

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR FEDERAL PROPERTIES

FOR NPS USE ONLY

RECEIVED JUN 25 1981

DATE ENTERED SEP 10 1981

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

Peterson House (Ticen House)

AND/OR COMMON

Ticen House (alternate spelling Tyson)

**2 LOCATION**

STREET &amp; NUMBER

East of Morrison on Morrison Rd.

— NOT FOR PUBLICATION

CITY, TOWN

Morrison

 VICINITY OF

CONGRESSIONAL DISTRICT

2

STATE

Colorado

CODE

COUNTY

Jefferson

CODE

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input checked="" type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input checked="" type="checkbox"/> OTHER: Vacant

**4 AGENCY**

REGIONAL HEADQUARTERS: (If applicable)

United State Army Corps of Engineers

STREET &amp; NUMBER

Chatfield Residence Office 9300 South Highway 75

CITY, TOWN

Denver

— VICINITY OF

STATE

Colorado

**5 LOCATION OF LEGAL DESCRIPTION**COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Jefferson County Courthouse

STREET &amp; NUMBER

1701 Arapahoe

CITY, TOWN

Golden

STATE

Colorado

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Conservation Document: Tyson House/Bear Creek Lake

DATE

6/22/79

— FEDERAL  STATE — COUNTY — LOCALDEPOSITORY FOR  
SURVEY RECORDS

Colorado Office of Historic Preservation

CITY, TOWN

Denver

STATE

Colorado

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED    DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Ticen House is a vernacular two-story detached residence made ell-shaped by the inclusion of a one-story kitchen wing, and possessing both front and rear additions. The house contains two finished bedrooms upstairs, living room, bath (formerly pantry), kitchen and bedroom on the ground floor, and a full unfinished basement (see attached plan). Both the main house and the additions are of frame construction sided with shiplap. The walls of the basement, and the foundation of the house, are constructed of mortared sandstone.

The roof of the main structure is constructed of spaced planks covered by diamond-patterned shingles. All three gables are decorated with bargeboard trim, which is attached with cut nails.

Originally there were three entrances to the house. The first was at the front of the west wing. Another opening into the kitchen was on the south side of the east wing, and to the north of and below the kitchen door were a staircase and door leading into the basement. Both the kitchen and basement doorways are now enclosed by a back porch addition, which houses the third entrance. The doors do not appear to be original equipment, as they display modern hardware with no evidence of previous knob or lock installations.

The south (front) gable end features a one-story shed-roofed porch with two simple turned columns at either end. Fenestration on the original portion of the house is symmetrical: The centrally-placed front door is flanked by two twelve-light sash windows, and the upstairs window is placed directly above the door. The other windows are similar and are regularly spaced in relation to their respective elevations. Simple pediments cap these windows.

The house has two chimneys, both of which are constructed of red brick. One of the chimneys is centrally located; it originates from the basement and extends up through the center of the house. Ventilation openings exist where the chimney is exposed in the front room, and immediately upstairs in the north bedroom. The other chimney is situated along the east wall of the kitchen. A ventilation conduit exists here also; its probable purpose was to facilitate a wood burning stove.

According to Lorene Horton (interview, 5-13-1980), two rooms were added to the house in the early part of the twentieth century, but further oral history and documentary research has failed to establish an exact date for these additions. A room was added in the ell created by the living room and the kitchen for use as an additional bedroom, and an enclosed back porch was added to the rear of the building, enclosing a staircase entrance to the basement. It is not known when modern bathroom fixtures and iron and copper plumbing were installed, but the bathroom fixtures and kitchen fixtures appear to be contemporaneous with the Peterson occupance in the mid-1950's suggesting that the major interior remodeling, including conversion of the pantry into bathroom, occurred at that time.

The interior of the house has been severely altered as well, including replacement of the plaster and lath walls with beaver board in several of the rooms. The only exterior alteration compromising the historical integrity of the structure has been the replacement of window sashes in the west wall of the structure with aluminum-framed windows.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED JUN 25 1981

DATE ENTERED SEP 10 1981

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

South of the house, across the Pioneer Union Ditch, are two concrete foundations where small outbuildings presumed to have been associated with the house once stood, but no information is available about the former use or form of these buildings. Only one outbuilding is included on the Ticen House site, and it is not contemporaneous with the house. A small gable-roofed concrete block structure, it is apparently used as a storage shed and is probably not more than thirty years old. To the north and northwest of the Ticen house are two modern houses, but these have not been included within the boundaries of the Ticen site.

