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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

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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 determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name METZGER FARM

other names/site number LOCH-IN-VALE FARMS / 5AM.2830

2. Location

street & number 12080 LOWELL BLVD. N/A not for publication

city or town WESTMINSTER N/A vicinity

state COLORADO code CO county ADAMS code 001 zip code 80234

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 at the following level(s) of significance:

__ national __ statewide _X_ local

Deputy State Historic Preservation Officer 9/24/12

Signature of certifying official/Title Date

Office of Archaeology and Historic Preservation, History Colorado
State or Federal agency/bureau or Tribal Government

In my opinion, the property _X_ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:)

for Edson G. Beall 3.20.13

Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- [ ] private
- [X] public - Local
- [ ] public - State
- [ ] public - Federal

Category of Property
(Check only **one** box.)

- [ ] building(s)
- [X] district
- [ ] site
- [ ] structure
- [ ] object

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

Contributing	Noncontributing	
11	0	buildings
0	0	district
5	0	site
12	2	structure
12	11	object
40	13	**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 Functions
(Enter categories from instructions.)

DOMESTIC / single dwelling
DOMESTIC / secondary structure
AGRICULTURE / animal facility
AGRICULTURE / agricultural outbuilding
AGRICULTURE / irrigation facility
AGRICULTURE / storage
AGRICULTURE / agricultural field

Current Functions
(Enter categories from instructions.)

VACANT / not in use

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH & 20TH CENTURY REVIVALS / Colonial Revival
LATE 19th & EARLY 20th CENTURY AMERICAN MOVEMENTS

Materials
(Enter categories from instructions.)

foundation: CONCRETE
walls: WEATHERBOARD
roof: ASPHALT
other:

NARRATIVE DESCRIPTION

Summary Paragraph: The Metzger Farm occupies much of the southwest quarter of Section 32, Township 1 South, Range 68 West, and has a current street address of 12080 Lowell Blvd. in Westminster, Colorado. Its historic mailing address was Box 71, Broomfield. The 150.9-acre property is bordered on the north by 124th Ave., the east by Big Dry Creek, the south by 120th Ave., and on the west by Lowell Blvd. and the City of Broomfield. The farm consists predominantly of former crop fields that are currently fallow and planted with short native grasses. These fields are found throughout the northern two-thirds of the site, as well as in its southwest quarter. A segment of Big Dry Creek runs through the southeast quadrant of the property from southwest to northeast. The creek corridor contains trees and scrubland that support a diversity of wildlife. The south-central area of the site holds two ponds. Together, the ponds, creek, marshlands, and wooded areas occupy an estimated one-quarter of the original Metzger Farm. Stretching along an east-west axis just north of the ponds, the intact linear farmstead dating from the 1930s-1950s holds numerous buildings, structures, and sites along with historic equipment and features.

Historic Farmsteads: Two earlier farmsteads that predate the Metzger Farm were historically associated with this site. During the late 1800s, the current Metzger Farm was split for some time into two side-by-side 80-acre homestead parcels, each under separate ownership and holding its own farmstead. The farmhouse for the western parcel appears to have been located close to where the Metzger House is found today. This was replaced during the 1930s with a Colonial Revival residence, and no evidence of the earlier farmhouse or any outbuildings remains on the property. The eastern parcel included a farmstead located in the southeast area of today's Metzger Farm, just north of 120th Avenue and south of the eastern lake's east shore. This location is now marked by a grove of mature trees, with an opening in the middle where the farmhouse once stood. No visible foundations or other remnants of that farmstead have been identified in this area. A third farmstead building complex existed in the northwest corner of Lowell and 124th Avenue; however, the Metzgers sold this property, approximately 10 acres, early in their ownership of the property. Today, this portion only has a line of cedar trees and a small clearing where a building likely existed. Since this portion was sold early in the Metzgers' ownership, it is not included in the nomination boundary.

SETTING

The Metzger farmstead was constructed in a relatively central location on the property, just southwest of the center of the quarter-square-mile site. This provided privacy from the public roads and easy access to any part of the acreage. Two man-made farm lakes border the farmstead to the south, and agricultural fields occupy much of the remainder of the property. Big Dry Creek runs from southwest to northeast through the farm's far southeast quadrant, bordered by a corridor of vegetation and wetlands. The Metzger Farm is surrounded by residential neighborhoods to the north and west, and by predominantly open land to the east and south.

Farmstead Design: Most of the farmstead's buildings were oriented toward the south and east to take advantage of the winter sun and face away from the prevailing northern and western winter winds and weather. For the same reason, few windows, doors or other openings face toward the north and west. The primary exception to this is the main house, which faces toward the west and the property's entrance along Lowell Blvd. This western orientation appears to have been a formality because rather than using the front door on the west, the east-facing rear entrance became the regular access into and out of the house, both for family members and casual visitors.

The farmstead's buildings were constructed during the 1940s and 1950s along two parallel east-west lines that run along the north and south edges of the farmyard. The north line held the main house, caretakers' house,

garage/shop, vegetable garden, storage sheds, root cellar, granary, and milk house. All of these involved residential, automobile, workshop, records storage, and food-related uses. The south line held the equipment shed, fuel pumps, chicken coop, brooder house, dairy barn, loafing shed, and corrals. These improvements all involved animal and equipment uses related to operation of the farm.

Color Scheme: Planned color schemes are not usually associated with agricultural operations. Traditionally, many American farmers painted their buildings white, a sign of cleanliness, efficiency, and conservative values. Red barns became common throughout Europe and America hundreds of years ago through the addition of ferrous oxide to the paint mix. This turned the paint red and the ferrous oxide protected the wood from rot caused by moss and fungi. The Metzger Farm was designed with a specific color palette in mind. John Metzger's favorite color was green. He used the color in his home, farm buildings, equipment, and even used green ink in his law practice. Metzger also preferred to purchase John Deere farm equipment because the factory finished everything it sold with green paint. As the farm was constructed during the 1940s and 1950s, Metzger employed a color palette of green, white and red. The wood frame buildings were all painted white with green trimwork and roofs. Red was employed along the main entry drive, which was finished with crushed red sandstone. Metzger's purebred Scotch Shorthorn cattle were chosen in part for their pure white and deep red colors so they would match the overall color scheme of his farm. Although the red drive and cattle are no longer present, the white and green buildings still exhibit their intended colors.

Farmhouse Grounds: Landscaped grounds surround the Metzger house in all directions. The front yard (west of the house) was originally occupied by a circular drive of crushed red sandstone that entered from a gate near its southwest corner. John Metzger had the sandstone installed to cut down on dust, but also so it would look elegant against the white house with its green roof and trim. Flagstone pavers ran from the front porch and circular drive to a gate in the fence along the south edge of the yard at the main road. Some of these pavers are still found in this area. The circular drive was eventually replaced with the sod found there today. John planted most of the trees and shrubs that are located on the Metzger Farm. A row of crabapple trees frames the house's front yard, planted to produce alternating white and red blossoms. In the fall, Betty and Karen used to pick the apples to make jelly. Several years after the crabapple trees were planted, John decided to make a windbreak around the yard. Parallel to the crabapple trees, he planted a row of 6"-tall pine trees that have since matured.

The circular garden in the rear yard (east of the house), bordered by concrete coping, was Betty's rose garden. The garden had a birdbath in the middle surrounded by rose bushes, with irises around the perimeter. The roses are now gone, but some of the irises are still there. The tall trees that surround the rear yard and extend along the north side of the house are mature American elms. Several became diseased or reached the end of their natural life span and were removed, so there are now a few gaps where trees used to be. The landscaping around the house was watered by a pump and piping system from the pond to the south. When the pond was low, or there was something wrong with the pump, irrigation water could not be brought to the yard. A tall pole-mounted light from the 1950s is still found in the southern area of the yard. A segment of historic woven wire fencing remains along the yard's eastern edge.

The septic lines from the main house and caretakers' house meet at the septic tank under the rose garden. A deep brick-lined pit provides access to the system. From there, the septic line runs to the south under the drive and pine grove to end at a leach field just north of the lakes. North of the dam/causeway between the lakes is a round metal plate on the ground. This covers an inspection pit for the leach field, where the effluent could be tested before it ran into the lakes.

Farm Trees (1940s-1950s): Eager to improve his new farm, John Metzger planted numerous trees around the property during the 1940s and 1950s. In addition to the trees surrounding the farmhouse, he planted a

grove of pinon pines south of the main drive between the farmhouse and west pond because he was toying with the idea of selling pine nuts. However, the plans never materialized because wild animals ate too many of them. Following Native American tradition, Metzger placed a fish in each hole before every tree was planted on the property to ensure their health and growth. Along the course of Big Dry Creek, extending from 120th Ave. for about one mile to the north, he planted Russian olive trees, now considered an invasive species. Metzger obtained 3" seedlings from Colorado Agricultural & Mechanical College and planted them to stabilize the banks of the creek. Finally, he planted the numerous trees around the lakes, although those along the dam wall that retains the western lake are volunteers. The large trees lining the south shore of the east lake now support a protected heron rookery.

CONTRIBUTING BUILDINGS

Farmhouse (circa 1935, expanded mid-1950s): The 1½-story Colonial Revival style Metzger farmhouse is a wood frame building with a roughly rectangular footprint that measures approximately 32' x 60'. When John Metzger purchased the property in 1943, the house was much smaller than it is today. The original home can be seen where the taller roofline and basement walls mark its location at the center of the building. Dating from around 1935, the west-facing Colonial Revival farmhouse consisted of this central core with concrete entry stoops on the west and southeast.

During the mid-1950s, the small house was expanded to the north and south in phases with the construction of additions designed to provide extra living, office, music room and bedroom space. Until then, the Metzger family's bedrooms were all upstairs. John and his wife Betty had the bedroom on the south, and their children Bill and Karen shared the north bedroom. Seeking more space for their family, the Metzgers had the north and south additions completed. The west-facing front porch and main entry were added to tie the remodel together with a formal façade. Completed by 1957, the project changed the appearance and size of the original building to what remains there today, although it retained its original Colonial Revival elements.

Resting upon a concrete foundation, the house's exterior walls are finished with wide horizontal aluminum siding that provides the appearance of white clapboards. The tall main roof, and the lower north and south addition roofs, are side-gabled and finished with green asphalt shingles and no eaves. A brick chimney with twin concrete and metal caps rises from the main ridgeline. The front (west) roof slope holds two small (dormers with clapboard siding and a six-over-one double hung sash window in each. The rear (east) roof slope is dominated by a large shed dormer with clapboard siding and three six-over-one double-hung sash windows.

West (main) Façade: This side of the residence holds the primary façade and formal front entry, and faces onto the landscaped front yard. An open porch dominates the façade, running the width of the home's 1½-story core. The porch is reached by way of three red tiled steps, and is constructed with a raised red tile floor, square wood posts, and hanging lamps. A decorative wood balustrade runs along the top of the porch at the leading edge of the roofline, and extends along the perimeters of the north and south additions. The balusters form geometric patterns, with the letter "M" for Metzger centered above the main entry. The entrance, centered on the façade, holds a metal storm door with grillwork containing the letter "M", and a main door with vertical tongue-in-groove boards, a small off-center six-light window, and metal strapwork. Wood surrounds at the entry include fluted faux columns with a dentil course above. The main floor holds four eight-over-one double-hung sash wood windows that face onto the front porch. A three-sided bay is located in the north addition, consisting of a central single-light window flanked by diamond-pattern double hung sash windows. The southwest addition

holds two floor-to-ceiling single light windows. The two small dormers on the main roof each hold a six-over-one double hung sash wood window.

North Side: This side faces onto the band of trees and shrubs that run along the house, beyond which is a large crop field. It holds no entries. Fenestration is limited to a three-sided bay with clear glass block windows. The central window has 24 blocks and the flanking windows each hold eighteen blocks.

East Side (rear): This side holds the rear entry into the building, and faces onto the landscaped back yard. An open porch is located at the southeast corner of the home. This is raised on a concrete foundation and is reached from the main entry drive by way of five red tiled steps with a metal handrail. Another set of steps descends from the north side of the porch, although these are now overgrown by a large shrub. The porch has a red tiled floor, square wood posts, and a flat roof bordered by a decorative wood balustrade as on the front of the house. The entrance holds a metal storm door with metal grillwork containing the letter "M", and a wood panel door with a single light. Fenestration on this side includes three three-light metal basement awning windows (with lights painted black), a combination of three-over-one, six-over-one and eight-over-one double hung sash windows on the main floor, and six-over-one double hung sash windows in the large roof dormer.

South Side: This side faces onto a band of trees and shrubs, beyond which is the main entry drive. A second floor door provides access to the flat roof located over the building's southwest addition, which is bordered by a decorative wood balustrade. Fenestration on the main floor consists of a band of three six-over-one double hung sash wood windows in the southeast addition, and two large floor-to-ceiling single light windows in the southwest addition. The upper floor contains a six-over-one double hung sash window in the gable end wall of the southeast addition.

One morning during the mid-1950s construction, John Metzger was standing in the front yard with his architect and builder, who have not been identified. They were discussing the design of the front porch and how to make the decorative spans fit along its roofline balustrade. John's young son Bill was there as well, listening in on the conversation. Bill suggested that they install the letter "M" for Metzger into the rail, in the narrow span centered above the front door. The adults initially brushed off the idea, but soon agreed and the "M" remains there today. The roof dormers are original and contain closets that the kids used to climb in to play. While the exterior of the house was originally covered with wood clapboard siding, John had it refaced during the mid-1950s with metal siding that was easier to maintain.

Although they worked with an architect, John and Betty decided to retain the original building's style and character in their expansion plans. The equipment shed southeast of the house holds green painted window shutters that were previously mounted on the home. These would have contributed to the building's Colonial Revival style of architecture. The shutters were operable and used to insulate the home in the winter. However, they were removed and put into storage decades ago, probably during the 1970s, when double-paned storm windows were installed.

Inside the house, the 1950s remodeling included converting the original dining room into a wood-paneled library. At the same time, the doorway from the kitchen to the dining room was sealed. The dining room was then relocated north of the kitchen. A small main-floor restroom and coat closet with a laundry chute were removed to create a short hallway that provided direct access from the kitchen to the front entrance. The north addition provided the home with a living room/music room for Betty's organ and baby grand piano, and a master bedroom with its own bathroom. This bathroom retains its 1950s-era fixtures.

On the south, the new addition and subsequent changes provided an office and meeting room on the first floor, with bedroom space above. The 16' x 16' southwest office was originally constructed as an open porch with tongue-in-groove wood flooring. The family regularly sanded and oiled the woodwork with linseed oil so it wouldn't be ruined by the weather. John hung an old airplane propeller from the ceiling to serve as a light fixture. However the porch wasn't used as much as they had anticipated, so it was enclosed and converted into an office by the early 1960s since he was spending more time working from home. The large floor-to-ceiling windows in this room are Lexan (probably dating from around 1968, when Lexan windows came onto the market) and the solid panels between were installed so bookcases could be set behind them. This room was where John Metzger kept his desk, law books, and business papers.

In addition to spending time in the home office, John enjoyed working in the more comfortable southeast room known to the family as the "back porch." Originally an open porch, this space was half its current size. During the 1950s, it was expanded toward the south, enclosed, and a cork floor was installed. The open porch that still extends to the east was added at that time. The informal "back porch" working room was where John met with clients and hosted numerous meetings of community organizations. He also maintained an office in downtown Denver.

The home's basement contains two bedrooms, a laundry/utility room, a boiler room, and a former coal room that was converted into a cedar closet. The family used the home's fireplace often and stored firewood in one of the sheds on the farmstead. The house was originally heated with a coal-fired boiler. Coal was delivered to the basement coal room through a window. The boiler was converted to a fuel oil system, which was replaced by natural gas in more recent decades.

When the 1950s construction work was done, Karen moved downstairs to the new main-floor north bedroom. She was thrilled to have her own bedroom along with its own private bathroom. However, she came home from school one day to find that her parents had moved themselves into the new main floor bedroom. She had been moved back upstairs to the north bedroom, and Bill was moved to the second floor south bedroom. The two basement bedrooms were used during the hot summer months when it was too uncomfortable to sleep on the second floor.

Caretakers' House (circa 1945): The one-story Late 19th and Early 20th Century American Movements style caretakers' house is a wood frame building with a rectangular footprint of 21' x 36'. It is located across the yard to the east of the main farmhouse. This small building faces toward the east and rests upon a concrete foundation. Its exterior walls are finished with white weatherboard siding and a smaller amount of clapboard siding. The building has a side-gabled roof with green asphalt shingles and exposed rafter ends. A short brick chimney with a tall tin cap rises from the ridgeline. The house appears to have been expanded during its early years with a full-width, shed-roof addition to the east. This expansion may have taken place in more than one phase. By 1950, the building had reached its current size and appearance. Segments of historic woven wire fencing remain along the west and southeast edges of the yard.

East (main) Façade: This side holds the façade and two entries into the home. The southern entry is occupied by a wood screen door and panel door, both of which are unpainted. The northern entry holds a wood storm door with four lights, along with a wood panel door with a single light. Fenestration on this side consists of three one-over-one double-hung sash windows with wood frames. A concrete walk is located outside of the entries, extending southward to the edge of the drive.

South Side: This side faces onto a small yard area and holds no entries into the building. The main body of the house holds a small one-over-one double-hung sash window with a wood frame. A larger single-light fixed horizontal window is found in the east shed-roof addition.

West Side (rear): This side faces onto a woven wire fence and band of trees, beyond which is the main farmhouse's backyard. No entries are located on this side of the building. Fenestration consists of two 1/1 double hung sash windows with wood frames, and a larger single-light fixed window.

North Side: This side faces onto a band of trees, beyond which is a large crop field. No entries are found here. Fenestration consists of two 1/1 double hung sash windows with wood frames. A homemade wood birdhouse is mounted on the wall.

John Metzger recruited married couples to do caretaking and farm the land, and in return provided them with this small house. Right after World War II, he arranged through Catholic Charities for a displaced German couple named Vladimir and Anna Kiebert to immigrate to the United States and live on the farm with their young son Karl. Shortly after they arrived, they had another son. Vladimir farmed the land and Anna looked after her own children as well as Bill and Karen Metzger because John and Betty were gone a lot of the time due to his political and legal work. The Kiebert family lived on the farm for several years before moving to a home of their own. Gip and Betty Wilson then moved into the caretakers' house in 1952 and lived there for three years. They eventually moved on to Broomfield, but remained close with the Metzger family. After the Wilsons left, a series of caretakers lived in the house. None of these were farmers, but instead did maintenance work around the property.

Garage & Shop (circa 1945): The one-story garage and shop is a wood frame building with a rectangular footprint of 20' x 36'. It is located just east of the caretakers' house. The building faces toward the south and rests upon a concrete foundation. Its exterior walls are finished with white weatherboard siding. The garage/shop has a side-gabled saltbox roof finished with green asphalt shingles and exposed rafter ends. This roof was designed to shed precipitation primarily toward the north and away from the front of the building.

South (main) Façade: This side faces onto the farmyard and holds two entries. The western half of the building has an open doublewide garage space with no door and a metal rail above. A wood sliding door hanging from a metal rail and constructed of horizontal weatherboard planks provides access into the eastern half of the building. Fenestration is limited to a single small four-light window with wood frame, located near the building's southeast corner.

West Side: This side holds no entries. Fenestration is limited to two small four-light windows with wood frames.

North Side (rear): This side holds no entries or windows.

East Side: This side holds no entries. Fenestration is limited to two small four-light windows with wood frames.

The western half of the building holds parking space for two autos. The opening originally had wood sliding doors that were removed and placed into storage in the equipment shed. These were apparently taken down for ease of access, and so the garage could be used like a carport. The eastern half of the building was used as a shop and tool room. It contains a workbench with a vise, grinder, and other tools and equipment necessary for maintaining the farm.

Loafing Shed (circa 1952): The loafing shed is located east of the barn in the southeast corner of the farmstead. It faces toward the south and is connected to a corral that extends southward toward the pond. This long rectangular one-story wood frame building has a footprint of 20' x 80' and rests upon a raised concrete foundation that runs along its north, east and west sides. Its exterior walls are finished with white

weatherboard wood siding, with no doors or windows present. The roof is side-gabled and finished with green asphalt shingles and exposed rafter ends. With its saltbox shape, the roof has its predominant slope toward the north so precipitation would shed away from the corral. Six open bays extend along the width of the south side. Square wood posts resting upon short concrete piers separate the bays from one another and support the roof above. The loafing shed has a dirt floor and was used for livestock to take shelter from winter storms and summer sun.

Barn & Corrals (circa 1945): The barn is located in the southeast area of the farmstead between the loafing shed and brooder house. It is connected on the south to a corral that extends toward the pond. This one-story wood frame building is accessed from the east and west. It rests upon a raised concrete foundation and has a relatively compact rectangular footprint measuring 28' x 48'. The building is finished on the exterior with white weatherboard siding and has a gabled roof with green asphalt shingles and exposed rafter ends. A wood frame ventilator finished with weatherboard siding, louvered sides, and a gabled roof with exposed rafter ends is centered on the ridgeline.

South Side: This side faces onto the corral and holds no entries into the building. It is marked by the presence of nine small windows. These were originally four-light windows with wood frames, surrounds, and shaped lintels. Today, seven of the windows retain all or most of their four-light pattern. The remaining two hold single lights in the original surrounds. The wood sills on most of the windows have been partly chewed away by livestock.

West Side: This side holds two entries that fit into the raised concrete foundation. These are both Dutch swinging doors constructed of vertical wood tongue-in-groove paneling, with shaped lintels above and original metal hardware. The doors allowed the upper portions to remain open for ventilation while the lower portions were kept closed to keep animals in or out. Fenestration is limited to one single-light fixed window with a wood frame and shaped lintel. This is likely to have originally been a four-light window, as on most of the rest of the building. A large light mounted on the upper gable end wall illuminates this side of the barn.

North Side: This side faces the farmyard and truck scale, and holds no entries into the building. It is marked by the presence of eleven small windows. As on the south side, these were originally four-light windows with wood frames, surrounds and shaped lintels. Today, seven of the windows retain all or most of their four-light pattern. The remaining four hold single lights in the original surrounds.

East Side: This side holds three entries that fit into the raised concrete foundation. These are all Dutch swinging doors constructed of vertical wood tongue-in-groove paneling, with shaped lintels above and original metal hardware. No windows are located along this side. A small light is mounted on the wall above the door at the building's southeast corner. The entries were designed so that dairy cattle could be moved into and out of the building for milking primarily through the southeast and northeast doors.

Entering the barn through the northern door on the west side, the first room on the left (in the northwest corner of the building) was the washroom. This space was designed for the cleaning and sterilizing of milking equipment, which had to be washed regularly with hot water and a disinfectant. The next room to the east was used for calf feeding. It still holds an automatic calf feeder that is mounted to the wall. Calf formula powder was put into the top of the machine, which was hooked up to a water line. The powder (some of which remains in the machine) and water were mixed and each calf was fed from a nipple at the bottom of the unit. With this system installed, milk could be sold instead of going to the calves.

The milking room occupies the entire eastern half of the barn. It contains twenty intact wood stanchions used to hold the cows in place while they were being milked. Troughs along the middle aisle allowed the cows to eat as they stood there. The concrete floors the cows stood on were slanted away from the middle of the room so they could be washed out through drain slots at the eastern doors. This practice typically had the effect of undermining and washing away concrete foundations over time, and the concrete thresholds at the east doors are cracked as a result of floor washing. The ceiling is dropped, and the attic space above was never used for storing hay or feed as in some barns.

The southwest room in the barn was used as an infirmary for cows that were not doing well and needed treatment or to be isolated. It was also utilized as necessary during periods of calving. For many years, the young Karen Metzger kept her horse in this space. The south wall in the interior hallway has long horizontal tongue-in-groove wood panels that could swing open to allow for feed to be placed into the troughs inside the southwest room.

In addition to being used for dairy cattle, John Metzger kept his herd of prized Scotch shorthorn cattle in the barn and corral south of this building. Two adjacent loafing sheds were also used for the livestock, although these were demolished in the early 1950s and replaced with the larger loafing shed that remains there today. Metzger engaged a top-notch veterinarian from Brighton to treat his expensive prize cattle. He would come to the farm frequently, sometimes daily in calving season, to care for the animals' health. Manure from the corrals was collected with a front-end loader and then spread in the crop fields using a manure spreader (see below).

