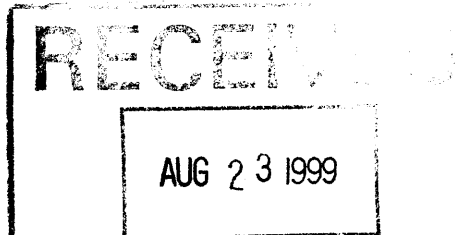


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United States Department of the Interior  
National Park Service



National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determination for individual properties and districts. ~~NATIONAL REGISTER HISTORY~~ 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, ~~NATIONAL PARK SERVICE~~ 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 Stocke/Walter Addition

other names/site number 5JF1943

2. Location

street & number 6701-7014 Grandview Ave.; 6708-7006 Ralston Rd.; [N/A] not for publication  
5712-5724 Reed St.; and 5705-5726 Saulsbury St.

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 [ ]. )

*S. Cunningham* 8/19/99  
Signature of certifying official/Title Date

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:

- 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 [ ].

*Edson H. Beall* \_\_\_\_\_  
Signature of the Keeper Date 9/24/99

Name of Property

County/State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not count previously listed resources.)

Contributing Noncontributing

60 11 buildings

0 0 sites

0 0 structures

0 0 objects

60 11 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.

N/A

6. Function or Use

Historic Function

(Enter categories from instructions)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling
EDUCATION/daycare

7. Description

Architectural Classification

(Enter categories from instructions)

NO STYLE
LATE 19TH AND EARLY 20TH CENTURY
AMERICAN MOVEMENTS/Classic Cottage
LATE 19TH AND EARLY 20TH CENTURY
AMERICAN MOVEMENTS/Bungalow

Materials

(Enter categories from instructions)

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

Narrative Description

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

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 1 Stocke/Walter Addition, Jefferson County, Colorado

### Description

The Stocke/Walter Addition Historic District is a historic residential neighborhood lying east of the downtown business district within the original townsite of Arvada, Colorado. Arvada, located eight miles northwest of Denver, in Jefferson County, was founded in 1870 as a service and supply center for the surrounding agricultural community, and grew into a city of more than ninety thousand residents. The Stocke/Walter Addition Historic District is composed of seventy-one buildings concentrated within an area reflecting the design, layout, and development of a late nineteenth residential neighborhood and its growth and evolution during the twentieth century. The neighborhood is distinguished by the varied size of its lots. A number of parcels encompass substantial tracts which reflect the area's agricultural heritage and provide contrast to the historic residential area to the west of the downtown business district, which displays more typical urban lots. The buildings were erected from the early 1890s through the first half of the twentieth century, and display a variety of architectural influences popular during that period. There are a few large landmark homes located along Grandview Avenue which attracted Arvada's small group of elite, but most of the residences are of moderate to small size (Photographs 1 and 2). The dwellings within the district are in generally good to excellent condition and, as a group, the buildings maintain substantial historic integrity.

The eastern section of the district, east of Reed Street between Grandview Avenue and Ralston Road, retains large lots (48' X 256' to 313') reminiscent of Arvada's heritage as a center of agricultural production. The lots on the south side of Grandview Avenue south of the railroad tracks are irregular and interspersed with tracts of undeveloped land with large trees and heavy vegetation (Photograph 3). The land falls off dramatically behind these houses, providing an excellent view of the valley to the south and the mountain ranges to the west. This fine view is also obtained from the houses on the northern side of Grandview Avenue, which are at a slightly higher elevation than the houses on the southern side. The north side of Grandview Avenue includes the larger homes of the district (Photographs 4 and 5). These houses are set back from the street facing yards planted with grass, bushes, flowers, and large mature trees. Sidewalks and curbs are of recent construction. The enclosed, but audible, Wadsworth Ditch, the first irrigation ditch in the Arvada area, runs along the north side of Grandview Avenue and the south side of Ralston Road, providing water for those who purchase shares in the system.<sup>1</sup> A few yards on the north side of Grandview Avenue are enclosed with historic wrought iron fences.

The tracks of the Burlington Northern Santa Fe Railroad run in a corridor between the northern and southern sides of Grandview Avenue. The tracks are flanked by narrow strips of lawn. North-south streets intersecting Grandview Avenue on the north form a rectangular grid, with the frontage road for four-lane Ralston Road forming the northern boundary of the district. The north-south streets are narrower and houses are set fairly close to the street, especially on Saulsbury

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<sup>1</sup>The Wadsworth Ditch was issued Decree No. 1 from Clear Creek and was completed in February 1860.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 2 Stocke/Walter Addition, Jefferson County, Colorado

Street (Photographs 6 and 7). The houses on these streets are set closer together and are of generally smaller size than those on Grandview and Ralston. Sidewalks are set immediately adjacent to the street on Reed Street, with trees planted in even setbacks from the sidewalk (Photograph 8). Houses on the south side of Ralston Road face a frontage road and landscaped berm dividing the residential area from the thoroughfare. This berm was created in recent years to lessen the impact of improvements to Ralston Road.

Houses within the district are principally frame, most are clad with lap siding, and dormers are often shingled. Some houses are notable for their extremely narrow lap siding. There are several brick houses interspersed among the frame houses in the district. One house has stuccoed walls, several have stucco and half-timbering as an ornament, and one unusual basement house has poured concrete walls. Most of the houses have concrete foundations, a few have concrete block foundations, and an even smaller number have stone foundations. Roofs are typically clad with asphalt shingles, are generally gabled or hipped, and most have overhanging eaves, many with exposed rafter tails. Most houses have projecting porches with column or pier supports and stick or solid balustrades. A number of porches have been enclosed. Windows are predominantly double-hung sash. Earlier houses have sash and transom parlor windows, and windows of earlier dwellings are often segmental arched and have rock-faced stone sills (Photograph 9). Later houses frequently have multiple lights over single sheets of plate glass in the lower sashes. Common alterations include nonhistoric siding, porch alterations, small rear additions, and window alterations.

The most prevalent of the formal architectural styles found in the district are Classic Cottage<sup>2</sup> and Bungalow style houses (Photographs 6, 7, 9, 10 and 11). Scattered examples of Queen Anne, Foursquare, Craftsman, and Modern homes are also present (Photographs 2 and 5). Many of the dwellings are of vernacular construction and do not reflect details which distinguish a particular style, but rather represent local tastes and the heritage and skill of local builders.

### 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. Within the contributing category, examples of the most significant residences are presented first, with other contributing resources described afterwards in address order by street. The noncontributing buildings are divided into altered historic buildings and buildings erected after the Period of Significance. Noncontributing resources are listed in address order within those categories. In the discussion below, the current address, state identification number, year of construction, and historic name are given. Photograph numbers refer

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<sup>2</sup>The Colorado Historical Society's *A Guide to Colorado Architecture* describes the Classic Cottage as basically a one-story version of the Foursquare style, which features a hipped roof with central dormer and front porch with posts or column supports. Other ornamentation is principally confined to windows and flared eaves.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 3 Stocke/Walter Addition, Jefferson County, Colorado

to photographs included as part of this nomination. Photographs are identified on the map of the district by a number enclosed by a circle. Following the descriptions of the resources is a table providing a complete list of the resources.

### Contributing Resources

*7009 Grandview Ave, 5JF1609, 1899, Stocke/Roepnack/Gude Residence.* This Queen Anne style, one-story, frame house has a gabled L plan, walls clad with lap siding, and a rock-faced concrete block foundation. A hipped roof projecting porch has turned spindle supports, a stick balustrade, and a wood floor. Two paneled and glazed doors with round arched lights and pedimented surrounds face the porch. Tall, narrow, two-over-two-light double-hung sash windows have pedimented lintels. A bay window on the front gable has paneling and decorative molding. A historic wrought iron fence encloses the front yard.

*7011 Grandview Ave, 5JF601, 1904, Stocke/Moore Residence, Photograph 1.* Developers Christian and Mary Stocke erected this one-and-a-half-story brick dwelling with cross-gable roof with widely overhanging eaves with returns. The front gable face is clad with variegated shingles and has a Palladian motif triple window with projecting brackets at the sides of the outer windows. A similar window is found on the shingled west gable, while the east gable is shingled and has paired windows. Full-height brick chimneys are on the east and west. The walls are painted brick, there is a slightly projecting water table, and the painted concrete foundation has basement windows. A full-width, projecting, flat roof porch topped by a balcony has grouped column supports and a stick balustrade, as well as a wood floor and stairs. The center paneled and glazed door has an oval light, a sidelight with oval light, and a wide transom. Flanking the entrance are large sash and transom windows. A hipped roof bay window and windows with decorative glass are on the west. The rear wall has brackets between windows on the upper story flanking a door which opens onto a balcony above a small projecting frame porch. There is a historic wrought iron fence enclosing the front yard.

