

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1 of 4

Date _____ Initials _____

_____ Determined Eligible-NR

_____ Determined Not Eligible-NR

_____ Determined Eligible-SR

_____ Determined Not Eligible-SR

_____ Need Data

_____ Contributes to Eligible NR District

_____ Noncontributing to Eligible NR District

I. IDENTIFICATION

1. **Resource Number:** 5JF.2499
2. **Temporary Resource Number:** N/A
- Parcel Number:** 30-273-14-016
- SHF/CLG Grant Number:** N/A
- Temp. Survey Number:** 4
3. **County:** Jefferson
4. **City:** Golden
5. **Historic Building Name:**
Remington House, Ayers Boarding
House/Restaurant, Queen City Laundry,
Banks Insurance Agency
6. **Current Building Name:**
711 12th Street LLC Property



7. **Building Address:** 711 12th Street, Golden
8. **Owner Name and Address:** 711 12th Street LLC, 2298 Old Quarry Road, Golden, Colorado 80401

II. GEOGRAPHIC INFORMATION

9. **P.M.** 6th **Township** 3 S **Range** 70 W
 NE 1/4 SW 1/4 SW 1/4 SW 1/4 of Section 27
10. **UTM Reference(s):** Zone 13, 481103 E, 4400656 N
11. **USGS Quad Name:** Golden, Colo. **Year:** 2016 **Map Scale:** 7.5'
12. **Lot (s):** 1 **Block(s):** N/A
 Addition: Golden Gateway Station Minor Replat 1 **Year of Addition:** 2006
13. **Boundary Description and Justification:**
Boundary includes the building and the parcel on which it is located.

III. ARCHITECTURAL DESCRIPTION

NOTE: For complexes, Items 14 through 22 apply only to Resource 1.

14. **Building Plan (footprint, shape):** Rectangular
15. **Dimensions in Feet: Length** 58 **X Width** 31
16. **Stories:** 1
17. **Primary External Wall Material(s) (enter no more than two):**
Stucco
18. **Roof Configuration (enter no more than one):**
Gabled/Cross Gabled
19. **Primary External Roof Material (enter no more than one):** Asphalt/Composition

20. Special Features (enter all that apply):

Decorative shingles. Fence. Porch. Segmental arch.

21. General Architectural Description:

The one-story cross-gabled roof building faces north and is 1,411 square feet in area. The building has a stone foundation and walls clad in smooth stucco. Gable faces are clad with decorative shingles. All windows and doors are replacements. The roof has overhanging eaves and is clad with asphalt composition shingles.

The front features a full-width shed roof porch with square wood supports, decorative brackets, and a concrete deck. The front wall contains an off-center flush door flanked by flat-headed single-light plate glass windows with decorative shutters. The east wall contains two one-story gabled roof wings flanking a shed roof section; gable faces are clad with decorative shutters and have a metal louver near the apex. The east wall of the north wing holds a three-part window (fixed-light center flanked by possible casements); a stuccoed chimney is located on its south roof slope.

The west wall contains four single-light windows of varying widths; all are flat-headed except for the second from the south end which has a segmental arch lintel. The rear (south) gable face is also clad with decorative shingles with a louver; below is a pedestrian door with two faux panels and a rectangular light. The rear wall is otherwise unfenestrated.

22. Architectural Style/Building Type: No Style**23. Landscaping or Special Setting Features:**

The irregularly-shaped parcel embraces 0.131 acres and includes an asphalt paved parking area to the rear and a paved alley to the west. The house (now in commercial use) stands above the level of 12th Street. There is a concrete public sidewalk and concrete treelawn/parking lawn, with a small tree near its west end. A concrete retaining wall borders the public sidewalk and concrete steps access the front porch. Bordering the alley to the west is a concrete retaining wall; the area between the wall and building is filled with small stones. A concrete retaining wall also extends along the east property line; metal posts with chains stand atop the wall. The area between the wall and the building is filled with small stones and several shrubs; at the north end a metal fence encloses the area.

24. Associated Buildings, Features, or Objects:

None.

IV. ARCHITECTURAL HISTORY

NOTE: For complexes, Items 25 through 30 apply only to Resource 1.