# 8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER		
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION		
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)		
		<input type="checkbox"/> INVENTION				

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Land use and settlement patterns throughout the historic period in the Bear Creek area have been tied to the metropolitan development of Denver, Colorado. The first developmental activity in the Bear Creek area occurred ca. 1860, when the Harriman Canal was built to divert water from Bear Creek to supply the area surrounding Denver with water. By 1865, two additional canals had been constructed paralleling Bear Creek, Pioneer Union Ditch to the north and the Warrior Ditch to the south of the creek. Altogether there were four canals off Bear Creek, the last constructed in 1880; these canals remained in use for almost a century.

Permanent settlement in the Bear Creek area began about 1870. Initially, settlers were farmers, but soon turned to ranching when intensive cultivation proved less profitable. The natural resources of the area were extensively exploited beginning in the early 1870's, when the Denver, South Park, and Pacific Railway was established to run between Denver and Morrison, the right-of-way paralleling Bear Creek and passing less than one mile south of the Ticen house. Although the railroad was organized to carry the quarried products of the Morrison Stone, Lime and Town Company's cement and sandstone mining operations, the railroad also served as a conduit for agricultural produce and lumber for the urban market. This access to transportation encouraged steady development and rapid economic growth in the area. Mining activity in the area increased in the first decades of the twentieth century, and dairying became commercially important to the farmers of the area. In 1921 the Ticen farm, then known as the Morrison Farm Dairy, was the first of several successful dairies to be established in the locality. Milk and other dairy products were marketed in Denver, and dairying continued to be an economically important industry until the railroad ceased operation in 1933.

The land containing the Ticen house was originally deeded to Joseph Rist under a military land grant to Elijah Parker, who served during the Revolutionary War. By 1883, the land had been acquired by Levi and Eunice Debrust, who in 1887 purchased an oil lease on all but 20 acres around the farm buildings. Judging from style, materials, and oral tradition, it is probable that the Debrust's built the house between 1883 and 1887. By 1889, the land had been sold to A.C. Phelps, who in turn leased it to the Peterson family from whom the house takes its common name. The name of the house and the ranch associated with it underwent several changes in the first quarter of the twentieth century. During this time it was known as the Avondale Farm, the Joseph Cyler Farm, the Morrison Farm Dairy (1921-ca. 1927), and as the Kendalvue Balanced Farm. The name Ticen House arose when one of the Peterson daughters-in-law married Mr. Ticen in the 1950's, at which time he acquired the property. The confusion encountered in attempting to establish a chronology for ownership, residence in, and alterations of the Ticen farm complex exemplifies the typical occupance pattern in this area in the late nineteenth and early twentieth centuries. Absentee owners and land leased to tenants for stockraising were common after the turn of the century, as were non-agricultural residents who lived in the area and worked in Denver. Agreements regarding land occupance and agriculture tended to be informal verbal or written

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Bordeau, A. C. and J. S. Geister

Cultural overview of the Bear Creek Lake Area, Colorado, Submitted to the United States Army Corps of Engineers; Environment Consultants, Inc., Dallas, Texas, 1980.

Horton, Lorene

Interview with A. C. Bordeaux and J.S. Geister, May 13, 1980. Morrison, Colo.

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 2.5

**UTM NOT VERIFIED**

**ACREAGE NOT VERIFIED**

UTM REFERENCES

A	13	4818	940	43	89	740
	ZONE	EASTING	NORTHING			
C	13	4818	940	43	86	740

B	13	4818	940	43	89	700
	ZONE	EASTING	NORTHING			
D	13	4818	900	43	86	700

VERBAL BOUNDARY DESCRIPTION

See USGS and Site Map

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

LeAnne Baird, Staff Architectural Historian and J. Scott Geister, Staff  
 ORGANIZATION Archaeologist

Environment Consultants, Inc.  
 STREET & NUMBER

DATE 5/19/81  
 TELEPHONE

14325 Proton Road

(214) 233-8261

CITY OR TOWN

STATE

Dallas

Texas

# 12 CERTIFICATION OF NOMINATION

STATE HISTORIC PRESERVATION OFFICER RECOMMENDATION

YES  NO  NONE

*Arthur C. Amundson*  
 STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Section 110(2) of the National Historic Preservation Act

In compliance with ~~Executive Order 11593~~, I hereby nominate this property to the National Register, certifying that the State Historic Preservation Officer has been allowed 90 days in which to present the nomination to the State Review Board and to evaluate its significance. The evaluated level of significance is National State  Local .

