

To: Eric Anderson, Office of the National Western Center,
Mayor's Office, City and County of Denver

From: Laurie Matthews, MIG; Nore Winter and Julie Husband, Winter & Co.

Date: December 15, 2017

Re: NWC Preliminary Historic Resource Treatment Recommendations

INTRODUCTION

The National Western Center (NWC) Campus possesses a rich and unique history, which is evident in the historic fabric still present on site. As stewards look towards the future there is a desire to retain some of the historic character and stories of the site in the vision and plan for the future. This memo is one of a series of products produced by the historic and cultural specialists on the Placemaking Team to help this project meet:

- National Western Center's **vision** for the site as:
 - *the global destination for agricultural heritage and innovation;*
- One of the **goals** for the National Western Center, that this site:
 - *will honor our past for future generations; and*
- Several of National Western Center's **guiding principles**:
 - *celebrate western heritage;*
 - *grow local, regional and global intelligence;*
 - *embrace an ethic of regeneration;*
 - *build cultural crossroads;*
 - *engage the river;*
 - *be pioneering;*
 - *fun/entertaining; and*
 - *community and neighborhood integration.*

Portions of this memo will be incorporated into the Campus Cultural Plan, which has a broader vision and will provide direction for stewards of the campus. This memo will be included as an appendix in the Campus Cultural Plan to illustrate and record the role it played in providing guidance to the Placemaking Team when the master site plan was being revised in late 2017 and early 2018. The memo provided a range of options for discussion and was not meant as a prescriptive document. This memo complements the Character Areas and Themes Memo which was developed in Winter/Spring 2018 to serve a similar role and provide the Placemaking Team with information about the history and character of the campus. Like this memo, it will be included in the Campus Cultural Plan as an appendix.

This memo which focuses on the physical extant features:

- Recommends considerations for treating historic resources at the NWC campus;
- Describes a range of treatment options for the historic resources;

- Sets the stage for treatment and interpretation strategies that can be incorporated in the Campus Cultural Plan; and
- Suggests areas where further research may be needed to help inform decision-making

This memo suggests options for the potential treatment of many buildings, structures and site features that exist within the campus. It focuses on properties that are described in draft surveys of historic resources prepared by Mead & Hunt in 2017. In general, the buildings discussed here are ones that are at least 30 years old and which have been identified as potentially having historic significance. More recent buildings that do not have historic significance are not included. Site features that may be a part of the cultural landscape are also noted. Many of these are also identified in the Mead & Hunt survey, and some additional ones are described that may be of value in interpreting the heritage of the area.

METHODOLOGY

The Campus Placemaking Team was provided with research materials that have been developed about the history of the NWC from a variety of sources. These reports, articles, videos, photographs, books, maps and aerials provided an overview of how the site developed over time and the intersections that this site has had with the community, the state and the nation.

The Campus Placemaking Team relied primarily on information from recently drafted or completed surveys including:

- Cultural Resources Survey: Class I Inventory Report Draft (June 12, 2017) by Mead & Hunt
- Historic Resources Inventory Report: National Western Center Redevelopment by Mead & Hunt (November 2017)
- National Western Historic Preservation Study (2014) by SlaterPaull Architects

To maintain consistency with ongoing work that Mead & Hunt is doing, the Campus Placemaking Team used their Class I Inventory Report as a guide for naming conventions. In the case of some landscape features that were not documented by Mead & Hunt, the Campus Placemaking Team used the most common historic name available in the literature. Statements of significance were gleaned from the Mead & Hunt surveys, when that information was available. The Campus Placemaking Team supplemented this information with on-site documentation of buildings, structures and landscape features in September 2017.

The recommendations contained herein take the 2015 NWC Master Plan along with recent draft updates into consideration, but it is recognized that changes in the plan are ongoing.

RELATIONSHIP TO NWC MASTER PLAN

Treatment recommendations contained in this memo are suggestions that recognize the substantial change that will occur at the NWC campus, but also keep a range of options in mind as further refinements to the Master Plan occur. Adaptive reuse of some of the buildings and structures is suggested as a consideration in the range of options, with an understanding that in many cases this may not be feasible for a variety of reasons. Economics, ownership, relationship to overall program requirements, and project phasing are among the factors that will affect feasibility. In some cases, funding has not been secured for preserving some of the resources described here, and demolition is indicated in the 2015 Master Plan. Even so, alternative approaches are included here, with the potential that in some cases circumstances may change.