25. Date of Construction: Estimate 1864 Actual

Source of Information: Golden Landmark Application, 2001

26. Architect: Unknown

Source of Information:

27. Builder/Contractor: Unknown

Source of Information:

28. Original Owner: Joseph C. Remington

Source of Information: Golden Landmark Application, 2001

29. Construction History (include description and dates of major additions, alterations, or demolitions):

The Jefferson County Archives did not have an old assessor appraisal card for this property. This was originally part of the 1863 South Golden subdivision, block 26, lot 12; it was replatted as Golden Gateway Station Minor Replat 1 in 2006. The building appears on historic maps as early as 1873. The 1886 Sanborn map depicted it as a frame dwelling; between that date and 1890 it had been brick veneered. The 1938 Sanborn shows a rectangular building with a small inset porch at the northeast corner. The building was remodeled in 1950 into two offices with two doors on the front and different windows than at present. In 1976 Ardourel Construction added the present full width front porch; the walls had been stuccoed prior to that date. The front now has only one door and fixed light windows. The decorative shingles on gable faces appear to be nonhistoric.

30. Original Location: Yes Date of Moves: N/A**V. HISTORICAL ASSOCIATIONS****31. Original Use(s): Domestic/Single Dwelling**

Commerce and Trade/Specialty Store

32. Intermediate Use(s): Health Care/Medical Business/Medical Office

Commerce and Trade/Business/Professional

33. Current Use(s): Commerce and Trade

34. Site Type(s): Dwelling converted to commercial use

35. Historical Background:

Originally, 12th Street was called 2nd Street. The Golden Landmarks Association inventory did not list this address. The building appears to be shown on the 1873 birds-eye-view map of Golden. The 2001 local landmark application asserted the dwelling was erected in 1864 by Joseph Charles "Charley" Remington. Remington, born in Indiana in 1831, came to Golden in 1859 and became the town's "earliest documented blacksmith." He learned the trade in his father's shop and engaged in blacksmithing in Illinois, Iowa, California, and Missouri before coming to Colorado. Remington was elected Jefferson County Sheriff in 1861, before moving to Montana in 1862. He returned to Golden in 1864, erected this house, and pursued the blacksmithing trade. Remington died in 1890.

In 1873 Remington constructed a new house on Cheyenne Street, and this house, according to the local landmark application, was then converted to commercial uses. The application reported that in the 1870s Mrs. Cyrillius B. Ayers operated a boarding house, restaurant, and bakery in the building, which also housed the millinery shop of Mrs. Andrew Johnson. The 1886 Sanborn map showed a restaurant in the building, while 1890 through 1938 maps identify it as a dwelling. From 1897 to at least 1899, E.W. Frear and his wife Mary lived here and acted as agents for the Queen City (or Troy) Laundry; the location was described as "next door to the Baptist church."

Assessor tract books show J.H. Linder and Company and Miriam S. Morrill as early owners of the property. In 1918 the Duvall-Davis Lumber Company acquired the property and held onto it for more than a quarter century. In 1932 chiropractor Irene V. Ward had her office and home in this building, which was addressed as 71312th Street. By 1938 she had been joined in her practice by H.W. Polk; Mrs. Fannie Ward also lived here then. In 1941, Charles and Fannie (Evans) Pike resided in the house; he was the clerk of the District Court.

In 1945 Roxy R. and Mae S. (Fitzmorris) Garramone became owners. The property was identified as a duplex in the 1947 city directory, with the Garramones living in one side. Mr. Garramone worked for the Adolph Coors Company. The other residents were Gurney H. and Loa (Curry) Stewart. Mr. Stewart ran his own trucking business. The Garramones and Stewarts still lived here in 1950. At that time Mr. Garramone worked as a bartender at the Lookout Tavern.

Dr. William V. Peters acquired the property in 1950, and the property ceased its residential use. The Colorado Transcript reported in November 1950 that Dr. Peters, a dentist, remodeled the building "into two complete offices, one of which he will rent." Dr. Peters, who continued to own the property until 1980, had his office in one half of the building and rented the other side to John C. Burt and L. Burdette Banks, partners in the Marion Lamm Insurance Agency. They renamed the firm Burt and Banks, Inc. Banks bought out his partner in 1952 and renamed the business Banks Insurance. Roy Banks joined the firm in 1976. Followed by Bobby Banks ca. 2001. LeRoy O. and Eileen B. Banks purchased the property in 1980. Eileen Banks became the sole owner in 1994. At the time of fieldwork, the building appeared to be in some type of business use, but no signage was on the building.