FEDERAL REPRESENTATIVE SIGNATURE *Richard P. Jewell*

TITLE Federal Representative, USCE - Civil

DATE 14 August 1981

FOR NPS USE ONLY	
I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER	
<i>William H. Brannan</i> DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION	DATE <u>9.10.81</u>
<i>W. H. Brannan</i> KEEPER OF THE NATIONAL REGISTER	DATE

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY
JUN 25 1981
RECEIVED
DATE ENTERED SEP 10 1981

CONTINUATION SHEET

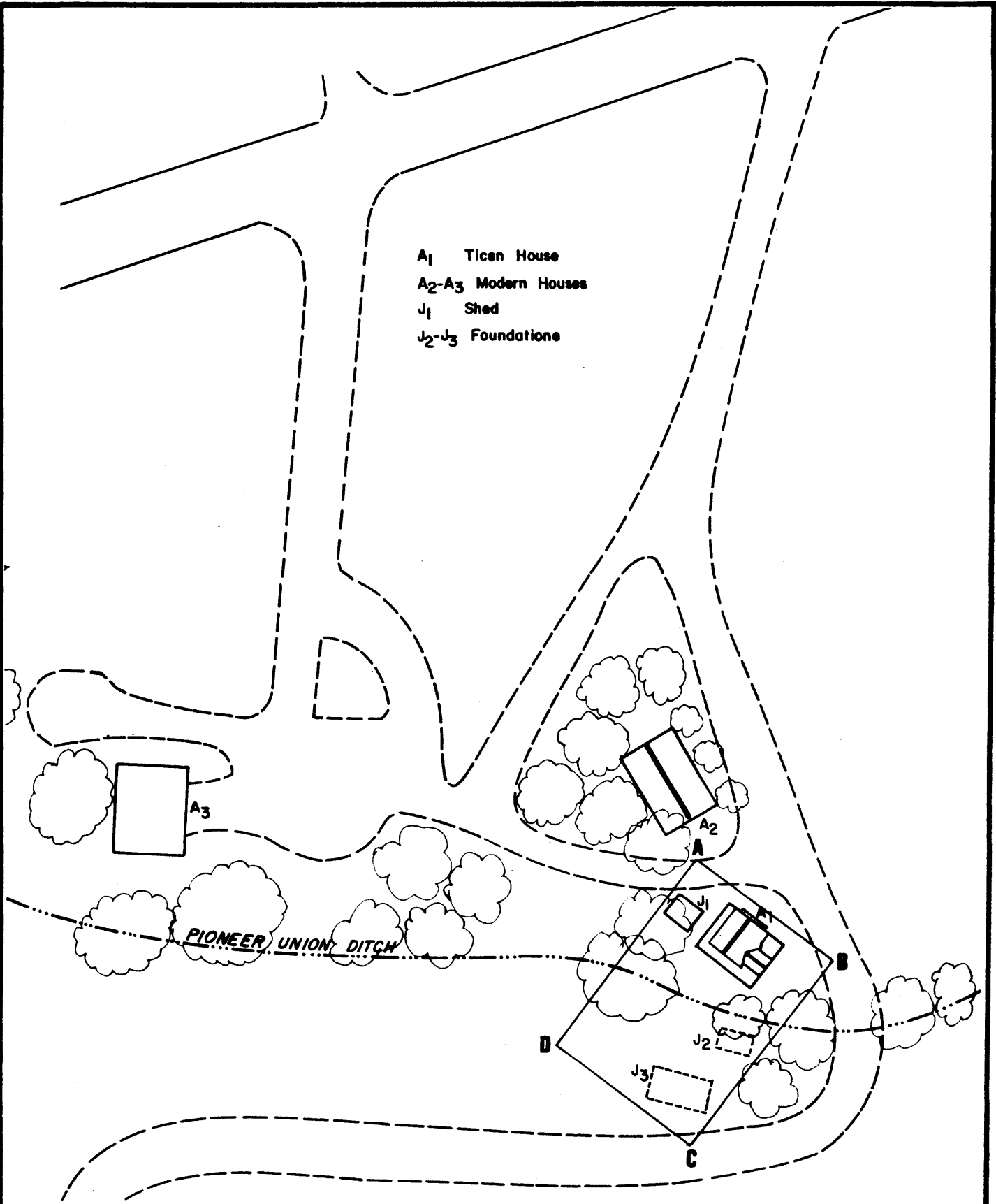
ITEM NUMBER 8 PAGE 2

contracts that were never officially recorded. Thus, if information about a particular site cannot be pieced together from available records and oral history accounts, it cannot be determined, but this is a typical rather than an atypical occurrence.

