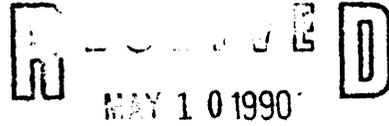


NPS Form 10-900
(Rev. 8/86)
NPS/CHS Word Processor Format
(Approved 03/88)

OMB No. 1024-0018

United States Department of the Interior
National Park Service



**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

**NATIONAL
REGISTER**

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable". For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries. Use letter quality printers in 12 pitch. Use only 25% or greater cotton content bond paper.

1. Name of Property

historic name: Harris Park School
other names/site number: Westminster Grade School, DeSpain Sr., Pleasant Schoolhouse and Educational Center, 5AM.442

2. Location

street & number: 7200 Lowell Boulevard (NA) not for publication
city, town: Westminster (NA) vicinity
state: Colorado code: CO county: Adams code: 001 zip code: 80030

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
() private	(x) building(s)	contributing	noncontributing
(X) public-local	() district	<u>1</u>	<u>0</u> buildings
() public-State	() site	<u> </u>	<u> </u> sites
() public-Federal	() structure	<u> </u>	<u> </u> structures
	() object	<u> </u>	<u> </u> objects
		<u>1</u>	<u>0</u> Total
Name of related multiple property listing:		No. of contributing resources previously listed in the National Register <u>0</u>	
<u>N/A</u>			

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4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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.
() See continuation sheet.

Barbara Sudler
Signature of certifying official

5-2-90
Date

State Historic Preservation Officer, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property () meets () does not meet the National Register criteria. () See continuation sheet.

Signature of Commenting or Other Official

Date

State or Federal Agency and Bureau

5. National Park Service Certification

I, hereby, certify that this property is:

() entered in the National Register.
() See continuation sheet

Bill Boland 8/30/90

() determined eligible for the National Register. () See continuation sheet

() determined not eligible for the National Register.

() removed from the National Register.

() other, (explain:) _____

Signature of the Keeper

Date of Action

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6. Functions or Use

Historic Functions
(enter categories from instructions)

Current Functions
(enter categories from instructions)

Education/School

Education/School

7. Description

Architectural Classification
(enter categories from instructions)

Materials
(enter categories from instructions)

Other: Vernacular

foundations Brick
walls Brick
roof Asphalt Shingle
other _____

Describe present and historic physical appearance.

The Harris Park School, now called the Pleasant DeSpain Sr. Schoolhouse, is a one-story detached building constructed sometime between 1892 and 1899 with a 1926 -1927 addition to the north. It stands on its original acre located on the corner of 72nd and Lowell Boulevard in the present day city of Westminster. The school was built close to the historic center of town and was meant to service the children from the Harris Park subdivision and surrounding area. The present day grounds are landscaped on the south and west sides of the building facing the streets. To the east of the structure is visitor and employee parking, while the north side faces a tennis court. An educational complex of school buildings has sprung up to the north and east of the schoolhouse. Built over the years to serve the growing community of Westminster, the current Career Enrichment Park embodies the first high school built in 1929, a vocational training school which was the first junior high school in 1949, and the small Harris Park Schoolhouse. The little school signifies the early historic beginnings of education in the city and it continues today to serve children in the area. A Romanesque Revival building when it was originally built, the building was extensively remodeled to incorporate elements of the Craftsman style which was popular in the 1920s and 1930s. This schoolhouse is unique in its architectural value to the city.

Its present appearance includes a truncated hip roof of asphalt shingles, a square plan with 8163.3 sq. ft. and five classrooms. The original exterior of soft red sandstone brick was resurfaced with fired tan brick in 1926-1927. Some of the original architectural details were altered at that time. There is a double red belt course along the bottom of the building while a polychromatic effect over the entrance is achieved with the use of tan and red brick

(x) See continuation sheet

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 2

Harris Park School

The original dormers above the windows and the conical roof on the west tower were removed during the 1926-27 remodeling. However, other original elements can still be seen such as the arched entry and the tower base with tall, narrow windows.

Two original steeply pitched projecting gables continue to serve as the east and west entrances while a third was built as part of the 1926-27 addition. The original square south tower was also an entrance, but it is no longer in use. The entrance gables show a suggestion of half timbering above arched doorways, balanced by long slender windows. The original south tower has a tapered roof which is topped by a finial and is flanked by paired windows.

Fan light windows crown all the semi-circular arch doorways. All of the windows are nine-over-nine sash and have red brick lintels and sills. Rafter ends are seen under the tongue and groove boards. The roof is covered in non-original asphalt shingles. There is one tan brick chimney towards the center of the structure. An original small west doorway was bricked over with new tan brick during 1926-27 remodeling and windows now cover the area. The cellar door is directly under the windows and is no longer in use.