These recommendations recognize that the NWC Master Plan will be executed in phases, and that some historic resources could have an interim use and then a different disposition in a later phase. Where those opportunities exist, they have been pointed out.

Several of the historic resources identified in this memo could enliven the NWC complex, provide touchstones needed to ground people's experience in this place, and help it retain its unique character. For example, reusing the chute office (#14 on the map) could be the focus of an interpretive exhibit that provides an interactive way for people of all ages to engage with the historic use of this building or in another example, the McConnell Welders building (#8 on the map) could be converted into a restaurant or brew pub that overlooks a new enhanced riverfront. As another example, portions of the stockyard pens could be incorporated into public realm designs or some of the historic brick pavers can be reused in new plazas and event spaces. Historic rail line fragments could also help define spaces and be incorporated into the design of the site's public spaces if they are available for reuse.

These ideas are presented for consideration, as placemaking concepts are refined. The intent is to identify opportunities for incorporating historic resources into the rejuvenation of the campus where feasible and where it is infeasible, to indicate potential actions to document or interpret these resources before they are removed.

As development of the NWC Master Plan moves forward, these recommendations will be discussed and those that resonate will be refined for their inclusion in the Campus Cultural Plan. Those that cannot be incorporated or do not resonate will not move forward. Information from this memo and the subsequent development of the Campus Character Areas and Themes Memo will be incorporated into the Campus Cultural Plan. That plan will have a broader vision to include more specific recommendations for interpretation, and the incorporation of heritage interpretation in the site's public art.

BEST PRACTICES IN HISTORIC PRESERVATION

Historic preservation seeks to maintain our shared history as it is expressed in the built environment.

As a preamble to understanding the suggestions put forth in this memo, this section summarizes concepts that are considered best practices in preservation among professionals in the field. While the application of these principles varies among communities and with the circumstances of the resources, they are widely accepted.

WHY PRESERVE HISTORIC RESOURCES

Historic resources are essential components of the National Western Center's (as well as Denver's) identity. They enhance quality of life, economic vitality, and environmental sustainability. Investment in these assets ensures that the social, cultural, and economic attraction of the city is maintained and enhanced.

GOALS OF PRESERVATION

Nationally, these are the goals for historic preservation:

- To keep properties and places of historic and cultural value in active use
- To accommodate appropriate work that will sustain their viability
- To maintain the key character-defining features of historic properties and districts
- To keep cultural resources intact for the benefit of future generations
- To promote neighborhood livability, sustainability, economic development, and cultural appreciation

SOME BASIC TERMS APPLIED TO TREATMENT OF HISTORIC RESOURCES

When describing work that may occur on a historic property, these four actions are often applied:

Preservation:

Preservation is used broadly to mean keeping the integrity of a historic resource intact, but it also has a more specific, technical meaning: It refers to *maintaining* the existing form, integrity, and material of a structure by keeping the building, including its key features, in good repair.

Restoration:

The *restoration* of a historic structure is the process of accurately re-creating the form, features, and character of a property as it appeared at a particular point in time during its period of significance. Essentially, this means putting things back to the way they were.

Rehabilitation:

The *rehabilitation* of a historic resource is the process of either changing its use or returning it to a state that makes a contemporary use possible. Rehabilitation includes preserving those portions or features that are essential to the resource's significance. It also may include repairing some features and/or constructing a compatible new addition. Rehabilitation may also include a change in use.

Reconstruction:

Reconstruction is the act or process of depicting, by means of new construction, the form, features and detailing of a non-surviving site, landscape, building, structure or object for the purpose of replicating its appearance at a specific time and in its historic location.

Combining Actions:

While these terms are used interchangeably in informal conversation, the more precise meanings often are used when describing the overall strategy for a historic property.

