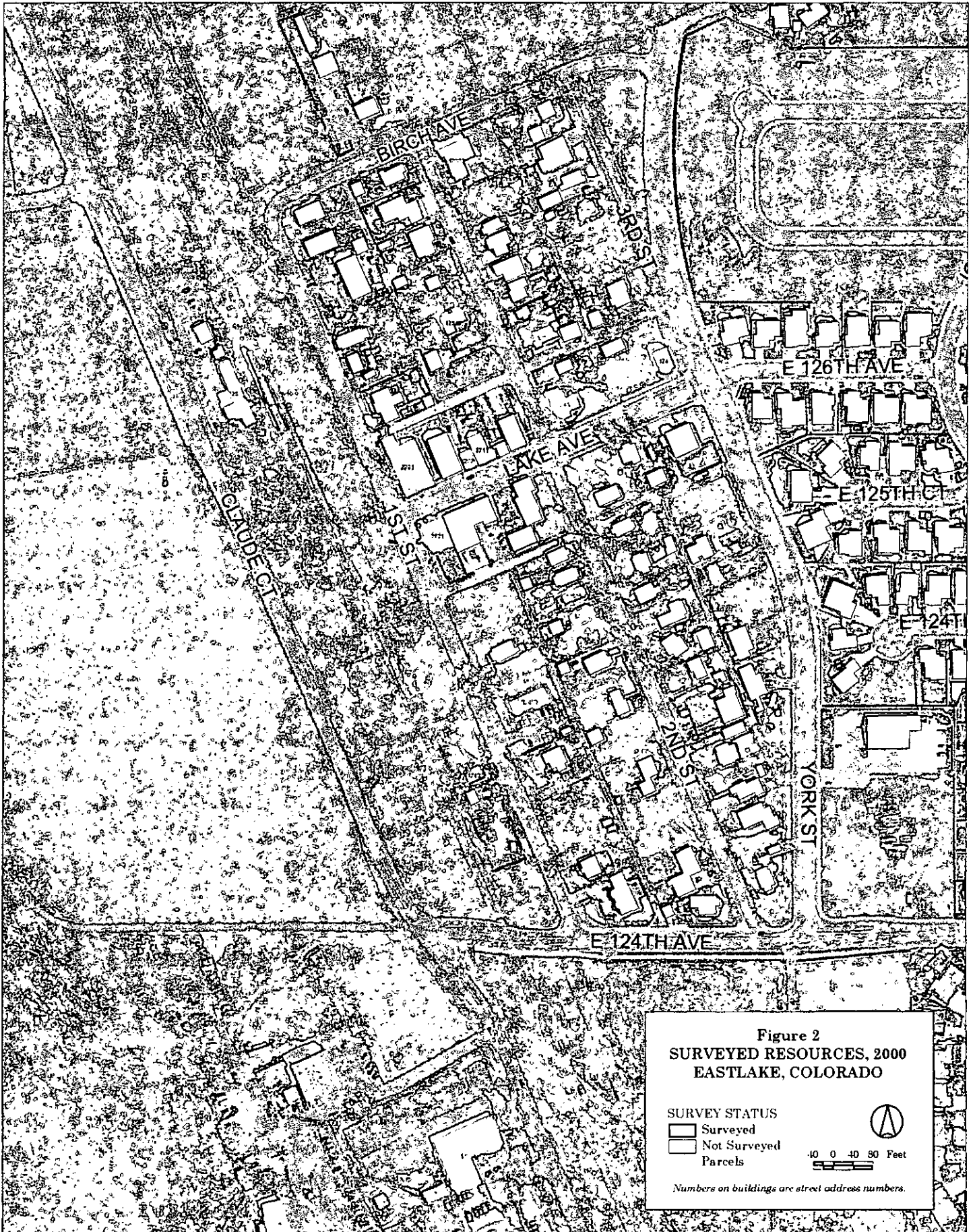


Figure 1. Location of Survey Area. SOURCE: Extract of U.S. Geological Survey, "Eastlake, Colo." (Reston, Virginia: U.S. Geological Survey, 1994). Shaded area indicates area of reconnaissance and intensive level surveys.



III. METHODOLOGY

This section describes previous studies, the scope of work for the project, project participants, preliminary research, project field work, photography, mapping, sources for research, and the preparation of the survey listings and project report.

File Search

A file search of the records of the Colorado Historical Society on 9 February 2000 indicated that only one building included in the survey, the Catholic Church/Masonic Temple (5AM903), had been previously documented. A new form was prepared for this resource with an expanded architectural description and historical background.

Scope of Work of Current Project

There were several components to the present project: collecting and reviewing existing information about the surveyed historic resources; building a database of information about the buildings included in the survey; researching the history of the neighborhood and preparing a historical background summary and a survey report incorporating this historical information; examining the buildings included in the survey; and evaluating the resources and identifying any potential National Register districts and significant individual buildings.

Project Participants

Front Range Research Associates, Inc., of Denver, Colorado, conducted the survey and historical research as consultant to the City of Thornton Economic Development Department. Project participants included Thomas H. Simmons, who co-authored this report; prepared the maps, graphics, and the listings from the computer database; conducted research; and photographed the buildings. Mr. Simmons also assisted in evaluating resources. R. Laurie Simmons co-authored this report, conducted research, interviewed people with information about the resources, prepared the architectural descriptions of buildings, and evaluated the neighborhood's resources. David Bata, Economic Development Specialist for the City of Thornton, coordinated and supervised the project. Dale Heckendorn, National and State Register Coordinator for the Colorado Historical Society, reviewed the determinations of eligibility.

Research

Initial information about historic resources within Eastlake was collected from a variety of agencies and organizations. A file search for the neighborhood prepared on 9 February 2000 was obtained from the Colorado Historical Society, Office of Archaeology and Historic Preservation and a copy of the relevant Historic Building Inventory form was examined. Information about individual properties was obtained from the Adams County Assessor

Office. The City of Thornton provided copies of historic photographs, and other information about Eastlake which it had collected. The Brighton, Broomfield, Thornton, and Northglenn public libraries were contacted for information about the area. Materials archived by the Adams County Historical Society were studied for information about the neighborhood. The files, books, photographs, maps, and other records of the Denver Public Library and the Colorado Historical Society were examined for information about Eastlake. A variety of current and former Eastlake residents were contacted for information about specific buildings and about the history of the community.