Corn was planted in the eastern fields and used as cattle feed. A north-south concrete trough was built along the east line of the corrals next to the loafing shed. Alfalfa hay was stacked to the east of the corrals so it could be thrown over the fence into the troughs. Once a day the cows were also fed corn. In the fall, when the corn was processed, it was chopped (ears and stalks together) and placed into a silage pit in the northern fields next to the windmill. It was then loaded as needed into a truck and brought over to the corrals to be fed to the cows. The animals got water from the east pond by simply walking through a gate in the corral fence so they could reach the shore to drink. The corral area was divided into several pens with post-and-rail fencing and metal gates, much of which remains in place today.

A stock waterer is mounted on a concrete pad outside the south wall of the barn. This Pride of the Farm unit, manufactured by the Hawkeye Steel Products Co. of Waterloo, Iowa, was connected to the well near the chicken coop by an underground pipe. It was used during the winter months when the pond froze over, providing warmed drinking water for the cattle. The Hawkeye Steel Products Co. was founded in 1920 and since then has manufactured numerous products for the agricultural industry under the brand name Pride of the Farm.

Brooder House (circa 1945): The brooder house is located between the barn and the chicken coop. It is a small rectangular one-story wood-frame building with a footprint of 10' x 12'. Resting upon a concrete foundation, the building's exterior walls are finished with weatherboard siding. It has a shed roof with green asphalt shingles, exposed rafter ends, and a short metal flue projecting from the center. The brooder house faces toward the south. On most farms, these buildings were oriented toward the south to capture the warmth of the winter sun. They were often small so they could retain heat for the chicks to survive.

South Side: This side faces onto a small pen enclosed by a wood and wire fence. Two chicken entries closed with boards are located in the lower half of the wall. The upper wall holds two windows. One of these is a single-light window and the other a four-light window, both with wood frames and surrounds.

West Side: This side holds the only entry into the building. This has an old wood panel door that appears to be much older than the shed itself. No windows are found on this side.

North Side: This side faces the farmyard and holds no entries or windows.

East Side: This side holds no entries or windows.

Every spring, the Metzgers ordered a crate of baby chicks from Sears. The chicks would either be delivered to the farm by the mailman or the family would get a call from the elevator in Broomfield to let them know they had arrived. The brooder house became their home until they were old enough to move next door to the chicken coop. Roosts were mounted along the interior walls for laying chickens, and a band of these remains inside the building. Moveable panels at ground level on the south wall could be opened or closed, depending upon whether the chicks were to be let out into their small fenced yard. By the mid-1950s, the building was no longer in use and Karen Metzger convinced her parents to let her convert it to a tack shed for equine equipment.

Chicken Coop (circa 1945): The chicken coop is located between the brooder house and equipment shed. This one-story wood-frame building rests upon a concrete foundation, with a footprint of 16' x 36'. It is finished with weatherboard siding and has a shed roof with green asphalt shingles and exposed rafter ends. A small wood ventilator and metal flue rise from the middle of the roof. The building faces toward the south. Similar to the brooder house, coops were often oriented toward the south to capture the warmth of the winter sun.

South Side: This side faces onto a corral and holds no entries other than two small arched ports in the lower wall that allowed the chickens to come and go. Five windows are found along the side. Four of these hold 6-light windows, and the fifth has had the window replaced with a single light. All have wood frames and surrounds, with shaped lintels.

West Side: This side holds the original entry into the building. This holds a vertical wood tongue-in-groove plank door with a shaped lintel above. No windows are found on this side.

North Side: This side faces the farmyard and holds no windows. A pair of swinging doors was cut into the siding after the building was no longer in use as a chicken coop. Constructed of the original siding, this secondary entrance allowed the building to be accessed directly from the farmyard.

East Side: This side holds no entries. Fenestration consists of a band of three four-light windows in the lower wall, with wood frames and surrounds, and a shared shaped lintel.

The Metzgers raised numerous chickens, which explains the good size of this chicken house. One year, John and Betty decided they also wanted to raise a flock of geese to give as Christmas gifts, and they were also kept in this area. The concrete pad and cover in the yard south of the building contains the chicken coop well. Pipes in the pit sent water in different directions to outside spigots and supplied the chicken coop, barn and milking house. The pump is gone and was removed once the well was no longer needed.

Equipment Shed (circa 1945): The equipment shed is located in the southwest corner of the farmstead, to the west of the chicken coop and south of the caretakers' house. This wood frame building was constructed to store farm equipment that needed to be kept out of the weather. The shed rests upon a raised concrete foundation and has a footprint of 20' x 40'. It is open to the south and has a dirt floor. The south side has two open bays framed by square wood posts with diagonal braces at the top. Its north, east and west sides are finished with weatherboard siding, and no doors or windows are present along these walls. The side-gabled

roof has a saltbox shape that sheds precipitation predominantly to the north and away from the front of the building. The roof is finished with green asphalt shingles and exposed rafter ends. Several pieces of equipment related to the Metzger farm and mine operations are stored in this building (see below),

East Lake Pump House (circa 1955): The pump house is isolated from view in the woods below the east lake's dam wall, and was constructed there to pump water from the Calkins Ditch into the east lake. It was constructed around the time that the east pond was developed. The wood frame structure rests upon a concrete foundation and has a footprint of approximately 8' x 10'. Facing toward the southeast, its exterior walls are finished with weatherboard siding. Its gabled roof is finished with green asphalt shingles and exposed rafter ends. An electric meter box affixed to the south wall has conduit rising above that projects through the eave, allowing the electric wires to run overhead to a nearby power pole. Water piping emerges from a hole in the west wall of the building and runs into the ground. Another pipe runs through a hole in the building's north wall and drops down into the ditch.

East Side: This side of the pump house holds its only entry, which consists of a wood panel door. No windows are located on this side.

South Side: This side holds no entries or windows.

West Side (rear): This side holds no entries. One window with a wood sill and shaped wood lintel is present, although it is boarded closed.

North Side: This side holds no entries. It has one window with a wood sill and shaped wood lintel, although it is boarded closed.

File Storage Sheds (2) (circa 1965): These two small one-story sheds are located east of the garage and rest upon a shared concrete pad. Both were brought onto the property to store John Metzger's voluminous legal files and political records in a secure, weatherproof environment. The smaller metal shed was acquired first and the larger wood frame shed was installed shortly afterward. The location of the storage sheds previously held a wood frame bunkhouse. Farmhands who came to help with planting and the harvest were housed in this building. For a short time, John Metzger used the bunkhouse for storage. However, it was too open to mice and the weather. By the early 1960s, the small building succumbed to deterioration and collapsed, and was soon removed. No features from this building remain on the site today.

Around 1965, a new concrete pad was poured to support two file storage sheds that were brought onto the property. The larger of these sheds is sometimes mistakenly referred to today as a bunkhouse, but was never used for anything other than file and records storage. It exhibits the appearance of a prefabricated building designed for use as a mobile field office for construction sites or similar purpose. Where John Metzger acquired the sheds is no longer known, although they both appear to date from the 1960s and may have been new when purchased.

The larger file storage shed faces south, is of wood frame construction, and has a footprint of 12' x 24'. Its exterior walls are finished with wide horizontal composite board siding, with metal corner caps. The shed has a side-gabled roof with a low slope, asphalt shingles, and boxed eaves. It rests upon wood skids above the concrete pad.

South Façade (front): This side faces onto the farmyard and holds a single entry with a wood slab door. Fenestration is limited to two pairs of sliding windows with metal frames. A small porch light is mounted on the wall next to the door.

West Side: This side holds no entries. Fenestration is limited to a single pair of sliding windows with metal frames.

North Side (rear): This side holds no entries or windows.

East Side: This side holds no entries. Fenestration is limited to a single pair of sliding windows with metal frames.

The smaller file storage shed, manufactured by Childers Steel Buildings of Denver, is located to the north of and behind the larger shed. It faces toward the east, rests upon skids, is of galvanized metal construction, and has a footprint of 10' x 18'. The shed has a front-gabled, low-sloped metal roof. Its exterior walls are covered with horizontal galvanized metal siding. The east (front) holds a metal slab door. No windows or other features are found on the building.

CONTRIBUTING SITES

Playground (circa 1952): The small open area south of the caretakers' house and north of the drive, where there are two aboveground tanks today, was originally a small playground for the Metzger kids. It had sand on the ground, along with swings and a slide. The adjacent tree provided shade and the kids would play there for hours. Betty could see them from the main house's kitchen, and the caretakers could also help keep an eye on them in this location.

Vegetable Garden (circa 1950): The large fenced rectangular space that runs from east of the caretakers' house and yard, along the north side of the garage and file storage sheds, and continues to the eastern fence line beyond the granary held the Metzger family's vegetable garden. The western area of the garden contained row vegetables, and the central portion was planted with corn. The eastern area of the garden held vine plants growing produce such as pumpkins and squashes. The entire garden was planted for family consumption.

The garden was irrigated with pond water, and some of the pipes and sprinklers are still present along its northern length. The piping system was buried underground for watering the grounds around the houses, but emerged aboveground for the garden. A constant challenge was keeping rabbits out of the garden and the family had to continuously fix the fencing every growing season (most of this fencing is now gone). Before the piping was installed, they would flood the garden when the adjacent alfalfa field was irrigated.

Collapsed Root Cellar (circa 1950): A root cellar was located in the currently open space south of the garden, between the file storage sheds and granary. Betty would can and store food in the root cellar. It had a bulkhead door and stairs going down into the ground. Lighting was provided by a single light bulb inside the cellar that had to be screwed in for it to turn on. This belowground feature was demolished and filled several decades ago, and no physical evidence remains visible today.

Milk House Foundation (1952): The milk house, now demolished, was located on the concrete foundation that can still be seen just east of the granary. It was likely a wood frame building that faced toward the south, with a footprint measuring 6' x 8'. This small building was used to temporarily store milk from the dairy cattle operation run by caretaker Gip Wilson between 1952 and 1955. It was placed in this location to be close to the barn, yet far enough away that it could be kept cold and sanitary. A water line ran underground from the barn to the milk house, providing clean water needed to keep the building sanitized in compliance with good

practices and dairy standards. A spigot is still found at this location. Regular washing of the building's interior may have resulted in its deterioration to the point that it had to be removed.

Farmyard, Crop Fields & Pasture (1880s): When John Metzger acquired the farm in the early 1940s, it extended a quarter-mile farther to the east than it does today, and was 320 acres in size (it occupied the entire south half of Section 32). Open crop fields and pasture occupied most of this land. Metzger later sold the eastern half of the acreage, bringing the site to its current size and configuration. The open fields that remain on the property today were planted with a variety of crops between the late 1800s and mid-1900s. John Metzger worked with the Colorado Agricultural & Mechanical College (now Colorado State University) to plant test crops and staff from the school periodically visited the farm. This may be what reportedly led to the property being mentioned, or possibly designated, as a "model farm" in the late 1940s (this anecdotal status, reported by the Metzger children in recent years, could not be confirmed). According to Bill and Karen Metzger, during one of his visits to Denver in the early 1950s, President Eisenhower visited the farm and walked through the cornfield where test varieties were being grown.

Gip Wilson was the last farmer to work the property as it became increasingly difficult during the 1950s to bring irrigation water to the northern fields. Development of post-World War II residential subdivisions to the north began cutting off the water supply, much of which came from Tom Frost Reservoir through an open ditch. The northern ditch and irrigation system eventually had to be abandoned. Before he left the Metzger Farm in 1955, Gip plowed under the crop fields and planted them with several types of grass so they could be used for grazing. For years afterward, the fields were good for one or two cuttings of dryland grass hay each growing season and the Metzgers leased the land to an Angus cow-calf operation. Stacks of hay were stored in a fenced area to the north of the family garden and granary. Electric fencing was installed along the perimeters of the property to prevent the livestock from getting out.

The southern sixteen acres south of the ponds were used by John Metzger to grow crested wheat. This area was supplied with irrigation water from a well in the southwest corner of the property. Karen Metzger later pastured her horse on this acreage, which was planted with grass after the wheat production halted. She was very involved with a competitive riding group known as the West Eastlake Range Riders and participated annually in Denver's National Western Stock Show.

CONTRIBUTING STRUCTURES

Main Entry Road (circa 1935): The property is entered through a gate located along the east side of Lowell Blvd. about 500' north of 120th Ave. From this entry, a narrow asphalt-paved, tree-lined driveway extends eastward for about 500' before reaching the farmstead. During the 1940s and 1950s, the unpaved drive was improved with crushed red sandstone. This was paved over in the early 1960s and remains paved with asphalt today. After passing the farmhouse, the entry road widens and becomes a graveled central farmyard that extends east as far as the barn. A single pole-mounted streetlight fixture illuminates the driveway south of the farmhouse.

Granary (circa 1945): The granary is located in the northeast area of the farmstead, east of the file storage sheds, and faces south onto the farmyard. Dating from the 1940s, it is a one-story wood frame structure that rests upon a concrete foundation, with a rectangular footprint measuring 18' x 30'. The granary's exterior walls are finished with white weatherboard siding. It has a side-gabled roof with green asphalt shingles and exposed rafter ends. The interior holds a central hallway flanked by grain cribs constructed with smooth tightly fitted tongue-in-groove wall paneling and flooring designed to keep the weather and pests out.

South (main) Façade: This side faces onto the farmyard and holds three entries. The central opening is a man-door constructed of horizontal weatherboard siding cut from the wall. Two pairs of large vertical wood tongue-in-groove swinging doors with wood plank braces and clasps flank this entrance. No windows are found on this side of the structure.

West Side: This side holds no entries. Fenestration is limited to a single four-light fixed window with wood frame located high in the gable end wall. Centered on the upper wall below the window is a horizontal panel of weatherboard siding.

North Side (rear): This side holds no entries or windows.

East Side: This side holds no entries. Fenestration is limited to a single four-light fixed window with wood frame located high in the gable end wall. Centered on the upper wall below the window is a horizontal panel of weatherboard siding with wood framing.

The horizontal hinged wood-siding panels on the upper east and west walls were historically opened to the interior of the cribs so they could be loaded with grain. Loading was accomplished with the help of an auger, which was set onto the ground outside the structure. The auger lifted the grain up and into the openings, depositing it into the cribs and filling them from the bottom up. Inside the central hallway are small panels near the floor that were opened to allow grain to pour out. From the floor, an auger and shovels were used to put the grain into a truck, farm wagon or bucket so it could be taken to feed the livestock.

This structure was altered somewhat shortly after 1955 when the two pairs of large wood swinging doors were installed along its south side. These opened up the cribs, which were no longer needed for grain storage by that time. After that, the structure was used for farm and household storage.

Truck Scale (circa 1945): The truck scale is found outside the north wall of the barn. This consists of an approximately 8' x 10' wooden platform that trucks would drive upon to be weighed and to determine the value of grain or other agricultural products they might contain. A tall wooden box housing the scale is situated adjacent to the platform. The Moline Scale Factory of East Moline, Illinois manufactured this unit. Representing an advance in truck scale design, this "Pitless Scale" functioned without requiring the owner to excavate a pit below the platform. While the scale and its housing remain intact, the wooden boards that the trucks would drive onto are present but are no longer mounted securely in place.

Irrigation & Water Wells: Farms in the arid Rocky Mountain West require stable water sources for them to be successful, and the Metzger farm was no exception to this rule. During the late 1800s and early 1900s, the property included water rights to Tom Frost Reservoir along with rights to water from the Golden, Ralston Creek & Church Ditch Company, Equity Ditch Company, and the Farmers Reservoir Irrigation Company (these are now owned by the City of Westminster). These water rights were transferred every time the property was sold. The only irrigation canals known to have crossed the nominated acreage were an unnamed ditch from Tom Frost Reservoir and the Calkins Ditch. While these various surface water rights were developed and exercised as a source of irrigation for crops and livestock, the availability of adequate water for the farm became increasingly problematic during the post-WWII years of suburban development.

On-site sources of domestic and irrigation water were needed and these became more important over time. Once he acquired the property in the early 1940s, John Metzger set about ensuring that the farm had ample supplies of water from various sources. Most of the wells on the farm were placed by a Denver well driller hired by the Metzger family. **In compliance with Colorado House Bill 11-1289, the subject of this**

nomination focuses only upon real property and not water rights. However, the following details are provided about each of the farm's various historic sources of water:

Unnamed Ditch (circa 1880): The northern and eastern crop fields on the property were watered for decades through an unnamed irrigation ditch that originated at Tom Frost Reservoir, located over one-half mile northwest of the Metzger Farm on the northwest corner of 128th Ave. and Lowell Blvd. The ditch had to be abandoned as housing developments to the north began to cut off its route in the late 1940s and 1950s. No remnants of the ditch remain on the Metzger Farm today.

Calkins Ditch (1883-1884): The Calkins Ditch originated from Big Dry Creek at a headgate about ¾ of a mile south of the Metzger Farm, just north of today's Front Range Community College. From this point, the unlined earthen ditch ran to the northeast, crossing through the Metzger Farm from southwest to northeast along the west side of and parallel to Big Dry Creek. The ditch terminated a distance to the northeast in the Bull Canal, northeast of the intersection of 136th Ave. and Huron St. A short segment of the Calkins Ditch survives today on the Metzger Farm. Raised above Big Dry Creek, it extends toward the northeast from the east pond's dam wall and exits the property along its east-central border. The ditch is significantly eroded and in several locations has been broken and has trees and shrubs growing from its bed.

Constructed in 1883-1884, the Calkins Ditch was then enlarged in 1887 to irrigate 280 acres of farmland. It was originally owned and developed by a small group of area farmers that consisted of Wallace D. Calkins, Edward D. Calkins, William Lindza, Charles Wilber and E. N. Foster (the ditch was mistakenly identified on the 1899 Willits Farm Map as the Wilbur Ditch). Securing their appropriation rights from Big Dry Creek, on 9 May 1887 the owners filed a sworn statement with the state describing the ditch's headgate, alignment and other features. The following year, the water rights were adjudicated in district court and determined to have the third priority in appropriation from Big Dry Creek. The Calkins Ditch continued to run into the 1960s and possibly 1970s, and its water was used to refill the east lake on the Metzger Farm through a pump house located below the east dam wall. It was officially abandoned through the state engineer's 1990 revised abandonment list, filed with the state water clerk on 31 December 1991 (http://water.state.co.us/pubs/abandonment.asp).

North Well & Windmill (circa 1955): After the crop fields were plowed under and put to use as pasture, a well was excavated in the north field to provide livestock with a source of drinking water. This location is marked by the presence of a self-oiling Dempster No. 12 windmill, manufactured in Beatrice, Nebraska. Introduced on the market in 1922, the No. 12 windmill is still produced today. Water was pumped from the ground by the windmill into an adjacent stock tank. Although still present, the well and windmill have long been out of use.

Chicken Coop Well (circa 1948): A covered concrete pad in the yard south of the chicken coop marks the location of this well. The pipes in the bottom of the vault are transfer points with valves to send water in different directions. These terminate at outside spigots to the north and west, and also serve the chicken coop, barn and milk shed. The pump is gone and was probably removed once the well was no longer needed. This well has been out of use for many years.

Domestic Well (circa 1950): The domestic water well is located in a vault to the north of the west pond and south of the main house. A concrete pad with a square tin-clad hatch covers the well and its associated equipment. This well provided a clean source of domestic water for the main house and caretakers' house, and could also supply the chicken coop, dairy barn, and milk shed as needed. The vault contains a pump, piping, valves, and a pressure tank. The pressure tank holds both water and

air. Water pumped from the well into the tank pressurizes the air until it reaches a certain pressure, causing the pump to shut off. When the pressure goes down as the water is used, the pump goes on again and adds water to the tank. This system provided a reliable supply of water to the houses, with the pressurization bringing the water to the taps. This well is still operational, although the property is vacant and it is not being utilized.

Abandoned Well (circa 1935): This abandoned water well is located adjacent to the domestic well described above. It is an earlier domestic water well that was closed when the current well was installed, leaving a short riser of capped pipe visible above the surface of the ground.

Landscape & Garden Irrigation System (circa 1950s): Water was piped underground from the west pond toward the north to irrigate the adjacent pine grove, the grounds around the main house and caretakers' house, and the Metzger family's large vegetable garden east of the homes. Just north of the pier, above the shore of the pond, is a small concrete vault holding the pump for the irrigation water. A hose extends from the pond into the vault. From there, it first runs to a spigot that waters the nearby pine trees. The pipe then runs under the road to the sprinkler system around the houses. It emerges from the ground for the system that waters the vegetable garden. While this irrigation system is still operational, it has not been used for a number of years.

East & West Lakes (circa 1945-1955): The two lakes on the Metzger farm, both man-made reservoirs, were developed for irrigation, stock-watering, and fire-fighting purposes. They were constructed along a natural drainage that ran from west to east, terminating in Big Dry Creek. The drainage funneled area stormwater runoff and directed outflow from Broomfield Reservoir, now known as Brunner Reservoir, located more than one mile to the west. A natural spring, no longer present, also supplied the drainage with water.

When John Metzger bought the farm in 1943, neither of the lakes existed but the drainage was present. He simply took advantage of the natural topography of the drainage to create the lakes and improve the property. During lean water periods, such as the statewide drought that occurred from 1950 to 1956, the lakes would get quite low. To address this problem, Metzger installed the pump house below the east lake to draw from the Calkins Ditch. After the well in the southwest corner of the property had to be abandoned due to widening of 120th Ave., another well was placed near the west end of the west lake. Since then, this well has served both bodies of water. Periodically, when there is a downpour upstream in Broomfield, surface water will run through natural drainages into the lakes. The west lake has been known to fill so quickly during some of these events that the water will top the dam wall and flow into the east lake. Today, the Metzger lakes have matured into a nature preserve and scenic feature of the farm that is among its most defining features.

The earthen dam walls were excavated and cored several decades ago, probably during the 1970s, due to engineering concerns. Coring involved strengthening the earthen dams with compacted and better-prepared materials that also reduced seepage. This effort does not appear to have substantially changed the original character of the lakes, or the visual appearance of the dam walls.

West Lake: The west lake was the first to be developed in the mid-1940s after John Metzger acquired the property. Its eastern dam wall, covered with concrete riprap and lined with trees, forms a causeway between the two lakes that provides access to the southern acreage. This body of water was originally much more open than it is today, as it has steadily filled with marsh vegetation and sediment. Water enters the shallow lake from the west and then flows into the deeper east lake through a spillway located at the south end of the dam. The Metzger children used the west lake for summer swimming and boating, and for winter ice-skating. A wooden pier on the northeast shore, just south of the house,

provided the family with access to the lake. This pier was originally constructed in the 1940s, and was rebuilt during the 1950s by Gip Wilson because it was deteriorating.

East Lake: During the 1940s and early 1950s, the east lake's grounds were occupied by a natural drainage and marsh filled with cattails and surrounded by prairie grass. During the mid-1950s, John Metzger launched a project to create the east lake. He brought in earth-moving equipment to build up a dam wall and made it sturdy enough to hold a sizable amount of water. The marsh and drainage were excavated to bring the lake to its current size. The spillway from this lake, draining from its southeast shore, transports excess water to the east into Big Dry Creek, a portion of which runs through the southeast corner of the nominated property. The east lake was used for watering livestock and during dry years for irrigating the eastern crop fields. Metzger installed an aluminum piping system with sprinklers that ran aboveground from the northeast shore of the lake into the eastern fields. The lake has not been used for livestock or irrigating purposes for several decades.

CONTRIBUTING OBJECTS

Clothesline (circa 1955): A metal clothesline supported by metal posts is located in the rear yard just northeast of the farmhouse. During the summer months, Bill and Karen Metzger strung sheets on the line and played in the shade beneath. For many years, the clothesline was used to dry the family's laundry, which was washed in the basement laundry room. The Metzgers made a point of washing and hanging all of the bed linens, quilts, and blankets on the clothesline when the alfalfa was being cut in the adjacent field, as the harvest made the linens and bedding smell especially wonderful.

Farm Bell (manufactured 1886, installed here circa 1950): A pole-mounted bell is located off the southeast corner of the farmhouse along the main drive. Forged in 1886 but installed here in the 1950s (its origins are unknown), the bell could be heard for a great distance unless one was operating machinery. When the family and farmhands heard it ringing, they knew that they needed to head to the house right away. This could be for a meal, to answer a phone call, or due to some sort of emergency.

Agricultural Equipment: A number of historic farm implements and pieces of agricultural machinery and equipment are present in various locations throughout the farmstead. These were all utilized on the farm during its historic period.

Farmall Tractor (circa 1955): This is a McCormick Farmall Model SH (Super H) tractor, manufactured by the International Harvester Co. of Chicago. It was used on the farm to pull various agricultural implements.