Interior modifications and the 1926-27 addition to the original three room building provided students and teachers with running water and a girl's and a boy's restroom. The addition doubled the size of the structure and gave the school two more classrooms. Due to the growth of the community after World War II, the school became too small to use as classrooms. In 1957, the interior was modernized for use as administrative offices for School District 50 (owners). Carpet was installed as well as air conditioning, dropped ceilings and fluorescent lights.

Presently, the school serves as the book supply and storage for the district and offers reading programs to assist children who have reading problems, continuing to help children learn. Many original interior features exist. Original oak flooring with square head nails is visible as is original wainscoting and plaster walls. In the basement, evidence of the original red brick can be seen as can construction methods. In the attic, original and 1926 beams and truss systems are visible.

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8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: () nationally () statewide (X) locally

Applicable National Register Criteria (X) A () B (X) C () D
Criteria Considerations (Exceptions) () A () B () C () D () E () F () G

Areas of Significance

(enter categories from instructions)

Areas of Significance	Period of Significance	Significant Dates
Architecture	1926-1927	1926
Social History	1892-1940	1926

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Not known

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Pleasant DeSpain Sr. Schoolhouse meets criterion C for its architectural significance dating from its 1926 remodeling into an excellent example of vernacular architecture with Craftsman details in Westminster. The school meets Criterion A for its social significance. It served as a center of community activities and also reflected the growth of the community and its commitment to education. The building represents changes in the needs of the community as well as changes in architectural style; changes that have not compromised the building or its intended use.

Built between 1892 and 1899, the schoolhouse was known as Harris Park Schoolhouse after the subdivision where most of the students lived. The original building contained three classrooms and was designed in the Victorian Romanesque style of architecture. Located in a town of truck gardens and farms, the school was one of the few buildings built of brick. The elaborate style and permanence of the construction materials showed the vision and belief the town fathers had in their un-incorporated community. The land for the school had been sold to the school district by the son of the first settler in the area. Pleasant DeSpain, Sr. homesteaded in the area in 1870 and it was his son Benjamin DeSpain who bought the land from the government and then sold one acre of it to the school district for \$150.00 in February of 1892.

(x) See continuation sheet

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 2

Harris Park School

When completed, the school was the pride of the town and the center of community social activity. Two classrooms could be opened up by large folding doors into one large space with a stage. These doors are no longer in existence. The building provided space for community and club meetings, dances and sporting events from the 1890s into the 1940s. Children of town pioneers attended the school, such as the DeSpain children and the Edward Bruce Bowles children (the Bowles home is listed on the National Register). In 1911, Harris Park and the surrounding area incorporated as Westminster. The schoolhouse became known as the Westminster Grade School. Youngsters attending the first eight grades used two outhouses located in the backyard of the school as there was no running water in the building. The sites of two outhouses may have historic archaeological potential. However, the exact location of these sites is not known but is thought to be to the northeast of the school building. Hitching posts in front of the school held steady the most common form of transportation, while a wire fence was not to keep children in but, to keep wandering cows and livestock out.

Due to the growth of the community, the school became overcrowded. The size of the building during 1926 and 1927 was doubled with two more classrooms by an addition on the north side of the building. During this time, remodeling of the exterior and interior also took place. This school has architectural significance because of the attention to detail of the rehabilitation of the building from the Romanesque revival to a vernacular building with Craftsman style detailing. The use of natural colors like tan and red brick for the exterior and the polychromatic effect of those materials along with the incorporation of multi-pane windows and half timbering reflect the modern influences of the Craftsman style of architecture. By cutting down on the height of the building with removal of the window dormers and the replacement of the conical roof of the west tower with battlements, an attempt was made to emphasize a low horizontal composition to the building. Interior remodeling of the original section provided students and teachers with restrooms while most all original interior features were left intact.

As new schools were built to cope with the rapid population growth after World War II, the school became too small to handle the large number of children in the city. In 1957, the interior was modernized for use as administrative office for School District 50. Throughout the development of the community, the schoolhouse was adapted for use instead of being destroyed, showing the attachment to the structure by the citizens.

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Harris Park School

A bond issue in 1973 was used to construct a new administrative office building, freeing the schoolhouse of that use. As a result, the interior has been partially returned to original. Some of the false ceilings have been removed. Total restoration would not be difficult since so much of the original fabric is still present. Today the school is again serving children as a processing center for school books and supplies while functioning as a reading center for children with reading problems. Continuing to help children discover the world, the schoolhouse is as important to the future of our society today as it was yesterday.