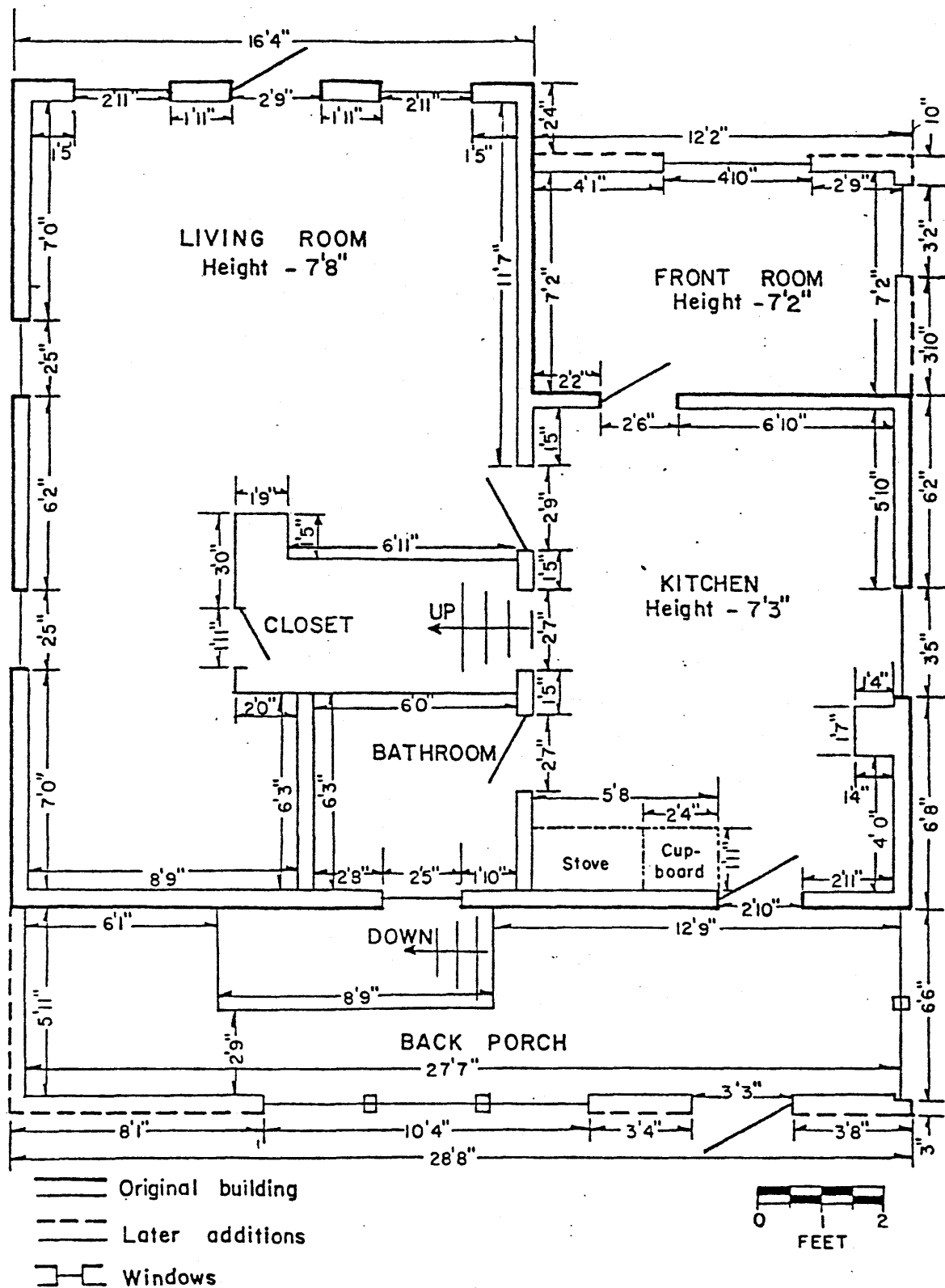
According to local residents such as Lorene Horton (interview, 5-13-1980), the Ticen house is representative of the style and construction techniques common to the area in the late nineteenth century. Even though the Ticen house has been extensively altered and has no associated historic outbuildings, it must be judged to be significant as the only remaining early frame structure in the Bear Creek area, and as the only historic structure still remaining in the rural area that comprised the historic Cowan neighborhood east of Morrison, Colorado in the early twentieth century. The alterations to the structure, while damaging the historic integrity of the structure, have not been of a degree or nature that disturb the association of the building with the simplified Victorian vernacular architectural style as it appeared in the Western farmhouses of the period. Further, the additions, while relatively modern, are very typical of the continuous occupancy of these farmhouses through time, and illustrate the conservative nature of architectural change in this area. In addition, the historic Pioneer Union Ditch passes through the site, about ten meters south of the Ticen house. Due to continuing rapid urban development in the areas surrounding the Denver SMSA, examples of early rural architecture are becoming increasingly rare, and the few remaining examples are becoming correspondingly more important as visual reminders of our rural architectural heritage.