*7001 Grandview Ave, 5JF1604, 1893, White/Allen Residence, Photograph 2.* This imposing, two-story, red brick, Queen Anne style dwelling was the "long dreamed-of" home of John and Elizabeth White. The house has a central hipped roof with projecting gables on the south, east, and west and two tall corbelled brick chimneys. Gable faces have triangular panels of decorative shingles and elaborate gable ornaments. The brick walls have sill courses and the raised foundation is concrete. The projecting gables feature tall, paired, double-hung sash windows with shared arched hood molds and rock-faced stone sills. The wrap-around porch has thick column supports, dentil molding, and a wrought iron balustrade. An off-center, inset, segmental arched entrance has a paneled and glazed door with oval light. Two small Queen Anne style windows with small lights surrounding plate glass sashes are on the west. A rectangular brick bay window on the east has a center window with transom with multiple tiny lights and a hipped roof with paired brackets.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 4 Stocke/Walter Addition, Jefferson County, Colorado

*6708 Ralston Rd, 5JF1663, 1906, Syverson/La Mountain Residence, Photograph 9.* This one-story, Classic Cottage style, hipped roof brick dwelling has flared, overhanging eaves and a front hipped roof dormer with wood shingled walls. The painted brick walls of the house have a continuous sill course, projecting water table, and basement windows. The hipped roof, projecting porch has brick columns with stone trim, a solid brick balustrade with stone trim, and a wood porch floor. There is an off-center segmental arched entrance and a sash and transom parlor window with leaded glass. Windows are segmental arched, with brick molding and painted stone sills. A bay window with curved walls is on the west.

*6806 Ralston Rd, 5JF1666, 1917, Boyd Residence, Photograph 10.* This one-story Bungalow style frame dwelling has a clipped front gable roof with overhanging eaves, exposed rafters, and decorative beams. The walls are clad with narrow lap siding, and the gable face has stucco and half-timbering, as well as a horizontal window with decorative divisions. The projecting shed roof porch has exposed rafters, thick square column supports, a stick balustrade, and a wood floor and stairs. There is a center paneled and glazed door with two vertical lights flanked by triple windows with multi-over-single-light double-hung sash windows. A pergola extends along the west side of the front wall.

*6701 Grandview Ave, 5JF1585, 1902, Hayden Residence.* This Classic Cottage style one-story frame dwelling has a hipped roof with flared, overhanging eaves and a front dormer with similar roof. The walls are clad with wide lap siding, and the projecting, hipped roof porch has wood column supports. Two bay windows on the east have hipped roofs with flared eaves, lap siding, and double-hung sash windows.

*6703 Grandview Ave, 5JF1586, 1932, Finkbeiner Residence.* This one-story side gable roof dwelling with small intersecting front gable reflects the English Cottage style. The walls are clad with stucco and the front gable face features false half-timbering and an arched window. There is an off-center entrance with paneled and glazed door, and the front has a tripartite window. A shed roof porch has wood post supports.

*6707 Grandview Ave, 5JF1587, 1902, Stolte Residence.* This one-and-a-half-story front gable roof frame dwelling has overhanging eaves, exposed rafters, triangular brackets, and shed roof, wood shingled dormers on the east and west. The house has shingled walls, and a projecting enclosed entrance porch. There is a sash and transom parlor window and paired six-light windows on the gable end, multi-over-single-light windows on the enclosed porch, and a rounded, shingled bay window on the east.

*6709 Grandview Ave, 5JF1589, 1909, Photograph 4.* This two-story Foursquare style rectangular brick dwelling has a hipped roof with flared, overhanging eaves and exposed rafters. A projecting, full-width, hipped roof porch has slender column supports, a wood porch floor, and a concrete block base. There is an off-center paneled and glazed door and double-hung sash windows with

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 5 Stocke/Walter Addition, Jefferson County, Colorado

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rock-faced stone sills; paired windows face the porch. A bay window on the east has a hipped roof and beveled corners.

*6801 Grandview Ave, 5JF1592, 1902, Binkley Residence.* The focal point of the painted brick dwelling is the large front gable with overhanging eaves with returns and dentil molding and decoratively shaped rafters. The gable face is clad with variegated decorative shingles and has paired double-hung sash windows. Smaller intersecting gables on the east and west also have decorative shingles. A projecting, hipped roof enclosed porch has multiple multi-light windows and a door with multiple lights. Segmental arched windows on side walls have rock-faced stone sills.

*6803 Grandview Ave, 5JF1593, 1912, Johnson/Konrad Residence.* This Classic Cottage style, one-story, frame dwelling has a hipped roof with flared, widely overhanging eaves and a shingled front dormer with similar roof. The upper walls of the house are clad with wood shingles, while the lower walls have narrow lap siding. There is a rock-faced concrete block foundation with basement windows. An enclosed, hipped roof, projecting porch has multiple six-over-six-light double-hung sash windows and a center door glazed with an oval light. A bay window on the west has shingles and lap siding.

*6805 Grandview Ave, 5JF1594, 1941, Stout Residence.* This one-story Modern style residence has a side gable roof with flush eaves, walls clad with textured stucco, and a concrete foundation with basement windows. The center entrance has a paneled door flanked by six-over-six-light double-hung sash windows. An attached garage on the east is stuccoed and has hinged wood garage doors.

*6807 Grandview Ave, 5JF1595, 1904.* This one-and-a-half-story, side gable roof, frame dwelling has a small intersecting front gable, and a full-width, enclosed, shed roof porch with off-center entrance. The walls of the house are clad with lap siding, and there is a concrete foundation. There are double-hung sash windows with plain wood surrounds.

*6807 1/2 Grandview Ave, 5JF2076, 1914.* This one-story side gable roof frame house has overhanging eaves and a small pediment above the porch, which has wrought iron supports. The walls are clad with drop siding, there are paired multi-light casement windows, and a paneled and glazed door faces the porch.

*6808 Grandview Ave, 5JF1596, 1922.* This one-story, side gable roof, frame dwelling has overhanging eaves and exposed rafters. Walls are clad with drop siding, and the concrete foundation is raised. A full-width, shed roof porch on the east has slender column supports and a stick balustrade and a wood porch floor and steps. Windows are double-hung sash.

*6809 Grandview Ave, 5JF1597, 1922, Griffith Residence.* Farmers Ulysses Grant and Ninnieota Griffith lived in this side gable roof frame dwelling with widely overhanging eaves, exposed rafters,

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 6 Stocke/Walter Addition, Jefferson County, Colorado

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and large front gable dormer with triple window. The walls are clad with narrow lap siding, and there is a concrete foundation. The original square column supports are still visible on the enclosed shed roof porch.

*6809 1/2 Grandview Ave, 5JF2077, 1924.* This one-story frame house has a front gable roof which flares asymmetrically on the north. The house has drop siding and the gable face is stuccoed. There is an off-center inset porch and a paneled and glazed door. Windows are double-hung sash.

*6809 B Grandview Ave, 5JF2078, 1914.* This one-story, side gable roof house has lap siding and shingled gable ends. The house has an off-center, paneled door facing east and double-hung sash windows.

*6812 Grandview Ave, 5JF1599, 1910, Martelon/Lippott Residence.* Austrian immigrants Virginia and Andrew Martelon lived in this one-story frame dwelling with asphalt siding stamped to look like brick and double-hung sash windows. The house has a projecting, enclosed porch, also with asphalt siding.

*6903 Grandview Ave, 5JF1600, 1887.* This one-story Classic Cottage style brick dwelling has a hipped roof with overhanging eaves and a gabled dormer with shingles, drop siding, and paired double-hung sash windows. The brick walls have sill and lintel courses and the windows are segmental arched, with painted stone sills. An off-center, projecting, shed roof porch has a shingled pediment above the entrance, turned spindle supports, and solid beadboard balustrade.

*6904 Grandview Ave, 5JF1601, 1912, Duncan Residence.* The Duncan family operated a chicken farm and lived in this one-story front gable roof frame dwelling with overhanging eaves and exposed rafters. The walls are clad with lap siding and the gable face is shingled. A projecting, enclosed, gabled porch has square column supports atop a solid balustrade clad with lap siding; the porch is enclosed with double bands of four-light windows.

*6907 Grandview Ave, 5JF1603, 1915, Community Methodist Parsonage.* The Arvada Community Methodist Church utilized this house as its parsonage until the 1950s or 1960s. The one-and-a-half-story, side gable roof, Craftsman style dwelling has overhanging eaves, exposed rafters, and wood shingle roofing. A front dormer has stuccoed walls with half-timbering and nine-over-one-light double-hung sash windows flanking a horizontal eighteen-light window. The walls are composed of tan brick and the concrete foundation has a pebble dash finish and basement windows. The gable faces have stucco and half-timbering, with paired multi-over-single-light windows and shingles below the sill line. The central entrance with paneled and glazed door is flanked by eighteen-over-one-light double-hung sash windows and faces a projecting, gabled porch with square brick columns and solid brick balustrade with stone trim. The porch gable has a pebble dash finish. On the west is an above ground bay window.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 7 Stocke/Walter Addition, Jefferson County, Colorado

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*7002 Grandview Ave, 5JF1605, 1924, Parsons Residence.* This one-story hipped roof dwelling has a projecting, off-center, front gable with flared eave which extends to cover a central entrance bay with multi-light door flanked by narrow vertical windows. The walls are clad with stucco, and windows are multi-over-single-light double-hung sash windows with shutters. An above-ground bay window on the east has narrow vertical windows and is supported by brackets. A metal awning above the entrance has metal pole supports above a concrete stoop.