Case Tractor (circa 1962): This is a Case Construction King tractor. With its front-end loader and optional equipment, this versatile tractor was used to pull farm implements and to complete various projects such as loading and unloading the grain bins, scraping the corrals, and hauling dirt and equipment from one place to another. It came with a rotary auger attachment that was used to dig post holes when fencing needed to be installed or replaced.

Disk Plow & Chisel Plow (circa 1940s): Both of these implements were pulled behind a tractor. The chisel plow was used to tear up sod or a crop field a few inches below the surface and pull out the plant roots. The disk was then used to turn the soil so the plants would decompose and add to the soil's nutrients. In addition, the 16-plate disk plow was used to break up chunks of soil throughout a crop field into smaller pieces.

Ditchers & Standard Plow (circa early 1900s): Two old ditchers are located on the grounds. These heavy metal implements were pulled behind a tractor to clean out the shallow irrigation ditches on the farm in the spring so the crops could be watered. The depth and width that the ditchers would dig could be adjusted with handles on the implements. A long block of sandstone was wired to one of the ditchers to provide extra weight. The three crop fields to the north of the farmstead and two to the east had feeder ditches running through them that had to be opened and kept clear of vegetation and fill. The three-bottom standard plow was the typical implement used for a farm of this size. When the ground was soft, this was pulled behind a tractor to open crop rows for planting.
Oat Roller (circa early 1950s): This small piece of equipment, of unknown manufacture, was used to roll oats and other grains for animal feed. This made them easier for the livestock to chew. The oats were typically mixed with molasses and other ingredients before being fed to the animals.

Weed Burner (circa 1950s): The weed burner, manufactured by the Agri-Quip Agricultural Equipment Corporation of La Junta, Colorado, was pulled behind a tractor and used to burn weeds along the ditches. To the Metzger children, the weed burner was something from science fiction and an adventure to operate. It spewed flames from three jets that were lowered close to the ground to start the weeds on fire.

Manure Spreader (1940s): This is a John Deere Model K, Series 47 manure spreader that was pulled by a tractor. Although manufactured in the 1940s, its design changed very little since it first came on the market in the 1800s. As the spreader was pulled along, the turning of its wheels rotated a chain on the side. This chain moved the floor of the spreader, where the manure was stacked, and turned the tines and blades at the rear. The manure moved into the tines and was sprayed onto the crop field behind the machine, with the turning blades breaking up the larger chunks.

Fire Fighting Equipment (1950s): During its historic period, no fire department existed near the Metzger Farm in unincorporated Adams County. Eastlake, about five miles to the east, was the closest place that had a volunteer fire department. Because fire was always a concern in the countryside, John Metzger purchased firefighting equipment (hoses and a pump) so the family could fight a fire on its own if necessary. Adequate lengths of hose were purchased to reach from the ponds to any of the buildings on the farmstead. A red Hale fire pump is located on the site, mounted on a chassis with wheels so it could be moved around. The first length of hose that ran from the pond to the pump, screened to keep out debris, still hangs on the east wall of the equipment shed. Much of the additional hosing appears to have been discarded, probably due to deterioration and the fact that it was no longer needed in recent decades.

Loch-in-Vale Signs (1940s-1950s): When John Metzger started breeding and showing registered Scotch shorthorn cattle in the 1940s, he decided that his new farm needed a name, which was common among purebred cattle breeders. He came up with the idyllic Scottish name "Loch-in-Vale Farms" (Lake in the Valley). The shorthorn cattle were a deep russet red color, with curly hair, white faces, and white tufts on the ends of their tails. Metzger had signage fabricated so it could be mounted to advertise the farm. Small wood signs bearing the new name were placed at the entrance to the property along Lowell Blvd. These are now stored in the equipment shed on the site. Fitting into John's overall color scheme for the farm, the signs were painted white and green. Photos of the signage and cattle were taken to promote the breeding operation.

A much larger sign found on the floor of the equipment shed was the result of John's love of hunting. Because agriculture was not that profitable, he came up with the idea of turning the farm into a hunting club. John planned to bring in game birds and charge a fee for hunting. He intended to mount the massive sign on the farm, probably along 120th Ave., to advertise the enterprise. The concept was based upon Nilo Farms, which he had visited. Nilo Farms was owned by the Olin Matheson Company, a well-known manufacturer of shotgun

shells and hunting equipment, and was founded in 1952 on a square mile property outside of Brighton, Illinois. The firm developed a model system for how a small game preserve could be established for hunters. The idea was that the birds would be fed on the Metzger farmstead and then transported to the eastern edge of the property, which at that time extended one-half mile farther east than it does today. There they were to be released and as the birds flew back to the farmstead to eat, hunters would shoot them. Betty, Karen and Bill were horrified by the idea of their farm being turned into a hunting club. Tears were shed and they had many arguments with John over the idea. In the end, the sign was never put up and the idea faded away.

NON-CONTRIBUTING STRUCTURES

West Lake Well (circa 1970s): This well was installed on the west end of the west lake after the well in the southwest corner of the farm had to be abandoned for the widening of 120th Ave. and the natural spring nearby dried up. It was needed to keep the ponds filled since the outflow from Broomfield Reservoir also became less reliable over time. Since it was completed, this well has provided a reliable source of water that keeps both of the ponds filled.

Southwest Well (circa 1945): Another well was placed in the southwest corner of the property, with a small wood frame pump house above that sheltered a 25-horsepower electric motor. This well provided excellent water for the southern sixteen acres, which were used to grow wheat. However, the well had to be abandoned sometime around the 1970s when 120th Ave. was widened. The small 6' x 6' pump house was removed and stored in the northeast corner of the farmstead, where it remains today in severely dilapidated condition. The original well location is now outside the nomination boundary.

NON-CONTRIBUTING OBJECTS

Aboveground Tanks (circa 1970s-1980s): Two aboveground tanks are located in the former playground area south of the Caretakers' House. The large silver tank was installed during the energy crisis of 1973, and was manufactured by Eidson Metal Products of Albuquerque, New Mexico. At that time, the boiler in the main house was fueled by No. 2 heating oil and John Metzger wanted to make sure the family could be self-sufficient. He bought the tank and had it installed so the family wouldn't have to worry about keeping the house heated during current or future fuel oil shortages. Next to this tank is a smaller, more modern propane tank that has been used to heat the caretakers' house. Another non-historic and out-of-use propane tank is sitting on the former milk house foundation, although it was not related to this contributing site.

Gasoline Pumps (manufactured circa 1955, installed here circa 1966): Two historic gasoline pumps, currently stored in the equipment shed, were until recently standing directly behind the shed along the south side of the farmyard. The pumps were mounted above two buried fuel tanks that had to be removed to comply with environmental regulations since they were out of use. This location originally held two tall manually operated Tokheim pumps that John Metzger used to fuel vehicles. However, one year in the mid-1960s the ground became so saturated by a heavy snow that the buried tanks beneath the pumps floated to the surface. Connected to the tanks by piping, the Tokheim pumps tilted over so far that they almost touched the ground. Since the tanks had to be reburied, John Metzger decided to upgrade the system to electric pumps.

Around that same time, the gas station at Cozy Corner, just south of the farm at 120th and Federal, was replacing their pumps with more modern ones. John purchased their used Bennett Model 966 electric pumps and moved them to the farm to replace the even older Tokheim pumps. The Bennett pumps, manufactured by the John Wood Company of Muskegon, Michigan, are now valuable collectors' items. When John Metzger purchased the pumps, gas was selling for $.32 regular and $.35 premium. These prices, dating from around 1966, remain on the pumps today like a clock that stopped keeping time. The system was used to dispense these two grades of gasoline for the Metzgers' cars and farm vehicles, none of which required diesel fuel. Current plans for the site include mounting the pumps in their original location behind the equipment shed.

Mining Equipment: A number of pieces of mining machinery and related items are present inside the equipment shed and on the grounds east of the granary. John Metzger used these in an early 1960s gold-mining operation that he pursued outside of Georgetown. It appears that he probably acquired used equipment for the mine whenever possible. The following mining items were brought out of the mountains and stored on the farm after the operation came to a halt during the 1970s.

Industrial Blower (1950s): This piece of machinery, manufactured by General Power Inc. of Quapaw, Oklahoma, was used to bring fresh air into the mine. The blower system included lengths of flexible rubberized hosing that carried the fresh air. The hoses are resting on the ground in a pile east of the granary and fence. These were hung from metal hooks along the shafts and tunnels. Large metal rings next to this pile of hoses were used to hold the ventilation system together.

Mining Pump (1950s): This heavy pump, painted red and black, consists of an induction motor manufactured by the Louis Allis Co. of Milwaukee, Wisconsin, along with a short section of attached pipe. It is likely to have been used in the mine for pumping water.

Drill Steel (1950s): Numerous pieces of drill steel of varying lengths are leaning against the walls of the equipment shed. Attached to air hammers, they were used to drill holes into the rock walls of the mine for explosive charges to be placed.

Gardner-Denver Compressor (1950s): This heavy piece of equipment on wheels is a compressor manufactured by Gardner-Denver in Quincy, Illinois with a General Motors diesel engine. The compressor provided pneumatic pressure for the air hammers used in the mine. The yellow, white and pink pneumatic hoses on the ground east of the compressor are short lengths of the hoses that ran from the compressor to the air hammers.

Truck Mounted Compressor (circa 1952): This Ford truck, with a large LeRoi compressor mounted on the back (manufactured in Milwaukee), was used in John Metzger's mining operation. Signs on the truck doors refer to Armco Metal Products Division, evidently a previous owner of the vehicle.

Ore Sample Crusher (1950s): This small-scale grey crusher with flywheels on the sides was used at the mine to crush ore samples for testing. It was manufactured by the Nevada Engineering Works of Reno, Nevada.

Miscellaneous Equipment (1950s): Miscellaneous mining equipment is found on the ground across the fence east of the granary. This includes metal ladders that were connected to one another inside the mine. Several pieces of rail are also found on the ground, part of the narrow-gauge system used to run ore cars through the mine.

INTEGRITY

The nominated Metzger Farm exhibits a high level of integrity from its periods of significance between 1935 and 1962. It retains almost all of its historic buildings, sites, structures and objects from this period, most of which have changed little since they were constructed or brought onto the property. Minimal non-historic exterior alterations have taken place, and those that have occurred do not diminish the character and integrity of the contributing resources or the overall character of the property. There are also very few non-contributing resources on the property. In general, the Metzger Farm retains numerous characteristics of a mid-twentieth century agricultural enterprise and hobby farm, including its location, design, setting, materials, workmanship, feeling and association. Not one of these aspects of integrity is lacking in relation to this resource, and the property adequately conveys its significance.

RESOURCE COUNT

		Contributing	Non-Contributing
	Buildings		
1	Main Farmhouse	1	
2	Caretakers' House	1	
3	Garage and Shop	1	
4	Loafing Shed	1	
5	Barn and Corrals	1	
6	Brooder House	1	
7	Chicken Coop	1	
8	Equipment Shed	1	
9	East Lake Pump House	1	
10	Large File Storage Shed	1	
11	Small File Storage Shed	1	
	Subtotal	**11**	**0**
	Structures		
1	Main Entry Road	1	
2	Granary	1	
3	Truck Scale	1	
4	Unnamed Ditch	1	
5	Calkins Ditch	1	
6	North Well and Windmill	1	
7	Chicken Coop Well	1	
8	Domestic Well	1	
9	Abandoned Domestic Well Remains	1	
10	Landscape and Garden Irrigation System	1	
11	West Lake	1	
12	East Lake	1	
13	West Lake Well		1
14	Southwest Well		1
	Subtotal	**12**	**2**
	Sites		
1	Main Entry Road	1	
2	Vegetable Garden Site	1	
3	Collapsed Root Cellar	1	
4	Milk House Foundation	1	
5	Agricultural Fields, Farmyard and Pasture	1	
	Subtotal	**5**	**0**
	Objects		
1	Clothesline	1	
2	Farm Bell	1	
3	Farm Equipment	7	
4	Fire Fighting Equipment (hoses and pump)	1	
5	Mining Equipment		7
6	Loch-In-Vale Signs	2	
7	Above Ground Tanks		2
8	Gasoline Pumps		2
	Subtotal	**12**	**11**
	TOTAL	**40**	**13**

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes.)

- [X] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [X] 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 old or achieving significance within the past 50 years.

Areas of Significance
(Enter categories from instructions.)

AGRICULTURE
ARCHITECTURE
LAW
POLITICS / GOVERNMENT

Period of Significance

1943-circa 1955
1935-1957
1943-1962
1948-1952

Significant Dates

1948
1957

Significant Person
(Complete only if Criterion B is marked above.)

METZGER, JOHN

Cultural Affiliation

N/A

Architect/Builder

N/A

Period of Significance The period for agricultural significance begins in 1943, when John Metzger purchased and began a hobby farm, and continues until circa 1955 when Metzger discontinued active farming and ranching and began leasing the land to area stockmen. The period of architectural significance begins in 1935 with the construction of the Main Farmhouse and continues until 1957 when all of the contributing building construction and renovations were complete. The period of significance for Metzger's work in Law begins in 1943 and continues until 1962, in keeping with National Register guidelines. Finally, the period of significance for Politics/Government begins in 1948, when Metzger was elected as the state's attorney general and continues through 1952 when he was defeated in a run for governor.

Criteria Considerations N/A

STATEMENT OF SIGNIFICANCE

Summary Paragraph

The Metzger Farm, an intact complex of farmhouse, caretakers' house, barn, outbuildings, gardens, lakes, crop fields/pasture and equipment, is locally significant under National Register Criterion A in the area of Agriculture as an excellent example of a mid-twentieth century hobby farm. Additionally, it is locally significant under Criterion B in the area of Law and Politics/Government for its association with John Metzger, a prominent Denver lawyer, Colorado attorney general, political leader and entrepreneur. Finally, the farm is locally significant under Criterion C in the area of Architecture for its good example of a Colonial Revival style farmhouse, its Late 19th and Early 20th Century American Movements style caretakers' house, and for the type, period and method of construction of its mid-century barn and various outbuildings.

Narrative Statement of Significance

Criterion A – The Metzger Farm is nominated under Criterion A in the area of Agriculture for its significant association with the development of hobby farms in Colorado during the twentieth century, especially during the decades following World War II. Although the number of historic hobby farms in the state is unknown, what is clear is that the Metzger Farm is emblematic of the development of such farms and is an intact agricultural complex dating from the 1940s and 1950s. Small farms played a central role in American history for centuries, as farmers across the nation worked to make a living from the land. While many succeeded in their efforts, others failed due to the challenges and unpredictable nature of agricultural life. Weather patterns, market changes, soil conditions, financial concerns, family life, agricultural pests and a host of other challenges made farming a constantly difficult yet rewarding undertaking. For many, the appeal of the small farm declined significantly during the Depression and Dust Bowl years of the 1930s as many family farms failed and their owners had little choice, but to give up on agriculture and move into the cities.

Different from a family farm, by definition a hobby farm was developed and operated as secondary to the main source of its owner's income. Farms such as this provided their owners with a rural setting in which to live and raise a family, with opportunities to engage in agricultural interests such as raising livestock, breeding and riding horses, operating small dairies, growing produce, and even producing crops. In many cases owners hired caretakers or managers, or leased the acreage for others to farm or run livestock. This allowed the property owner to live on the site and enjoy a country lifestyle, while not spending the bulk of their time actually tending the farm. Agricultural pursuits were undertaken as a hobby, or perhaps to make a secondary income, rather than to ensure a primary living. Hobby farms were not expected to generate a great deal of income, and owners often spent more money than they made from such enterprises.

While small farmers of modest means struggled to keep their farms afloat, during the twentieth century urban dwellers of means, particularly captains of industry, management, finance and the professions, began looking to the countryside just outside of metropolitan areas as a refuge from the hectic pace of business and city life. In previous centuries, the country estate or gentlemen's farm was hailed as a showplace and refuge for the nation's elite, and estate farms dating back to the colonial era could be found in the eastern states. By the early 1900s, the rise of the professional class increased the number of people in cities such as Denver with discretionary income adequate to buy the lifestyle they and their families desired. Among these professionals were educated, successful men and women who began to view country life as more attractive than city living. Aided by the development of the automobile in the early twentieth century, travel between the city and nearby countryside became increasingly

convenient. Suddenly it became practical to live in the country and commute into the city for work each day. Supported by primary income from an urban profession, the hobby farm became a desirable and achievable option for those who wished to maintain their professional careers, retain access to urban amenities, and at the same time dabble in agriculture and raise a family in the country.

In some cases, hobby farms were built from scratch on parcels with no prior development. Other owners acquired modest-sized properties that held aging buildings and other improvements. In 1943, John Metzger purchased an agricultural parcel that included a circa 1935 farmhouse and crop fields. Over the following two decades, he and his wife Betty proceeded to remodel and enlarge the house, construct numerous outbuildings, plant gardens and trees, and excavate two lakes. A color scheme adopted for the farmstead employed the colors white, green and red. This effort fit with the general trend of hobby farmers to improve their properties not only for functionality, but also with an emphasis upon aesthetics. Metzger continued to practice law from his office in downtown Denver, and his primary income derived almost entirely from his legal work and service as attorney general. The Metzgers raised their two children on the farm and resided there the rest of their lives, even as they pursued other work, hobbies and entrepreneurial enterprises, including breeding high-end Scotch Shorthorn cattle. Resident caretakers were hired to oversee maintenance and actively work the farm, although John Metzger remained integrally involved in both farm work and management of the property. During the mid-1950s, the crop fields were plowed under and from that time forward much of the acreage was leased to stockmen who ran cattle on the open land. All of these uses, approaches and characteristics were typical of hobby farm operations in the mid-twentieth century.

Criterion B – The Metzger Farm is nominated under Criterion B in the areas of Law and Politics/Government for its association with the life and career of John Metzger. After overcoming childhood adversity and living a rags-to-riches experience as a teenager and young man between the 1910s and early 1930s, Metzger became a Denver "people's attorney" dedicated to helping veterans, pensioners, widows and others of modest means and social status. He also became involved in Democratic Party politics on the local and state levels, and by 1940 was recognized as a rising young activist. Turned down for military service in World War II, Metzger found a way to contribute by opening and operating a Denver munitions plant that provided millions of anti-aircraft shells to the U.S. Navy.

In 1943, Metzger acquired an agricultural property north of Denver to serve as his home. Over the following two decades, as he developed the farm into what remains there today, Metzger served as Colorado's attorney general, ran for the office of governor, continued to operate a successful law practice, and remained integrally involved in state and local Democratic Party politics. As attorney general from 1949 to 1951, he developed a reputation as Colorado's "volcanic boy wonder." Devoted to serving the public good, Metzger combined fiery rhetoric with fearless pursuit of wrongdoing and illegality to root out long-standing corruption, closed-door decision-making, and cronyism. In the post-World War II era, he worked zealously to usher Colorado government and law enforcement into a new era of openness, legality and professionalism. Metzger also took on organized crime, as he worked fearlessly to eliminate illegal gambling and racketeering throughout the state. The remainder of Metzger's life was spent practicing the law and pursuing various interests as an entrepreneur.

The Metzger Farm is the most intact resource associated with John Metzger's productive life. Although he maintained a small law office in downtown Denver that periodically moved from one building to another, from the 1940s on the farm was also used as an office where he met with clients and held political meetings. This was also where Metzger pursued his agricultural interests as a hobby farmer and where he and his wife Betty raised their children and found refuge from his busy public career. No

other property exists that offers a more direct association with the life and achievements of John Metzger.

Criterion C – The Metzger Farm is nominated under Criterion C in the area of Architecture for its good example of a Colonial Revival style farmhouse, Late 19th and Early 20th Century American Movements caretakers' house, and for the type, period and method of construction of the barn and outbuildings. The Colonial Revival house was built around 1935 and then remodeled and expanded in the mid-1950s into the home that remains there today. Character-defining features of the style found on this building include its symmetrical façade, side-gabled roof, large open porch supported by square posts, decorative wood balustrade along the roofline, front-gabled dormers, multiple-pane double-hung sash windows, and centered main entry ornamented with fluted faux columns and a dentil course above. The Colonial Revival style remained popular in the United States from the 1890s through the 1950s. In this case, the Metzger farmhouse represents a good example of the style applied to an agricultural setting.

The caretakers' house exhibits features of the Late 19th and Early 20th Century American Movements style of architecture. This particular example is characterized by its modest size, design lacking in ornamentation, side-gabled roof, overhanging eaves with exposed rafter ends, wood siding, and one-over-one double hung sash windows.

A number of wood frame buildings erected under the direction of John Metzger occupy the rest of the farmstead, most of them constructed during the 1940s. This intact complex of buildings is representative of mid-twentieth century rural architecture. Division of the farmstead into two distinct use areas separated by the linear farmyard provides evidence of a design that sought to remove farm operations from the residences, effectively delineating between human households and food processing/storage north of the yard, and animal uses and equipment storage south of the yard. The distinction of these building types and their placement shows evidence of planning related to how a mid-twentieth century model farm was constructed. These concepts would have been accessible through agricultural literature of the period that advised rural residents on the many scientific and engineering aspects of operating a modern farm in the post-World War II era.

While Metzger lived on the farm was also the period during which Metzger rose to prominence in his career as an attorney, munitions manufacturer, state attorney general, political leader and entrepreneur. The property retains nearly all of its historic buildings, sites, structures and objects from its periods of significance. In addition, the property's numerous wood-frame buildings and structures have changed little since they were constructed. In general, the property exhibits an excellent degree of integrity related to its periods of significance.

HISTORIC CONTEXT

Early History of the Property: circa 1880-1940

Albert B. Gay first settled the 80-acre agricultural property on the northeast corner of today's 120th Ave. and Lowell Blvd. in the early 1880s. In January 1885, he received the patent on the farm from the U. S. government. Albert was born in Kansas in 1856, and in early 1884 married Mary Hoback, another Kansas native. Over the following years, the couple had two daughters, Estella and Nellie, and settled in to farm their homestead in the countryside north of Denver. Directly east of Gay's parcel was another 80-acre homestead that had been claimed by Edgar G. Bates in 1875. Born in Vermont in 1840, Bates headed west to the

Colorado Territory during the Civil War and Gold Rush, and in 1864 married Johanna Hammond, a native of Massachusetts.

Although he claimed the homestead north of Denver in 1875, by 1880 Edgar and Johanna had moved southwest with their children to a farm in La Plata County, Colorado, where they remained the rest of their lives.

By the late 1890s, the Gay family held the two adjacent farm parcels. Susan Gay owned the eastern acreage previously homesteaded by Edgar Bates, and the western parcel was still owned by Albert and Mary Gay. Born in Kentucky in 1831 and married to George Gay in 1847 in Missouri when they were both teenagers, Susan appears to have been a relative of Albert, although the relationship is unclear. She is also known to have been a close relative, probably a sister, of Pleasant DeSpain, who has long been credited as the founder of the north Denver suburb of Westminster, where the farm is located today. Prior to moving to Colorado, Susan and George Gay were country neighbors of the DeSpains in Doniphan County, Kansas. Tragedy hit the Gay family shortly after they arrived in Denver in 1863, when George died followed by two of their children within six months of one another. Susan stayed in Denver into the early 1880s, and then moved north of the city to settle in the vicinity of Westminster and Broomfield. Although widowed and in her sixties, by 1900 she remained actively engaged in farming.

Separate homes were found on each of the Gay parcels. The Susan Gay house was located in the southwest corner of her parcel, just north of 120th Ave. (known at the time as Road No. 120) and west of Big Dry Creek. During the period around 1900 to 1910, she appears to have lived there with her nephew, William DeSpain, who was just nine years younger. This home, along with whatever outbuildings might have surrounded it, was removed prior to the 1940s. No physical evidence remains of its historic presence there other than a grove of mature trees surrounding a clearing. The Albert and Mary Gay residence was in the vicinity of where the Metzger farmhouse is located today. This early building was removed by 1935 and no evidence remains of its presence there. Sometime after 1910, Susan Gay moved to a home in north Denver, where she died in 1918 and was buried in the Arvada Cemetery.

A natural drainage historically ran from west to east through the farm parcels where the lakes are found today, terminating in Big Dry Creek. This draw later acted as an outflow channel for Broomfield (now Brunner) Reservoir, 1¼ mile to the west. Bisecting the eastern Susan Gay parcel around 1900 were the Calkins Ditch and Big Dry Creek, both oriented on a southwest to northeast axis. The earthen Calkins Ditch continued to run into the 1960s and possibly 1970s. Formally abandoned in 1990, a visible but eroded stretch of the ditch survives to the east and northeast of the east lake, terminating along the Metzger Farm's east-central edge.