No historic city directories containing address-specific listings for Eastlake were located. This hampered the identification of historic uses and residents/owners for some individual buildings, particularly residences. State Business Directories provided information about some institutions and commercial enterprises. No Sanborn fire insurance maps exist for Eastlake; however, one 1959 fire insurance map for the community was found which showed commercial buildings.

Project Database and Mapping

Information for the survey area on current ownership, parcel boundaries, and building outlines was provided by the City of Thornton and supplemented as necessary with information from the Adams County Assessor. Copies of real estate appraisal cards from the Assessor's Office were obtained to provide information on year of construction, previous owners, earlier photographs of the property, and legal description. The extracted data was loaded into the survey database, which permitted sorting, selecting, and reporting of the data as needed in other portions of the project.

The project database was linked to the GIS building layer, and the GIS was used to generate the survey area map for this report. A USGS map, annotated to indicate the survey area, was also prepared.

Project Field Work

The Scope of Work called for survey forms to be completed on fifteen buildings within Eastlake. As there were more than that number of historic buildings, the surveyors selected buildings which they felt had greater levels of historic integrity (i.e., fewer alterations and additions). Suggestions regarding which buildings to include in the survey were provided by Rob Sontag and Estella Cole of the Colorado Historical Society, State Historic Fund, who toured the area in February with Dave Bata and Thomas H. Simmons. A total of sixteen resources was surveyed after the surveyors determined that the Eastlake School should also be included.

Project photography was completed in February and April 2000 by Thomas H. Simmons. Fieldwork was completed by R. Laurie Simmons and Thomas H. Simmons in April 2000.

Preparation of Survey Forms

Using the results of fieldwork, photography, Assessor information, and historical research, a Historic Building Inventory Record Form was completed for each building. A forms software package linked to a database was used to produce the forms. Photographs were attached to each form in archival sleeves. Two sets of survey forms with original photographs were submitted to the City.

Preparation of Report

The survey report (this document) was to include the historic overview prepared for the neighborhood, survey methodology, research design, survey results (including potential district and individual NRHP recommendations), and a bibliography. Two bound copies of the survey report and one unbound original were submitted to the City.

Acknowledgements

The surveyors would like to thank the many individuals and agencies who assisted in providing information for the project. Current and former Eastlake residents were especially helpful in offering recollections and researching specific items of information. Rod Snyder, Ione Green, Norman Smith, Lee Carlson, Beverly Zanetti, Mrs. Clarence Seymour, and Don Ferguson all provided essential information for the study.

IV. RESEARCH DESIGN

The objective of the study of historic resources in the Eastlake Neighborhood was the identification of significant properties and potential historic districts and their evaluation for eligibility to the National and State registers of historic places, as well as the completion of a neighborhood historical background placing these resources in their historic context. The purpose of a research design is to define the scope of the survey and to define a set of expectations prior to the start of the project.

Historic Themes

The project area is within the Colorado Plains culture area, as defined by the Colorado Historical Society Resources Planning Protection Process (RP3). Colorado RP3 provides a framework to identify and record historic resources of the state and direction to analyze the significance and preservation of resources. Historic resources for this region have been documented in an RP3 report by Steven F. Mehls, "Colorado Plains Historic Context." That report identifies a series of sequential themes based on socio-economic periods of development. Themes applicable to the project area include: "High Plains Irrigation and Farming, 1900-1945" and "Railroads in Colorado, 1858-1948."

Research Questions

Research questions concern the nature and integrity of existing historic resources associated with the development of Eastlake. Primary questions include the ability of existing resources to provide information about the development of the area, the ways in which the built environment reflected the plans and visions of developers, and the effect of economic and social conditions and local, state, and national movements. The varieties of architectural styles and construction materials, the quality of craftsmanship, and diversity of building functions within the area are significant questions. Other questions concern the importance of the buildings to Eastlake's history and the number of buildings representing each historic theme. Whether there remains any cohesive collection of historic buildings in the community which constitutes the elements of a historic district is a primary question.

Anticipated Results

Based on the results of the file search, other preliminary historical research, and a reconnaissance of the Eastlake Neighborhood, it was anticipated that the survey would include residential and commercial buildings, with a variety of religious, educational, and agricultural buildings also present as potential survey resources.

V. HISTORICAL BACKGROUND

Early Settlement in the Area

In 1899, the section of land containing the future site of Eastlake was in divided ownership: the eastern half of the section was owned by the Denver Land Company, while the western half was owned by E. Wooley and M.E. King. Western Adams County, including the Eastlake vicinity, was settled as an agricultural area. A 1906 map of Adams County shows a number of irrigation ditches in the vicinity, including the Farmers High Line Canal, the Signal Ditch, and the Lee Lateral. Irrigation permitted the development of truck farms which grew such crops as cabbage, tomatoes, celery, and cucumbers. Wheat was also an important crop. Section roads were present throughout northwestern Adams County, including roads on the north, west, and south sides of the section in which Eastlake was platted. Growing numbers of farmers introduced such organizations as the Patrons of Husbandry (the Grange), a farmers' fraternal group to the area. Riverdale Grange Number 187 was established not far from Eastlake in 1910.¹

Planners with the Union Pacific Railroad saw the market potential of the agricultural regions of Adams and Weld counties and began exploring the possibility of a line through the area to Fort Collins in 1906. The UP had lost access to the Fort Collins market with its receivership of the 1890s and the creation of the Colorado and Southern Railway (C&S) in 1898. In 1908, grading began on a branch line from Sand Creek Junction (Commerce City) on the main line of the UP northward to Dent, a point 1.5 miles south of Milliken in southern Weld County. The Dent Branch was a half dozen miles west of the UP's main line along the South Platte River. At Dent the line split, with the western branch going to Fort Collins and the eastern branch extending to La Salle. Railroad historian Kenneth Jessen concludes that the purpose of the Dent Branch was "to tap the rich agricultural area sandwiched between the C&S and the UP's main line and also to provide access to several coal mines in the Dacona, Firestone, and Frederick area." By 1 November 1909, 17.4 miles of the line (including the site of Eastlake) were open from Sand Creek Junction to Fort St. Vrain. The branch was completed to La Salle in November 1910 and to Fort Collins by July 1911.²

¹ W.C. Willits, "Willits Farm Map of Denver and Vicinity" (Denver: W.C. Willits and Company, 1899); Albin Wagner, *Adams County Crossroads of the West*, vol. II (Brighton, Colorado: Board of County Commissioners, 1977), 28-29; Colorado State Grange, *Colorado State Grange History* (Westminster, Colorado: North Suburban Printing and Publishing, Inc., 1975), 151-52; Brighton Genealogy Society, *Brighton, Colorado and Surrounding Area, 1887-1987* (Dallas, Texas: Curtis Media Corp., 1987), 291.