36. Sources of Information:

Jefferson County Assessor, real estate information, ownership tract books, and real property appraisal cards; Sanborn fire insurance maps, 1886-1938; D.D. Morse, Bird's-Eye View of Golden, 1873 (Cincinnati, Ohio: Strobridge and Co., 1873); J.J. Stoner, Bird's Eye View of Golden, Colo., 1882 (Madison, Wisconsin: J.J. Stoner, 1882); W.C. Willits, Map of Golden (Denver: W.C. Willits, 1878); Golden Landmarks Association, Golden Older Structures Inventory, 9 July 2003; Golden city directories, 1948-71; ed Ardourel, Ardourel Construction Company, to City of Golden, Scope of Work for 713 12th Street, 17 March 1976; Colorado Transcript, 21 April 1897 and November 1950; O.L. Baskin and Company, History of Clear Creek and Boulder Valleys, Colorado (Chicago: O.L. Baskin and Company, 1880), 583-84.

VI. SIGNIFICANCE

37. Local Landmark Designation: Yes

Designating Authority: City of Golden

Date: 2001

Applicable State Register of Historic Properties Criteria:

- ☐ A. The property is associated with events that have made a significant contribution to history.
- ☐ B. The property is connected with persons significant in history.
- ☐ C. The property has distinctive characteristics of a type, period, method of construction or artisan.
- ☐ D. The property has geographic importance.
- ☐ E. The property contains the possibility of important discoveries related to prehistory or history.
- ☒ Does not meet any of the above State Register criteria.

State Register Field Eligibility Assessment: Not Eligible

38. Applicable National Register Criteria:

- ☐ A. Associated with events that have made a significant contribution to the broad pattern of our history.
- ☐ B. Associated with the lives of persons significant in our past.
- ☐ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- ☐ D. Has yielded, or may be likely to yield, information important to history or prehistory.
- ☐ Qualifies under Criteria Considerations A through G, as specified:
- ☒ Does not meet any of the above National Register criteria.

National Register Significance: Area, Period, and Level:

39. Area(s) of Significance:

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40. Period(s) of Significance:

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41. Level(s) of Significance:

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42. Statement of Significance:

This ca. 1864 dwelling was associated with Golden blacksmith Joseph C. Remington from its erection to about 1873. The building's proximity to the town's commercial core led to its conversion for commercial uses, although residential uses continued until about 1950. Thereafter it was only used for business purposes, with remodelings occurring from 1950 onward changing its appearance. The landmark application asserted this is "the oldest remaining brick house built in Golden, and second oldest brick building overall only to the Loveland Block at 12th and Washington, which was built in 1863." This is incorrect: this house was originally frame and was brick veneered between 1886 and 1890. Changes occurring in the 1970s have impacted the historic integrity of this resource and make it a poor candidate for National or State Register listing.

43. Assessment of Historic Physical Integrity Related to Significance:

Although a designated local landmark, the building appears substantially altered from its historic appearance, with a full-width porch added and changes/replacements made to windows and doors ca. 1976 or later.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register Field Eligibility Assessment: Not Eligible

45. Is there National Register district potential? Discuss. N/A

This building was documented as part of a selective intensive survey.

If there is NRHP district potential, indicate contributing status: N/A

46. If the building is in an existing NRHP district, indicate contributing status:

VIII. RECORDING INFORMATION

47. Digital Image Reference(s): 5JF2499_01 to _05

Digital Images Filed At: City of Golden-Comm. & Econ. Dev.