By 1920, Albert and Mary Gay had retired and moved into the town of Brighton, Colorado although they retained ownership of the farm. It appears that their daughter Nellie and her husband Charles Nipko continued to farm and run livestock there for many years. In October 1934, the property was transferred from Mary to Nellie. Eight months later, in August 1935, around the time that Mary died and was buried in Denver's Fairmount Cemetery, the family sold the property to Denver attorney James T. Burke. Burke was born in Minneapolis in 1898, served in France during World War I, and came to Denver in 1921. Five years later he obtained a law degree from Denver's Westminster Law School. After working in private practice for a few years, Burke took a job with the district attorney's office and served there from 1929 to 1935. He was elected to two terms as Denver district attorney, holding the position throughout the 1940s. In 1940, Burke purchased additional water rights for the farm, which by then consisted of the entire south half of Section 32 (bordered by 120th Ave. on the south, 124th Ave. on the north, Zuni St. on the east and Lowell Blvd. on the west). At that time, he acquired twenty-five inches of water from the Golden, Ralston Creek & Church Ditch Company, together with twenty-five shares of stock in the Equity Ditch Company.

Three years later, in August 1943, James and his wife Isabel tired of country life and sold the entire 320 acres to fellow Denver attorney John Metzger. This purchase included sixty-five inches of water from the Golden, Ralston Creek & Church Ditch Company, eighty-five shares of stock in the Equity Ditch Company, and ten shares in the Farmers Reservoir Irrigation Company. A separate transaction between the same parties transferred ownership of Tom Frost Reservoir in the southeast corner of Section 30, a short distance north of the farm.

The Life of John Metzger: 1911-1984

The Early Years, 1910s-1920s: The full story of John Metzger's childhood and years as a young adult has long been shrouded in fog. This was largely because throughout his adult life he was reluctant to provide family, friends or the media with a substantial, reliable account of his early years. Orphaned and on his own at a relatively young age, he lost contact with his heritage and most of his remaining family. Metzger's failure to share details about his past appears to have been rooted in the difficulty of his childhood, although his penchant for telling tales and shaping his own image to gain political office may also have come into play. While he provided tidbits of information to his wife and children, and for numerous newspaper articles and other publications throughout his career, the details did not always correlate and often danced around essential facts. Metzger's children, Bill and Karen, admit that even they are not completely sure what was fact and what was merely a tale told by their father. As Karen stated in a 2006 interview, her father "was full of homespun tales. He loved to spin yarns. And part of the problem was, he'd get himself going and you never knew how much was fluff and how much wasn't. But it was always entertaining." What the family does know is that Metzger endured a stressful upbringing and that he had difficulty speaking of those years throughout the remainder of his life. When the family's stories are combined with information gleaned from published records and archival materials, a more complete picture of John Metzger's life begins to emerge.

John William Metzger was the son of Charles William and Nora A. Metzger. Charles was born in Muscatine, Iowa in 1874 to parents who were immigrants from Bavaria, Germany (his father was a boot and shoe maker). He remained in Muscatine until at least 1895. Sometime over the following few years, he moved west and enlisted as a private in Company L, 1st Regiment of the Colorado Volunteer Infantry, stationed at Fort Logan south of Denver. In 1898, Metzger was shipped with his unit to San Francisco, Hawaii, Wake Island, and finally the Philippines, where they participated in the conquest and occupation of Manila. After being mustered out in San Francisco in 1899, he returned to Denver as a veteran of the Spanish-American War. Around 1905, Charles married Nora Mahoney, an Ohio native, divorcee, and mother of two young boys. The couple settled in Denver, where their first child, Helen, was born in 1906. Three years later, in 1909, another daughter they named Marguerite (or Margaret) was born. During this time, Charles went to work as a miner in the mountains west of the city.

By the summer of 1910, the Metzgers were living on a farm in Washington County, Colorado with Nora's boys Bryan and James, and their own young daughters. Nora ran the farm and Charles was employed as a foreman in a gold mine. Since the farm was located on the plains of northeastern Colorado, far from the mountains, this indicates that Charles would have been away from home for extended periods. On 4 April 1911, the couple gave birth to their last child, a son they named John William, known to his parents and siblings as "Billy". Given their documented presence on the farm in 1910, just months before the birth of their son, it appears that John William Metzger may have been born either on the home farm or at the hospital in nearby Sterling.

At some point, Charles became employed in the gold mines west of Pike's Peak, where around 1920 he was living in a boarding house in the town of Victor. By that time, Nora and the children had left the farm and moved into a rental house in Colorado Springs. The children enrolled in school there, and the family attended the Catholic Church in Woodland Park. Around September 1920, Charles was apparently injured in a mining accident and Nora applied for his military benefits as an invalid. He died on 24 July 1921 and was buried in Colorado Springs' Evergreen Cemetery. Nora took a job as a nurse to support her family. Several years later, in March 1925, she submitted an application to receive her deceased husband's military pension as his widow. In 1928, Nora died of ovarian cancer, leaving her children orphaned. At that time, her son John would have been about seventeen years old.

Orphaned as teenagers, siblings Margaret and John Metzger were left with no family nearby to whom they could turn for support. Their older sister Helen moved to Denver and became a nurse, but died of tuberculosis at a young age. Margaret and John reportedly became wards of the state for a short time, and were sent to live in the Colorado State Children's Home in Denver. They were soon removed from the home and indentured to different families. Margaret was placed with a family in Denver, where she worked as a nanny, housekeeper, and cook. She graduated from South High School and then trained as a nurse at St. Anthony's Hospital. After receiving her certification, Margaret worked in the emergency room and pursued a long and successful career in nursing, education and public health. John had a more difficult time than Margaret. Indentured to the Johnson family near Sterling, he was put to work on their farm in exchange for room and board. Isolated and assigned the most difficult chores, John reportedly developed a contentious relationship with a son in the family. Blamed for leaving a gate open and allowing the livestock to run loose, he denied the accusation, left the farm, and made his way to Denver. On his own and living in downtown rooming houses, he supported himself by taking odd jobs washing dishes, waiting tables in a hospital, and milking dairy cows.

Entering Law and Politics, 1930s: John Metzger took a job as a typewriter salesman and one day stopped by the downtown office of successful pension and probate attorney Hugh Neville. The persuasive youth talked his way past the secretary and proved so convincing a salesman that the attorney purchased a typewriter that he didn't need. Neville took the boy under his wing and pushed him to enter night school to study law. Metzger accepted his new mentor's advice and registered for classes at the Westminster School of Law, now part of Denver University. By 1930, he was employed as Hugh Neville's law clerk, and he continued in this position through 1933. Neville suffered from cancer of either the jaw or throat and had increasing difficulty speaking. His practice largely involved representing many of Colorado's Spanish-American War veterans and their widows. Whenever he had to speak in court, Neville asked Metzger to present on his behalf and came to rely heavily upon the young man, who had essentially become his apprentice and representative. During this period, Metzger got to know many of the veterans and their families, and he continued to serve their legal needs for years afterward. People who knew Metzger from this period called him "Billy" the rest of his life. Those who met him later simply called him "John".

Hugh Neville had a close friend in Colorado Supreme Court Chief Justice Haslett P. Burke. Burke was a long-time resident of Sterling, a veteran of the Spanish-American War, and a former lecturer at the Westminster Law School. Acting upon Neville's recommendation, Burke admitted John Metzger to the Colorado bar on motion although the young man had not yet received a formal law degree. This is considered one of the last times in Colorado that anyone entered the field of law under such circumstances. The newly minted attorney assumed Neville's practice as the cancer spread and his health declined. Following Neville's death in 1933, Metzger continued to be mentored by Haslett Burke, who looked after him and steered work in his direction. In 1934, the Denver City Directory listed John Metzger as a pension solicitor. The following year, he appeared as a pension attorney occupying an office in downtown's Majestic Building, a stone's throw from the State Capitol. Within a short period of four to five years, Metzger had reinvented himself. From a homeless teenage orphan with little family and few prospects, he turned himself into a working professional with a promising future.

During his association with Hugh Neville, John Metzger was a "people's attorney" who based his general legal practice upon the varied needs of his clients, most of whom were common people. His views of the law were shaped by his early loss of family, his struggle to survive as a young adult, and his coming of age during the difficult years of the Depression. Throughout his career, Metzger emphasized the "counselor" part of his mandate as an attorney and took this element of his work most seriously. He advised and represented clients to resolve issues involving veterans and widows' pensions, probate matters, estate planning, real estate, and small business. Metzger was not interested in complex civil litigation, although he was quite bright and capable when it came to taking on complicated cases. Every task he took on for the remainder of his life was pursued with energy, enthusiasm, and a passion for self-education. In addition to his private practice, he took a position as clerk and referee of the Denver Juvenile Court, where he served from 1938 to 1941.

As a young single lawyer, John Metzger did not cook for himself. Instead, he took all of his meals at area restaurants and consequently found a surrogate family for himself with Fred and Emily Hunt, and their son Fred Jr. The family owned Hunt's Tea Room, a restaurant located near East High School that Metzger frequented. In addition to the restaurant, Fred Hunt owned a busy real estate office, Hunt For Real Estate, on East Colfax. During the 1930s, he engaged Metzger to handle the legal research and documents needed for the firm's transactions. Because title companies were not yet in existence, an attorney was typically hired to examine the abstract and make sure the chain of title was clean. Clients paid as much as $25 to examine each abstract; this work typically required research at county courthouses although review of the documents could be accomplished in the evenings and on weekends to pick up extra cash. The opportunity provided Metzger with an introduction to real estate law that served him well the remainder of his career.

During the late 1930s and early 1940s, John Metzger supplemented his income by purchasing neglected homes, living in them while completing repairs, and then renting them out to pay the mortgage or selling them for a profit. The first home of his own was at 779 Glencoe Street in Denver, which he had built as a duplex in 1940 -- he lived in one unit and rented the other to a tenant. Metzger worked primarily as a sole legal practitioner and was fiercely independent. Never with a larger firm, he shared downtown offices with other attorneys who split the costs of overhead and support staff. Following the Majestic Building, in the 1940s Metzger moved to the First National/American National Bank Building (now the Magnolia Hotel at 17th and Stout 5DV.1727, NRIS 96000165). According to his children, at one time he also had an office in the venerable Equitable Building (5DV.121, NRIS 78000845). Metzger maintained a small office downtown through at least the 1960s, even when he was later living in the countryside and working mostly out of his home. Although not an accountant, Metzger found that he could supplement his income preparing his client's tax returns, which he tackled each season.

Metzger claimed to have had his first taste of politics when he attended the 1928 national Democratic Party convention in Houston, where he cheered the nomination of Alfred E. Smith for president. Whether he could have made the trip as a seventeen-year-old, broke and living in Denver boardinghouses doing menial jobs, is suspect and may have simply been a tall tale told in his later years. What is known is that during the Depression, President Roosevelt gave people hope and Metzger became involved in Democratic politics, frequently rooting and fighting for the underdog. In 1934, he and friend Charles Brannan organized the Colorado Young Democrats. Brannan became a lawyer and went on to serve as Colorado's secretary of agriculture. A loyal supporter of President Roosevelt and his New Deal programs, Metzger was elected to three terms in the 1930s as the organization's president and in 1937 became the editor of *Colorado Young Democrat*. Late in the decade, Metzger was offered an opportunity to serve on the Veterans Administration's Civilian Board of Review for Colorado to review pension and compensation claims. However, he declined the appointment in favor of directly representing the interests of veterans and their families. Because of his work on their behalf, Metzger was awarded honorary membership in the United Spanish War Veterans.

World War II, Farm & Family, 1940-1948: John Metzger was turned down for active service in World War II due to ulcers. Eager to support the war effort, he partnered with Fred Wallace, a brother of Bess Truman (whose husband Harry was serving as the United States' vice-president at the time), with the goal of opening a munitions plant in Denver. They engaged engineer Herbert Tautz and established the John W. Metzger Co., later known as the Arapahoe Manufacturing Company (no longer in business). The firm built a plant in the south Denver suburb of Englewood at W. Oxford Avenue and S. Santa Fe Drive, and hired as many as 200 employees to manufacture twenty-two million 20mm anti-aircraft projectiles for the Navy. Metzger later recalled that the firm did not make a lot of money, yet he expressed pride in the fact that they reduced the cost of the projectiles from an initial thirty-one cents to nine cents each, with an extremely low failure rate that gained the plant an Army-Navy "E" for excellence. Metzger's sister Margaret worked there for some time as an occupational health nurse before joining the Navy and serving in a field hospital in Guam.

In August 1943, while still a bachelor, Metzger purchased a 320-acre farm property in the countryside north of Denver near the town of Broomfield. By that time, he was a good friend of James T. Burke, Denver's district attorney. One day, the two were talking about living in the country and Burke mentioned that he and his wife Isabel were discussing moving back into the city because she found it too lonely on their farm. They arranged for Metzger to visit them for lunch. He took a look at the place, which at the time consisted of crop fields along with a small Colonial Revival home that the Burkes had built about eight years earlier. Metzger liked the property and struck a deal to purchase it together with its water rights and Tom Frost Reservoir, located just over one-half mile north along Lowell Blvd. To raise funds, he sold the rental homes he had acquired in Denver over the previous years. Several days after selling the farm, Burke returned and said that he had made a mistake. Metzger replied that he was happy with the arrangement and would not change his mind.

Through this purchase he became a hobby farmer, an urban professional who lived in the countryside and operated an agricultural enterprise that was secondary to his primary form of work and income. Metzger initially established a dairy on the property, although this was soon scrapped in favor of breeding registered Scotch Shorthorn cattle. He began to purchase and import bulls and cows that cost as much as $5,000 each, and hired a large-animal veterinarian from Brighton who visited the farm frequently to check on the animals. He named his farm "Loch-in-Vale," Scottish for Lake in the Valley. Before long, the farm held an extremely valuable herd of animals that required constant care, and the arrival of calves added to the number and worth of his livestock.

Metzger resided on the farm as a bachelor for just a short time. By 1944, he was a successful lawyer and munitions manufacturer. His secretary, who was very interested in him, was from Fort Morgan and that summer invited Metzger to drive there for a visit, including a stop at her friend Betty Amen's family farm. Betty played the piano for her guests and Metzger found her intriguing. He discovered that Betty was living in Denver and after returning to the city asked her for a date. They were married on 26 December 1944.

Betty Bernice Amen was born in Brush, Colorado on 27 October 1922. She was the first of three children born to Metzger and Pauline Eisenach Amen, who were in the cattle and seed corn business. Both of her parents' families were Germans from Russia who had immigrated to Nebraska and then Colorado in the late 1800s. Betty grew up on the farm between Fort Morgan and Brush in Morgan County, surrounded by a large close family. After graduating from school in Brush, she moved to Denver in 1940 to attend the Lamont School of Music at Denver University on a scholarship. During the war she performed in USO shows, played with a traveling group called the Promenaders, and graduated in 1944 with a degree in piano performance. Through their marriage, John Metzger gained the family and stability he had lacked since childhood and the couple remained close with Betty's family the remainder of their lives. One year after their wedding, they started a family of their own with the birth of their daughter Karen in 1945, followed by John William in 1949. Betty

continued to play the piano on Denver's KOA radio, served for decades as the organist at two area churches, and taught private piano lessons.

Although Metzger remained employed as a full-time lawyer, he and Betty decided to improve their farmstead. During the 1940s and 1950s, they had additional buildings constructed, excavated two lakes, and planted numerous trees around the farm and along Big Dry Creek. Around 1950, the Metzgers turned down an offer of $150,000 for the farm and remained there the rest of their lives. Metzger worked with the extension service at Colorado Agricultural & Mechanical College (now Colorado State University) to design test plots for crops. By 1957, the Metzgers had also completely renovated and enlarged the farmhouse. The farmstead, as it exists today, dates from this post-war period of renewal and expansion.

Colorado Attorney General, 1948-1951: By the late 1940s, Colorado was emerging from years of Depression and war, and numerous civic concerns had been set aside for too long. Emerging into the post-war world, Metzger believed the old ways of doing business and conducting politics were no longer appropriate, and in some cases even unethical. As with the rest of the nation, the state suffered from neglected infrastructure, both in terms of its highways and technologies, and in the structure of its government and law enforcement. Reforms were greatly needed, and a new generation of politicians and community leaders rose to meet the challenge.

John Metzger attended the Democratic National Convention in Philadelphia in 1948 as a delegate. From his new home north of Denver, he had involved himself in local politics and betterment of the community. Metzger soon found himself serving as the county Democratic Party chair and Colorado's Second Congressional District chairman. In the countryside surrounding his farm, Metzger helped organized a volunteer fire department, a soil conservation district of two hundred thousand acres, and a weed control district. As the 1948 elections approached, he was asked by party officials to run as the Democratic candidate for the office of state attorney general. Metzger accepted the invitation. Riding upon a wave of support for President Truman and other Democratic candidates, he was elected to office and soon worked at the statehouse.

In December 1948, attorney general-elect Metzger was in the process of selecting a staff of lawyers for his office. All of the young attorneys he appointed as assistants and deputies were recent World War II veterans, many of them graduates of the University of Denver's law school. The group included Benjamin Stapleton Jr., son of the city's famed mayor of the 1920s, who had been involved in legal work with Navy veterans. Metzger's preference for hiring veterans was based in his belief that men who served in the military were better suited to work together as a team. He added racial diversity to his staff through the hiring of Denverite Wendell Sayers, an African-American attorney who specialized in real estate. Breaking a racial boundary, Sayers appears to have been the first African-American appointed to serve in the attorney general's office. On 11 January 1949, Metzger took office prepared to deal with the state's legal issues.

Within days, Attorney General Metzger and his staff began pursuing a backlog of more than 1,600 cases. Among these were numerous inheritance tax cases, condemnation suits brought by the highway department, and a number of Supreme Court appeals. Metzger immediately began raising concerns about a host of problems regarding methods used by state agencies to conduct their business. During his first few months in office, he began to address legal concerns with the state legislature's recent vote to raise its pay, the illegal hiring of outside attorneys by state agencies, and problems with the recently legalized dog and horse racing business in Colorado. Requests from state agencies flooded the attorney general's office wanting legal opinions on a variety of issues.

In early 1949, Metzger got into a disagreement with the state highway department after criticizing the agency for what he termed "extravagant practices" in purchasing rights-of-way for highway construction. After

reviewing a contract for the acquisition of a small parcel of land for what appeared to be an exorbitant price, Metzger exercised his authority as attorney general and insisted that this and all future purchases be approved by the state highway board rather than being subject to the sole discretion of the state highway engineer. Mark Watrous, the state highway engineer, countered that this requirement would make the development of highways in the state too complicated. However, Metzger insisted that the department follow the law by providing written reports to the highway board detailing planned acquisitions. Watrous responded by asserting that, "if we have to do this, go through all these delays, we might as well quit building highways." (*Denver Post*, 25 March 1949, p. 3) This case was just an early example of Metzger's goal of shaking up business as usual.

Metzger raised additional questions about state practices in April, this time regarding a contract the state industrial commission had signed with General Rose Memorial Hospital in Denver. The contract called for the commission to pay more than $51,000 to the hospital from the workman's compensation fund in exchange for a guarantee that fourteen beds would be reserved for patients covered by the insurance fund. The attorney general objected to the arrangement, stating that the exclusive agreement violated the state's constitution and unfairly made an award without being put out to bid.

A few months later, Metzger took on the issue of gambling and organized crime in the former mining towns of Central City and Cripple Creek, along with other mountain resort towns. The attorney general's office, together with news outlets across the state, had become concerned about evidence showing that the Smaldones, Denver's organized crime family, had teamed with other crime leaders in Denver and Pueblo to control gaming throughout the state. These activities were clearly in violation of the state's anti-gambling law, and the media reported that tavern owners across Colorado were being pressured by racketeers to introduce slot machines into their establishments. However, because the communities benefited financially from gambling by taking a cut of the revenues in the form of taxes, local authorities were reluctant to enforce the law. By July, Denver's newspapers were printing bold headlines about Metzger's efforts to eliminate illegal gambling from the state and to act against the Smaldones and other crime syndicates. Tavern owners demanded that if they were going to be required to remove slot machines, the state should also force their removal from other locations. Metzger agreed with them, and launched a statewide effort to end illegal gambling in Colorado. This thorny issue persisted throughout the remainder of his term as attorney general.

In June 1949, Metzger began working to remove legal obstacles to the construction of a toll road between Denver and Boulder. The Golden Chamber of Commerce filed suit to stop the project, and the Longmont Chamber launched a petition drive to force the issue to be presented as a referendum. The issue ended up in court, where Metzger represented the state's interest in seeing the project continue. He became involved with this effort again as a private attorney in the 1950s (more about this below).

Another issue faced by the attorney general revolved around a claim that many of the families of patients residing in the state mental hospital in Pueblo were failing to contribute to the cost of their care. Metzger sought to uphold state law, which explicitly required that families with adequate financial resources pay for the care of their relatives. In addition, he found that war veterans were required to pay a per diem charge for their stays in the facility. By September 1949, his office was launching cases against families who were financially capable of paying for their relatives' stays in the state hospital but had so far avoided contributing to the cost of their care. That same month, Metzger threatened to remove county judges who failed to enforce the law and determine the financial status of people committed to the state hospital.

If all of these issues were not enough to keep his office busy, Metzger then got into a fight with the University of Colorado over control of Colorado General Hospital and the Colorado Psychopathic Hospital, both of which were managed by the university board of regents. Metzger was of the opinion that the hospitals were not part

of the university, that their employees needed to be classified as civil servants, and that the state treasurer and controller's offices should handle appropriations for the facilities. He accused the board of regents of commingling funds earmarked for these two facilities and the university itself, charging that some of the hospital's resources were being used for unrelated university expenses. The board of regents vowed to resist Metzger's determination and challenged him to prove the claims in court. They insisted that oversight of the hospitals and university finances was conducted above board, audited annually, and open for public review. The *Rocky Mountain News* editorial board took aim at Metzger, criticizing him for overreaching (7/20/49, p. 24): "Attorney General Metzger, who has been conducting a one-man band at the Statehouse for several months, is badly out of tune in his latest standoff against the management of the University of Colorado." After failing to have the case dismissed, Metzger and the board of regents settled on a compromise in their dispute and the issue faded away.

In July, Metzger appealed to President Truman to intervene in war department plans to disinter the bodies of 373 veterans from the recently closed Fort Logan cemetery. The government planned to remove the bodies to a cemetery in the eastern United States after Congress declared the site surplus. Metzger met with Colorado veterans groups to discuss their desire to see the war department continue to care for the site until a state agency or veterans' group was found to take on its $2,000 annual maintenance cost. Because of his intervention, the graves were left in place and the site remains a National Cemetery today.

During the same election that brought Metzger into office, Colorado voters approved a pari-mutuel racing law that allowed for the licensing of horse and dog tracks throughout the state. In July 1949, Metzger ordered the state racing commission's Chicago-based consultant to clear out of what had essentially turned into a long-term job. The consultant refused to resign from the $800 per month position. However, both Metzger and Colorado Governor Knous soon pushed him out after the racing commission decided that it had no choice but to release the consultant from his contract. Continuing his review of the state racing commission's operations, Metzger conducted hearings and questioned witnesses at the State Capitol. The hearings exposed the fact that members of the state legislature had been pressuring the racing commission to approve franchises for racetrack applicants in exchange for political favors.

Editorial columnist Lee Casey wrote about the state's youthful, active attorney general in the 12 July 1949 issue of the *Rocky Mountain News* (p. 19). In his column, Casey provided the following analysis:

> Thus far in his career, Mr. Metzger has not demonstrated the possession of a great store of legal learning. But he is certainly active, he pokes his long nose into everything and he doesn't mind trouble. And thereby he affords a decided contrast to most of the incumbents of his high office. To date, he has no called strikes against his record. He never hesitates to try. More than a few citizens viewed Mr. Metzger's elevation to his high position with concern. Their fears have not been justified. He affords welcome relief from the reluctance of so many officials to take a position. He may get into trouble but at least he gives the action that is badly needed in public life.

Later that same month, the *Rocky Mountain News* (7/24/49, p. 1A) ran a full-page feature article that answered their own headline question: "Who is this Fellow John Metzger?" In the article, the paper declared Metzger a political accident, claiming he was swept into office as an unlikely Democratic Party replacement for another candidate who had withdrawn his name from consideration at the last moment. On the stump, Metzger had spoken energetically in favor of presidential candidate Harry Truman. With Truman's win, Metzger had landed a plum position with the state as numerous other Democratic candidates rode into office on the Democratic wave that characterized the 1948 election. According to the paper, Metzger attacked his new job with "the courage of the movies' version of Tarzan wrestling an alligator." His bold decisions as attorney general frequently startled (and often worried) both Republican and Democratic leaders as he shook up the old ways of

doing business in the state on every level. The paper's columnist declared him "the hottest thing on the Democratic horizon."