² Kenneth Jessen, *Railroads of Northern Colorado* (Boulder, Colorado: Pruett Publishing Company, 1982), 212-15.

Platting of Eastlake³

As was typical throughout the West, the construction of the branch railroad line probably provided the impetus for the creation of the community of Eastlake. A townsite was platted 6 November 1911 by the Eastlake Investment Company. The principals of the company were John F. Church, president, and Frank E. Mulvihill, secretary. The company had offices in downtown Denver. Church's parents (George H. and Sarah Church) came to northern Jefferson County in the 1860s and established a cattle ranch and stage stop. John F. Church was born in 1863. He continued to raise cattle on the family ranch in the area south of Broomfield, was a director of the First National Bank of Arvada, and was a postmaster at Semper. Mulvihill had no occupation listed in 1910 through 1912 Denver city directories but had been associated earlier with his brothers as a proprietor of the Carr House hotel in downtown Denver. In 1919 and 1920, the State Business Directory listed A.M. Patten as the manager of the Eastlake Investment Company.⁴

The Eastlake plat covered a polygonal area of approximately 31.5 acres, extending eastward from the eastern edge of the Union Pacific Railroad right-of-way (See Figure 3). Streets within the town conformed to the alignment of the railroad tracks, with First, Second, and Third streets parallel to the tracks, and Lake and Birch avenues perpendicular. The town consisted of six blocks, with blocks one through four divided into a total of 221 lots, while blocks 5 and 6 consisted of undivided tracts of .71 acres and 4.99 acres, respectively. The community was named for nearby East Lake and never formally incorporated as a municipality.⁵

Growth and Development of Eastlake

Eastlake emerged as a small agricultural service center along the Union Pacific Railroad. Two grain elevators were erected in the community: the Eastlake Elevator in about 1914 and the Farmers Co-Operative elevator in about 1920. By 1917, the Colorado Alfalfa Milling Company had constructed a mill a half mile north of the settlement, and Kuner Salting Station Number 6 (pickle vats) was located west of the railroad tracks at Eastlake. Stock pens and a sugar beet dump were located north of the grain elevators (See Figure 4).

³A somewhat different account of the creation of Eastlake is provided in Thornton High School Students, *Forgotten Past of Adams County*, v. 1 (Thornton, Colorado: School District Number 12, c. 1977). The article appeared to be at variance in many instances with documented events and dates and was, therefore, discounted.

⁴Arvada Historical Society, *More Than Gold: A History of Arvada, Colorado. During the Period 1870-1904* (Boulder, Colorado: Johnson Publishing Co., 1976), 98, 150, and 191; Laura L. Spitler and Lou Walther, *Gem of the Mountain Valley: A History of Broomfield* (Boulder, Colorado: Broomfield Centennial-Bicentennial Commission, 1975), 16-17; Denver city directories, 1902 through 1912.

⁵Maxine Benson, *1001 Colorado Place Names* (Lawrence, Kansas: University Press of Kansas, 1994), 61.