BEST PRACTICES IN THE PREFERRED SEQUENCE OF DISPOSITION OPTIONS FOR A HISTORIC PROPERTY

When considering the disposition of a historic property, a range of actions may be considered. In general practice, those actions that require the least intervention with the property are preferred. This applies to a building, structure or site feature. Generally, preservation in place is best, and should be considered as the first option when it is feasible. If preservation in place is not feasible, then alternative treatments may be considered. The options described below are listed in order of preference.

Preserve in Place

The best practice is to keep the resource in its original location, because part of its significance derives from its siting and relationship to other features in the area. Using resource for a purpose similar to its historic function also is preferred, but adaptive reuse that maintains the character while accommodating new uses is also appropriate when preserving in place. The option may also include making alterations that are compatible and that help to extend the life of a resource. Constructing an addition to a building is an example.

Relocate to a Compatible Location

When preservation in place is not feasible, then relocating a resource such that it can be reused is the next alternative to consider. This is best when the resource is sited in a setting that is similar to its historic site or that is essentially compatible with its character.

Document and then Demolish

Demolition is not recommended, except when other alternatives are not feasible. If the property has historic significance, documenting it before it is removed is recommended. This information will contribute to the record of the history of the site and may provide material that can then be used in heritage interpretation programs. The level of documentation to be provided may vary, depending upon the reasons for significance, its distinctive features or the condition of the property.

In today's best practices, disassembly of a historic resource is often preferred as a demolition procedure. In this process, materials are taken apart with care such that they may be reused elsewhere, rather than going to landfill. This provides opportunities for saving and recycling materials and is considered in keeping with sustainability objectives.

Interpret the Resource

Interpretation may take a wide range of forms (to be discussed in more detail the forthcoming Cultural Plan), but often includes printed and graphic material. This may be installed at various locations on a site (indoors and outdoors) and may appear in publications. Exhibits that include artifacts from historic resources also may be used. Interpretation may apply to a resource that is preserved, but often applies to those that are to be removed as well.

ENVIRONMENTAL SUSTAINABILITY

Sustainable development and the conservation of historic resources are central principles of historic preservation. Re-using a building helps preserve the energy and resources invested in its construction, keeps materials out of landfills, and reduces the need to produce new construction materials.

ECONOMIC BENEFITS OF PRESERVATION

While preserving historic resources contributes to a community's sense of identity and understanding of its heritage, their preservation also can provide economic benefits. A key factor is in promoting heritage tourism. Many studies show that the industry is growing nationally and that heritage tourists tend to spend more than some other categories in the visitor industry. Economic incentives also are available. To encourage preservation and rehabilitation of historic buildings, state and federal governments offer economic incentives to property owners.

Federal incentives for income-producing properties include:

- A 20% tax credit for rehabilitation of certified historic structures. This may be attractive to private investors who may engage in commercial projects, such as offices, hotels and restaurants.
- A 10% tax credit for the rehabilitation of non-historic, non-residential buildings built before 1936. This may apply to residential structures in abutting neighborhoods, including those that might be relocated.

Incentives offered at the state level in Colorado include:

- A 20% state tax credit for the rehabilitation of historic, owner-occupied residences. This may be applicable to residential structures in abutting neighborhoods, including any that might be relocated.
- A 20% -30% state tax credit for the rehabilitation of historic buildings used for income-producing purposes. This may be attractive to private investors who may engage in commercial projects, such as offices, hotels and restaurants.
- Grants for historic preservation projects from the State Historical Fund. These are generally given to governmental entities and to private, non-profit corporations, rather than individual property owners. They may apply to projects that would be part of the campus, such as the scale house. Some private foundations in Colorado also have provided grants to preservation projects. For example, the Gates Family Foundation has provided grants for "historic preservation that contributes to community revitalization." It also supports placemaking projects, which may include heritage interpretation elements. A project that restores the scale house as a hands-on heritage exhibit might be an example.

These incentives may help influence the feasibility of preserving some of the historic resources on campus that otherwise will need to be demolished. Some may be more beneficial to private entities, while others will be more applicable to governmental or private, non-profit entities.