Photographer: T.H. Simmons

48. Report Title: N/A

49. Date(s): Nov. 2018

50. Recorder(s): T.H. Simmons/R.L. Simmons

51. Organization: Front Range Research Associates, Inc.

52. Address: 3635 W. 46th Ave., Denver, CO 80211

53. Phone Number(s): (303) 477-7597

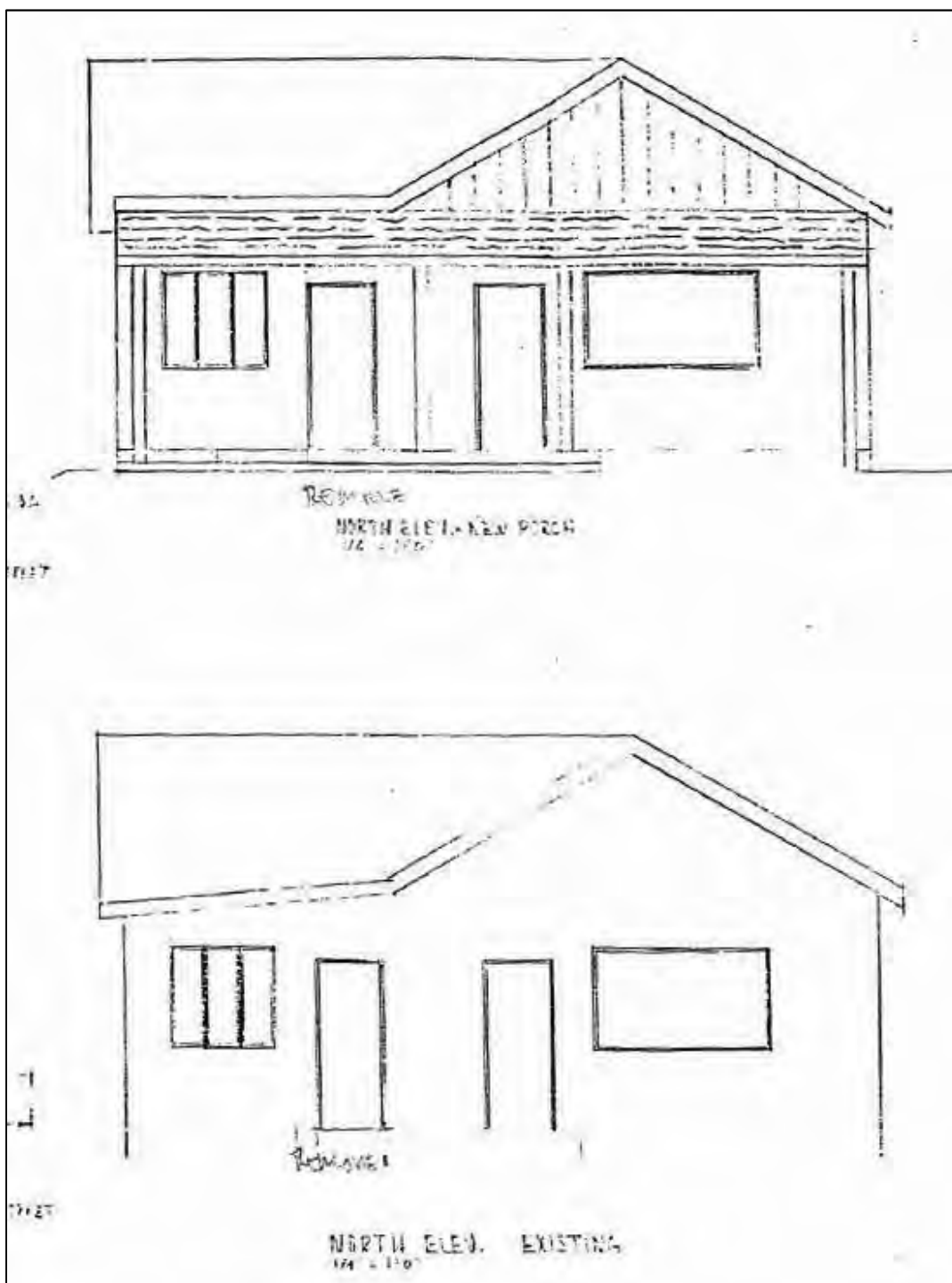
NOTE: Please attach a sketch map, a photocopy of the USGS quad map indicating the resource's location, and photographs.

History Colorado-Office of Archaeology and Historic Preservation
1200 Broadway, Denver, Colorado 80203 (303) 866-3395