EASTLAKE ADAMS COUNTY COLORADO

SCALE ONE INCH = 100 FEET

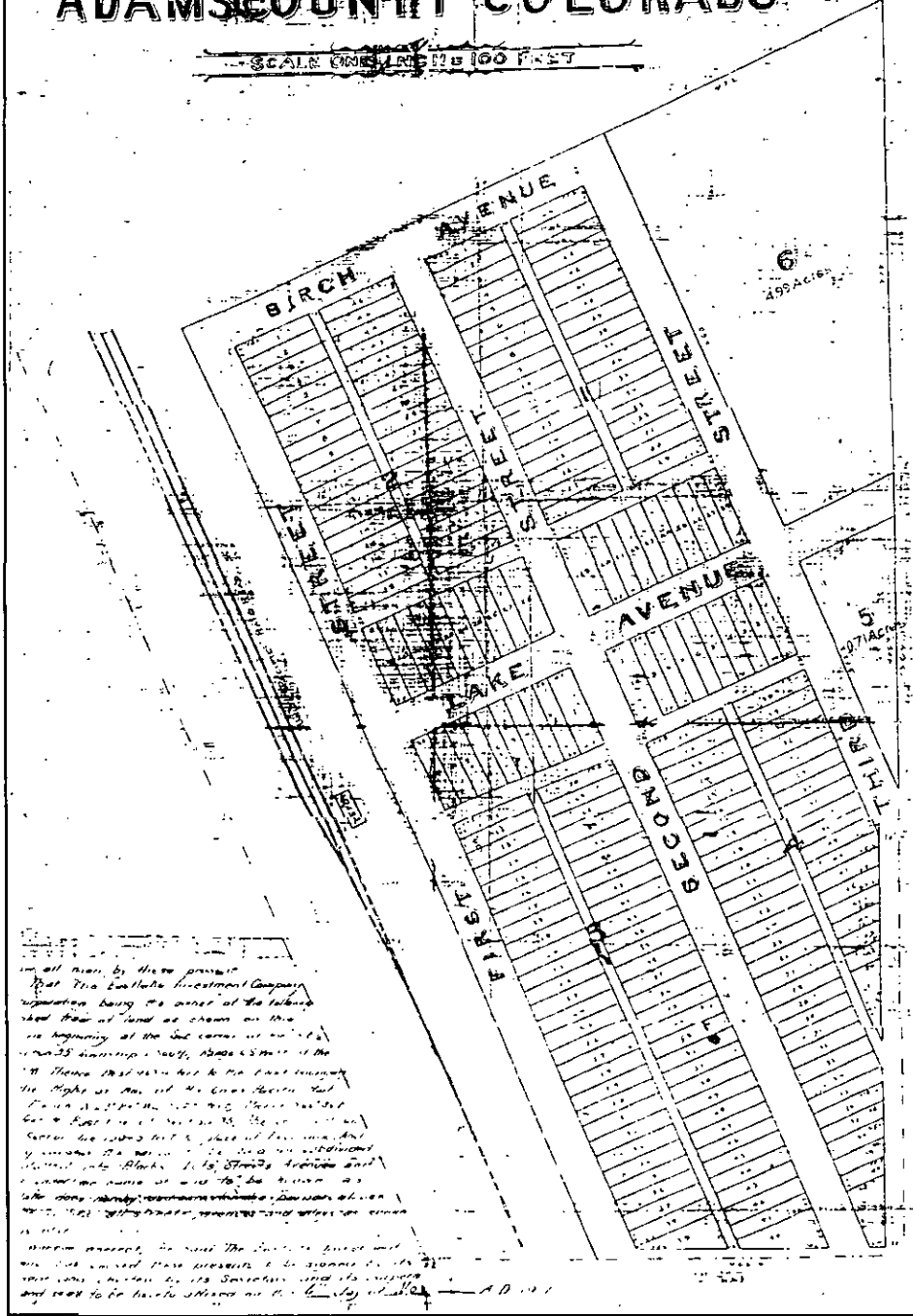


Figure 3. Plat of Eastlake, November 1911. SOURCE: Adams County Clerk and Recorder, Book 1, Page 32.

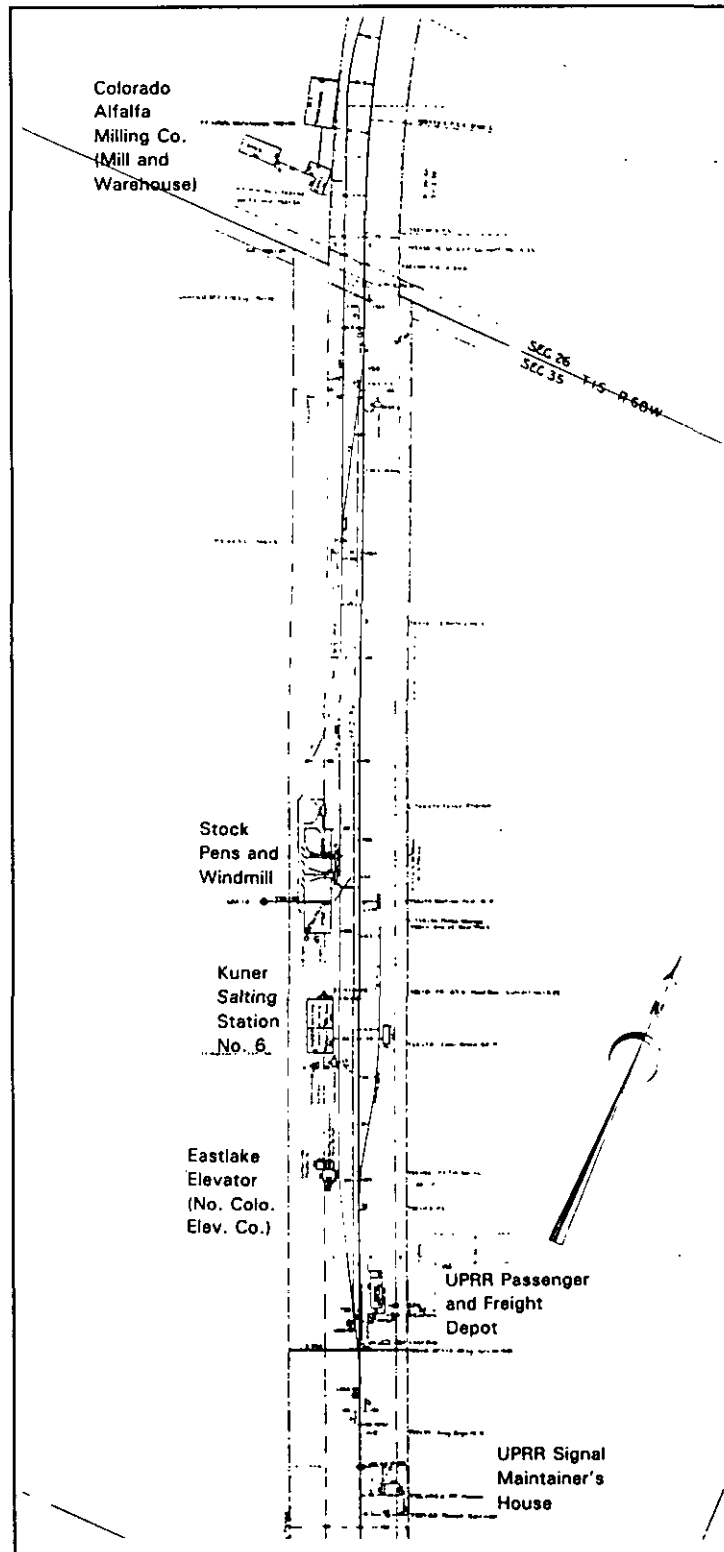


Figure 4. Station Map of Eastlake, 1919 (annotated).
 SOURCE: Union Pacific Railroad records, in the files of the
 Colorado Railroad Museum, Golden, Colorado.

In March 1910, the Union Pacific built a 24' X 64' frame passenger and freight depot at Eastlake costing \$3,147 (See Cover). By 1911, the community was provided with daily service to Fort Collins and Denver. The Union Pacific also constructed a tool house (1912), a privy (1913), and a Signal Maintainer's House (12435 1st St., 1917) in Eastlake. In addition, a small hotel and a boarding house in the town existed to provide accommodations to railroad workers.⁶

Business Growth

Once Eastlake's rail connection was established, several businesses were founded which provided goods and services to the residents of the local agricultural community. The State Business Directory first lists Eastlake in its 1915 edition. In addition to the Eastlake Elevator, businesses listed included: the Eastlake State Bank, a billiard hall run by G.E. Farmer, W.M. Hopkins Lumber Company, blacksmith Peter Puck, A.M. Staley's drug store, contractor C.T. Quimby, painter M.C. Norton, and G.H. McNeill, a bee raiser. A small business district quickly developed along Lake Avenue, which was lined with sturdy frame and brick buildings within a few years of Eastlake's platting.