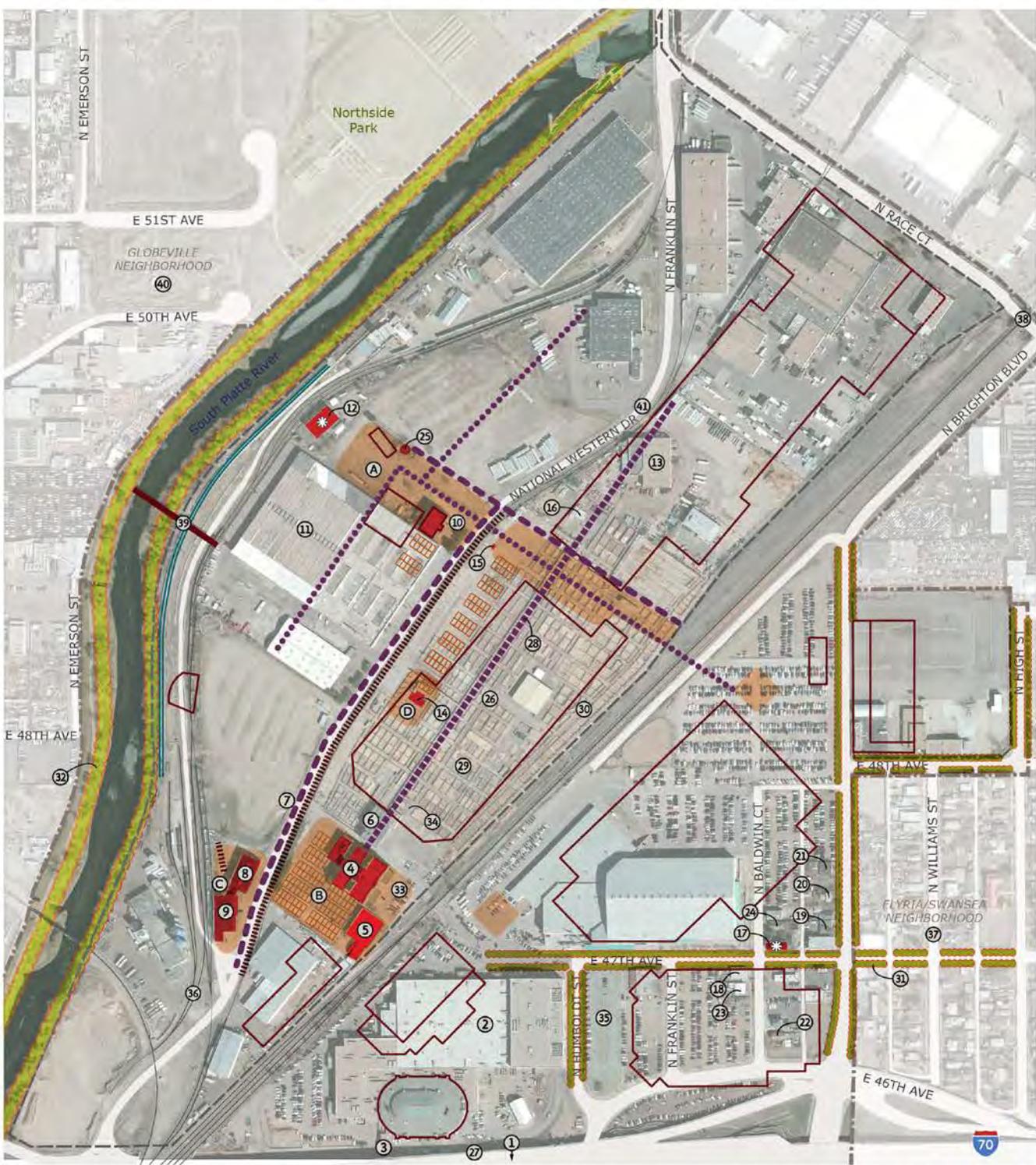
HISTORIC RESOURCES OVERVIEW

Historic resources on the NWC campus are mapped in this section and corresponding treatment recommendations provided in the following section. The Historic Resource Recommendations Map (on the following page) locates buildings and structures of historic significance and key features of the cultural landscape. Furthermore, the map locates:

- Historic resources and sites recommended for reuse
- Key interpretive historic sites
- Current placement of planned new buildings on site for reference

Some of these elements are highlighted to inform site design as a part of Placemaking programming. For example, a new walkway or pedestrian bridge might be positioned to re-interpret the location of a historic circulation route. Sites or nodes that retain historic integrity are also identified where they should be considered as an ensemble. They should also be considered when planning new public realm spaces or interpretive elements for those spaces. These sites can be designed to help interpret some of the key cultural resources that survive and explain their relationship to other features that once existed. They may also serve as reference points to aid in wayfinding. More detail about the interpretation techniques to use in these places will be provided in the Campus Cultural Plan.