*7004-06 Grandview Ave, 5JF1606, 1931, March/Wiebelt Residence.* This one-story, hipped roof, frame duplex dwelling has overhanging eaves, exposed rafters, and brick chimneys on east and west. The walls are clad with lap siding and the foundation is painted brick. Two projecting gabled porches have square column supports. Double-hung sash windows are paired adjacent to each porch.

*7005 Grandview Ave, 5JF1607, 1936.* This one-and-a-half-story frame dwelling features elements of the English Cottage style in its overlapping gable, false half-timbering, and porte cochère with arched entrance. The house has wide lap siding.

*7007 Grandview Ave, 5JF1608, 1902.* This large two-story frame dwelling has a hipped roof and projecting, pedimented front gable, as well as a projecting gable on the east. The first story of the house is clad with Permastone, the upper walls have lap siding, and the gable pediment has variegated decorative shingles. The flat roof wrap-around porch has ornate wrought iron supports and frieze. The projecting gable has cut-away corners on the first story and a central sash and transom window. There are central paneled and glazed doors on each story.

*7014 Grandview Ave, 5JF1611, 1902, Garrett/McDaniel Residence.* This one-and-a-half-story front gable roof frame dwelling has overhanging eaves with slight returns. The walls are clad with lap siding, there is a painted brick foundation, and the front gable face has a tall double-hung sash window and a louvered vent. A center paneled and glazed door faces a shed roof porch with square column supports and solid balustrade clad with lap siding. The house has double-hung sash windows.

*6800 Ralston Rd, 5JF1664, 1947, Grimes Residence.* This one-story Modern style brick house has a broad facade of overlapping hipped roof sections. An elaborated entrance with fluted pilasters and entablature has a paneled and glazed door. There is a band of multi-light casement windows east of the entrance, other windows are six-over-six-light double-hung sash with decorative shutters.

*6802 Ralston Rd, 5JF1665, 1930s, Goodwin Residence.* This one-story side gable roof frame dwelling has a projecting, gabled, enclosed entrance bay with center paneled and glazed door. The walls are clad with wide lap siding atop a concrete foundation. Six-over-six-light double-hung sash windows flank the entrance bay. A shed roof porch with metal supports atop a brick base with

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 8 Stocke/Walter Addition, Jefferson County, Colorado

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wrought iron balustrade is in front of the entrance bay.

*6810 Ralston Rd, 5JF1667, 1919.* This one-story side gable roof frame dwelling has a broad facade, with widely overhanging eaves, triangular brackets, and a small gabled front dormer with lap siding and two windows. The full width porch is inset under the eaves and has thick stuccoed piers, a solid balustrade with narrow lap siding, and curved top stair walls. The walls are clad with narrow lap siding, and the foundation is concrete. The center entrance has a wide paneled and glazed door with three vertical lights. Triple windows (with sash and transom and double-hung sash windows) flank the entrance.

*6900 Ralston Rd, 5JF1668, 1919.* This one-and-a-half-story, Bungalow style, frame dwelling has a side gable roof with overhanging eaves, exposed rafters, and false beams, as well as a front gable dormer with stucco and half-timbering and narrow lap siding. The walls are clad with narrow lap siding, and there is a painted concrete foundation. The half-timbered gable faces have five-over-one-light double-hung sash windows. An enclosed porch under the eaves has two plate glass picture windows with shutters and an entrance on the west. A rectangular bay window on the west has a shed roof, exposed rafters, and a plate glass window.

*6902 Ralston Rd, 5JF1669, 1932.* This one-story clipped side gable roof frame dwelling has overhanging eaves and concrete tile roofing. The walls are clad with lap siding and the gabled ends have stucco and board trim. The off-center entrance has a low pedimented lintel and faces a concrete stoop faced with brick and with a wrought iron balustrade and railings. A triple window is adjacent to the entrance and another triple window is on the west.

*6904 Ralston Rd, 5JF1670, 1927.* This one-story frame dwelling with clipped front gable roof has walls clad with narrow lap siding, and there is a raised concrete foundation. The projecting porch has a clipped front gable roof with tapered, square column supports atop a wood floor. There is a central paneled and glazed door, and multi-light double-hung sash windows flank the porch.

*7000 Ralston Rd, 5JF1671, 1902.* This one-story frame dwelling has a hipped roof with overhanging eaves, walls clad with lap siding, and a concrete foundation. A small, projecting hipped roof porch has wood post supports and a wood deck. A paneled door faces the porch and double-hung sash windows flank the porch.

*7006 Ralston Rd, 5JF1673, 1902.* This Classic Cottage style, one-story, frame dwelling has a pyramidal hipped roof with flared overhanging eaves and a front dormer with similar roof, as well as dormers on the east and west. The walls are clad with wide lap siding, and there is a raised concrete foundation. The projecting shed roof porch has slender column supports. A center door is flanked by double-hung sash windows.

*5712 Reed St, 5JF1692, 1936.* This Modern style one-story side gable roof frame dwelling with

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 9 Stocke/Walter Addition, Jefferson County, Colorado

minimal Colonial Revival details has flush eaves. Walls are clad with stucco and gable faces have wide lap siding. The center door has an elaborated surround with dentil molding and pilasters. Flanking the entrance are eight-over-eight-light double-hung sash windows with shutters.

*5714 Reed St, 5JF1693, 1932, Rigg/Graves Residence.* This one-story side gable roof frame dwelling has overhanging eaves and a small gabled front dormer with lap siding and two four-light windows. The walls are clad with nonoriginal lap siding, and there is a concrete foundation. A center entrance faces a projecting shed roof porch with column supports and a wood deck; the porch has a wood wheelchair ramp. Four-over-one double-hung sash windows with shutters flank the porch.

*5715 Reed St, 5JF1694, 1936.* This one-story side gable roof frame dwelling has walls clad with wide lap siding, and there is a raised concrete foundation. A projecting, gabled porch has wrought iron supports and balustrade. The porch gable has stucco and half-timbering. A plate glass window is on one side of the center entrance, and a double-hung sash window is on the other.

*5718 Reed St, 5JF1696, 1922, Mote Residence.* This one-story hipped roof frame dwelling has flared, overhanging eaves, walls clad with drop siding, and a concrete foundation with basement windows. The center entrance with paneled and glazed door is sheltered by a gabled hood supported by triangular knee braces above a raised concrete stoop.

*5719 Reed St, 5JF1697, 1917, Metcalf Residence.* This one-story side gable roof frame dwelling has a lower gabled projection on the north and a small pediment above the central entrance. The walls are clad with nonoriginal lap siding, and there is a concrete foundation. A shed roof, off-center porch has wrought iron and metal pole supports and a concrete base. The house has double-hung sash windows.

*5720 Reed St, 5JF1698, 1947, Hagstedt Residence.* Carpenter Eric C. Hagstedt was the first owner of this Modern style frame dwelling with minimal traditional details. The house has a side gable roof, walls clad with lap siding, and a painted concrete foundation with basement windows. A projecting, enclosed, gabled entrance bay has a center door, lap siding, and double-hung sash windows. A picture window south of the entrance is sheltered by a metal awning and there is a triple window on the south.

*5721 Reed St, 5JF1699, 1912.* This one-story side gable roof frame dwelling has overhanging eaves, and a small gabled front dormer with lap siding and two double-hung sash windows. The walls are clad with lap siding, and there is a raised concrete foundation. A center paneled and glazed door faces a projecting, shed roof porch which has post supports and a wrought iron balustrade. Double-hung sash windows, paired on the facade, have plain wood surrounds and shutters.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 10 Stocke/Walter Addition, Jefferson County, Colorado

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*5724 Reed St, 5JF1700, 1932.* This one-story front gable roof frame dwelling has overhanging eaves and exposed rafters. The front gable face is clad with vertical boards with rounded ends, and the walls have drop siding. The porch is inset under the eaves at the northwest corner and has post supports atop a solid balustrade; a portion of the porch was enclosed. There is an off-center slab door and sliding windows.

*5705 Saulsbury St, 5JF259, 1889.* This one-story frame dwelling reflects Classic Cottage details in its pyramidal hipped roof with flared, overhanging eaves and front dormer with lap siding. The walls are clad with lap siding, and the center entrance faces a projecting, shed roof porch with exposed rafters and turned spindle supports. The windows are double-hung sash.

*5707 Saulsbury St, 5JF1702, 1899, Champion Residence.* This one-story, hipped roof, frame dwelling reflects elements of the Bungalow style in its overhanging eaves, front dormer, and projecting gabled porch with open truss and stuccoed, battered pier supports and solid balustrade. The slightly off-center entrance is flanked by double-hung sash windows.