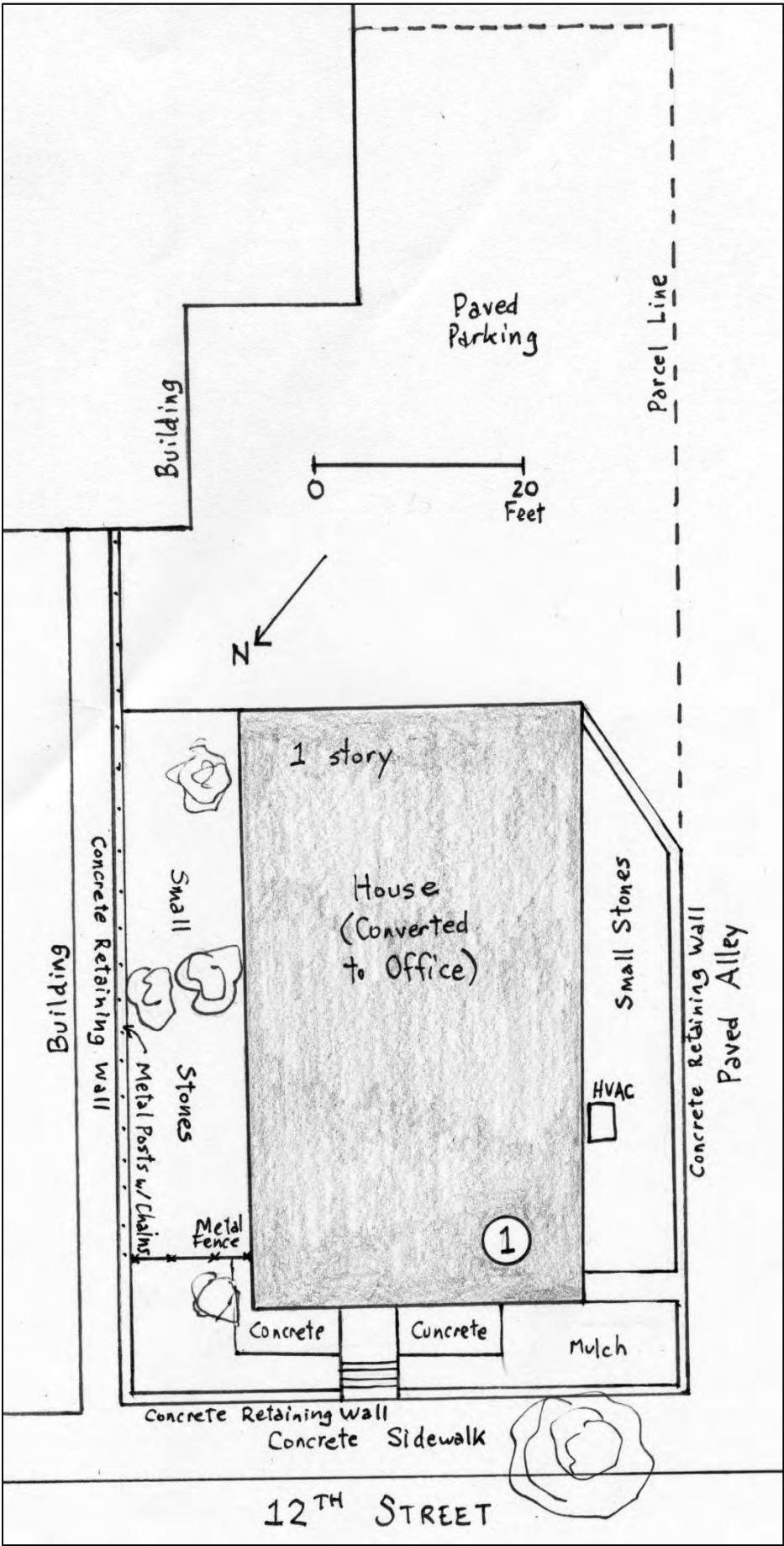


5JF.2499. The surveyed building is shown to the right, with the First Baptist Church to the left, in this undated view south (ca. 1940s). The house then had an open porch at its northeast corner and two windows on the front projecting gable.

SOURCE: 711 12th Street, City of Golden Local Landmark application, 2001.



5JF.2499. This 1976 Ardourel Construction drawing shows the front of the building, with existing conditions at the bottom and proposed changes at the top. Prior to the 1976 project the northeast porch had been enclosed, two doors added, and new windows added. The upper drawing shows the full-width shed roof porch and vertical boards added to the gable face in 1976. SOURCE: 711 12th Street, City of Golden Local Landmark application, 2001.





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Feet





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5JF.2499_Jefferson_Golden_02_711-12thSt_THSimmons_Nov2018_SE



5JF.2499_Jefferson_Golden_03_711-12thSt_THSimmons_Nov2018_S



5JF.2499_Jefferson_Golden_04_711-12thSt_THSimmons_Nov2018_E



5JF.2499_Jefferson_Golden_05_711-12thSt_THSimmons_Nov2018_NNW