- A<sub>1</sub> Tican House
- A<sub>2</sub>-A<sub>3</sub> Modern Houses
- J<sub>1</sub> Shed
- J<sub>2</sub>-J<sub>3</sub> Foundations

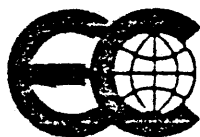


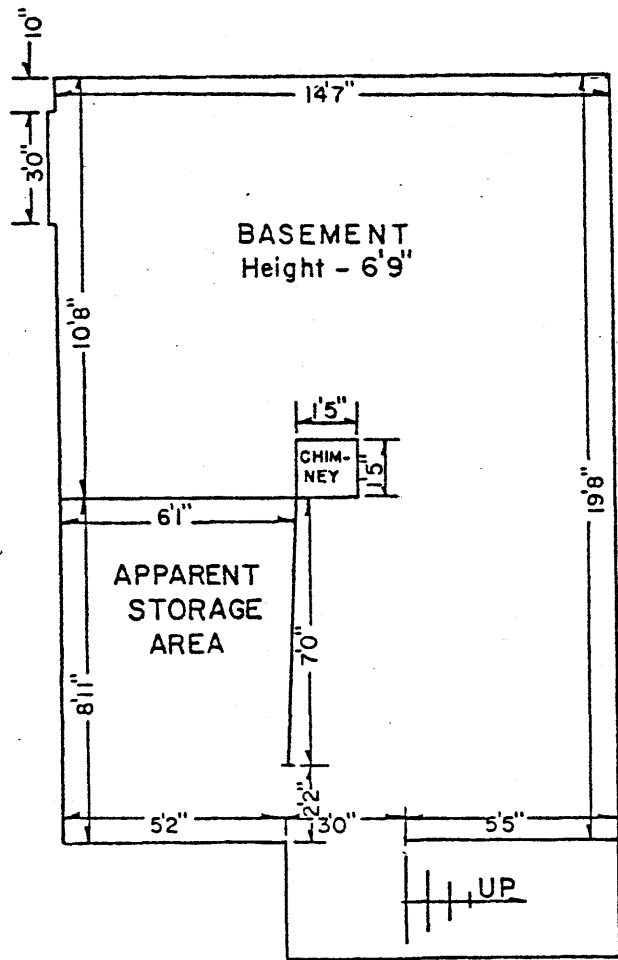




Ground floor plan of the Ticen House.

SEP 10 1941





Top to bottom - 8'8"  
 Width of stairwell - 3'0"  
 Drop of stairs - 6'7"