*5709 Saulsbury St, 5JF1703, 1899, Vetting Residence.* This one-story Classic Cottage style brick dwelling has a pyramidal hipped roof, overhanging eaves, wood shingle roofing, and a shingled front dormer with horizontal window. The projecting shed roof porch has square wood column supports atop a solid stuccoed balustrade. A side porch on the south has a shed roof and column supports. The center, segmental arched entrance is flanked by double-hung sash windows with rock-faced stone sills and lintels; side windows are segmental arched.

*5711 Saulsbury St, 5JF1704, 1899, Doane Residence.* This one-story pyramidal hipped roof brick dwelling represents the Classic Cottage style. The house has flared, overhanging eaves and a front dormer with hipped roof. The projecting, hipped roof porch has full-height column supports, a newer stick balustrade, and wood floor. The center, paneled and glazed door is flanked by double-hung sash windows.

*5712 Saulsbury St, 5JF1705, 1945, Sorrentino Residence.* This one-story, side gable roof, Modern style frame dwelling has wide lap siding, and there is a concrete foundation. The symmetrical facade has a small gable above the entrance, which is flanked by six-over-one-light double-hung sash windows with plain wood surrounds.

*5713 Saulsbury St, 5JF1706, 1900, Staley/Wingert Residence.* Arvada postmaster Roy Staley lived in this Classic Cottage style, pyramidal hipped roof frame dwelling with flared, overhanging eaves and small triangular dormer above the entrance. The walls are clad with lap siding and the foundation is brick. A projecting, hipped roof porch is enclosed with double-hung windows. Original porch columns are still visible.

*5714 Saulsbury St, 5JF1707, 1914, Lumley Residence.* This one-story pyramidal hipped roof

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 11 Stocke/Walter Addition, Jefferson County, Colorado

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dwelling has overhanging eaves and wood shingle roofing. The walls are clad with lap siding and the foundation is concrete. An off-center entrance with paneled door has double-hung sash sidelights and is sheltered by a gabled hood with triangular braces above a concrete stoop with wrought iron balustrade. The windows are double-hung sash.

*5715 Saulsbury St, 5JF1708, 1899, Burroughs Residence.* This one-story side gable roof frame dwelling has a central gable and a rear gabled projection. The walls are clad with wide lap siding and the foundation is concrete. The off-center, paneled and glazed door faces a projecting, shed roof porch which has square, tapered column supports, a lattice balustrade, and wood floor. Sash and transom windows flank the door.

*5716 Saulsbury St, 5JF1709, 1899, Staley Residence.* This one-story frame dwelling has a pyramidal hipped roof with overhanging eaves, and the walls are clad with lap siding. A projecting, shed roof porch has been enclosed with six-light windows with lap siding under the windows. Double-hung windows are on side walls.

*5718 Saulsbury St, 5JF1710, 1899, Tracy Residence.* This one-story pyramidal hipped roof frame dwelling has flared, overhanging eaves, and walls clad with wide lap siding. The inset porch is enclosed with nonhistoric corrugated fiberglass panels. Windows are double-hung sash.

*5719 Saulsbury St, 5JF1711, pre-1932, Branaman Residence.* This is an unusual basement residence dug into the ground and extending a few feet above the ground. The low-pitched gable roof has tall metal vent pipes. The walls are composed of poured concrete and have small two-light windows.

*5719 Saulsbury St, 5JF1711, 1940, Branaman Business.* This building, located at the rear of the lot, was erected to house the Western Heating and Stove Repair Company. The building has a flat roof, stepped down toward the west. There is a slab door with glass block window to the north, and a plate glass window flanked by smaller windows to the south.

*5720 Saulsbury St, 5JF1277, 1919, Nemetz Residence.* This Bungalow style frame dwelling has a side gable roof with overhanging eaves and exposed rafters. The house has very narrow lap siding, a wood water table, and a painted concrete foundation. The projecting, shed roof porch is enclosed with bands of six-light windows, with narrow lap siding below the windows, and square column supports. There are four-over-one-light double-hung sash windows.

*5721 Saulsbury St, 5JF144, 1918, Lewis Residence.* This one-story Bungalow style frame residence has a clipped side gable roof with widely overhanging eaves and exposed rafters. The walls are clad with very narrow horizontal lap siding and the raised concrete foundation is painted. The projecting, clipped gable porch has exposed rafters, square columns, projecting beams, lattice ornament, and wrought iron and pipe railings. Windows are multi-over-single-light double-hung

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 12 Stocke/Walter Addition, Jefferson County, Colorado

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sash.

*5722 Saulsbury St, 5JF1278, 1919, Hamilton Residence.* This one-story pyramidal hipped roof frame dwelling with flared, widely overhanging eaves has a front hipped roof dormer with shingled walls and paired double-hung sash windows, as well as shed dormers on the north and south. The upper walls of the house are clad with wood shingles and the lower walls have lap siding. The hipped roof projecting porch has wrought iron supports. The center entrance is flanked by eight-over-one-light double-hung sash windows. A bay window on the south is shingled and has multi-over-single-light windows.

*5724 Saulsbury St, 5JF1279, 1899, Newton Residence.* This one-story frame dwelling has a hipped roof with center deck and flared, overhanging eaves. The walls are clad with lap siding, and there is a wood water table and a concrete foundation. The projecting, hipped roof, enclosed porch has sliding windows and lap siding. Windows are double-hung sash.

*5726 Saulsbury St, 5JF1280, 1899, Grove Residence.* This one-and-a-half-story, hipped roof, frame dwelling has overhanging eaves and shed roof wall dormers on the north and south, as well as a hipped roof front dormer with lap siding and paired double-hung sash windows. The walls are clad with lap siding, and there is a concrete foundation. The projecting, hipped roof porch has column supports atop a wood floor.

Noncontributing

Altered Historic Resources

*6711 Grandview Ave, 5JF1591, 1915, Tiller Residence.* This heavily altered gambrel roof residence has nonoriginal siding, large dormers added, window alterations, porch remodeled, and large additions on rear.

*6811 Grandview Ave, 5JF1598, 1924, Webber/Howard Residence.* This very altered one-story frame dwelling has nonoriginal siding, scalloped verge boards, and enclosed porches.

*6905 Grandview Ave, 5JF1602, 1893, Dhonau Residence.* This one-story front gable roof frame dwelling has been altered with nonoriginal siding and has an enclosed porch.

*7010 Grandview Ave, 5JF1610, 1900, A.J. Miller Residence.* This one-and-a-half-story front gable roof frame house has a huge addition on the rear and various examples of the iron work produced in the building, including window grilles and porch balustrade.

*7004 Ralston Rd, 5JF1672, 1902.* This one-story, frame, hipped roof dwelling has an extension and large two-story rear addition.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 13 Stocke/Walter Addition, Jefferson County, Colorado

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*5717 Reed St, 5JF1695, 1935.* This one-story side gable roof house has nonoriginal lap siding, window alterations, a remodeled porch, and a reoriented entrance.

### Buildings Erected After the Period of Significance

*6813 Grandview Ave., N/A, 1952.* This one-story, front gable roof house has stuccoed walls and vertical boards on the gable face. The house has casement windows, a shed roof porch with wrought iron supports, and an attached garage.

*6901 Grandview Ave, N/A, 1964.* This one-story side gable roof dwelling is clad with wide lap metal siding, has double-hung sash windows, and has multiple rear additions.

*7002 Ralston Rd, N/A, 1953.* This one-story cross-gable roof dwelling has metal siding and a brick foundation. The front has a picture window and an off-center inset porch.

*5713 Reed St, N/A, 1970.* This raised Ranch style house has a hipped roof, multi-light picture window, and a porch with wrought iron supports and balustrade.

*5716 Reed St, N/A, 1984.* This two-story front gable roof house has drop siding and a large projecting gable with an inset porch on one half and a garage on the other.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 14 Stocke/Walter Addition, Jefferson County, Colorado

### RESOURCES WITHIN THE DISTRICT

\*\*\* Listed in Address Order \*\*\*

State ID Number	Property Address	Contributing To District?	Year Built
5JF1585	6701 Grandview Ave	Yes	1902
5JF1586	6703 Grandview Ave	Yes	1932
5JF1587	6707 Grandview Ave	Yes	1902
5JF1589	6709 Grandview Ave	Yes	1909
5JF1591	6711 Grandview Ave	No	1915
5JF1592	6801 Grandview Ave	Yes	1902
5JF1593	6803 Grandview Ave	Yes	1912
5JF1594	6805 Grandview Ave	Yes	1941
5JF1595	6807 Grandview Ave	Yes	1904
5JF2076	6807 1/2 Grandview Ave	Yes	1914
5JF1596	6808 Grandview Ave	Yes	1922
5JF1597	6809 Grandview Ave	Yes	1922
5JF2077	6809 1/2 Grandview Ave	Yes	1924
5JF2078	6809 B Grandview Ave	Yes	1914
5JF1598	6811 Grandview Ave	No	1924
5JF1599	6812 Grandview Ave	Yes	1910
N/A	6813 Grandview Ave	No	1952
N/A	6901 Grandview Ave	No	1964
5JF1600	6903 Grandview Ave	Yes	1887
5JF1601	6904 Grandview Ave	Yes	1912
5JF1602	6905 Grandview Ave	No	1893
5JF1603	6907 Grandview Ave	Yes	1915
5JF1604	7001 Grandview Ave	Yes	1893
5JF1605	7002 Grandview Ave	Yes	1924
5JF1606	7004-06 Grandview Ave	Yes	1931
5JF1607	7005 Grandview Ave	Yes	1936
5JF1608	7007 Grandview Ave	Yes	1902
5JF1609	7009 Grandview Ave	Yes	1899
5JF1610	7010 Grandview Ave	No	1900
5JF601	7011 Grandview Ave	Yes	1904
5JF1611	7014 Grandview Ave	Yes	1902
5JF1663	6708 Ralston Rd	Yes	1906
5JF1664	6800 Ralston Rd	Yes	1947
5JF1665	6802 Ralston Rd	Yes	1930s
5JF1666	6806 Ralston Rd	Yes	1917