Recently, at the urging of the Westminster Historical Society and De Spain family members, School District 50 officially renamed the building the Pleasant DeSpain Sr., Schoolhouse in honor of Westminster's first pioneer. With affection and pride the citizens of this city hold dear their architectural and socially significant schoolhouse.

9. Major Bibliographical References

Colorado. Map. Willets Farm Map of 1899, Western History Division of the Denver Public Library.

Flanders, David P. Great-great grandson of Pleasant DeSpain Sr., interview. Spring 1989.

"Harris Park Schoolhouse." Photocopy A, Colorado: Westminster Historical Society Collection.

(x) See continuation sheet

Previous documentation on file (NPS):

- () preliminary determination of individual listing (36 CFR 67) has been requested
- () previously listed in the National Register
- () previously determined eligible by the National Register
- () designated a National Historic Landmark
- () recorded by Historic American Buildings Survey # _____
- () recorded by Historic American Engineering Record # _____

Primary location of additional data:

- () State Historic Preservation Office
- () Other State agency
- () Federal agency
- () Local government
- () University
- (x) Other

Specify Repository:

Bowles House Museum Archives

10. Geographical Data

Acreage of property: One acre

UTM References

A 1|3 4|9|7|1|5|0 4|4|0|8|4|2|5
Zone Easting Northing

B | | | | | | | | | | | | | | | | | | | | | |
Zone Easting Northing

C | | | | | | | | | | | | | | | | | | | | | |
Zone Easting Northing

D | | | | | | | | | | | | | | | | | | | | | |
Zone Easting Northing

() See continuation sheet

Verbal Boundary Description

The Pleasant DeSpain Sr., Schoolhouse is situated on one acre of land located in the southwest one-quarter of southwest one-quarter of the southwest one-quarter of the southwest one-quarter of section 32, Township 2 South, range 68 West of

(x) See Continuation Sheet

Boundary Justification

The boundary includes the one acre of land historically associated with the property.

() See continuation sheet

11. Form Prepared By

Name/Title: Elizabeth Kalem

Organization: Westminster Historical Society

Street & Number: 8751 Dover Circle

City or Town: Westminster

Date: January 9, 1990

Telephone: (303) 431-1557

State: CO Zip Code: 80005

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

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Harris Park School

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- Smith, Marion. Westminster - Then and Now, 1975. Westminster: North Suburban, 1976.
- "Rural Schools: New and Old." Denver Post ca., 1948.
- Shipman, Duane. Longtime resident who attended Westminster Grade School from 1927-1935. Personal interview. Spring 1989.
- United States. Land Patent. bk. A2 p. 249. Brighton: County Clerk's Office, 1873.
- United States. Warranty Deed. bk. A36 p. 168. Brighton: County Clerk's Office, 1892.
- Wagner, Albin. Adams County: Crossroads of the West. 2 vols. Colorado: Board of Commissioners, 1977.
- Westminster. Building Permit. Westminster: Planning Office, 1957.

ARCHITECTURAL BIBLIOGRAPHY

- Noel, Thomas J. and Barbara S. Norgren. Denver - The City Beautiful. Denver: Historic Denver, 1987.
- Pearce, Sarah J. A Guide to Colorado Architecture. Colorado: State Historical Society, 1983.
- Poppeliers, John, S. Allen Chambers, and Nancy B. Schwartz. What Style Is It? Washington: Preservation Press, 1977.

NPS Form 10-900a
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OMB No. 1024-0018

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Section number 10 Page _____

Harris Park School

BOUNDARY (continued)

the 6th P.M., County of Adams, State of Colorado is described as follows:
Beginning at the southwest corner of Section 32 in Township 2 South of Range 68
West, proceed north 132 feet along the west line of said section. Turning east
proceed 330 feet, then turn south for 132 feet to the south line of said section
and finally proceed west along south line of said section for 330 feet to the
place of beginning containing one acre except 30 feet on the west and south
sides of said tract which is used for roads.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

JUL 2 1990

Section number _____ Page _____

Harris Park School

PHOTOGRAPHS

The following information is the same for all the photographs listed.

- 1) The Pleasant DeSpain Sr. Schoolhouse at 7200 Lowell Boulevard
- 2) Westminster, Colorado 80030
- 3) Elizabeth Kalem
- 4) August 1, 1989
- 5) 9019 Ute Drive, Golden, Colorado 80403

Photo #

1. West side of school looking east. The entrance on R (south) is original 1892 entrance. Entrance on L (north) is part of the 1926 addition.
2. West side of school looking southeast with the 1926 and 1892 entrances.
3. West side and the 1926 entrance looking northeast.
4. Detail showing original tower on south side of 1892 entrance on west side of building.
5. Original 1892 entrance on west side of building remodeled in 1926. View east.
6. West elevation on left and south elevation on right. View northeast.
7. South elevation with original south entrance. View northeast.
8. Detail of south entrance. View northeast.
9. East elevation with east entrance into 1926 addition at right. View northwest.
10. North elevation of 1926 addition. View southwest.