Grain Elevators. Dominating the Eastlake skyline were its two grain elevators. The agricultural area around Eastlake was productive enough to support two elevators at one time. The first grain elevator to be erected (the Eastlake Elevator) was built about 1914 and was listed in the 1915 State Business Directory. A 1919 Union Pacific station map describes the elevator as a concrete-reinforced structure with a 70' grain storage tank and identifies it as a facility of the Northern Colorado Elevator Company. The 1917 through 1930 State Business Directories list the Eastlake Elevator with George W. Lewis as manager of the facility. A second elevator was built about 1920, known as the Farmers Co-Operative Elevator, with Edward Tadlock as manager. This elevator may have acquired the older elevator during the Depression, for only the Farmers is listed in 1935 and 1941, with Howard Snyder as manager. In 1950, the Denver Elevators were listed in Eastlake in the State Business Directory, with E.B. Hanson as manager, and a 1959 map of Eastlake showed the two elevators operating as Denver Elevators. The older Eastlake Elevator was destroyed by fire in the late 1980s.

Hopkins Lumber Company. William Hopkins, one of Eastlake's more prominent early citizens, was the proprietor of a lumber company and also served as vice president of the Eastlake State Bank. Lumber, machinery, and general merchandise were offered by the Hopkins Lumber Company according to the 1915 state Business Directory. By 1917, the business was known as the Hopkins Lumber and Mercantile Company. The Hopkins name stayed with the business after William Hopkins ended his association with the company. In the 1925 directory, John H. Axdel was listed as president of the firm. All or part of the lumberyard burned in the fire of May 1926 and was rebuilt and enlarged. Howard Snyder

⁶ Colorado State Business Directories, 1917-1920; Eastlake Task Force, "Eastlake Master Plan," Thornton, Colorado: City of Thornton, 1989), 2.

was president of the lumber company in 1941. The Snyder family continued to operate the business until the 1990s, in the later years under the direction of his son and daughter-in-law, Rod and Lorrie Snyder.

Eastlake State Bank. The Eastlake State Bank was established about 1914. The bank was one of the more distinguished buildings in the business district. Its brick walls and beveled corner entrance testified to the stability of its resources. In 1918, W.D. Bush was listed as president of the bank and William M. Hopkins as vice president. George O. Corley was cashier of the bank in the late 1910s and 1920s. J.B. Smith was president of the bank from about 1919 through at least 1930. A memorable event in the bank's history was a robbery by two men in 1925. A woman was driving the getaway car, an Essex, which stalled, leading to the capture of the unlucky criminals. The bank was listed in the 1930 State Business Directory, but not in the 1935 directory. Local residents indicate that it was one of the many banks in Colorado that failed during the Great Depression. The building later became the Eastlake Inn, a tavern which first opened in 1942. Area resident Lee Carlson recalled that there was a pool table in the tavern, where the high school boys spent many lunchtimes. The tavern had polka bands and Dutch hops, and was a community social center. Mrs. Clarence Seymour recalled playing cards in the tavern. Gordon Fritzler and Jim Cline acquired the business in 1974 and operated it into the 1990s. Gordon Fritzler reported that the "tavern offers a friendly atmosphere and live music on Friday evenings, and also hosted wedding receptions, sponsored baseball teams, and held benefits." The building now houses the Lake Avenue Inn.⁷

The business district of Eastlake suffered a setback in May 1926, when a fire destroyed buildings on the north side of Lake Avenue between 1st and 2nd streets. A two-story pool hall and dance hall and E.J. Snyder's grocery store were lost in the blaze (See Figure 5). The town managed to rebuild and recover, and the 1930 State Business Directory shows the Eastlake economy had expanded to encompass a greater variety of businesses by that date. Both grain elevators were operating in 1930, as was the Denver Alfalfa Milling Company and the Kuner Pickle Company. Eastlake boasted a physician and druggist (Dr. R.D. Elmore), a blacksmith (Peter Puck), and a barber (Daniel Frates). Hopkins Lumber and Mercantile Company under the direction of John H. Axdel and the Eastlake State Bank (J.B. Smith, president) were in operation. The community had a garage (Earl Hopkins), a hotel (Mrs. Dean Switzer), and the Artesian Water Service Company (Dr. R.D. Elmore, manager).

As Eastlake was not an incorporated municipality, no historic Census population counts exist for the community. The 30.8 square mile precinct of which Eastlake was a part recorded a population drop between 1920 and 1930, followed by a small recovery in 1940: 916 persons in 1920, 787 in 1930, and 830 in 1940.⁸

⁷Thornton Business Briefs, 1990; State Business Directory, 1915; Don Ferguson, Telephone Interview by R. Laurie Simmons, 16 June 2000.

⁸U.S. Census Bureau, Census of Population, 1920, 1930, 1940.



Figure 5. A May 1926 fire on the north side of Lake Avenue destroyed the two falsefront buildings shown in this photograph: E.J. Snyder's grocery (left) and a pool hall and dance hall (right). SOURCE: Provided by City of Thornton, Economic Development.

Public Institutions

Eastlake developed a variety of public institutions which enabled it to maintain its independent status for many years. A post office was established in June 1912. Eastlake School District Number 12 was organized in 1918, in a consolidation of the Block and Webster schools. When Eastlake School opened in 1920, the two older schools were closed.⁹ A water system was developed in the 1920s.

Eastlake School. The Eastlake School District No. 12 was established in 1918, when the old Block and Webster Schools were consolidated. Both of those schools closed when Eastlake School was built in 1920, and it was then the only school operating in the district. In 1920, Margaret Robinson was listed as principal of the school. The school had 110 students from the Eastlake area in twelve grades in that year. The first graduating class consisted of one person, Lewis Peterson, in 1923. At first, there were two teachers serving the school: one for grades one through eight and one for grades nine through twelve. Eventually there were five teachers: two in the primary grades, two in the junior high, one in the high school, and

⁹ Brighton Genealogy Society, 100.

one principal. Among the principals of the school were: H.M. Brown (1925), E.V. Tweed (1930), and B.R. Greene (1935). In 1941, Mildred Gramcko was a teacher at the school, and H.D. Holden was principal.