United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 15 Stocke/Walter Addition, Jefferson County, Colorado

State ID Number	Property Address	Contributing To District?	Year Built
5JF1667	6810 Ralston Rd	Yes	1919
5JF1668	6900 Ralston Rd	Yes	1919
5JF1669	6902 Ralston Rd	Yes	1932
5JF1670	6904 Ralston Rd	Yes	1927
5JF1671	7000 Ralston Rd	Yes	1902
N/A	7002 Ralston Rd	No	1953
5JF1672	7004 Ralston Rd	Yes	1902
5JF1673	7006 Ralston Rd	Yes	1902
5JF1692	5712 Reed St	Yes	1936
N/A	5713 Reed St	No	1970
5JF1693	5714 Reed St	Yes	1932
5JF1694	5715 Reed St	Yes	1936
N/A	5716 Reed St	No	1984
5JF1695	5717 Reed St	No	1935
5JF1696	5718 Reed St	Yes	1922
5JF1697	5719 Reed St	Yes	1917
5JF1698	5720 Reed St	Yes	1947
5JF1699	5721 Reed St	Yes	1912
5JF1700	5724 Reed St	Yes	1932
5JF259	5705 Saulsbury St	Yes	1889
5JF1702	5707 Saulsbury St	Yes	1899
5JF1703	5709 Saulsbury St	Yes	1899
5JF1704	5711 Saulsbury St	Yes	1899
5JF1705	5712 Saulsbury St	Yes	1945
5JF1706	5713 Saulsbury St	Yes	1900
5JF1707	5714 Saulsbury St	Yes	1914
5JF1708	5715 Saulsbury St	Yes	1899
5JF1709	5716 Saulsbury St	Yes	1899
5JF1710	5718 Saulsbury St	Yes	1899
5JF1711	5719 Saulsbury St	Yes	pre-1932
5JF1711	5719 Saulsbury St	Yes	1940
5JF1277	5720 Saulsbury St	Yes	1919
5JF144	5721 Saulsbury St	Yes	1918
5JF1278	5722 Saulsbury St	Yes	1919
5JF1279	5724 Saulsbury St	Yes	1899
5JF1280	5726 Saulsbury St	Yes	1899

Name of Property

County/State

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)

COMMUNITY PLANNING AND DEVELOPMENT ARCHITECTURE

Periods of Significance

1893-1947

Significant Dates

1893

1904

1920

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

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

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 16 Stocke/Walter Addition, Jefferson County, Colorado

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### Statement of Significance

The Stocke/Walter Addition Historic District is significant under Criterion A for Community Planning and Development. The district is significant as one of the older residential neighborhoods established in Arvada,<sup>3</sup> and reflects the impact of the city's early agricultural history and the influence of transportation systems. The large garden lots of much of the district contrast with the uniform lots of the city's other historic neighborhood, the Reno Park Addition to the west. The district is bisected by the historic railbed of the Colorado Central Railroad, and the area also benefitted from its convenient access to an interurban electric railway which ran just to the west. A small section of the district served as the residential area for member's of the community's social elite, while most of the district attracted middle class homeowners. The district was home to prominent business owners and civic leaders, as well as office workers, tradesmen, and farmers. The district is also significant under Criterion C, for its architecture, which is representative of the evolution of Arvada's historic housing. Residences within the district reflect a variety of styles including Classic Cottage, Bungalow, Queen Anne, and vernacular designs. Within the district there are substantial residences which are fine examples of architectural styles, and houses which represent the adaptations of popular nineteenth and twentieth century styles for middle class housing.

The twenty-five acre district includes seventy-one buildings, with construction dates of historic resources extending from 1893 through 1947. The Period of Significance (1893-1947) begins with the construction of the oldest house in the district and continues through the historic period of development. Of the resources within the district, 93 percent were erected between 1893 and 1947, while only five properties were built after 1947. There are a total of seventy-one resources in the district, of which sixty (84.5 percent) are evaluated as contributing to the district, and eleven (15.5 percent) are evaluated as noncontributing.

Most buildings within the district have the physical and associative characteristics necessary to be evaluated as contributing resources. To be contributing, a resource should have been present in the district during the Period of Significance and should retain sufficient historic integrity to convey its appearance during that period. Most common alterations to the buildings include the application of nonhistoric siding, the alteration of porches, changes to windows, and the construction of small rear additions. Many of these alterations were completed during the historic period. Buildings displaying a few of these alterations, but which still conveyed their historic character, were evaluated as contributing. Buildings which display no original materials were evaluated as noncontributing. Buildings which have undergone major alterations, such as the addition of upper stories, or extensive remodeling of a variety of features, were also evaluated as noncontributing.

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<sup>3</sup>The name "Arvada" was proposed for the settlement in 1870 by Wadsworth's wife, Mary Ann Wadsworth, who wished to honor her sister Eliza's husband, Hiram Arvada Haskin, a railroad builder and surveyor from New York, who came to Colorado in 1859.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 17 Stocke/Walter Addition, Jefferson County, Colorado

Buildings erected after the Period of Significance were also categorized as noncontributing. As a group, the buildings within the district display pride of ownership and possess substantial historic integrity.

### Early Development of the District

The man popularly referred to as "the father of Arvada," Benjamin Franklin Wadsworth, originally owned the land encompassing the Stocke/Walter Addition Historic District. Wadsworth was born in New York in 1827, where his father owned a resort known as Avon Springs. The family later moved to Ohio, where Wadsworth attended school and then farmed. In 1851, he married Mary A. Grove. In 1859, Wadsworth moved westward to Missouri and later Kansas to attempt farming. "Owing to famine and drought," he then traveled across the plains to Colorado in the same year. In the mining town of Empire, Wadsworth preempted land in 1861. He was described as "profusely active in buying and selling mining claims" in the vicinity for the next eight years. In 1862, Wadsworth bought a 160-acre farm at Ralston's Point (today's Arvada), where the family moved in 1869. The area contained a flourishing agricultural community which provided products for the mining camps and for Denver. Adjoining land on the west was being homesteaded by Louis A. Reno, whom Wadsworth joined in establishing the townsite of Arvada in 1870.<sup>4</sup>

In September 1870, the Colorado Central Railroad completed construction on a link between Golden and the Kansas Pacific line in Denver. Ralston Station (Arvada) was a stop along the line, which included a passenger and freight depot with a connected telegraph office. The arrival of the railroad insured a supply of new settlers and access to outside markets for the area's farms and ranches. Understanding that the transportation system would lead to an expansion in population, Wadsworth, an experienced town developer, and his neighbor, Reno, platted the Arvada townsite on 28 November 1870. On 1 December 1870, the **Rocky Mountain News** reported that

a new town has been laid out upon the farms of Mr. Wadsworth and Mr. Reno . . .  
Nine blocks have been laid out with streets 66 feet wide between them. The new townsite is situated on the high, dry ridge between Clear and Ralston creeks.<sup>5</sup>

Wadsworth erected a fine brick dwelling on his land to the east of what developed as the business district of the town along Wadsworth Boulevard. An early photograph of his residence shows the signs he erected advertising lots, blocks, and acres for sale.<sup>6</sup>

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<sup>4</sup>Arvada Historical Society, **Waters of Gold** (Arvada, Colo.: Arvada Heritage Printers, 1973), 47-48; O.L. Baskin & Co., **History of Clear Creek and Boulder Valleys, Colorado** (Chicago: O.L. Baskin & Co. Historical Publishers, 1880), 599.

<sup>5</sup>David S. Digerness, **The Mineral Belt: Volume III--Georgetown, Mining, Colorado Central Railroad** (Silverton, Colo.: Sundance Publications, Ltd., 1982), 280-88; Arvada Historical Society, **More Than Gold** (Boulder, Colo.: Johnson Publishing Co, 1976), 86; **Denver Republican**, 28 June 1870, 7; **Rocky Mountain News**, 1 December 1870, 4.