In terms of his personal style as attorney general, Metzger was said to enjoy digging up forgotten or little-used laws and employing them to help his cases. He reportedly took great pleasure in citing these laws and then watching his opponents struggle with their responses. A strategic thinker and planner, Metzger sometimes arranged to lose cases in the lower courts in favor of the opportunity to win them upon appeal, which often sped up the process of getting the result he wanted. On 5 June 1949, *The Denver Post* (p. 1C) wrote that Metzger "became a lawyer in a way it can't be done. He won his office in an election he could not win. He has ignored politics and protocol, meddling in matters that would mean the political scalp of another man. Thus far, Metzger's luck has held and officialdom could only gnash its collective teeth."

In August 1949 Metzger became entangled in a dispute with the state planning commission, which accused the attorney general of improperly criticizing its work with prominent Denver architect Robert Fuller to improve a building at the State Industrial School for Boys. The project's management contract had been awarded to Fuller without being put out for bid and Metzger blasted the commission for not handling the award in compliance with state purchasing laws. Governor Knous agreed with Metzger and ordered that the project be re-awarded based upon a competitive bid process and that Fuller be engaged at a lower rate of remuneration.

On the twentieth of that same month, the *Rocky Mountain News* printed the bold front-page headline: "Public Schools Shut To Religion By Metzger Ban." For years, students throughout Colorado had been provided with approved "released time" during regular school hours so they could attend religious classes. Instructors from different denominations and not employed by the school districts often taught these classes within the school buildings. Issuing a decision with broad implications, the attorney general ruled that students were no longer to be released from their regular classes for religious instruction, and that the state's public school facilities could not be used for such purposes. Objections to released time for religious instruction had been raised for years by the leading national Jewish organizations, which argued that the practice violated the separation of church and state. Released time, they asserted, also underscored religious differences in the public schools and led to inter-religious friction, proselytizing by school authorities, and the occasional pressuring of minority children to attend religious training outside of their beliefs and family backgrounds.

Although a dedicated member of the Catholic Church, Metzger agreed with this argument and demanded enforcement of the Colorado Constitution (Section 8, Article IX), which declares that "No sectarian tenets or doctrines shall ever be taught in the public schools." In addition, he cited the recent US Supreme Court decision banning the use of public school buildings or facilities for religious classes, which violated the first amendment to the Constitution (McCollum v. Board of Education, 1948). Buttoning his argument tightly against objections that were sure to come, Colorado's attorney general stated that these long-time practices were to be halted because children released from classes for religious instruction were in violation of the state's compulsory education laws.

For months, rumors ran through Colorado's political circles that John Metzger planned to run for governor the following year. In August 1949, he stated emphatically that he had no intention to become a candidate in any future political race, including the office of attorney general. While speculation continued about his future plans, Metzger pursued a battle against the Bureau of Reclamation regarding its plans to alter the Colorado River and Gunnison River in such a way that trout fishing would be damaged. His successful efforts made him a hero to fishing enthusiasts throughout the state.

The following month, Metzger traveled secretly to Kansas City, Missouri to meet with President Truman and other Democratic Party leaders. Rumored to be close to the president, he appears to have been called to the

meeting to discuss strategic political issues in Colorado. During the attorney general's absence, his office staff failed to coordinate their stories and informed the media that he was both home ill and busy transacting cattle business. The discrepancy raised suspicions and the media soon tracked Betty Metzger down at the family farm outside of Broomfield, although she declined to comment on her husband's whereabouts. Dogged research by a *Denver Post* reporter revealed that Metzger had indeed checked into a Kansas City hotel. When the reporter called the room, Byron Rogers, Denver's Democratic county chairman, answered the phone and confirmed that the state attorney general was in the vicinity. The reporter also learned that the Colorado delegation had traveled to Kansas City not only for meetings but also to attend a dinner that evening for the national Democratic Party chairman, where Truman was scheduled to speak. Although the mystery of Metzger's disappearance from Denver was solved, the trip had the direct consequence of heightening speculation that John Metzger was laying plans for higher political office. Over the following months, his interest in the governorship became increasingly apparent and a fact he no longer denied.

Whether one agreed with his opinions and brash style or not, John Metzger was consistently portrayed in the media as an energetic, principle-driven attorney general. *Rocky Mountain News* columnist Lee Casey described him in 1950 as a political figure "as intense in his beliefs as he is explosive in his utterances." Describing the "Metzger charm," Casey went on to say that, "he has brought to the Statehouse the impudence that has been sadly lacking. While other dignitaries sat and waited for something to happen and played their hands close to their vests, Metzger has made things happen. He frequently plays a pair of deuces as though he held an ace-full. Nonetheless he has shaken, to the public benefit, a lot of dry bones at the Capitol. He has been known to issue in a week more opinions than some attorneys general have put out during a full two-year term."

In November 1949, in a headline-making move, John Metzger asked the Colorado Supreme Court to remove state highway engineer Mark Watrous from his position as head of the highway department. Frustration with the department kept reappearing in the form of complaints from the governor, good roads advocates, and motorists, all of them dissatisfied with the poor condition of the state's highways. The department was known to engage in little planning for highway improvements, and as discussed earlier, sometimes paid exorbitant prices for right-of-way acquisitions. According to the attorney general, these and other problems stemmed directly from the inexperience and stubbornness of the department's long-time director. In his request for removal, Metzger claimed that Watrous was wholly unqualified for his position and was unlicensed as an engineer when hired. The battle that ensued between the attorney general and highway department director played itself out in public among the headlines of the *The Denver Post* and *Rocky Mountain News*, with each party throwing verbal barbs aimed to discredit one another.

The following month Metzger stirred up a firestorm when, in a shocking move, he publicly criticized the state's county sheriffs and local law officers for their failure to move against illegal gambling. He called for the legislature to provide the state patrol with the power to step in and enforce the law, no matter the location. The state's law enforcement community responded with outrage at what they regarded as Metzger's outlandish claims. The *Colorado Springs Gazette Telegraph* quoted Larimer County's sheriff, who posed the question "What does Attorney General Metzger think he is, king of Colorado or what?" (28 December 1949). Newspaper articles throughout the state asked similar questions. For its part, the head of the state patrol announced that his agency was busy enough with its already-assigned duties that it could hardly afford to take on a broadly based, statewide enforcement role with no limitations. Metzger shrugged off concerns that with such powers the state patrol could eventually become a militia controlled by an unscrupulous future governor.

The 1950 *Colorado Employees Year Book* included a section on attorney general John Metzger, stating that "never in the history of the state has the office of the Attorney General been so well known and so much respected." Metzger was described as having rendered twice as many opinions as any preceding attorney

general. It continued, "Always when such a character moves into the political limelight there are those who criticize him fiercely and there are those who support him. But over and above all of the criticism or praise, out at the family home near Broomfield is a little woman, a happy boy and a sweet girl who say 'Dad is the greatest man on earth.'"

Metzger launched into the year 1950 as controversial as ever, speaking out against temperance supporters who were preparing to blanket the state's schools with their anti-alcohol message. He was convinced that it was "just as harmful for these do-gooders to be propagandizing the children in the schools as it would be for the wets to be propagandizing the children." Metzger stated that not only was the effort inappropriate, it was also likely to be against the law. Some local school officials, who were required to provide alcohol abuse education, became incensed that the attorney general was telling them who they could or could not engage for such instruction. In May, Metzger stirred up anger at the statehouse when he suggested that the Colorado State Historical Society be removed from its museum building at 14th Avenue and Sherman Street near the capitol so the property could be turned into offices for his department and the state supreme court. He informed the media that in his opinion the historical relics in the museum's collection were worthless and should be dumped into City Park Lake. Although Metzger appeared to be joking, as attorney general his comments were taken seriously and were not well received by either legislators or the keepers of the state's heritage.

The following month, the attorney general continued his criticism of law enforcement officials, although this time he included district attorneys throughout the state. Metzger leveled the charge that Colorado's district attorneys were failing to enforce laws against gambling, largely due to what he described as their own laziness. The *Rocky Mountain News* spoke out on its editorial page with a terse June 14th statement that more action and less oratory were needed from the state's attorney general. The newspaper's editors felt that Metzger was making far too many claims about organized crime, illegal gambling, and the failure of law enforcement in the state with too few details provided to the public to support his outcry. Around the same time, Metzger and Governor Johnson got into a public dispute, aired in the newspapers, about the extent of vice and its impact upon local law enforcement. Metzger took one last swing at the issue, claiming that there was an "unholy alliance" in Colorado between law officers, gamblers and organized crime that protected illegal gambling and vice throughout the state.

Subject to withering criticism from law enforcement statewide, much of it aired in the newspapers, Metzger responded to his attackers in a 15 June 1950 *Rocky Mountain News* article (p. 44). Portraying himself as an embattled crusader for good, Metzger stated that, "All through history, there've been men like me – men with the courage to stand up and fight. We're always subjects for attack. They assassinated McKinley and Lincoln. What will they do to me?" Over the following years, after Metzger had finished his term as attorney general, his claims against organized crime in the state and the collusion of certain public officials were proven true. Because of his efforts in Colorado, Metzger received an offer from Senator Estes Kefauver to join his Washington-based national commission against organized crime. This was one of several offers Metzger received to leave Colorado and fight crime in other states, all of which he turned down.

With a wife and children living in the countryside during his crusade against corruption and organized crime, Metzger was concerned for their safety. When the family returned home to the farm at the end of each day, Betty and the kids waited at the back door while Metzger walked through the house making sure that everything was safe. He was justifiably concerned about reprisals and carried a revolver in the glove compartment of his car because he was not sure if someone might try to harm the family, particularly by coming to the farmhouse when they weren't home. There were no burglar alarms in those days, and the place was accessible. The family was not living in tremendous fear, but did feel that it was reasonable to exercise care for many years. They were miles from town and surrounded by good-hearted farmers. Even so, John

always double-checked the doors and windows on the house, autos, and farm buildings to make sure that everything was kept locked.

That August, Metzger was appointed by Governor Johnson to a special committee tasked with the job of investigating charges that long-time state prison warden Roy Best had misused public funds for his own benefit. Best had served as warden of the prison in Canon City since 1932, and had made substantial improvements to the facility and the way it was run. While he ran the prison without being tyrannical, he was also investigated for using flogging as a form of punishment. By the end of September, Warden Best was indicted on five charges of embezzlement. He was removed from the post and died in 1954. One month later, John Metzger reported to the media that he was calling for legislation outlawing the Communist Party in Colorado. He claimed that his office had proof that the party's leadership was plotting to bomb Denver communications and utilities facilities, and to seize city and state government offices. The local office of the FBI refused to comment on the charges and Metzger declined to identify his source of information. In the end, his charges were determined to be unfounded and the whole matter was dropped.

During the summer of 1950, Metzger announced plans to run for re-election to the office of attorney general. However, the voters turned down his bid for office and in early 1951 he found himself packing to leave. By that time, John Metzger had issued well over 700 opinions on legal issues throughout the state and his staff had handled more than 1,300 cases. Among the numerous actions that he initiated, while some were dropped by the attorney general's office, he was reportedly reversed by the state Supreme Court on only one occasion, a record hailed as a testament to the legal strength of his arguments.

The Office of Price Stabilization and Running for Governor, 1951-1952: In March 1951, the Boulder Valley Soil Conservation District and Colorado Bankers Association presented John Metzger with their annual Conservation Achievement Award for his work on the farm to conserve soil and water. The following month, Denver's newspapers reported that the former attorney general had accepted a position as regional enforcement officer with the Office of Price Stabilization (OPS). He was appointed to serve as the agency's enforcement watchdog, with an official title of special assistant US Attorney. During his time there, the OPS staff was primarily engaged in reviewing prices at regional businesses such as restaurants, used car dealerships, and meat packing plants.

Metzger continued with the OPS until resigning in February 1952, sparking rumors that he might be launching an effort to be re-elected to office. According to Metzger, he was simply leaving the position to resume his private legal practice. However, as suspected he soon announced himself to be a Democratic gubernatorial candidate, running under the campaign slogan "A man with a plan and a record of performance." In the election, Metzger sought to oust incumbent Republican governor Dan Thornton. By the time the campaign was under way, he was well known throughout the state as an attorney, former clerk of Denver's Juvenile Court, an outspoken state Attorney General, and recent OPS enforcement officer. That March, Metzger accepted a three-year term of service on the board of directors of Denver's Democratic Club.

In his campaign, Metzger played upon a number of his diverse characteristics as he ran for the governorship. He had actively practiced law and was involved with Colorado's Democratic politics for almost two decades. He also had experience with farming and cattle ranching. Metzger brought with him to the race his personal appeal as an orphan who made something of himself, his directness when arguing in favor of law enforcement, and his willingness to stand up against political corruption and the old (and sometimes illegal) ways of doing things. On 10 September 1952, the *Rocky Mountain News* declared "Metzger Wins!" in a bold front page headline announcing his successful trouncing of his competitors in the Democratic primary. To finish off the race, he engaged the assistance of a campaign manager, Benjamin Stapleton Jr., who had worked for Metzger in the office of attorney general.

The remaining weeks prior to the November election were spent traversing the state conducting a door-to-door effort seeking voter support. John Metzger drove an estimated 6,000 miles during the course of the campaign. At each of more than 200 stops, he made speeches focusing upon an eleven-point program of statewide issues that he felt needed to be addressed. This program included tackling concerns he had about the economy, public institutions, mining; industrialization, and taxation. Metzger impressed many along the campaign route. He was witty and engaging with audiences, speaking to groups numbering in the hundreds at each stop. Some challenged him because of his youthful looks, insisting that he appeared to be too young to become governor. Metzger was quick to point out that he had been practicing law for many years and was only slightly younger than Governor Thornton. He also impressed rural audiences with his extensive knowledge of farming and ranching, talking with them about crops and cattle and the agricultural market.

W. H. Adams, the Democratic Party's patriarch, endorsed John Metzger for office. Perhaps even more important, he gained the active and vocal endorsement of Colorado's senior senator, Ed Johnson. This single endorsement garnered additional support for the candidate in statewide Democratic circles, both among the party's leadership and its electorate. One week before the election, Johnson predicted that Metzger would win, but only by a narrow margin. Metzger received an additional boost from President Truman, who spoke highly of him while on a whistle-stop tour of Colorado. Finally, Metzger turned to broadcasting to get his campaign message out, using not only radio but also the new medium of television.

The election of November 1952 resulted in a surprise for Colorado Democrats as the Republicans swept both national and state offices, riding the wave of Dwight D. Eisenhower's tremendous post-war popularity. In spite of all his efforts and endorsements, incumbent Republican Governor Dan Thornton trounced Metzger by a margin of two to one. With this single election, John Metzger's hopes of attaining the governorship, and his short but active career as an elected official, came to an abrupt end.

Attorney and Occasional Candidate, 1952-1962: Following his bitter defeat in the 1952 gubernatorial election, John Metzger remained active in local and state politics as a vocal member of the opposition party. The Democratic conventions, and even the Adams County conventions in Brighton, were exciting for the entire Metzger family to attend, as they remained part of the party's inner circle of activists. Betty played the Star-Spangled Banner on the piano to get everyone singing. Halfway through the convention, as attendees became tired and frustrated and started swinging at each other, she would play the national anthem again to get everyone refocused. The conventions would go on far into the night with discussions and speeches and the counting of ballots.

The former attorney general continued to appear in newspaper articles throughout the state, primarily due to his fierce criticism of the Republican administrations in Washington and Denver. Always outspoken, Metzger felt the Republicans were failing to fulfill their campaign promises and provide reputable leadership. By 1954, he was attacking McCarthyism, leveling criticism against the Republicans' handling of state and national affairs, and sounding like a seasoned Democratic Party political strategist. During this decade, Metzger also made several half-hearted passes at running for attorney general, governor, lieutenant governor, and a seat in Congress. None of these races proved successful.

The same period also brought Metzger much success with his law practice. He had a thriving farm, investments, and property holdings that provided good income for his family. Freed from the demands of elected office, Metzger organized the West Adams County volunteer fire department, a soil conservation district, and served as director of a ditch company. He was reportedly one of the first farmers in the region to employ the method of applying herbicides to crop fields by airplane. When area farmers needed to discuss and negotiate ditch rights, Metzger organized the meetings, which he held in the family home. Marital

squabbles and problems with wayward children in the community were also brought to John Metzger, the "people's attorney," to handle.

During the mid-1950s, when it became clear that the Denver to Boulder toll road was going to be constructed, a company was formed known as the Turnpike Land Company. This involved Bal Swan of Empire Savings & Loan, housing developer Kenneth Enser, and several others. The company purchased hundreds of acres several miles west of the Metzger Farm with plans to develop the land into the Broomfield Heights subdivision. John Metzger was engaged to prepare the incorporation papers. In order to develop the land and build houses, they needed more water. Metzger handled the real estate transaction and negotiated with area farmers to purchase as much of their water rights as possible. He amassed adequate water rights for the company to build Great Western Reservoir, which became the source of water for the town of Broomfield for many years. Because of this effort, Metzger handled the groundbreaking legal work that resulted in the growth of today's City of Broomfield.

Despite Metzger's vocal criticism of the Republican administration in Washington, according to Bill and Karen Metzger President Eisenhower visited the farm during one of his trips to Denver. While there, the president observed the family's work with cattle breeding and walked through a field of test crops. Another benefit of John Metzger's high profile in the state was that during the presidential campaign of 1959, he was asked to drive Robert Kennedy from Denver to Cheyenne. This gave them a chance to discuss regional issues that would be pertinent to the campaign. Metzger became an avid Kennedy Democrat, and he was particularly fond of Bobby Kennedy because of their shared interest in the law. In 1962, Metzger chose to make a serious run for a repeated term as attorney general. On the campaign trail he spoke to the public of his continued vigor and determination, coupled with maturity and years of experience with the law and with life. Unfortunately, Metzger endured another defeat in the election. Finally finished with high-profile politics and campaigning, he turned to other interests and pursuits that occupied him throughout the remainder of his life.

The Trianon, 1960-1967: By 1960, the Sisters of St. Francis of Perpetual Adoration operated St. Anthony's Hospital in Denver, St. Francis Hospital in Colorado Springs, and various other hospitals. The Sisters was an order of nuns devoted to nursing and teaching. John Metzger's sister Margaret was on the faculty of Loretto Heights and worked at St. Anthony's Hospital, where she came to know many of the nuns. Years earlier, the nuns had developed a relationship with Blevins Davis, who owned a mansion in the Broadmoor area of Colorado Springs. Located at 21 Broadmoor Ave., the 22,000-square-foot Davis home was a scaled-down replica of the Grand Trianon at Versailles. He also owned the former Modern Woodmen Tuberculosis Sanitarium located on the west side of Interstate 25 between Denver and Colorado Springs just north of the Air Force Academy. Operational from 1909 to 1947, this 1,000-acre facility included a number of large brick buildings and cottages.

Constructed in 1907 by Charles and Virginia Baldwin, the Broadmoor area estate was originally named Claremont. Charles Baldwin, the son of an admiral, graduated from Harvard, became a business executive, and was known in Colorado Springs as an avid polo player. Virginia was the heiress of an estate originating in Nevada's Comstock Lode, and came to the marriage holding massive silver, gold and timber interests. The wealthy couple settled in Colorado Springs around 1900 and engaged prominent architect Stanford White to prepare plans for a showplace home to be built near the Broadmoor that would be based upon the design of France's Trianon palace. The building was constructed of steel and concrete, with facing of white terra cotta. Many of its rich interior finishes were imported from Europe, and the home was furnished with antiques. A lover of fine art, Virginia amassed an extraordinary collection of paintings and sculptures. The grounds themselves were carefully landscaped and also ornamented with sculptures. Well-read and fond of literature, Charles built a collection of 15,000 books, many of them signed first editions. Filled with artwork, antiques, and a two-story library, the mansion and its grounds became the scene of numerous extravagant parties and

dinners hosted by the Baldwins. However, the charmed life they lived could not last forever. The couple suffered tragedy as their two children died in childhood, leaving them with no heirs. Charles Baldwin later became debilitated by a stroke and died in 1934. Virginia remarried, this time to a Russian nobleman, and moved to San Francisco.

The Baldwin property sold in 1949 for a reported $250,000 to Charles Blevins Davis. He abandoned its earlier name and simply called it the Trianon. By that time a bon vivant and theater impresario, Davis started his career as a high school principal in Independence, Missouri, where he befriended Harry and Bess Truman. He then worked in the radio business in New York City and by the 1940s was producing Broadway shows. From 1952 to 1956, Davis produced the revival of *Porgy and Bess*. He financed the American Ballet Theater production at a cost of $350,000 per year and was the company's president when the show launched a worldwide tour that included its famous performance in Moscow. In 1946, Davis married Marguerite Sawyer Hill, the widow of James N. Hill and an heir to the Great Northern Railroad fortune. When she died in 1948, Davis was named executor of her $9 million estate. The following year he purchased the mansion in Colorado Springs and spent a fortune restoring and remodeling the building. However, when Marguerite's estate went through probate in New York it was discovered that she had willed $2.75 million to charity. The high cost of maintaining the Colorado Springs property, combined with his financial commitments on Broadway, appear to have pushed Davis to donate the Trianon to the Sisters of St. Francis as a way of fulfilling his deceased wife's charitable wishes. The donation was completed despite objections raised by some of Marguerite's family members.

Because of his connection to the Sisters of St. Francis through his sister Margaret, John Metzger was hired to represent the order in the complex transaction through which they received not only the Trianon, but also the several-hundred-acre Woodmen of the World property. Metzger arranged for the properties to be transferred to the Sisters in 1952 at virtually no cost to them. He traveled to New York several times to take part in the negotiations, and accepted virtually no fee for the work. For years afterwards, the Sisters sent a box of hand-crocheted and embroidered linens to the Metzger family each Christmas to thank Metzger for his work on their behalf. By the end of the 1950s, the Sisters began to realize that they could not handle the Trianon due to the high cost of its upkeep. In addition, they found that they had no good use for the property. John Metzger brought in investors from Denver and a foundation was established to run the property as a salon, complete with lectures, concerts, classes and cultural events. However, the residential neighbors and the nearby Broadmoor Hotel were less than thrilled with these plans. They began to exert pressure to have the Trianon closed.

Around 1960, the Trianon was transferred into a private Metzger family foundation and Metzger laid plans to operate the property as a museum. To raise funds for its purchase and operation, he sold the eastern 160-acres of the family farm near Broomfield. John, Betty, Karen and Bill Metzger traveled to Colorado Springs every weekend to clean the building, make repairs, and prepare it for opening. The family began providing tours of the mansion and its extensive grounds, along with the surviving art and book collection, charging $1.00 per adult (children were admitted free). Although busloads of visitors arrived in 1961 and 1962, they did not come in numbers large enough to cover repayment of the mortgage and the high cost of the property's maintenance and insurance.

Because the city's zoning regulations prohibited the property's use as a commercial operation, even an admission-charging museum, Metzger renamed it the Trianon School of Fine Arts because schools were an allowed use in a residential zone. A lengthy zoning battle took place throughout 1963 with Metzger on one side, the Broadmoor Hotel and wealthy area property owners on the other, and the city in the middle. On 23 January 1964, a rally attended by 3,000 citizens was held in the Colorado Springs City Auditorium. While many of those who attended supported Metzger's efforts, the zoning change was denied by the city. By the fall

of 1964, John Metzger had established a "Save the Trianon" fund and was proposing to dismantle the building and move it north to the family farm near Broomfield. Although the fund, managed by the First National Bank of Denver, collected $175,000 in donations from across the state, this was far short of the estimated moving cost of $675,000. The move was eventually determined to be too costly and in April 1965 John Metzger directed that the donations be returned.

By 1966, Metzger found it necessary to sell large portions of the Trianon's art and book collection. Guests were still being taken on paid tours, but the revenue was hardly enough to cover the property's expenses. Many of the 15,000 books in the library were sold to Colorado State University and today form the core of its rare book collection. Pieces from the art collection were also auctioned off to raise funds. Eventually, Metzger reached the point where he could no longer maintain the property, and it was sold in 1967 to the Colorado Springs School for Girls. This later became the co-ed and exclusive Colorado Springs School, which is still housed there today. During the sale, the Metzger family foundation retained ownership of the remaining art collection from the Trianon. The artwork was brought to Denver and placed in a building at 14th Avenue and Tremont Street, which John and Betty named the Trianon Museum and Art Gallery. Metzger purchased and devoured numerous books about the world of international art collecting, and he spent hours educating himself in the field of art just as he did years earlier in the field of law. He and Betty ran the museum and gallery for years, and the Metzger children continued to own and operate the facility through 2004.