In 1950, several school districts consolidated into District 12, which then also included schools such as Burley, Hutchinson, and Pleasant View. In that year, grades six through nine went to Westlake School. In 1954, grades one through five attended Eastlake, six through nine went to Westlake, and the upper grades attended neighboring high schools. By 1956, grades one through six were attending Eastlake School, and that is the way it remained. A two-room addition was built in 1959, and in 1962, three classrooms were added, as well as an office, lounge, and restrooms.

A 1978 brochure printed to commemorate the building's 58th year noted that "Eastlake has never been considered as one of the bigger schools of the area, but it has always been known as the best." The quality of the school's debating teams was superior. When high school classes were taught at Eastlake, baseball and track were popular activities. Basketball was played on an outdoor court, as the school never had a gymnasium. The Eastlake building was also used as a community center for PTA meetings, city council sessions, dances, and social events. Until 1972, the school was used as a transportation depot and garage for School District 12.

According to Lee Carlson, who attended the Eastlake School from second grade (1933) through junior high school, the basement of the school had restrooms, a large room with a stage, and an apartment for the live-in custodian at the northeast corner. He remembers that a man named Cundall was the custodian for many years. The main floor housed four classrooms and the principal's office. There was not much of a playground, according to Lee Carlson. On the north side of the school were two basketball hoops.

Joe Marion attended the school beginning in 1927. He recalled that a school bus picked up students, and there were five women teachers and a male principal who also taught. Each grade school teacher had a room for two grades and all levels of the high school were in the same room. Some grade school teachers also taught such subjects as music, typing, or language to the high school students. A high school girl filled in as teacher for the teacher's grade school students during those classes. Mr. Marion recalled that Latin was a required subject, and that the janitor's wife was the unofficial school nurse. The janitor and his wife drove buses on the two long routes, while the mechanic who lived in town drove a short route. The buses were 1918 International war surplus trucks with a bus body built above the frame. Mr. Marion notes that their top speed was about equal to a trotting horse.

Baseball was reportedly outlawed at school after several windows were broken by "heavy hitters," so the boys played softball, buying their own bats and balls. The students made their own outdoor basketball and tennis courts. The backboards for the basketball hoops were made from scrap wood that the lumberyard in Eastlake donated and they were set on lodgepole pine posts. The blacksmith, Peter Puck, made hoops from scrap rebar (the

diameter of one was three inches larger than the other).

When Mr. Marion was in high school, the principal said he would offer a chemistry class if the students would build the lab tables and plumb the sinks in a basement storage room. The students obtained scrap lumber and built the lab tables with a center trough made from galvanized sheet metal donated by the blacksmith, who helped fashion the metal. This 1936 class was the first chemistry class at Eastlake. Mr. Marion graduated the following year. He noted that eight of the nine boys in his graduating class served in combat in World War II. One was killed and four were wounded. The city of Northglenn has owned the school building since the mid-1980s. The building now houses Stargate Charter School, which acquired the space in 1994-95.¹⁰

Churches

Two churches were built in Eastlake. In 1915, the First Congregational United Church of Christ built a frame church with tall corner tower at the southeast corner of Birch Avenue and 2nd Street. In 1917, Our Lady of Sorrows Catholic Church was erected at the northeast corner of Lake Avenue and 3rd Street.

First Congregational United Church of Christ. The Eastlake First Congregational United Church of Christ (5AM1443) traces its roots to a small group of residents of the area which met for religious services in 1914, including Mrs. Lizzie Farmer, Miss Margaret Robertson, and Mrs. E.J. Thomas. Arrangements were made to use a room over the pool hall and meetings were held on Sunday evenings. Various Denver pastors led the services. Nine ladies of the area decided to formally organize with the objective of constructing a building. A Sunday School was established with the hope it would lead to a church. The Sunday School was held in the home of Mrs. W.A. Twombly, which was a box car. As the Sunday School grew, plans for a church building progressed, with twenty-six charter members.

The church incorporated in 1915, and Rev. E.A. Blodgett was the first pastor. The Eastlake Investment Company donated two lots for the church. Ground for the building was broken in February 1915, and the building was occupied in June 1915, although the windows were not yet in. The church was dedicated on 5 June 1916 with William E. Sweet, later governor of Colorado, presenting an address. Members of Denver's Seventh Avenue Church donated windows in memory of loved ones. The interior furnishings, including the pews, altar, pulpit, lectern, organ, and other items, were all memorial gifts. Pastor Blodgett, served from 1915 to 1917. Kate H. Haus (pastor from 1921 to 1923) was one of the first women in Colorado ordained as a minister. Throughout the church's history, women of the

¹⁰State Business Directories; Lee Carlson, Telephone Interview by R. Laurie Simmons, June 2000; Norman Smith, Telephone Interview by R. Laurie Simmons, 13 June 2000; Brighton Genealogy Society, History of Brighton and Vicinity; Eastlake School Open House brochure, 11 May 1978; Joe Marion, "The Marion Homestead, Adams County, Colorado, 1883 to 1945," 77-86; Natalie Tomlinson, Stargate Charter School, Interview by Thomas H. Simmons; Jerry Starling, City of Northglenn, Telephone Interview by R. Laurie Simmons, 13 April 2000.

congregation have carried many responsibilities. The church has served as a social center of the community, hosting oyster suppers, strawberry festivals, ice cream socials, and mother-daughter/father-son banquets. Ione Green states that the interior of the building is basically the same except for the removal of a raised platform at one end. A south wing was built in 1959.¹¹

Our Lady of Sorrows Catholic Church. Until 1916, the Catholic residents of Eastlake attended mass in either Welby or Brighton. As the population of the agricultural community grew, Eastlake people wanted a church of their own, and several influential persons consulted with Rev. Stanislaus "Father John" Giambastiani about a plan to build a church at Eastlake as a mission of Welby. In 1916, a committee including John Dunphy, Anton Fonay, Sr., John Lawlor, Edward Fitzpatrick, and John Fitzpatrick, made plans for construction of a building and raising funds. Within six months, \$1,500 had been donated and J.K. Mullen had given three lots for the building site at the east end of Eastlake. On 29 July 1917, the cornerstone was laid, and construction was completed under the direction of contractor Henry Cline of Welby. People throughout the town and in other communities donated to the building fund; upon completion the \$3,500 debt for construction was almost paid.