<sup>6</sup>Arvada Historical Society, **Waters of Gold**, 47.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 18 Stocke/Walter Addition, Jefferson County, Colorado

Arvada grew slowly, lacking the surges of population experienced by the nineteenth century mining camps. The town quickly settled into a comfortable status as a supply and service center for the surrounding farming community. Those with an eye toward the future envisioned it as a residential alternative to Denver. In 1884, a **Rocky Mountain News** article describing the area stated that "almost all the land within view of the town is cultivated," while in 1885 George Crofutt reported that "the town contains a scattered population of about two hundred, mostly engaged in farming, gardening, and horticulture." In 1889, the Reno Park Addition was created west of Arvada's commercial district, on a portion of Louis Reno's homestead lands west of Wadsworth Boulevard. That subdivision began to slowly fill with homes in the 1890s, and a number of new businesses were established in the business area just to the east.<sup>7</sup>

Construction dates for homes within the Stocke/Walter Addition Historic District show that about 18 percent were erected prior to 1900, before the creation of residential subdivisions. Of these, the most significant was the home of Rev. John F. White, erected in 1893. The English-born White came to the United States in 1876, took up mining in Black Hawk, and preached at Silver Plume, Idaho Springs, Longmont, Golden, and Loveland before moving to Arvada in 1890. Under his leadership, the Arvada Methodist Church was completed. He purchased five acres of land east of Wadsworth Boulevard fronting on Grandview Avenue, and built "his long-dreamed-of red brick home." The house at 7001 Grandview (5JF1604) was massive in size, with projecting, ornamented gables, decorative shingles, and a variety of windows. White was involved in a variety of activities which furthered Arvada. In 1908, he founded the **Arvada Enterprise** newspaper, and, in 1915, he was one of the incorporators of the First State Bank. The White residence, from its commanding location on Grandview Avenue, continues to be a prominent landmark in the community.

### Growth of the District in the Twentieth Century

In 1901, transportation access to Arvada took a great leap forward with the construction of an interurban electric railway. The Denver, Boulder and Northwestern Railway, a subsidiary of the Denver Tramway Company, connected Arvada to the Denver streetcar system, providing residents with a fast, efficient ride to and from the big city. Arvada residents were then easily able to work in Denver and live in Arvada. This improvement resulted in Arvada being "recognized as one of the most desirable of all the suburban towns of Denver in which to live." In 1904, Arvada voted to incorporate an area embracing about 352 acres, including the Stocke/Walter Addition Historic District.<sup>8</sup>

Stimulated by the plan for incorporation, subdivision platting within the boundaries of the townsite

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<sup>7</sup>Rocky Mountain News, 16 March 1884; George A. Croffut, **Croffut's Grip-Sack Guide to Colorado** (Omaha, Ne.: The Overland Publishing Co., 1885), 68.

<sup>8</sup>Denver Post, 1 April 1902, 12.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 19 Stocke/Walter Addition, Jefferson County, Colorado

proceeded. The Stocke Addition, consisting of a small subdivision lying along Saulsbury between Ralston Road and Grandview Avenue, was platted by Mary Stocke on 17 March 1904. Christian and Mary Stocke had acquired acreage on what had been Benjamin Wadsworth's farm. The Stocke Addition contained lots measuring 50' X 102' along a narrow 40' street. Mr. Stocke built the first north-south street east of Wadsworth Boulevard, a road which was originally called "Stocke Avenue" and today is known as Saulsbury. He also constructed a well which supplied houses along Stocke Avenue with water. The Stockes built two houses for themselves in their addition. The first was a one-story 1899 dwelling at 7009 Grandview Ave. (5JF1609), with an asymmetrical gabled L plan, a projecting bay window, and a porch with spindled supports. William Jolly, an English carpenter who came to the United States in 1880 and owned a sizeable tract of land in the Stocke/Walter neighborhood, worked on the house.

The Stocke Addition was well-situated, with the tracks of the Colorado & Southern (formerly the Colorado Central) lying immediately to the south, and the tracks of the interurban located to the west. This was a logical site for residential growth. Other areas within the district were still large privately owned tracts. The 1904 Stocke plat indicates that Jolly and Williams were owners of two of these tracts. In 1904, one of the treasures of the neighborhood was erected, the second Stocke residence at 7011 Grandview Ave. (5JF601). For their new home, the Stockes erected a stately brick dwelling with a fine view of the countryside south of Arvada and the mountain ranges beyond. The house was ornamented with Palladian motif triple windows on gable faces, decorative shingles, and a full-width porch with grouped columns topped by a balcony. An elaborately detailed wrought iron fence enclosed the large yard. The area along Grandview Avenue where Rev. White and the Stockes built their homes came to be viewed by some as Arvada's first elite residential neighborhood.<sup>9</sup>

Arvada's population grew slowly during the early twentieth century, with an increase of just seventy-five persons between 1910 and 1920, bringing the total number of residents to 915. However, the largest period of growth for the Stocke/Walter Addition Historic District came during the first two decades of the twentieth century, when 42 percent of the buildings were completed.

Many homes built during the late nineteenth and early twentieth century were designed in the Classic Cottage style. These solid, one-story frame and brick dwellings had a boxy appearance, hipped roof with overhanging eaves, and a projecting porch with column supports. A number of homes in the neighborhood incorporated one or two popular ornamental features, such as porch spindles or decorative shingles, but did not represent a particular architectural style. Erected along the narrow streets behind Grandview Avenue, these were designed with efficiency and practicality as primary considerations and attracted middle class residents.

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<sup>9</sup>Arvada Historical Society, *More Than Gold*, 177-78; Jefferson County Clerk and Recorder, Map of Stocke Addition to Arvada, Plat Book 2, 53, 1904.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 20 Stocke/Walter Addition, Jefferson County, Colorado

The Bungalow style was a popular choice for homes erected in the neighborhood during the early twentieth century. The long-time home of Ray and Alice Boyd at 6806 Ralston Road (5JF1666) represented this type of house in the neighborhood through its clipped gable roof with overhanging eaves, exposed rafters, and decorative beams. The walls of the house were clad with narrow lap siding and the gable face was ornamented with stucco and half-timbering. The projecting porch had thick column supports, a stick balustrade, and a pergola extension. A 1915 Craftsman style dwelling at 6907 Grandview Avenue (5JF1168) served as the Arvada Methodist Church parsonage for many years. The house was notable for its brick walls, concrete foundation with pebble dash finish, gabled porch with brick piers and solid balustrade with stone trim, and decorative stucco and half-timbering on the gable faces.

Although agricultural profits had already begun to decline during the 1920s, the town expanded at a fairly substantial rate of 39.5 percent during that decade, to reach a population of 1,276 citizens. Sophia Walter took advantage of this growth to create the Walter Subdivision on 11 September 1920. The subdivision lay between Ralston Road and Grandview Avenue, east of Reed Street, and its plat included eleven lots measuring 48' X 256' to 313'. The creation of the new addition received little publicity. A small item in the **Arvada Enterprise** on 16 September 1920 noted that J.J. Webber and U.G.Griffith had each purchased two lots from the Walter's property from the First National Bank.<sup>10</sup>

The 1930s brought hard times to Arvada and the surrounding agricultural community. The Stocke/Walter neighborhood continued to be a desirable residential area, attracting homeowners such as Arvada's fifth postmaster, Robert L. Newton (6709 Grandview Ave., 5JF1154) and Ralph A. Parsons, town trustee, police magistrate, and mayor pro tem, who lived at 7002 Grandview Ave. (5JF1170). An unusual basement house was erected at 5719 Saulsbury St. before 1932. This type of house was outlawed by the Arvada Town Board in August 1947.

Marie Meininger, who lived in the Stocke/Walter neighborhood on the south side of east Grandview Avenue, recalled that "everyone had a garden, chickens, a goat or cow, so all shared produce instead of money, which was scarce." The property that her family acquired in 1933-34 had been a chicken ranch with five 90' chicken houses. She remembered that the railroad still played an important role in the lives of residents along its corridor. Sparks from passing trains would periodically burn wooden steps constructed to reach the level of Grandview from the railroad. In December, one railroad conductor would obtain Christmas trees in Idaho Springs and distribute them to families with children as the train passed. Despite the economic crisis, 14 percent of

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<sup>10</sup>Jefferson County Clerk and Recorder, Walter's Subdivision, Plat Book 3, 42, 1920; **Arvada Enterprise**, 16 September 1920, 1.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number   8   Page  21    Stocke/Walter Addition, Jefferson County, Colorado  

houses in the Stocke/Walter Addition Historic District were completed in the 1930s.<sup>11</sup>

By 1940, the Stocke/Walter neighborhood was nearing the end of its development. Only 7 percent of the houses in the district were erected in the 1940s, and only 7 percent of the district's dwellings were erected after 1947. The newer homes were mostly Modern style dwellings with minimal traditional details. Guy and Charlotte Grimes completed a representative Modern style home at 6800 Ralston Road (5JF1664) after World War II. The one-story brick house had a hipped roof, broad, stepped facade, and ornamentation confined to an elaborated entrance. As in previous decades, comfort and practicality in the design of most homes in the area received greater emphasis than ostentation. As Arvada expanded its boundaries in immense postwar subdivisions, the historic residences and charming landscape of the Stocke/Walter neighborhood increased in significance.