In addition to his many other interests, John Metzger was also fond of firearms. He carefully acquired a collection of historical weapons, many of them with ornate tooling and inlaid materials. His gun collection was displayed together with the Trianon art in the museum in Denver. It included a Serial #1 Gatling gun and a ten-pound mountain Howitzer. Metzger became a licensed dealer so he could trade in guns that could only be held by collectors. Some of these had to be disposed of to other collectors after his death. He befriended a young man who was also seriously involved in collecting, who he engaged to make bullets for the antique guns. The Metzger family has film footage of the Gatling gun being used on the farm, where they would shoot at hay bales stacked one-half mile away. Every Independence Day, the family and their guests were allowed to take turns operating the antique hand-cranked machine gun.

Mining for Gold, 1960s-1970s: The subject of mining was another of John Metzger's lifelong interests. In the 1950s, he became president of the *Mining Record*, one of Colorado's oldest newspapers. Early in the following decade, he joined the Colorado Mining Association and through a series of trades ended up owning a historic mine in Clear Creek County. Known as the Grizzly Mine, it was located several miles southwest of Silverplume toward the back of Torrey's Peak (possibly among a group of mines in the area of Grizzly Gulch). Metzger purchased equipment and reopened the mine with a partner. However, the bottom soon fell out of the market and the mine sat inactive for many years. In the 1970s he opened the mine again, this time with the son of a good friend and legal colleague.

The men knew that the mine had produced in its earlier years and with new technology and rising ore values could possibly be profitable again. This pursuit became Metzger's weekend project and replaced his focus upon the Trianon, especially once the art collection found its home in the Denver museum and was being run comfortably by Betty. The Metzger family still owns the Grizzly Mine, which today retains some of its old buildings and sections of rail. The portal is now closed with padlocked steel doors. When the operation was finally abandoned, pieces of mining equipment were transported to the Metzger Farm for storage, and these remain there today.

John Metzger's Legacy: John Metzger grew up in a household that experienced a degree of adversity that might have crushed many young people's hopes for the future. With his father employed as a miner, the family was certainly poor. In addition, both of his parents died by the time he was about seventeen. Placed into an

orphanage and then indentured to a farm family, Metzger ran away and emancipated himself in Denver, where he lived in boarding houses and survived by taking on menial jobs. Through a remarkable chain of events reminiscent of the tales of O. Henry, he talked his way into an apprenticeship with a successful attorney and within a few years rose from being a penniless, homeless orphan to a practicing lawyer with his own office in downtown Denver.

Over the following decades, Metzger became energetically involved in numerous pursuits. In the 1930s, he built a successful law practice devoted to the legal needs of average people, many of them veterans and their families. Eager to assist the nation during World War II, he founded a munitions plant south of Denver that provided the Navy with millions of anti-aircraft shells. In the post-war era, his legal guidance laid the groundwork for development of the Denver to Boulder Turnpike and the resulting growth of Denver's northwestern suburbs. As Colorado's youthful attorney general in the late 1940s and early 1950s, Metzger staffed his office with World War II veterans and hired the first African-American attorney to work there, breaking down a substantial racial barrier. He proceeded to develop a reputation as a law enforcement and open government firebrand, ruffling old-guard feathers through his crusade to reform state government and fight organized crime. Metzger pursued his responsibility to the citizens seriously and with tremendous vigor and dedication. Demanding compliance with the law to a degree bordering upon zealousness, he rooted out long-standing unethical practices, corruption, criminal activity and sloth as he worked to extract Colorado from the closed-door ways of running government and back-room methods of doing business, and move it toward a new era of efficiency, legality and openness.

Metzger involved his wife and children in many of his interests, and as each developed the family was brought along on the adventure. Beyond the law, politics and farming, these interests included museum operation, antique gun collecting, art exhibition and mining. Lacking in educational opportunities and encouragement as an orphaned teenager, he spent his adult years deeply studying whatever subjects interested him. Characteristic of a traditional marriage of the era, Betty held everything together for the household and pursued her musical skills wherever possible. Through frequent meetings with his wife and children, Metzger regularly sought their opinions and then made his decisions, no matter how large or small.

Although he kept moving, the frenetic pace of his life resulted in physical ailments that eventually wore him down. John Metzger died of cancer at Denver's Rose Memorial Hospital on 25 January 1984 at the age of 72, and his remains were placed in the mausoleum at Fairmount Cemetery. Following his death, Betty continued to operate the Trianon Art Museum & Gallery in downtown Denver through the early 2000s. Their daughter Karen became an attorney, held an honorable career as a Denver District Court judge, and served on the Colorado Court of Appeals. Bill became a movie writer and producer in Hollywood and Florida.

In *The Denver Post* obituary published on 26 January 1984 (p. 8A), John Metzger was remembered as "the volcanic boy wonder of Colorado politics...who displayed a unique, bipartisan flare for public insult and criticism that disturbed more staid politicians. He was especially fond of criticizing district attorneys and what he called the breakdown in local law enforcement in Colorado". According to his family, Metzger was a born politician, in the best sense of the word. During the period when he grew up, many sensed that a small class of people in society really ran things, mostly from behind closed doors. It did not really matter what the merits were of any cause, or how hard people worked. If individuals were part of that relatively small coterie, their desires and opinions were important. And if they were outsiders, their needs and thoughts were largely neglected. Metzger disliked the fact that society was like that. He favored meritocracy, because he built his life by achieving things through his own efforts. He loved people and organizations. He enjoyed serving as attorney general and working for the people of Colorado because he loved crusades. Metzger was a genuine idealist and firebrand, always ready to fight for fairness and the rule of law.

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"Action Not Oratory, Mr. Metzger" (6/14/1950, p26)
"An Active Attorney General" (7/12/1949)
"Appeals Court Judge Named" (6/4/1983, p7)
"Arguments Begin in Suit to Block Toll Road Work" (clipping, no date)
"Assembly's Pay Held Up Due to Slip-Up in Bill" (1/16/1949)
"Backlog of 1600 Cases Greets Atty General" (1/16/1949)
"Betty Metzger, 85, Pianist, Art Museum Owner" (2/28/2008)
"Biscoe to Sue Metzger on Slander Charge" (11/18/1952, p23)
"Brofman's Successor Appointed" (4/28/1951)
"Carrel, Sheriffs Rap Metzger's Police Plan" (12/28/1949, p5)
"Central Gamblers Made 3 Foes Recant, JP Says" (10/9/1949)
"Charles Nipko (obituary)" (11/9/1961, p. 101)
"Colorado Dems Concede To GOP" (11/5/1952)
"Counties Held Liable For Defectives' Care" (6/18/1949)
"Democrats Pick Metzger as Governor Candidate" (9/10/1952, p6)

"Each Party State Candidate Short" (7/19/1962, p36)
"Former Denver DA, James Burke, Dies" (8/5/1961, p12A)
"Governor, Metzger Snap and Sneer on Gambling Setup" (6/13/1950, p22)
"Ike and Metzger Favored to Win" (11/3/1952, p12)
"Is Metzger Running? Well, Maybe" (8/25/1949)
"Ike Thornton Continue to Hike State Leads" (11/5/1952, p6)
"John W. Metzger" (8/17/1952)
"Keep CU Out of Politics!" (7/20/1949, p24)
"Knous to Run for Senate Snub Bench, Metzger Says" (clipping, no date)
"Lawyers Battle 2½ Hours in Tamarack Ranch Feud" (5/6/1950)
"Longmont Chamber Launches Petition to Bar Boulder Toll Road" (6/18/1949)
"Metzger Bans 'Released Time' Religion Classes for Colorado" (clipping, no date)
"Metzger Blasts GOP Efforts in Colorado and Nation" (3/14/1954, p30)
"Metzger, C.U. Compromise in Fund Dispute" (7/31/1949, p1)
"Metzger Decides-He'll Run for State Attorney" (7/12/1950)
"Metzger Declines to Describe Kansas City Chat with Truman" (10/1/1949, p5)
"Metzger Files Answer To $10,000 Libel Suit" (4/20/1950, p61)
"Metzger Names Ass'ts, Deputies for Coming 2 Years" (clipping, no date)
"Metzger Plan to Seize State Museum for His Office Evokes Outcry" (5/27/1950)
"Metzger Resigns as OPS Watchdog" (2/3/1952, p6)
"Metzger Says Russ Flag at Civic Center Must Go" (clipping, no date)
"Metzger Seems Ready for Congress Race" (6/5/1958, p32)
"Metzger Seen Way Out in Front" (clipping, no date)
"Metzger Stung by News' Editorial; Can't Tell All He Knows" (6/15/1950, p44)
"Metzger Takes Over Whole Task of Prosecuting Central Gamers" (clipping, no date)
"Metzger Threatened With 2nd Slander Suit" (12/11/1949)
"Metzger to Broaden Scope in School Suit" (10/7/1949, p8)
"Metzger Urges Fullest Powers for State Police" (12/28/1949)
"Metzger Warns Judge to Do Duty" (8/20/1949)
"Metzger Wins!" (9/10/1952)
"Metzger Wins Golden School Row" (8/12/1949, p16)
"Mob Czar in Control of State's Gambling" (6/27/1949)
"Monaghan Sobs at Race Inquiry" (7/23/1949, p5)
"Moore Picked For Metzger's State Staff" (clipping, no date)
"Ms. Metzger is Appointed District Judge" (2/24/1979, p56)
"Nellie Nipko (obituary)" (3/17/1984, p. 133)
"Nobody Authorized To Shut Dam Valves, Metzger Told" (2/14/1949)
"Old Fashion Primaries" (8/12/1962, p51)
"Planners Lash Metzger's 'Insinuation' of Dishonesty" (8/17/1949)
"Pressure Laid To Legislatures" (7/19/1949)
"Pro and Cahn" (7/23/1949)
"Public Schools Shut to Religion By Metzger Ban" (8/20/1949, p1)
"Pueblo Packing Plant First Hit in OPS Drive" (9/28/1951)
"Racing Aide Defies order by Metzger to 'Clear Out'" (7/10/1949, p5)
"Racing Board Spurned Bribes, Threats, Probe Told" (7/20/1949, p6)
"Regents Pan Metzger, Ask He Withdraw" (clipping, no date)
"Sheriffs Rap Metzger's Plan" (12/28/1949, p42)
"Senate Thinks House's Holiday Is Illegal, but it's Soon Fixed Up" (clipping, no date)
"So Everybody's Wrong but John" (5/17/1950, p28)

"State Attorney General Adds Three to Staff" (12/30/1948)
"State Moves To Slap Lid on Racketeers" (6/26/1949)
"State Plan Board Stripped of Powers in Metzger Ruling" (clipping, no date)
"State's OPS Leads Nation In Controls Enforcement" (clipping, no date)
"Stormy Attorney General Seeks Return Engagement" (7/29/1962, p32)
"Thornton or Metzger? Tomorrow Tells" (11/3/1952, p1)
"Three Appointed to Staff of Attorney-General Elect" (12/29/1948)
"Truman's Aid in Cemetery Case Sought" (7/16/1949)
"Warden Roy Best is Indicted" (11/30/1950, p5)
"Who is This Fellow John Metzger?" (7/24/1949)
"Why Civil Service Doesn't Work" (9/22/1949, p23)

Time
"The Beau from Mo" (10 September 1951)

Up The Creek (Denver)
"Here Comes The Judge" (clipping, no date)

Unknown Sources (Clippings – Denver Public Library)
"Declares War on Colorado Gamblers Pleads For Police Powers for Patrol" (12/28/1949)
"Former Attorney General to Talk to Luncheon Club" (3/21/1951)
"John Metzger to Run For Governor- Maybe" (clipping, no date)
"Johnson and Metzger Both Announce They'll Run for Re-Election" (7/9/1950)
"Legal Problem Posed When House Takes Four-Day Holiday" (clipping, no date)
"Loretto Concludes Law Conference" (3/15/1951)
"McCarthy Aids Lenin Plan, Metzger Says" (clipping, no date)
"Metzger as Special Prosecutor" (9/10/1949)
"Metzger Charges Big Firms Seek to Corner Colorado Gas Reserves" (clipping, no date)
"Metzger Contended In Law Practice" (3/3/1951)
"Metzger Does More Than Talk" (clipping, no date)
"Metzger: He Pokes a Nose" (clipping, no date)
"Metzger Hints Counter lawsuit Against Briscoe" (clipping, no date)
"Metzger Is a Harsh Man" (3/3/1950)
"Metzger Says 'Gangster Type Hoodlums' Infiltrating Parties" (clipping, no date)
"Metzger Starts Job for OPS" (clipping, no date)
"Metzger Story Is Horatio Alger Saga" (9/4/1952)
"Metzger Tags Act 'Hitlerian'" (4/17/1950)
"Metzger Warns Offices: Keep Contracts Legal" (clipping, no date)
"Metzger Will Not Run For Anything, He Says" (8/23/1949)
"Metzger's Wise Decision" (8/25/1949)
"Rather A Good Fellow" (clipping, no date)
"Stapleton Named" (9/6/1952)
"Stick Around and Watch the Fun" (12/29/1950)
"The Record of John W. Metzger" (clipping, no date)
"Tolerate Slots, Metzger Urged" (clipping, no date)
"War Vets in State Asylum Must Pay, Metzger Holds" (10/20/1949)

Interviews

Bill Metzger & Karen Metzger Keithley. Conducted by Ron Sladek, Tatanka Historical Associates Inc., at Westminster City Hall, 11/13/2006. (Transcript located in the offices of Tatanka Historical Associates, Fort Collins, CO)

Bill Metzger & Karen Metzger Keithley. Conducted by Ron Sladek, Tatanka Historical Associates Inc., at the Metzger Farm, 3/19/2007. (Transcript located in the offices of Tatanka Historical Associates, Fort Collins, CO)

Karen Metzger Keithley. Conducted by Ron Sladek, Tatanka Historical Associates Inc., by telephone, 6/6/2012. (Transcript located in the offices of Tatanka Historical Associates, Fort Collins, CO)

Gip Wilson. Conducted by Ron Sladek, Tatanka Historical Associates Inc., at the Metzger Farm, 2/27/2006. (Transcript located in the offices of Tatanka Historical Associates, Fort Collins, CO)

Websites

The Political Graveyard - www.politicalgraveyard.com (accessed May 2012)

Colorado Springs School - www.css.org (accessed May 2012)

Colorado State Archives – www.colorado.gov (accessed May 2012)

Hobby Farms – www.hobbyfarms.com (accessed May 2012)

Local Government Documents

Chain of Title, Adams County Clerk & Recorder (Brighton, CO), 1904-1943

Property Profile, Adams County Assessor (Brighton, CO)

Metzger Farm Open Space Master Plan. Prepared for the Broomfield-Westminster Open Space Foundation by Wenk Associates, Winter 2010.

Metzger Farm Preservation Plan. Prepared for the Broomfield-Westminster Open Space Foundation by Tatanka Historical Associates, June 2007.

Census Records

Population Schedules, US Department of Commerce, Census Bureau, 1850-1930

General Land Office / Bureau of Land Management Records

Albert Gay, Patentee. Issue Date: 1/30/1885. Acres: 80 (W½, SW¼, Sec. 32, T1S-R68W). Homestead Certificate #3644. BLM Serial #COCOAA 066903.

Edgar G. Bates, Patentee. Issue Date: 10/15/1875. Acres: 80 (E½, SW¼, Sec. 32, T1S-R68W). Homestead Certificate #542. BLM Serial #COCOAA 066841.

Unpublished Materials

"Sales Log of Loch-in-Vale Farms, Shorthorn Dispersion Sale." Brochure developed by John Metzger for the sale of his prize winning Scotch Shorthorn cattle herd at the National Western Stock Show in Denver, Colorado on 18 January 1950. (From the collection of Karen Metzger Keithley.)

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 # _____
____recorded by Historic American Landscape Survey # _____

Primary location of additional data:

X State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
X Other Metzger Family
Name of repository: Denver Pubic Library
History Colorado

Historic Resources Survey Number (if assigned): _____5AM.2830_____

10. Geographical Data

Acreage of Property 150.9 acres
(Do not include previously listed resource acreage.)

The UTM reference point was derived from heads up digitization on Digital Raster Graphic (DRG) maps provided to OAHP by the U.S. Bureau of Land Management.

UTM References (NAD 27)
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1	13	497 125	4418 649
2	13	497 407	4418 649
3	13	497 407	4418 802
4	13	498 001	4418 8002

Verbal Boundary Description

The boundary of the nominated property encompasses 150.9 acres that make up the majority of the southwest quarter of section 32, township 1 south, range 68 west of the 6th principal meridian. In general terms, the site is bordered by West 120th Avenue on the south, Lowell Boulevard on the west, West 124th Avenue on the north, and by a legal property line on the east, further described as 12080 Lowell Boulevard, Westminster, Jefferson County, Colorado. This excludes a rectangular portion in the northwestern section, which was sold by the Metzgers early in their ownership.

Boundary Justification

The nominated boundary for this historic property follows its legal description and includes the entire mid-twentieth century farmstead, together with the surrounding lakes and agricultural crop fields and pasture. Due to the widening of 120th Avenue, the acreage decreased by about nine acres in the last 30 years, however, this did not affect the overall integrity. As well, the Metzgers sold a rectangular portion of land in the northwestern part of their land early in their ownership, and therefore this portion is not included in the nomination boundary. Together, these features maintain and preserve the site's historical and physical integrity dating from the periods of significance. The boundaries include all of the land and built features that were transferred from the Metzger family to the Broomfield-Westminster Open Space Foundation in 2006.

Additional UTMS

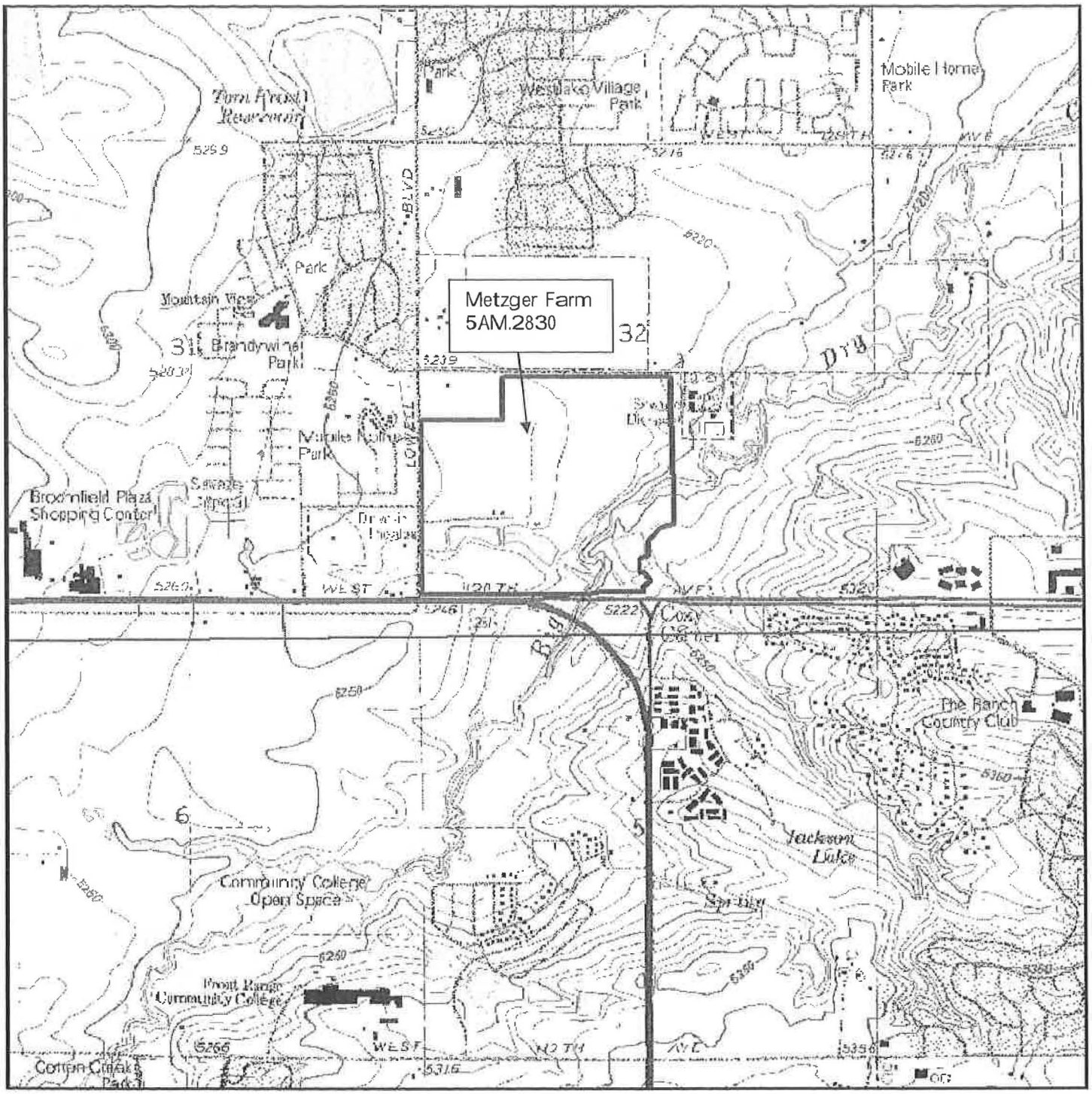
5) 13; 498 011 mE; 4418 281 mN
6) 13; 497 904 mE; 4418 040 mN
7) 13; 497 125 mE; 4418 037 mN

METZGER FARM
Name of Property

ADAMS, COLORADO
County and State

USGS Section with Area Perspective
Lafayette Quadrangle
7.5 Minute Series

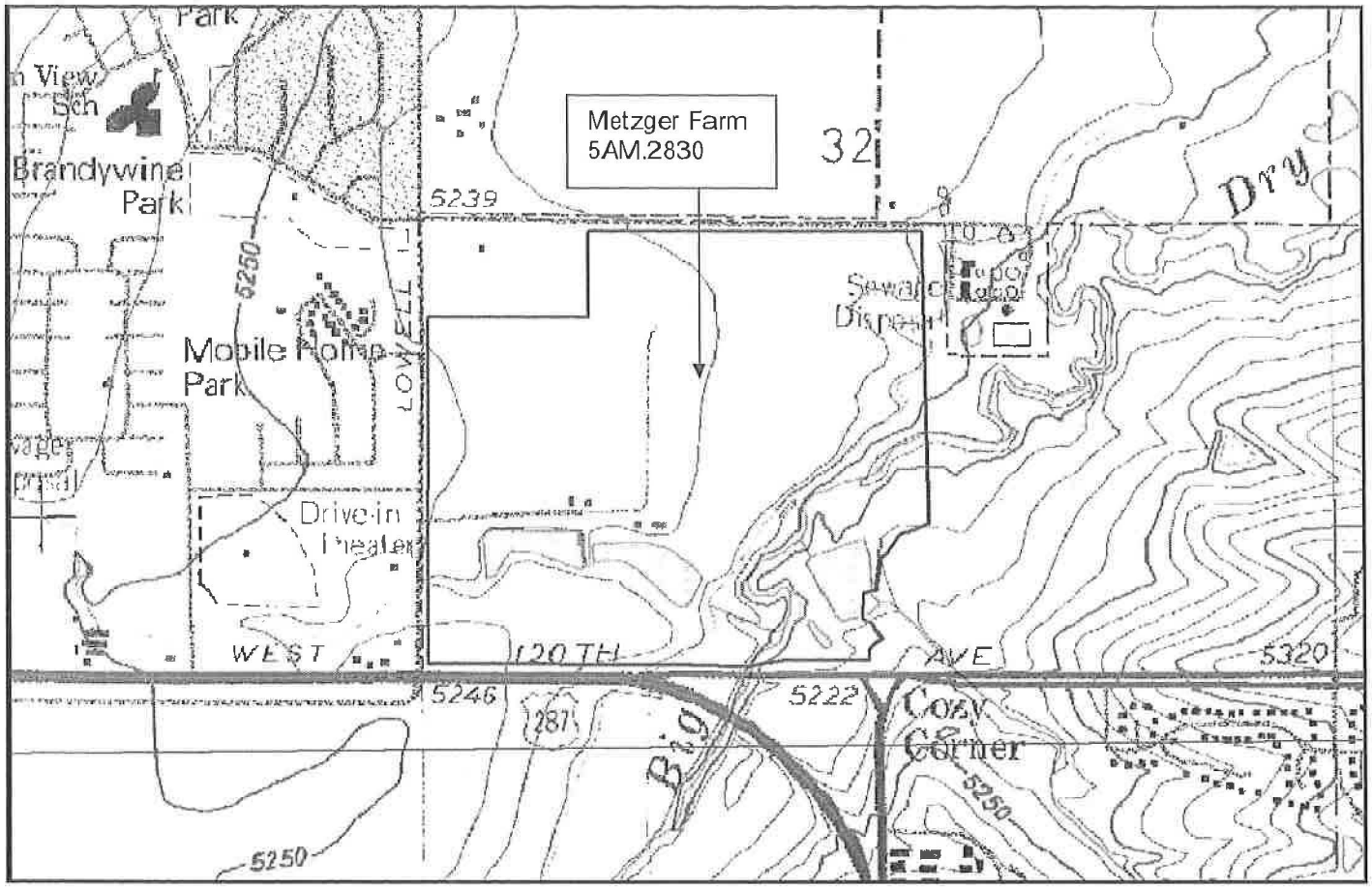
PLSS: Township 1 South, Range 71 West
Section 32, 6th P.M.
Elevation: 5230'