HISTORIC PHOTOS

Photo A

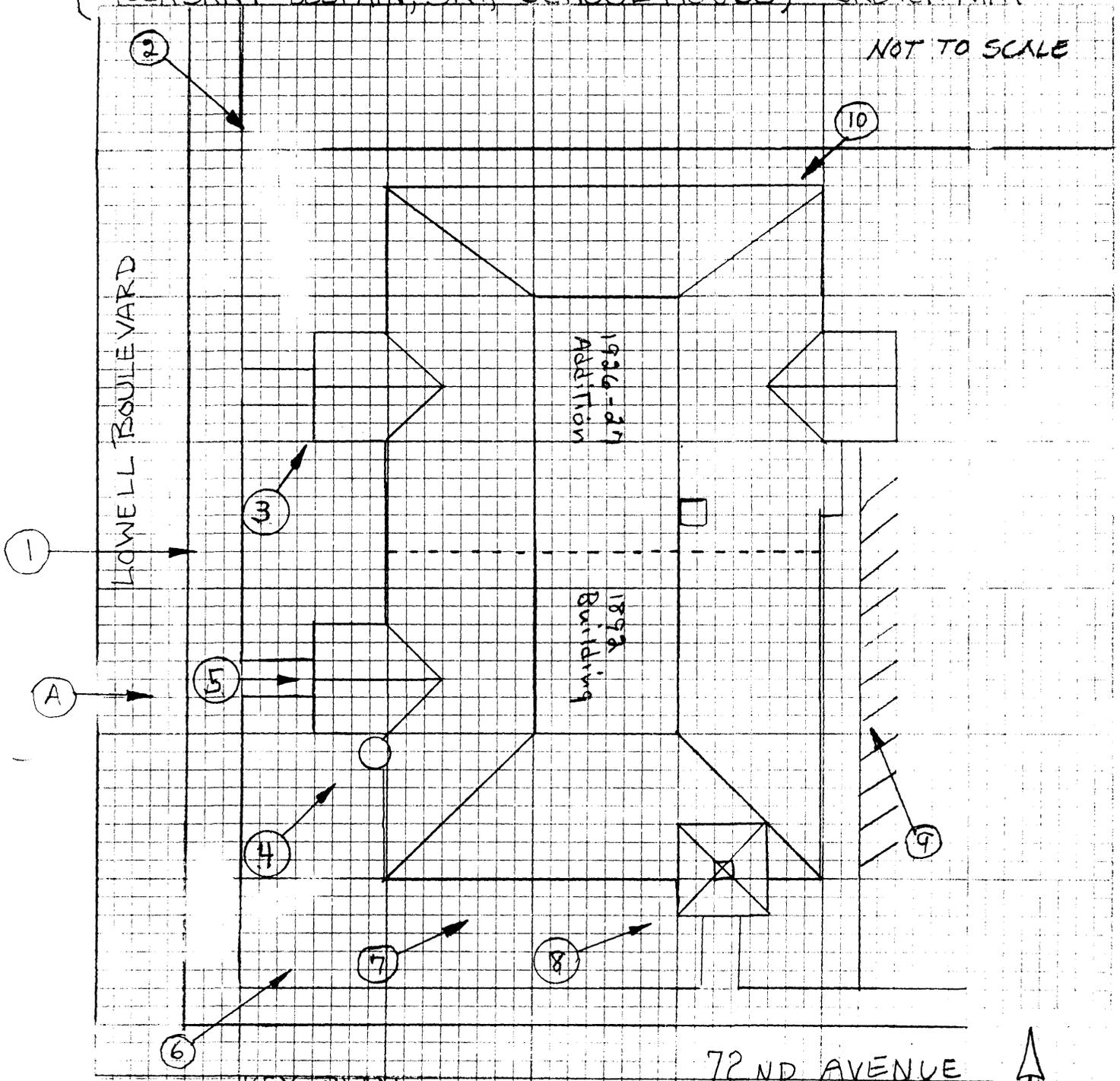
West side of schoolhouse looking east. Taken circa 1900.

Photo B

Interior of school. Taken circa 1900.

(PLEASANT DESPAIN, SR., SCHOOL HOUSE) SKETCH MAP

NOT TO SCALE



KEY PLAN

72 ND AVENUE

① PHOTOGRAPH