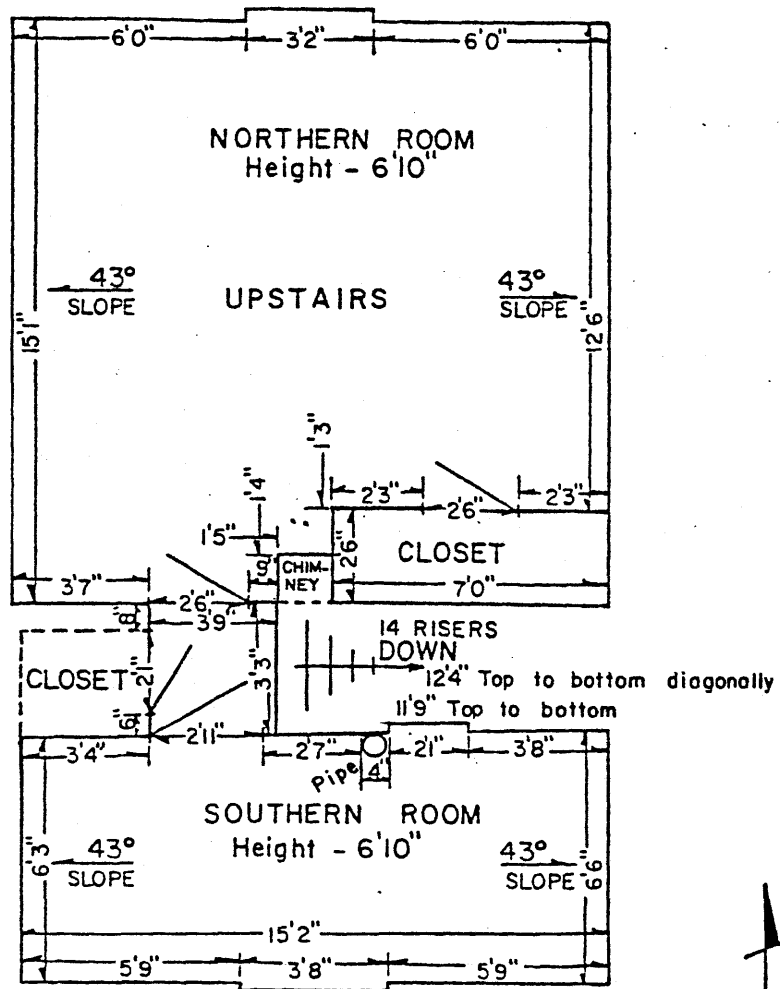


— Interior walls  
 - - - Windows

Basement floor plan of the Ticen House.