LEGEND

- NWC Campus Boundary
- NWC Phase 1 & 2 Boundary
- Street
- Railroad
- Delgany Interceptor Pipes
- Historic Resource Reuse
- Planned Development
- Relocated Historic Pens
- Potential Relocation of Resource
- Historic Vegetation Restoration
- Railroad Remnant
- Historic Sheep Bridge
- Interpretive Sites
- Interpretive Element
- Interpretive Heritage Route
- Interpretive Catwalk

HISTORIC SITES

- A Armour Administrative Building and Water Tower Complex
- B Exchange Buildings Complex
- C Machine Shop and Artists Studio Complex
- D Chute Office Complex

HISTORIC BUILDINGS

- 1 Denver Coliseum
- 2 Stadium Arena (National Amphitheatre)
- 3 Livestock Bridge and Flyover
- 4 Livestock Exchange Buildings (D.U.S.Y.)
- 5 National Western Stock Show Coffee House (Garage)
- 6 National Western Livestock Center
- 7 Stock Car
- 8 McConnell Welders (Garage)
- 9 Artist Studio (Poultry House & Creamery)
- 10 Armour Office Building and Landscape
- 11 Le Moutan (Historic Sheep Pens)
- 12 Brands Building (Hay Barn No.5)
- 13 King Energy, Inc. Building (Hay Barn)
- 14 Chute Office (Scale House)
- 15 Guard House
- 16 Scales Building (Barn Office)
- 17 Mueller Saloon/Elyria Apartments
- 18 E.G. Trading Post
- 19 Residence
- 20 Commercial Building
- 21 Marmalejo Residence
- 22 Torres Residence
- 23 Kosak Residence
- 24 Haynes-Yuhasz Residence

HISTORIC LANDSCAPE FEATURES

- 25 Armour Water Tower
- 26 The Pens (Stockyard)
- 27 46th Avenue Parkway
- 28 Elevated Walkways
- 29 Livestock Breeds
- 30 Utility Poles
- 31 Specimen Trees
- 32 Riparian Vegetation
- 33 Light Poles
- 34 "In the Yards" Gateway
- 35 Hall of Education Parking Lot
- 36 Railroads and Streetcar Lines
- 37 Elyria Neighborhood
- 38 Race Street Overpass
- 39 Animal/Sheep Bridge
- 40 Globeville Neighborhood
- 41 Packing House Road



HISTORIC RESOURCE RECOMMENDATIONS

HISTORIC RESOURCES ANALYSIS AND RECOMMENDATIONS

BUILDINGS

Sequence of Preferred Treatments

This analysis of historic structures suggests a variety of alternative treatments for each resource that draw upon the best practices described earlier. These treatments are listed in the order of preference in the report. For those buildings that are in relatively good condition and that retain a high degree of integrity, rehabilitation and adaptive reuse are preferred treatments. That option typically appears as the first alternative scenario in the recommendations. Subsequent alternative treatments should be considered if the preferred treatment proves to be infeasible, for the reasons described above.

Second, relocating the structure is suggested in some cases. This may be necessary when there is not sufficient flexibility in the Master Plan to preserve the building in place, but reuse is possible on another site. If that were the case, then relocation to a new site that retains a similar orientation and maintains visual connections to other associated historic resources is a preferred strategy.

Third, if preservation is not feasible, then the building should be appropriately documented, and any noteworthy features should be preserved, either for potential reuse in other new buildings, or as artifacts for interpretation. This may occur if funding for preservation cannot be secured, if a new user cannot be identified, if market analysis indicates that reuse is not feasible, when relocation may not be feasible because of the poor condition of the building, or when the Master Plan cannot accommodate preservation.