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<sup>11</sup>Marie Meininger, "First Baptist Church of Arvada, 1931-1981," 1, in the files of the Colorado Historical Society, Stephen Hart Library, Denver, Colorado; **Arvada Center Magazine**, September 1982, 20; and Marie Meininger, Arvada, Colo., Telephone Interview by Thomas H. Simmons, 28 July 1997.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 9 Page 22 Stocke/Walter Addition, Jefferson County, Colorado

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United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number   9   Page  23    Stocke/Walter Addition, Jefferson County, Colorado  

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Name of Property

County/State

**10. Geographical Data**

Acreage of Property 25 acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

A. Zone 13 Easting 493480 Northing 4405600

B. Zone 13 Easting 4934030 Northing 4405600

C. Zone 13 Easting 494030 Northing 4405400

D. Zone 13 Easting 493880 Northing 4405280

[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 21 May 1999

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.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 10 Page 24 Reno Park Addition, Jefferson County, Colorado

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**Boundary Description**

The district boundary is shown on the included Sketch Map at a scale of one inch equals approximately 110 feet. The listing of resources within the district (Section 11, continuation sheets) identifies each by legal parcel schedule number.

**Boundary Justification**

The district boundary was drawn to include the largest concentration of the architecturally intact, historically significant properties within the historic western residential area of Arvada, included within the boundary of the original 1904 town incorporation.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 10 Page 25 Stoche/Walter Addition, Jefferson County, Colorado

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**UTM Coordinates (Con't.)**

Coordinate Zone Easting Northing

E 13 493480 4405280

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 10 Page 26 Stocke/Walter Addition, Jefferson County, Colorado

**LIST OF PROPERTY OWNERS**

**\*\*\* Listed in Street Address Order \*\*\***

Property Address	Owner Name/Mailing Address	Schedule Number	State ID Number
6701 Grandview Ave	MARTINEZ JOHN 6701 Grandview Ave Arvada Co 80002	011506	5JF1585
6703 Grandview Ave	BRUCE GEOFF 6703 Grandview Ave Arvada Co 80002	007654	5JF1586
6707 Grandview Ave	THOMASON GREGORY R & 6707 Grandview Ave Arvada Co 80002	011183	5JF1587
6709 Grandview Ave	CHRISTON MARGARET ANN 6709 Grandview Ave Arvada Co 80002	011778	5JF1589
6711 Grandview Ave	A CHILDS REFLECTION 6711 Grandview Ave Arvada Co 80002	008552	5JF1591
6801 Grandview Ave	HANSON JERRY A 6801 Grandview Ave Arvada Co 80002	009528	5JF1592
6803 Grandview Ave	KONRAD ELIZABETH 6803 Grandview Ave Arvada Co 80002	008943	5JF1593
6805 Grandview Ave	HEWITT REX D 4 Winfield Cir Lakewood CO 80215	164587	5JF1594
6807 Grandview Ave	WILLIAMS ALBERT L 6260 Lamar St Arvada Co 80003	006902	5JF1595
6807 1/2 Grandview Ave	WILLIAMS ALBERT L 6260 LAMAR ST ARVADA CO 80003	006900	5JF2076
6808 Grandview Ave	LECTRA PRODUCTS CO 6855 W 56th Ave Arvada Co 80002	009176	5JF1596
6809 Grandview Ave	WILLIAMS ALBERT L 6260 Lamar St Arvada Co 80003	006900	5JF1597
6809 1/2 Grandview Ave	WILLIAMS ALBERT L 6260 LAMAR ST ARVADA CO 80003	006900	5JF2077
6809 B Grandview Ave	WILLIAMS ALBERT L 6260 LAMAR ST ARVADA CO 80003	006900	5JF2078

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 10 Page 27 Stocke/Walter Addition, Jefferson County, Colorado

Property Address	Owner Name/Mailing Address	Schedule Number	State ID Number
6811 Grandview Ave	GRIFFIS ELLEN L 6811 Grandview Ave Arvada Co 80002	008460	5JF1598
6812 Grandview Ave	LECTRA PRODUCTS CO 6855 W 56th Ave Arvada Co 80002	009175	5JF1599
6813 Grandview Ave.	BALINS ELZA LEONTINA 6813 GRANDVIEW AVE ARVADA CO 80002	006230	N/A
6901 Grandview Ave	BOWLEN MARIETTA, TOM E, MATTHEW A & MICHAEL A 6901 GRANDVIEW AVE ARVADA CO 80002	011009	N/A
6903 Grandview Ave	NESLADEK STEVEN J 6903 Grandview Ave Arvada Co 80002	006114	5JF1600
6904 Grandview Ave	LECTRA PRODUCTS CO 6855 W 56th Ave Arvada Co 80002	007707	5JF1601
6905 Grandview Ave	MONARES JULIA 6905 Grandview Ave Arvada Co 80002	193788	5JF1602
6907 Grandview Ave	GLOVER BRIAN A 6907 Grandview Ave Arvada Co 80002	009604	5JF1603
7001 Grandview Ave	TURNER JOHN R 7001 Grandview Ave Arvada Co 80002	011453	5JF1604
7002 Grandview Ave	ROCKY MOUNT HUMAN SERVICES COA 7002 Grandview Ave Arvada Co 80002	011200	5JF1605
7004-06 Grandview Ave	SAMSON JUDITH LOUISE 7004 Grandview Ave Arvada Co 80002	009602	5JF1606
7005 Grandview Ave	SCHNABEL ROBERT R & JANE M 7005 Grandview Ave Arvada Co 80002	007023	5JF1607
7007 Grandview Ave	ROGERS MARY LYNN 7007 Grandview Ave Arvada Co 80002	011941	5JF1608
7009 Grandview Ave	WARD AMANDA G 7009 Grandview Ave Arvada Co 80002	008630	5JF1609
7010 Grandview Ave	FRIEL JAMES F 7010 Grandview Ave Arvada Co 80002	007159	5JF1610
7011 Grandview Ave	ZINANTI CAROL L 7011 Grandview Ave Arvada Co 80002	008570	5JF601

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 10 Page 28 Stocke/Walter Addition, Jefferson County, Colorado

Property Address	Owner Name/Mailing Address	Schedule Number	State ID Number
7014 Grandview Ave	NESLADEK ROBERT F 7014 Grandview Ave Arvada Co 80002	006799	5JF1611
6708 Ralston Rd	CARROLLURIE LAURA 6708 Ralston Rd Arvada Co 80002	009343	5JF1663
6800 Ralston Rd	BOLZ RUTH A 6800 Ralston Rd Arvada Co 80002	008041	5JF1664
6802 Ralston Rd	MILLARD JOHN LIESENFELT & MILLARD JOAN M LIESENFELT 6802 Ralston Rd Arvada Co 80002	007797	5JF1665
6806 Ralston Rd	KRIBS DAVID M & SALLY F 6806 Ralston Rd Arvada Co 80002	006546	5JF1666
6810 Ralston Rd	HAYWARD SHARON 6810 Ralston Rd Arvada Co 80002	008135	5JF1667
6900 Ralston Rd	WILLIAMS NEIL A 5715 Reed St Arvada Co 80002	008884	5JF1668
6902 Ralston Rd	SCHNIDT RONALD F 6902 Ralston Rd Arvada Co 80002	007677	5JF1669
6904 Ralston Rd	OCANNA ERIC L 6904 Ralston Rd Arvada Co 80002	010149	5JF1670
7000 Ralston Rd	GROVERT ARTHUR R JR 7000 Ralston Rd Arvada Co 80002	011027	5JF1671
7002 Ralston Rd	CASSINO JASON ROBERT 7002 RALSTON RD ARVADA CO 80002	010347	N/A
7004 Ralston Rd	DIERSHOW JACK F 7004 Ralston Rd Arvada Co 80002	011137	5JF1672
7006 Ralston Rd	ALLEN JAMES E & CARREEN A 7006 Ralston Rd Arvada Co 80002	007791	5JF1673
5712 Reed St	KEATING DENNIS R 5712 Reed St Arvada Co 80002	009930	5JF1692
5713 Reed St	MICHAEL BRIAN L 5713 REED ST ARVADA CO 80002	006071	N/A
5714 Reed St	SWANSON DELBERT L & VERA L 5714 Reed St Arvada Co 80002	009387	5JF1693



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 10 Page 29 Stocke/Walter Addition, Jefferson County, Colorado