In the early days of *Our Lady of Sorrows*, the Servite Sisters of Welby taught a Sunday School at the church and the Servite Fathers, an Italian order, from Welby and Denver's Mt. Carmel church served the mission. The parish was later relinquished to the Bishop of Denver, and Rev. Walter Steidle was assigned to administer Eastlake. In 1929, Rev. Mark Lappen of Holy Family Parish took charge of the Eastlake mission. The Sunday School was continued by the Sisters of Loretto of Holy Family School. During the 1930s, the membership of the church dwindled when Eastlake fell on hard times. Father Roy Figlino, pastor at St. Augustine's in Brighton, tended the mission until its closing in 1970. In 1971, the Northglenn Masonic Club submitted a bid of \$10,500 for the church. They remodeled the church into the Eastlake Masonic Temple. The first meeting was held in the church on 1 February 1972.¹²

Post World War II Era

Fewer business firms are listed in the 1950 State Business Directory for Eastlake than appeared in 1930; the alfalfa mill and Kuner pickle facility were no longer in operation. In 1958, the Union Pacific removed its depot. Despite this, the post World War II period saw some new commercial and public facilities constructed. All three of the facilities discussed below featured a brick facade with a stepped parapet.

¹¹State Business Directory; Ione Green, Telephone Interview by R. Laurie Simmons, 21 June 2000; Brighton Genealogy Society, 258-259.

¹²State Business Directory; Mrs. Norman E. Purcell, Telephone Interview by R. Laurie Simmons, 21 June 2000; "History of the Church of Our Lady of Sorrows, East Lake, Colorado;" "Northglenn Masonic Club;" Thomas J. Noel, Colorado Catholicism, 298, 310.



Figure 6. This building on the south side of Lake Avenue between 1st and 2nd streets once housed a barber shop, pool hall, and ice cream parlor operated by Bob and Louise Estabrook, shown here with their daughter Ethel and their 1937 Plymouth. SOURCE: Provided by City of Thornton, Economic Development.

Eastlake Frozen Food Lockers (5AM1435), late 1940s. Eastlake Frozen Food Lockers was founded in about 1950 by Clarence Seymour. The firm provided custom processing of beef, pork, lamb, and wild game. The food locker building was erected by Dr. R.D. Elmore in the late 1940s. The Edmund Kaus family operated the business after Seymour. The company specialized in picking up animals to butcher, wrap, and freeze, providing the only service of its kind in the northern area with lockers for rent. A taxidermy service was also offered, with big game heads (full, shoulder, and life size), birds, fish, antlers, and rugs from animal skin produced. The company operated into the 1990s, when Helen Kaus, Rick and Kim Kaus, and Juanita Kaus Larson (manager) were associated with the firm.

West Adams County Fire Protection District Station (5AM1438), c.1950. The fire house was built by the West Adams County Fire Protection District in about 1950. The local fire district was organized by a group of Eastlake area farmers in 1945 and formally designated in 1946. According to Lee Carlson, this building (the first station built by the district) was not erected until a few years later. The fire department consisted of about thirty volunteer firemen and was managed by a five-person board, which included Dr. R.D. Elmore. There was an apartment in the back of the building for a live-in fireman. The facility continued to be operated by the West Adams County Fire Protection District until it closed in the early 1990s. Kent and Lee Carlson have owned the building since about 1994, and added the bay

windows on the front as part of the building's conversion to office space.¹³

Eastlake Post Office (5AM1434), 1959. A post office at Eastlake was first established on 8 June 1912. Alma S. Elmore, wife of Dr. Elmore served as postmaster of the town from 1919 through at least 1941. She was no longer listed as postmaster in the State Business Directory of 1950. Mrs. Elmore was born in 1880 in Granberry, Texas, and attended Weatherford College in Texas. She studied voice and violin in Chicago and New York. She married Dr. Ralph D. Elmore, a physician, in Texas in 1906. They settled in the Broomfield-Eastlake area in 1909. In addition to serving as postmaster, Mrs. Elmore taught violin, piano, and voice. She was a member of the Eastlake Congregational Church, and she died in 1970. A new post office, this building, was erected in 1959 near the site of the earlier building. The building was constructed by Postmaster Edmund F. Kaus and rented by the Post Office Department. The 1959 facility was replaced with a new building erected on York Street, two blocks east, in the 1990s.

Annexation to Thornton

By the late 1980s, Eastlake was confronted with serious health concerns over the state of septic sewer fields within the community. The community was faced with the necessity of connecting to a sanitary sewer system of an adjoining municipality. Both Thornton and Northglenn were amenable to serving Eastlake. Thornton required annexation to the city to provide sewer service; Northglenn did not require annexation, but the cost of constructing the connection was higher. In April 1990, Eastlake residents voted 51 to 10 to annex to Thornton.¹⁴

In addition to construction of a sewer system, the annexation meant street improvements and increased fire protection, street maintenance, and snow plowing. To address the concerns of some Eastlake residents over loss of the small town-rural flavor of their community, the Thornton City Council "amended its zoning ordinance to include a new 'Residential Preservation' category specifically to help Eastlake preserve its unique character..."¹⁵

¹³Lee Carlson, Telephone Interview by R. Laurie Simmons, June 2000; Thornton High School Students, *Forgotten Past of Adams County*, v. 2 (Thornton, Colorado: School District Number 12, 1978), 74.

¹⁴Denver Post, 8 April 1990, 2C; Rocky Mountain News, 7 January 1989, 18 and 12 September 1993, 30A.

¹⁵Denver Post, 8 April 1990, 2C.