SEP 10 1981



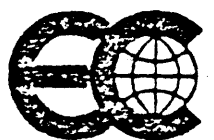


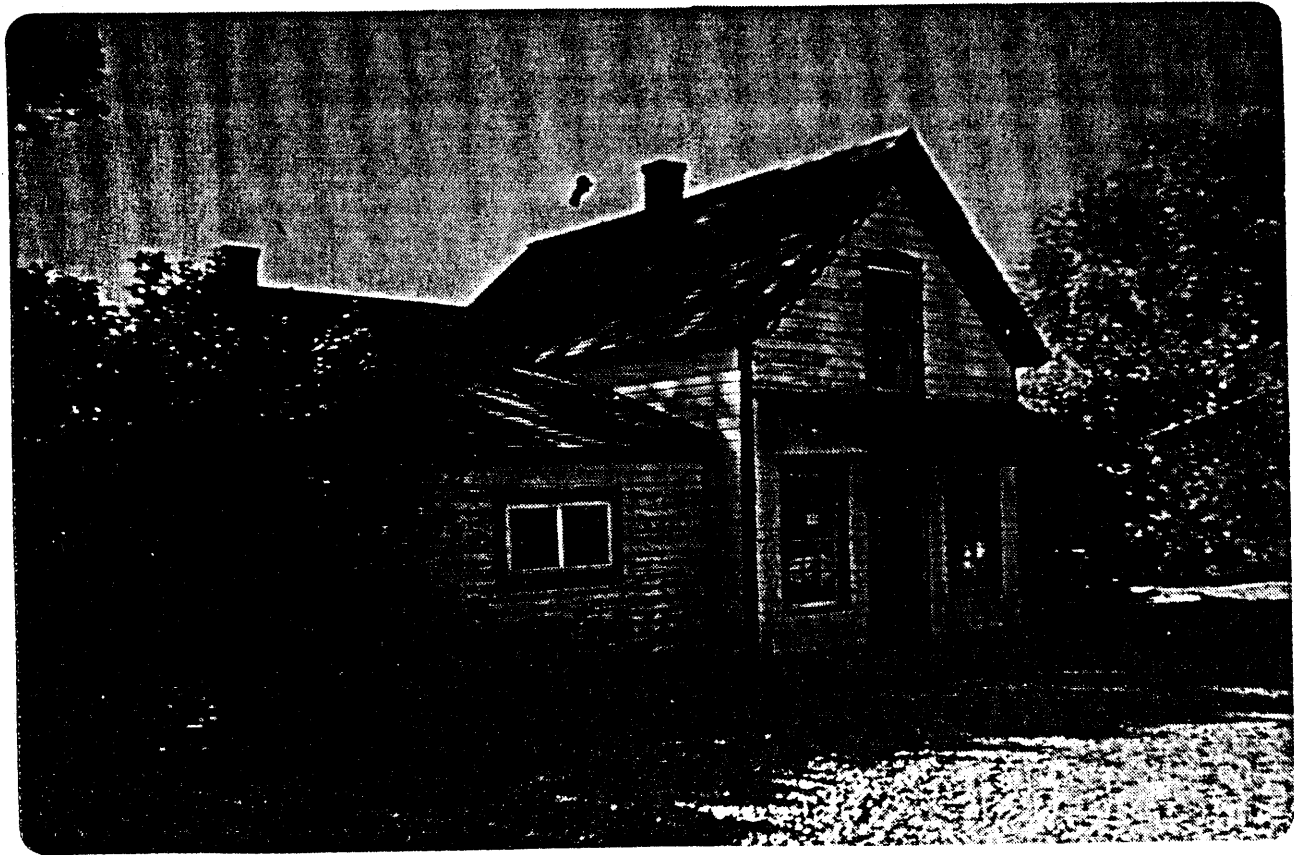
— Interior walls  
 ┌─┐ Windows



Second story floor plan of the Ticen House.

SEP 10 1981





SEP 10 1981



SEP 10 1981

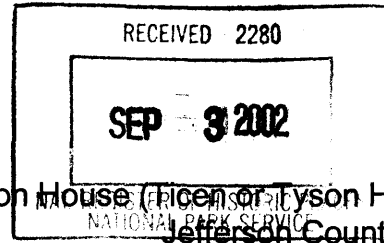


1861 7

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 1



Peterson House (Peters or Tyson House)  
Jefferson County, CO

**BOUNDARY CHANGE - RELOCATION**

**Original Location**

Peterson House (5JF.226)  
Morrison Road  
Morrison vicinity, Jefferson County, Colorado  
NRIS Reference #81000184

**New Location**

Peterson House (5JF.2659)  
797 S. Wadsworth Boulevard  
Belmar Village, Lakewood Heritage Center  
Lakewood, Jefferson County, Colorado 80227

The Peterson House was listed in the National Register in 1981 under Criterion A in the area of Exploration/Settlement and under Criterion C in the area of Architecture.

In 1985, when the building was threatened by demolition, the Northeast Team of the National Park Service's Denver Service Center was contacted by the Omaha District Corps of Engineers to prepare drawings, contract documents for relocation and restoration, and a Preservation Maintenance Guide. Upon completion of the building's relocation from its original location in Bear Creek Lake Park to Lakewood's Belmar Village Museum and the approved rehabilitation work, the City of Lakewood assumed ownership and maintenance responsibilities of the building from the Corps of Engineers.

This proposed boundary change is being submitted in order to clarify the building's location since the 1985 move. Based on the building's current condition, the State Historic Preservation Officer has determined that the Peterson House remains eligible for listing in the National Register under Criterion C in the area of Architecture at its new location.

<i>Georgina Cortez</i>	State Historic Preservation Officer	<i>August 21, 2002</i>
Signature of certifying official/Title		Date
State Historic Preservation Office, Colorado Historical Society		
State or Federal agency and bureau		

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Peterson House (Ticen or Tyson House)  
Jefferson County, CO

Section number 10 Page 2

---

**GEOGRAPHICAL DATA**

**Verbal Boundary Description**

The boundary includes the footprint of the building plus ten feet around its perimeter.

**Boundary Justification**

The boundary includes only the land directly under and immediately adjacent the historic building at its new location.

**UTM REFERENCES**

**Zone:** 13

**Easting:** 492900

**Northing:** 4394500

**PHOTOGRAPH LOG**

The following information pertains to photograph numbers 1-5:

Name of Property: Peterson House  
Location: Jefferson County, Colorado  
Photographer: S. Doggett  
Date of Photographs: June 28, 2002  
Negatives: Colorado Historical Society

Photo No.                      Photographic Information

---

- 1 East and north sides from parking lot, view southwest
- 2 North facade, view south
- 3 South side, view northeast
- 4 East side, view west
- 5 North and west sides, view southeast



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Peterson House (Ticen or Tyson House)  
Jefferson County, CO

Section number 10 Page 3

USGS TOPOGRAPHIC MAP  
Fort Logan Quadrangle, Colorado  
7.5 Minute Series