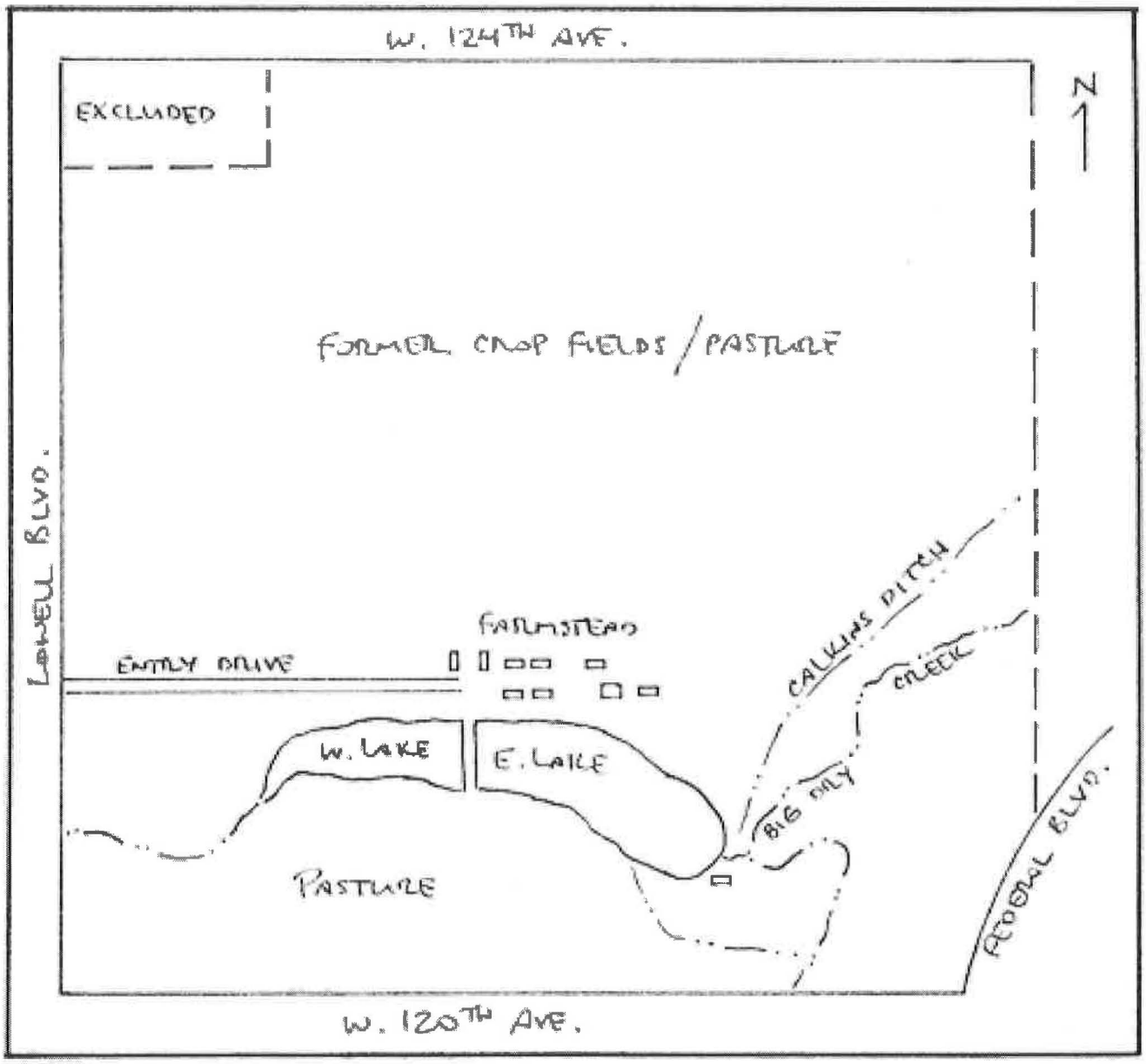
METZGER FARM
Name of Property

ADAMS, COLORADO
County and State

USGS Section with Close-Up Perspective
Lafayette Quadrangle
7.5 Minute Series

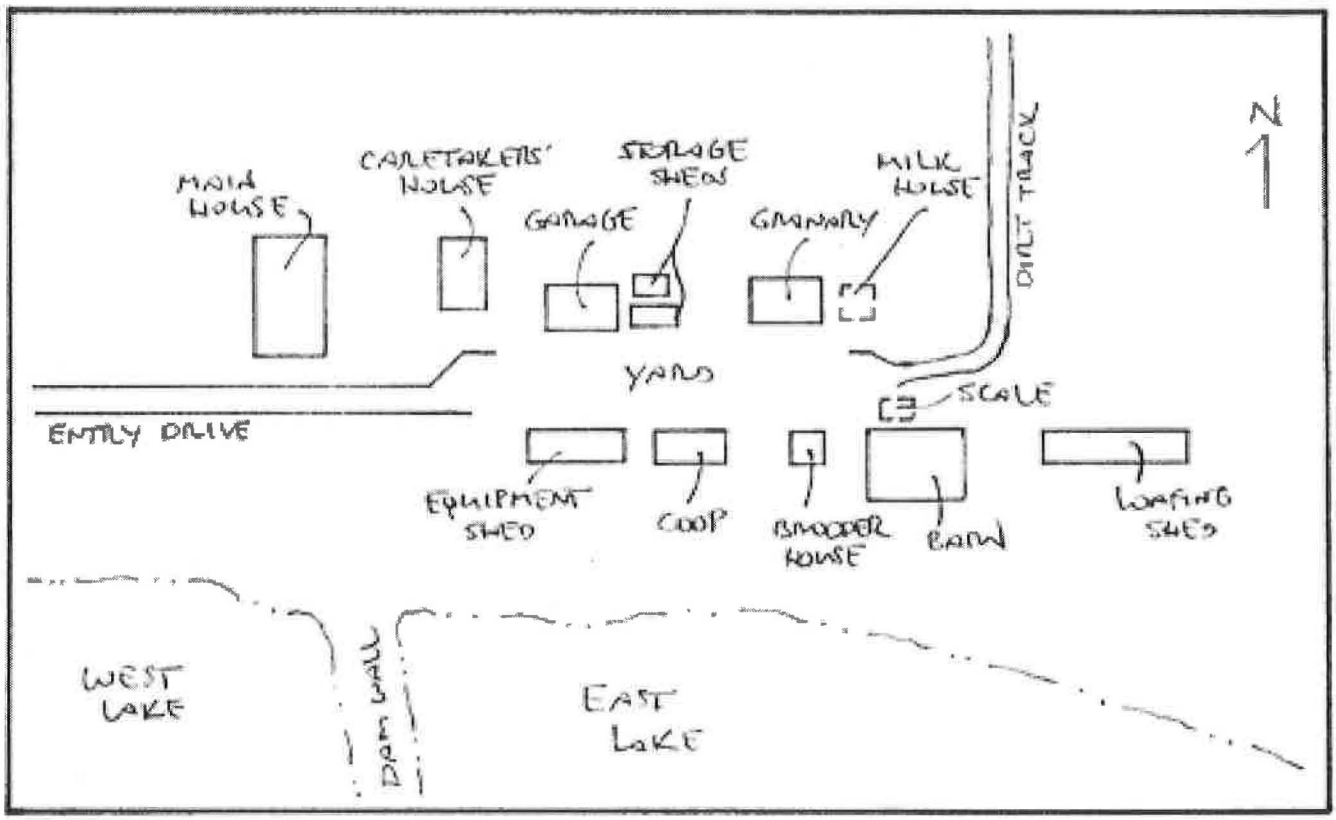


Sketch Map of Farm



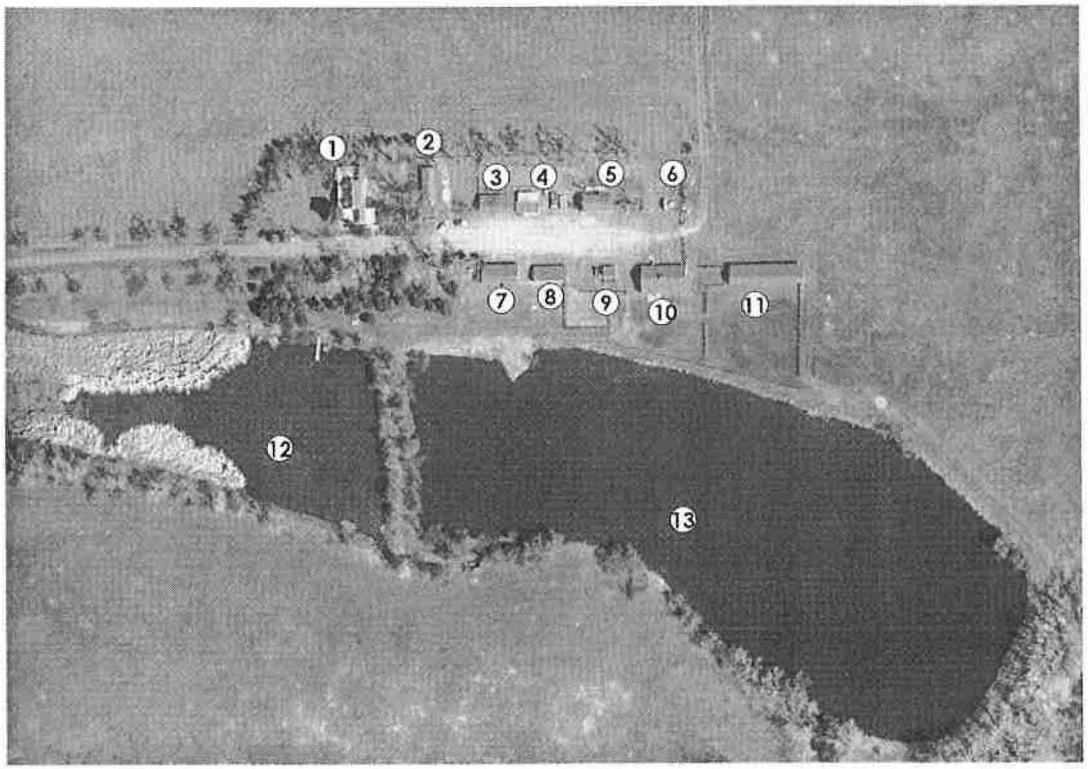
Sketch map drawn by Ron Sladek, 2012

Sketch Map of Farmstead Building Complex



Sketch map of farmstead building complex drawn by Ron Sladek, 2012

Aerial Farmstead Plan



1. METZGER HOUSE
2. CARETAKER HOUSE
3. SHOP AND GARAGE
4. STORAGE BUILDING
5. GRANARY
6. APPROXIMATE LOCATION OF FORMER MILK HOUSE, ROOT CELLAR, AND PUMP HOUSE
7. IMPLEMENT SHED
8. CHICKEN HOUSE
9. BROODER HOUSE
10. BARN AND HORSE STALLS
11. STOCK STANDING SHED
12. UPPER POND
13. LOWER POND

11. Form Prepared By

name/title RON SLADEK, PRESIDENT (for property owner)
organization TATANKA HISTORICAL ASSOCIATES INC. date 7 JUNE 2012 (REVISED 7/13/12)
street & number P.O. BOX 1909 telephone 970/221-1095
city or town FORT COLLINS state CO zip code 80522
e-mail tatanka@verinet.com

Photograph Log

The following information applies to all of the black and white photographs submitted with this registration form:

Name of property:	Metzger Farm
City, county and state:	Westminster, Adams County, Colorado
Photographer:	Ron Sladek
Date photographed:	14 May 2012
Location of originals:	Tatanka Historical Associates Inc. 612 S. College Ave., Suite 21 P.O. Box 1909 Fort Collins, CO 80522

Photograph #1: General View of the Farmstead from the East Pond. View to the NW.

Photograph #2: Farmhouse. View to the E.

Photograph #3: Farmhouse. View to the SW.

Photograph #4: Farmhouse. View to the NE.

Photograph #5: Farmhouse. View to the NW.

Photograph #6: Farmstead. View to the W.

Photograph #7: Caretakers' House. View to the NW.

Photograph #8: Caretakers' House. View to the SE.

Photograph #9: Garage/Shop. View to the NW.

Photograph #10: Garage/Shop. View to the SE.

Photograph #11: Large File Storage Shed. View to the NW.

Photograph #12: Small File Storage Shed. View to the SW.

Photograph #13: Granary. View to the NE.

Photograph #14: Granary. View to the SW.

Photograph #15: Milk House Foundation. View to the NE.

Photograph #16: General View of the Farmstead. View to the NW.

Photograph #17: Barn. View to the NE.

Photograph #18: Barn. View to the SW.

Photograph #19: Loafing Shed. View to the NE.

Photograph #20: Loafing Shed. View to the SW.

Photograph #21: Brooder House. View to the NW.

Photograph #22: Brooder House. View to the SE.

Photograph #23: Chicken Coop. View to the NE.

Photograph #24: Chicken Coop. View to the SW.

Photograph #25: Equipment Shed. View to the NW.

Photograph #26: Equipment Shed. View to the SW.

Photograph #27: East Pond Pump House. View to the NW.

Photograph #28: East Pond Pump House. View to the southeast

Photograph #29: Corrals North of the East Pond. View to the SE.

Photograph #30: Vegetable Garden. View to the W.

Photograph #31: Vegetable Garden. View to the E.

Photograph #32: Truck Scale. View to the S.

Photograph #33: Equipment on Site. View to the NE.

Photograph #34: Weed Burner.

Photograph #35: Industrial Blower.

Photograph #36: Air Compressor.

Photograph #37: Farmall Tractor.

Photograph #38: Ditcher & Manure Spreader.

Photograph #39: Chicken Coop Well. View to the NE.

Photograph #40: Domestic Wells. View to the NE.

Photograph #41: East Pond. View to the W.

Photograph #42: East Pond. View to the SE.

Photograph #43: West Pond. View to the SW.

Photograph #44: West Pond & Pier. View to the SW.

Photograph #45: Entry Drive. View to the E.

Photograph #46: Entry Drive. View to the W.

Photograph #47: North Crop Field. View to the N.

Photograph #48: Windmill & Well in North Field. View to the northeast

Photograph #49: Calkins Ditch. View to the SW.

Historic Images

Figure No.	Image Description
1	Aerial Photograph – Northern Area of Farm, circa 2010
2	Aerial Photograph – Southern Area of Farm, circa 2010
3	Aerial Photograph – Farmstead & Ponds, circa 2010
4	Willits Farm Map, 1899, courtesy Denver Public Library
5	Lafayette Quadrangle, 1944
6	Betty and Karen Metzger, Front Porch of the Farmhouse, 1946, Courtesy Metzger Family Photo Collection
7	John Metzger, Attorney General *Rocky Mountain News, 1949*
8	John Metzger at his farm *Denver Post,* 5 June 1949

9 Metzger Family, *Denver Post,* 5 June 1949

10 The Metzger Family at Home Promotional Photograph for the New Colorado Attorney General 1949, Courtesy Metzger Family Photo Collection

11 John Metzger, Racing Commission Hearings at the State Capitol, *Rocky Mountain News,* 20 July 1949

12 *Rocky Mountain News,* 20 August 1949

13 *Denver Post,* 13 June 1950

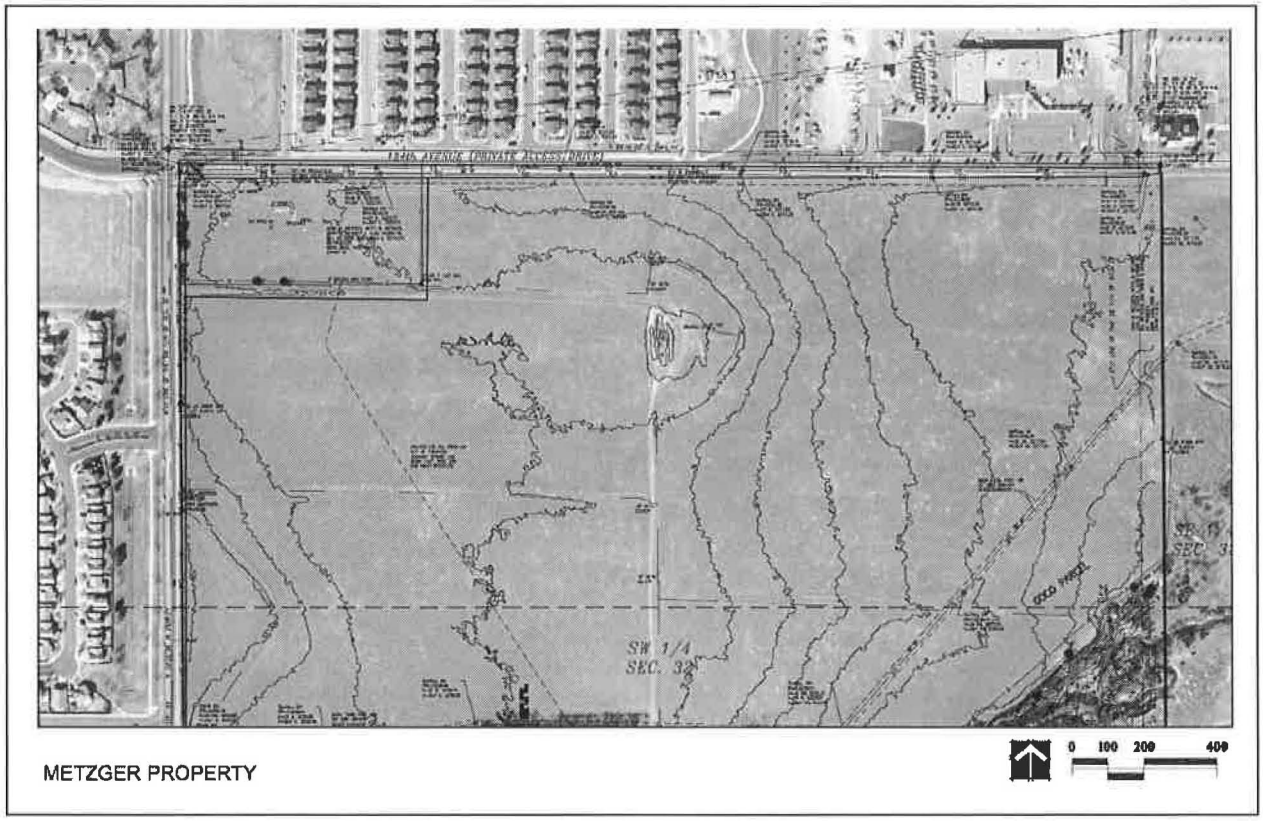
14 Advertisement Used in Newspapers Statewide, Candidacy for Governor, 1952

15 Advertisement Used in Candidacy for Governor, various newspapers, 1952

16 Bill Metzger, Front Porch of the Farmhouse, Circa 1954, Courtesy Metzger Family Photo Collection

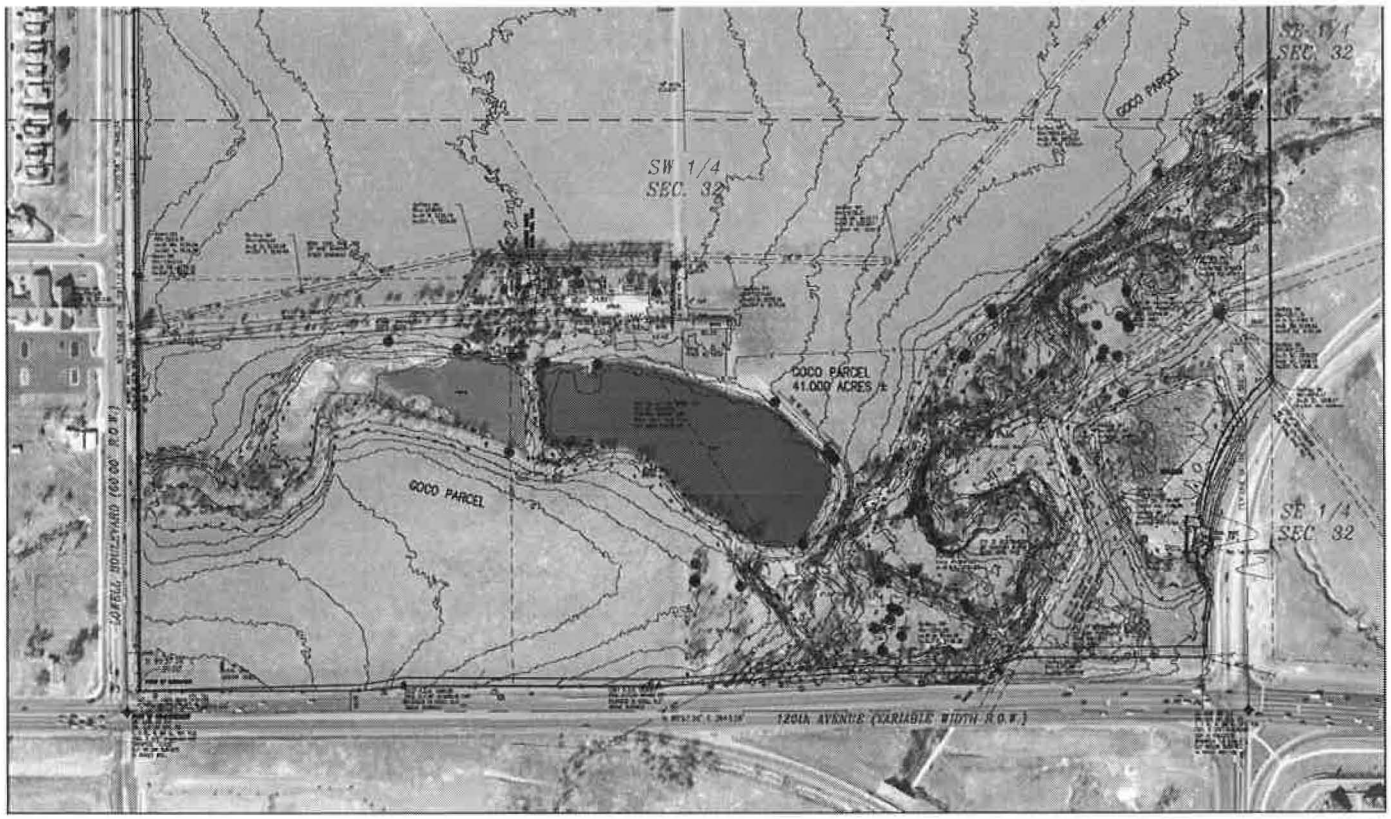
17 John Metzger, Back Porch of the Farmhouse, Circa 1954, Courtesy Metzger Family Photo Collection