Property Address	Owner Name/Mailing Address	Schedule Number	State ID Number
5715 Reed St	WILLIAMS NEIL A 5715 Reed St Arvada Co 80002	011636	5JF1694
5716 Reed St	WYCOFF A BRAD & KATHLEEN L 5716 REED ST ARVADA CO 80002	189177	N/A
5717 Reed St	JOHNES THOMAS R & BARBARA N 5715 Reed St Arvada Co 80002	007046	5JF1695
5718 Reed St	RIVES ENTERPRISES 7620 Emerson St Denver CO 80229	009741	5JF1696
5719 Reed St	METCALF CLARENCE I 5719 Reed St Arvada Co 80002	009557	5JF1697
5720 Reed St	MCHENRY KEVIN M 5720 Reed St Arvada Co 80002	011644	5JF1698
5721 Reed St	ROBERTSON FLOYD E 5721 Reed St Arvada Co 80002	009398	5JF1699
5724 Reed St	GREENAWALT KEITH 5724 Reed St Arvada Co 80002	009138	5JF1700
5705 Saulsbury St	TETZLOFF ANNA C 5705 Saulsbury St Arvada Co 80002	006871	5JF259
5707 Saulsbury St	EDWARDS MARY L 5707 Saulsbury St Arvada Co 80002	006897	5JF1702
5709 Saulsbury St	COOK SHIRLEY A 5709 Saulsbury St Arvada Co 80002	011534	5JF1703
5711 Saulsbury St	SCHLOMER BRIEN 730 Sunset Dr Lakewood CO 80215	006661	5JF1704
5712 Saulsbury St	CALKINS LEE D & CAROL J P O Box 412 Bailey CO 80421	011036	5JF1705
5713 Saulsbury St	KOLESNIKOV PAVEL & OLGA 6607 Zang Ct Arvada Co 80004	009613	5JF1706
5714 Saulsbury St	FUNK JEFFREY A & DONNA J 5714 Saulsbury St Arvada Co 80002	006542	5JF1707
5715 Saulsbury St	BLANTON GERALD L 5715 Saulsbury St Arvada Co 80002	006267	5JF1708

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 10 Page 30 Stocke/Walter Addition, Jefferson County, Colorado

Property Address	Owner Name/Mailing Address	Schedule Number	State ID Number
5716 Saulsbury St	SOUKUP SUSAN E & RONNY J 5716 Saulsbury St Arvada Co 80002	011094	5JF1709
5718 Saulsbury St	REDFORD DANIEL R 5718 Saulsbury St Arvada Co 80002	011294	5JF1710
5719 Saulsbury St	LAWSON CLIFFORD S TRUSTEE LAWSON AUDREY A TRUSTEE 6905 Garrison St Arvada Co 80004	012020	5JF1711
5720 Saulsbury St	LANGE GEORGE W 5720 Saulsbury St Arvada Co 80002	009036	5JF1277
5721 Saulsbury St	CAMPBELL NELLIE W 5721 Saulsbury St Arvada Co 80002	007462	5JF144
5722 Saulsbury St	HUEBSCHER CHARLES DAVID 5722 Saulsbury St Arvada Co 80002	008838	5JF1278
5724 Saulsbury St	PRUETT ELLOUISE M 5724 Saulsbury St Arvada Co 80002	008062	5JF1279
5726 Saulsbury St	HOLLENBECK KELLY M & DIANE R 5726 Saulsbury St Arvada Co 80002	008058	5JF1280

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number Photographs Page 31 Stocke/Walter Addition, Jefferson County, Colorado

### Photographic Index

Information that is the same for each photograph:

Name of the Property: Stocke/Walter Addition  
City and State: Arvada, Jefferson County, Colorado  
Photographer: Thomas H. Simmons  
Date: May 1999  
Location of Original Negatives:

City of Arvada  
8101 Ralston Road  
Arvada, Colorado 80001

### Photo Number

### Photograph Information

- 1 Description of View: 7011 Grandview Ave. (left) and 7009 Grandview Ave. (right).  
Camera Direction: Northeast
- 2 Description of View: 7001 Grandview Ave.  
Camera Direction: Northwest
- 3 Description of View: 6800 block Grandview Ave. (south side, even numbers); 6808 Grandview at left side of photograph.  
Camera Direction: Southwest
- 4 Description of View: 6700 block Grandview Ave. (north side, odd numbers); 6709 Grandview Ave. (right) and 6711 Grandview Ave. (left).  
Camera Direction: Northwest
- 5 Description of View: 6907 Grandview Ave.  
Camera Direction: North
- 6 Description of View: 5700 block Saulsbury St. (west side, odd numbers); 5711 Saulsbury (right) and 5709 Saulsbury St. (left).  
Camera Direction: Southwest

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number Photographs Page 32 Stocke/Walter Addition, Jefferson County, Colorado

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<b>Photo Number</b>	<b>Photograph Information</b>
7	Description of View: 5700 block Saulsbury St. (west side, odd numbers); 5713, 5711, and 5709 Saulsbury St. (right to left). Camera Direction: Southwest
8	Description of View: 5700 block Reed St. (east side, even numbers); 5720 Reed St. at left side of photograph. Camera Direction: Southeast
9	Description of View: 6708 Ralston Rd.. Camera Direction: Southwest
10	Description of View: 6806 Ralston Rd.. Camera Direction: South-Southeast
11	Description of View: 6800 block Ralston Rd. (south side, even numbers); 6810 Ralston Rd. at left side of photograph. Camera Direction: Southwest
12	Description of View: 6811, 6813, and 6901 Grnadview Ave. (right to left). Camera Direction: Northwest

Stock/Walter Addition, Jefferson County, Colorado

Saulsbury St.

5700

5703

6702

6700

6610

6606








6604

6607

6605


### STOCKE/WALTER HISTORIC DISTRICT SKETCH MAP

#### CONTRIBUTING STATUS

-  Contributing
-  Noncontributing
-  Outside
-  No Data
-  District Boundary
-  Streets
-  Railroad



20 0 20 40 Feet



1

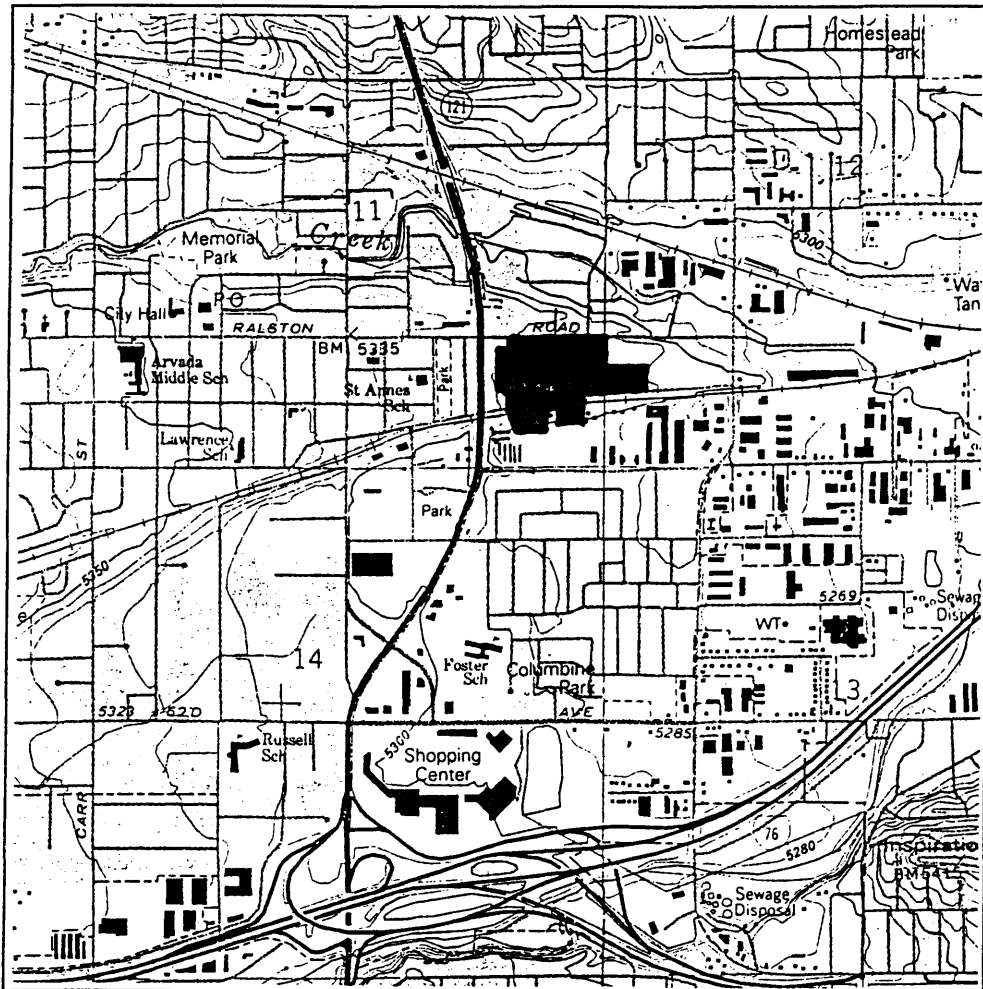
4

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National Park Service

# National Register of Historic Places Continuation Sheet

Section number USGS Map Page 34 Stocke/Walter Addition, Jefferson County, Colorado



SOURCE: U.S. Geological Survey, "Arvada, Colo.," 7.5 minute topographic quadrangle map (Denver: U.S. Geological Survey, 1965, revised 1994).