VI. RESULTS AND RECOMMENDATIONS

Results

The 2000 historic resources survey of the Eastlake neighborhood of Thornton covered approximately 30.3 acres of urban land and documented sixteen buildings on Colorado Historical Society survey forms (See Table 1). Included in the survey were six residences (including one railroad signal maintainer's house), three commercial buildings, three public buildings (a school, a fire station, and a post office), two churches, a small hotel, and a grain elevator. Dates of construction ranged from 1914 to 1959.

Eastlake Architecture

Eastlake's historic buildings are representative of the vernacular construction found in many small agricultural communities which developed during the early twentieth century in Colorado. The residences of the town are one- to one-and-a-half-stories in height, of frame construction, with concrete foundations. Most of the residences are of simple design, with hipped or gable roofs. Architectural ornamentation is limited to principally decorative windows, although many of the porches, which may have been more decorative, have been altered. Most of the dwellings are painted white.

Buildings of the commercial district also display few architectural ornaments. Although historic photographs indicate that there was at least one two-story false front building at Lake Avenue before the fire of 1926, the remaining buildings are all one story. The bank, although altered, is one of the few brick buildings in the community, and is notable for its beveled corner entrance, a feature found on many late nineteenth century buildings in larger communities of Colorado. Brick false front buildings with stepped parapets were a popular postwar style for Eastlake, represented by three surveyed buildings: the Fire House, the Post Office, and the Frozen Food Locker.

Also remarkable within Eastlake are the two churches, whose architecture represents popular styles for such buildings. The Congregational Church is reminiscent of the many white frame churches of the plains. The Catholic Church, a brick structure, is representative of the Gothic Revival style in its gable roof and pointed arch entrance and windows.

Eligible Resources

No National Register of Historic Places districts were identified by the survey. Many of the buildings in the area have been remodeled with new siding, windows, enclosed porches, and additions. Nonhistoric infill construction has also affected the character of the area. No individual buildings were evaluated as eligible to the National Register due to alterations. The three resources below were evaluated as potentially eligible to the State Register of Historic Places.

First Congregational United Church of Christ (5AM1443), 1915. The first of two churches erected in Eastlake, the Congregational Church has served the same congregation from its completion in 1915 until today. The church's history is notable for the significant role women of the congregation played in its organization and operation. The church is significant for its architecture, which is representative of the popular white frame church with projecting tower or steeple, found in many small communities of Colorado's eastern plains.

Eastlake School (5AM1444), 1920. The Eastlake School, built in 1920, is significant for its association with the development of western Adams County, having been the only school in District 12 when it opened, and having served the local community as a school from that time up to the present day. The building was also a community center for Eastlake, and the site of political meetings, dances, PTA meetings, and social events. The school is one of the better preserved buildings associated with Eastlake's history, and is notable for its Craftsman style details, including its widely overhanging eaves with paired brackets, decorative brickwork ornamenting the stuccoed walls, and gable roof entrance bay with stucco and half-timbering.

Farmers Co-Operative Grain Elevator (5AM1445), 1920. One of two grain elevators erected in Eastlake, and the only one still standing, the Farmers Co-operative Grain Elevator is the most visible and enduring representative of Eastlake's agricultural heritage. Although such elevators once sprouted above the skylines of many agricultural communities, many have been demolished, making the remaining examples more significant. The Eastlake elevator is a well preserved example of circa 1920s elevator design, as reflected in its monitor tower, corrugated metal walls, and horizontal timber reinforcements.

Recommendations

The Eastlake area constitutes a unique enclave within the City of Thornton, as a result of its history, street pattern, and architecture. The area's small scale construction and vernacular architecture contrast to the recent residential subdivisions built in the vicinity. The interpretive display in the park on York Street is an appropriate and worthwhile effort to inform residents of the area's history. During this study, local residents expressed appreciation for Eastlake's historic character and a desire to preserve its historic buildings.

The following recommendations are offered:

1. State Register nominations should be prepared for the three historic buildings evaluated as potentially eligible if the owners are supportive of listing. State Register listing would qualify those properties for tax credits and State Historic Fund grants.
2. The City should encourage owners of historic buildings in the Eastlake area to preserve and/or restore the historic character of their

properties. This might involve providing information on sources and techniques for respectfully renovating historic buildings and general guidelines for appropriate infill construction.

3. Activities and events which remind and inform residents and visitors of the agricultural heritage of Eastlake should be encouraged. For example, a seasonal farmers' market might be located at a prominent location in Eastlake.
4. Oral history interviews should be conducted to record the recollections of long-time residents. There are still a number of persons who have substantial knowledge of the history of Eastlake living in the area. Within a generation, much of this information will be gone.
5. Eastlake residents should be encouraged to contribute historic photographs, maps, and other documents which shed light on the history of the community and its buildings to an appropriate local repository, such as the Adams County Historical Society, for public access and preservation.

Table 1
SURVEYED RESOURCES, 2000
EASTLAKE, COLORADO

ADDRESS	HISTORIC NAME	STATE ID NUMBER	RESOURCE EVALUATION
12301 Claude Ct.	Eastlake School	5AM1444	SR Eligible
126 _ Claude Ct. (even number, south of #12650)	Farmers Co- Operative Elevator	5AM1445	SR Eligible
124 Lake Ave.	Our Lady of Sorrows Catholic Church	5AM903	--
2181 Lake Ave.	Eastlake State Bank	5AM1432	--
2201 Lake Ave.	W.M. Hopkins Lumber and Mercantile	5AM1433	--
2207 Lake Ave.	U.S. Post Office	5AM1434	--
2211 Lake Ave.	Eastlake Frozen Food Lockers	5AM1435	--
2245 Lake Ave.	Hotel Toohey	5AM1436	--
12435 1 st St.	Union Pacific Railroad Signal Maintainer's House	5AM1437	--
12460 1 st St.	West Adams County Fire Protection District Fire Station	5AM1438	--
12505 2 nd St.	Residence	5AM1439	--
12515 2 nd St.	Residence	5AM1440	--
12545 2 nd St.	Snydal Residence	5AM1441	--
12560 2 nd St.	Residence	5AM1442	--
12630 2 nd St.	First Congregational United Church of Christ	5AM1443	SR Eligible
12587 3 rd St.	Residence	5AM1446	--

NOTE: "SR Eligible" indicates that the property was evaluated as being potentially eligible to the State Register of Historic Places,

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