Figure 1
Aerial Photograph – Northern Area of Farm



Circa 2010

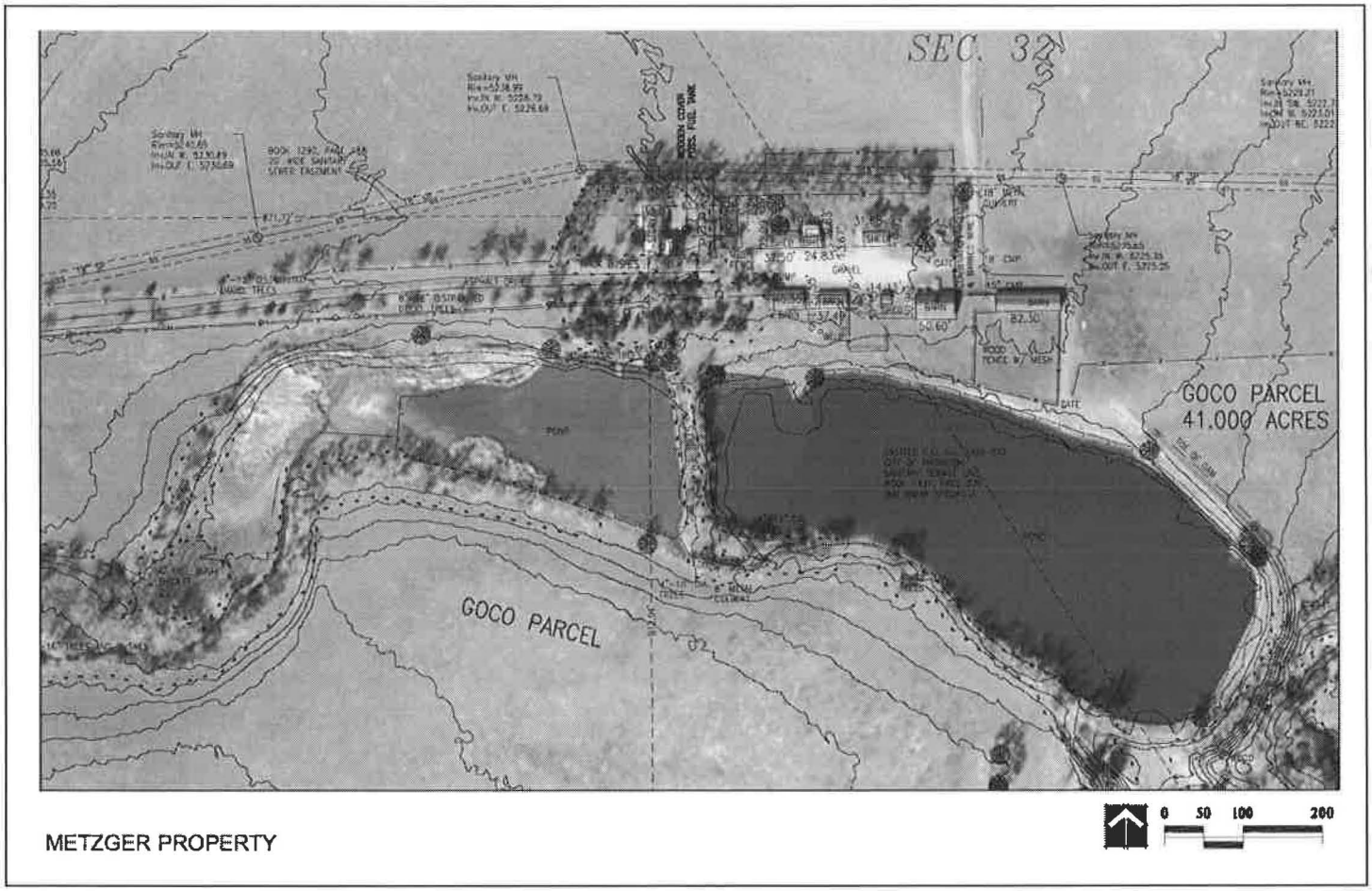
Figure 2
Aerial Photograph – Southern Area of Farm



METZGER PROPERTY

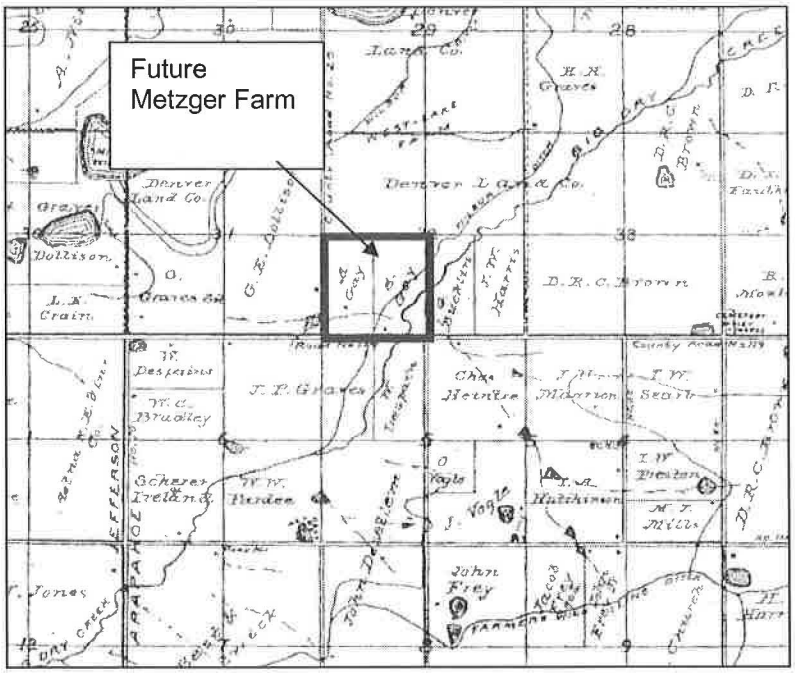
Circa 2010

Figure 3
Aerial Photograph – Farmstead & Ponds

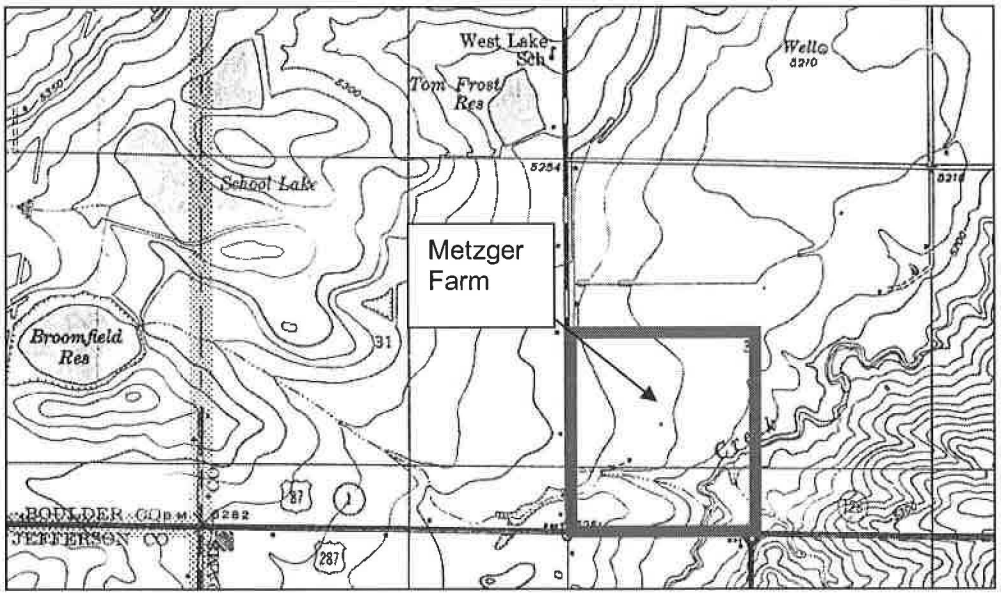


Circa 2010

Figures 4 & 5
Historic Maps



Willits Farm Map
1899



Lafayette 7.5' Quadrangle
1944

Historic Images

Figure 6

Betty and Karen Metzger Front Porch of the Farmhouse 1946, Courtesy Metzger Family Photo Collection

Figure 7

John Metzger, Attorney General *Rocky Mountain News* 1949

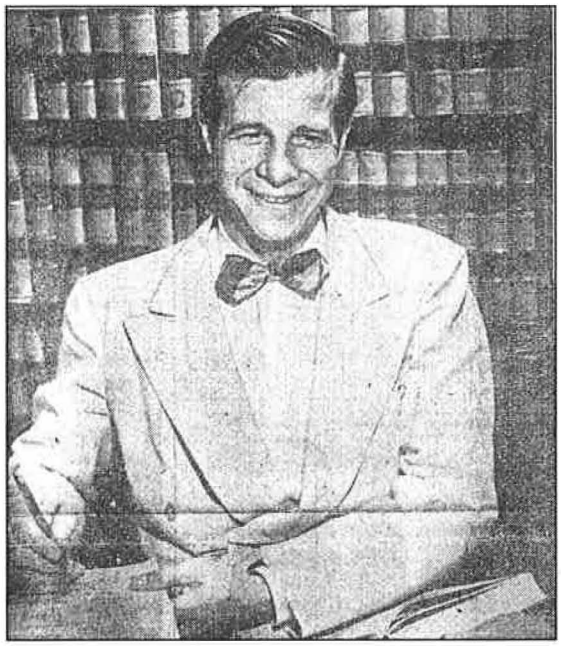


Figure 8

John Metzger at his farm

Denver Post
5 June 1949

John W. Metzger is proud of his farm and the cattle, such as the animal he shows here, which he breeds for fun and profit.

Figure 9

The Metzger Family

Denver Post
5 June 1949

The Metzger family portrait features the attorney general's wife, Betty, his laughing daughter, Karen, 3, and his 3-month-old son and heir, John W. Metzger II, a handsome foursome.

Figure 10

The Metzger Family at Home Promotional Photograph for the New Colorado Attorney General 1949, Metzger Family Photo Collection

Figure 11

John Metzger, Racing Commission Hearings at the State Capitol

Rocky Mountain News
20 July 1949

Figure 12

Rocky Mountain News
20 August 1949

Rocky Mountain News

DENVER, COLO., SATURDAY, AUG. 20, 1949

PUBLIC SCHOOLS SHUT TO RELIGION BY METZGER BAN

Figure 13

Denver Post
13 June 1950

Figure 14

Advertisement Used in Newspapers Statewide Candidacy for Governor 1952

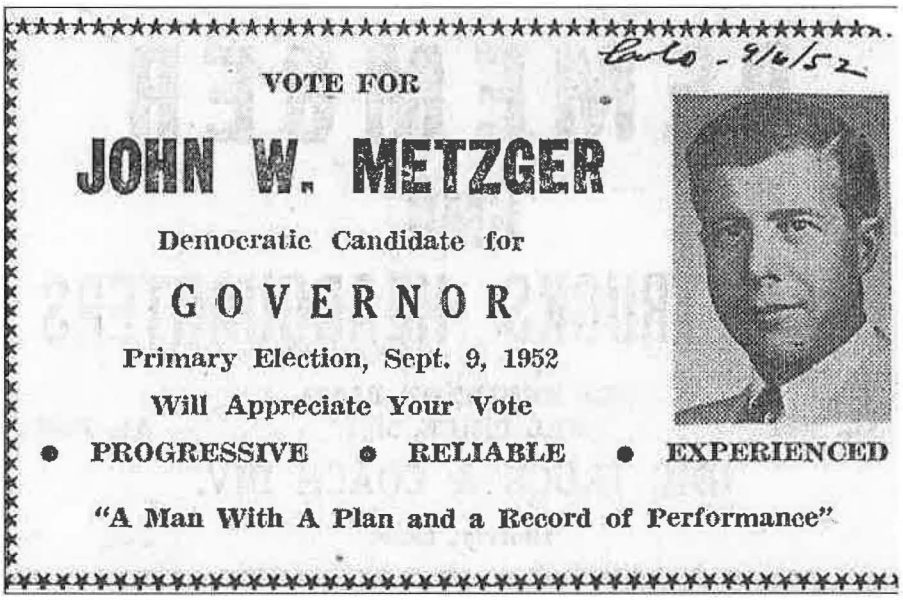


Figure 15 Sale Log of the Loch-In-Vale Farms, January 18, 1850

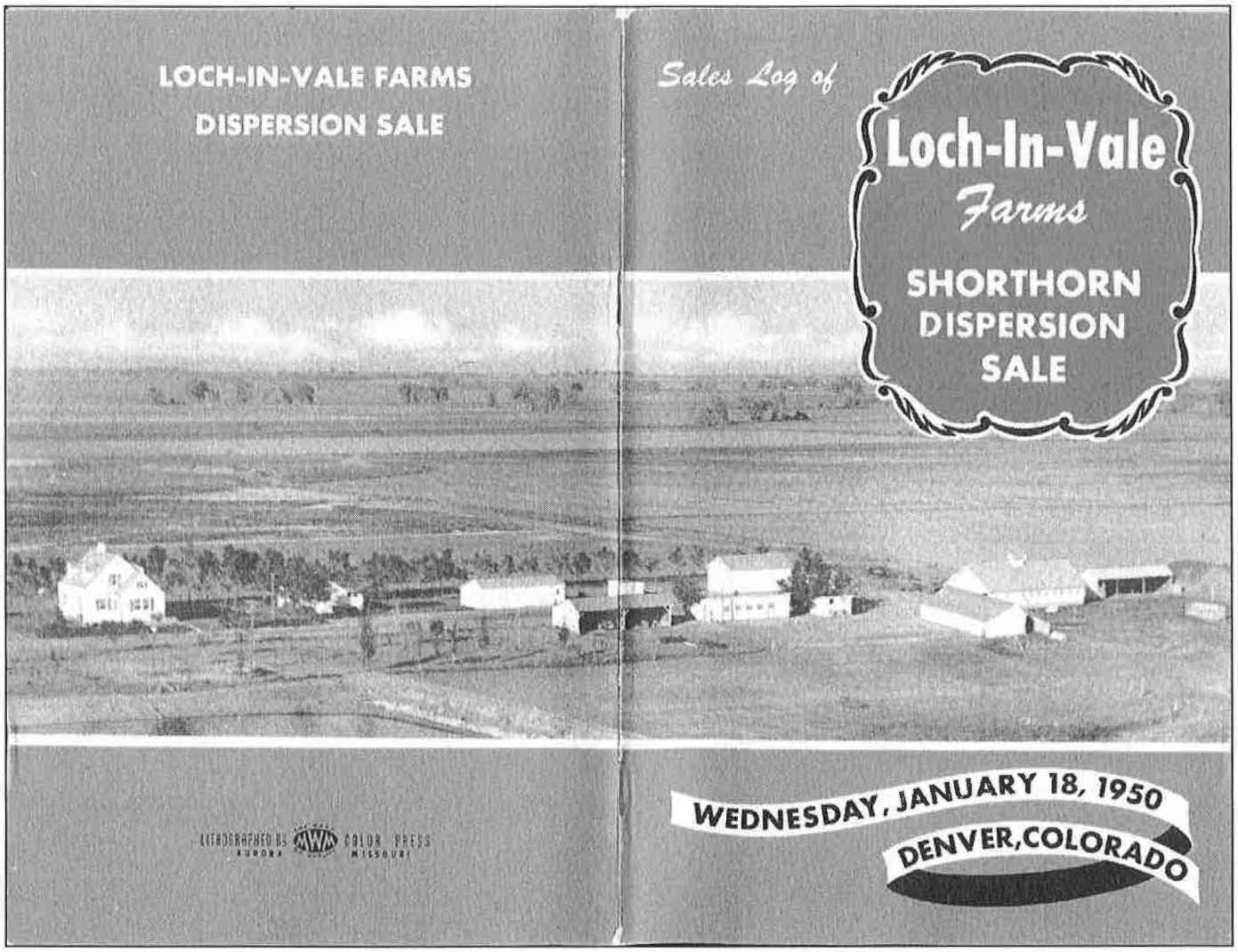


Figure 16

Bill Metzger
Front Porch of the Farmhouse
Circa 1954

Courtesy Metzger Family
Photo Collection

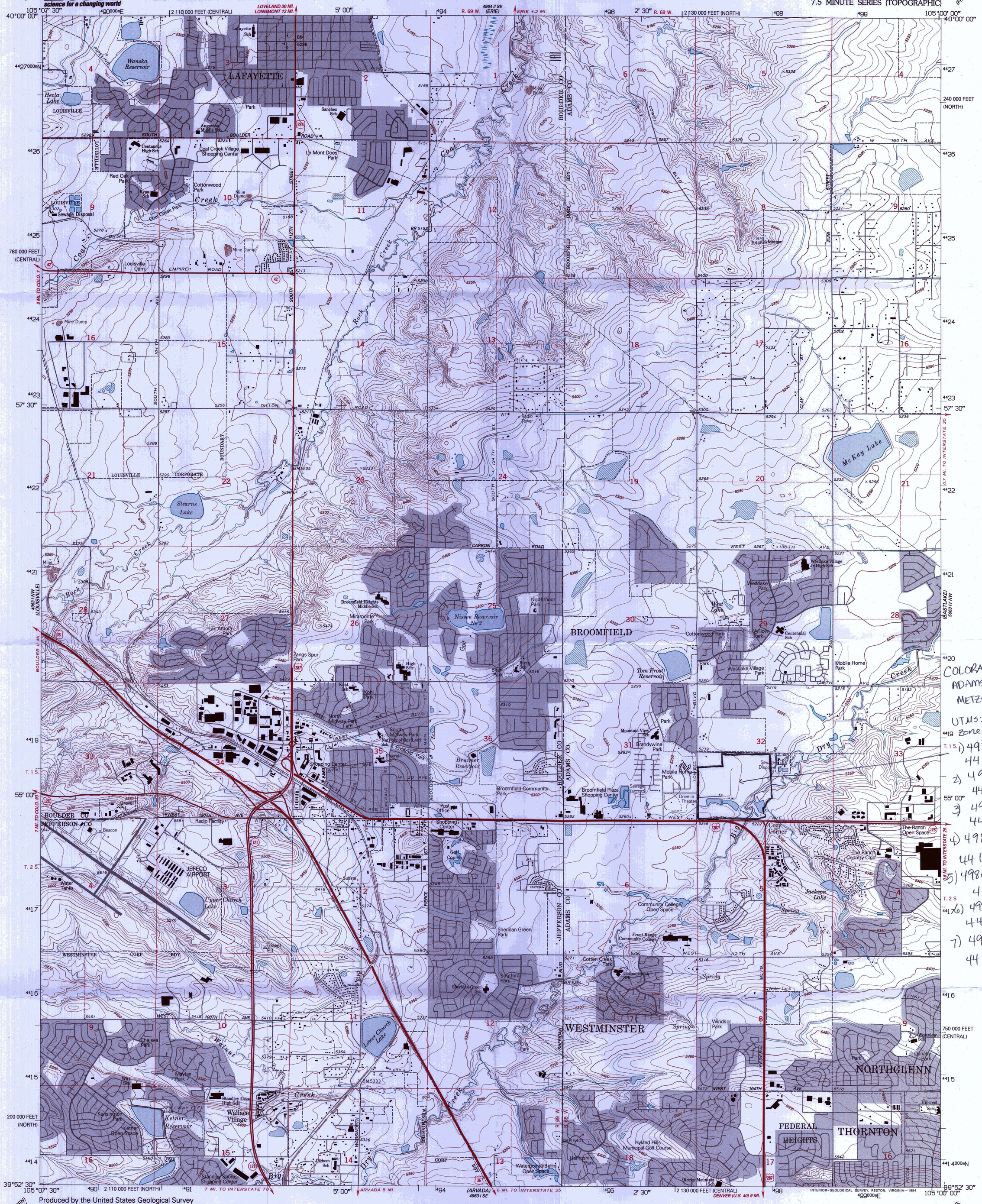
Figure 17

John Metzger
Back Porch of the Farmhouse
Circa 1954

Courtesy Metzger Family
Photo Collection

USGS
science for a changing world
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

LAFAYETTE QUADRANGLE
COLORADO
7.5 MINUTE SERIES (TOPOGRAPHIC)



COLORADO –
ADAMS –
METZGER FARM

UTMs:
Zone 13;
1) 497 125 mE
4418 649 mN
2) 497 407 mE
4418 649 mN
3) 497 407 mE
4418 802 mN
4) 498 001 mE
4418 802 mN
5) 498001 mE
4418 281 mN
6) 497 904 mE
4418 040 mN
7) 497 125 mE
4418 037 mN

Produced by the United States Geological Survey
Control by USGS and NOS/NOAA

Compiled from aerial photographs taken 1964. Field checked 1965
Revised from aerial photographs taken 1988 and 1990 and other sources. Map edited 1994. Contours and land elevations have not been revised and may conflict with other content

North American Datum of 1927 (NAD 27). Projection and blue 1000-meter Universal Transverse Mercator ticks, zone 13
10 000-foot ticks: Colorado Coordinate System, north and central zones

North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software

Gray tint indicates areas in which only landmark buildings are shown

Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked

UTM GRID AND 1994 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET
GN MN 0°02′ 1 MIL 11° 196 MILS

20% TOTAL RECOVERED FIBER

SCALE 1:24 000
1 ½ 0 1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 .5 0 1 KILOMETER

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

COLORADO
QUADRANGLE LOCATION

ROAD CLASSIFICATION
Heavy-duty — Light-duty
Medium-duty — Unimproved dirt
U.S. Route — State Route

LAFAYETTE, CO
39105-H1-TF-024

1965
REVISED 1994
DMA 4963 I NE-SERIES V877

ISBN 0-607-12197-1

dish

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Metzger Farm

MULTIPLE NAME:

STATE & COUNTY: COLORADO, Adams

DATE RECEIVED: 2/01/13 DATE OF PENDING LIST: 3/05/13
DATE OF 16TH DAY: 3/20/13 DATE OF 45TH DAY: 3/20/13
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000077

REASONS FOR REVIEW:

APPEAL:	N	DATA PROBLEM:	N	LANDSCAPE:	N	LESS THAN 50 YEARS:	N
OTHER:	N	PDIL:	N	PERIOD:	N	PROGRAM UNAPPROVED:	N
REQUEST:	N	SAMPLE:	N	SLR DRAFT:	N	NATIONAL:	N

COMMENT WAIVER: N

✓ ACCEPT ___RETURN ___REJECT 3.20.13 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA_____

REVIEWER_____ DISCIPLINE_____

TELEPHONE_____ DATE_____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

HISTORY Colorado

RECEIVED 2280
FEB 01 2013
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

January 23, 2013

Carol Shull
Acting Keeper of the National Register
National Register of Historic Places
1201 Eye "I" Street, N.W. 8th Floor (MS 2280)
Washington, D.C. 20005-5905

Re: National Register nomination for the Metzger Farm, Adams County, Colorado (5AM.2830)

Dear Ms. Shull:

We are pleased to submit for your review the enclosed National Register of Historic Places nomination for the Metzger Farm (5AM.2830) in Adams County, Colorado.

The State Review Board reviewed the nomination at its meeting on September 21, 2012. The board voted unanimously to recommend to the State Historic Preservation Officer that the property met the criteria for listing in the National Register.

We look forward to the formal listing of this property. If you have any questions, please do not hesitate to contact me.

Sincerely,

Heather Peterson
National & State Register Historian
Office of Archaeology and Historic Preservation
History Colorado
(303) 866-4684
(303) 866-2041 (fax)
heather.peterson@chs.state.co.us

Enclosures
- Registration forms
- USGS map
- Photographs
- CD × 2
- Support Letter

COLORADO CERTIFIED LOCAL GOVERNMENT NATIONAL REGISTER NOMINATION REVIEW REPORT FORM

Property Name: METZGER FARM

Address: 12080 Lowell Boulevard

Certified Local Government: City of Westminster, Colorado

Date of public meeting at which nomination was reviewed: September 4, 2012 (Board)
September 10, 2012 (City Council)

Eligibility Criteria: (Check applicable boxes)

- [x] Criterion A
- [x] Criterion B
- [x] Criterion C
- [ ] Criterion D

Please check the boxes below appropriate to the nomination review:

Commission/Board

- [x] The commission/board recommends that the nomination meets the criteria checked above.
- [ ] The commission/board recommends that the nomination fails to meet any of the above criteria.
- [ ] The commission/board chooses not to make a recommendation on the nomination. Attach an additional sheet explaining the lack of a recommendation.

Chief Elected Official

- [x] The chief elected official recommends that the nomination meets the criteria checked above.
- [ ] The chief elected official recommends that the nomination fails to meet any of the above criteria.
- [ ] The chief elected official chooses not to make a recommendation on the nomination. Attach an additional sheet explaining the lack of a recommendation.

Attach an additional sheet to make any further comments.

Certify this report with both signatures below

CLG Commission/Board Chair or Representative

Print name: Kaaren Hardy, Historic Landmark Board Co-Chair

Signature: Kaaren K Hardy 9/5/12 (Date)

Chief Elected Official or Designee

Print name: Nancy McNally, Mayor

Signature: Nancy McNally 9/10/12 (Date)