Comments about the condition ratings

Comments on the general condition of a property are provided in some of the recommendations. This reflects preliminary observations of surface conditions and does not include any detailed analyses such as may occur during a Historic Structure Assessment. These criteria were used:

Good Condition

An element or structure is described as in **Good** condition when:

- It appears to be intact
- There are few or no cosmetic imperfections
- It needs only minor repair

Fair Condition

An element or structure is described as in **Fair** condition when:

- There are signs of wear, failure, or deterioration, but is generally sound
- There is failure of a key component or feature
- Replacement of some materials and features (up to 25%) may be needed

Poor Condition

An element or structure is described as in *Poor* condition when:

- Many key features are missing
- Deterioration or damage affects more than 25% of the element or structure
Substantial repair and replacement of key features may be needed

1) **Resource name:** Denver Coliseum

Alternate name(s): Site number: 5DV.9162

Address: 4600 Humboldt St.

Date of construction: 1951

Significance: Eligible (Mead & Hunt survey, others)

Brief description: The Coliseum was constructed in 1951 as a large auditorium, music and sports facility. The structure has a somewhat irregular plan and consists of a large, concrete barrel vault with external ribs as a distinguishing feature. The architect was Roland Linder and is representative of the Modern Movement. The building was determined to be eligible for listing in the National Register of Historic Places in 2008. The building has had some exterior modifications. The large plaza to the east of the Coliseum is notable. The current plaza was redesigned and constructed in the early 90's as part of upgrades to the Coliseum. (See Mead & Hunt survey for a more detailed description).

Design assets: The arched reinforced concrete roof is a distinctive feature.





A view looking north, across the plaza in front of the Coliseum

Condition: The Arena and Arcade are in good condition; however the Horse Barn has significant structural deficiencies and has been recommended for demolition in prior studies.

Setting: The Coliseum is located where the Omaha & Grant Smelter used to be. It sits to the south of the primary National Western Center. While the construction of the I-70 viaduct presents a visual and physical barrier between the Coliseum and the rest of the NWC campus, the building is tied to the campus with the Livestock Bridge and Flyover (although it is no longer usable), and the pedestrian underpass under 46th Avenue.

Relationship to Master Plan: The Master Plan calls for the Denver Coliseum to be preserved and reused. No work is indicated in phases 1 and 2 of the Master Plan.

Potential uses: The building is in good condition. The Coliseum offers reuse opportunities for event space, such as tournaments and concerts. Other possible uses could include agriculture related business either supporting NWC or as a stand-alone headquarters for a larger corporate user.

Treatment suggestions: Preserve in place, if feasible.

2) **Resource name:** Stadium Arena

Alternate name(s): National Amphitheatre; Site number: 5DV.3815

Address: 4655 Humboldt St.

Date of construction: 1908: additions constructed in 1973, 1991

Significance: Eligible (Mead & Hunt survey)

Brief description: The Stadium Arena is a two-story, oval-plan Neoclassical style amphitheater building, and is of steel frame and masonry construction. On the north and partially on the east and west sides, Stadium Hall encases the original building. Where Stadium Hall encloses the original building, however, very little of the original building fabric has been altered, and the original Stadium Arena building is essentially intact.

The roof has two levels separated by a clerestory, and is oval with a low slope and with deep eaves. Eight skylights, which are original to the building, are in place on the upper roof slope. Although the historic covering material is not known, these are currently covered in green fiberglass panels.

The exterior consists of a pattern of regular bays and entrances, with the six original entrances. The bays are delineated by full-height (two-story) brick pilasters. The original entrances are flanked by attached square projecting towers. (See Mead & Hunt survey for additional description).

Design assets:

- Oval plan of the building
- Regular fenestration created by the windows openings and brick detailing
- Six entrances with projecting tower features
- Brick exterior walls with corbelled pilasters and bay pattern
- Central full-oval monitor hipped pyramidal roof with clerestory windows
- Oval main low shed roof with skylights and clerestory windows



Interior of the Stadium Arena -1908
Exposed steel trusses, skylights and a 360° clerestory.



Interior of the Stadium Arena during a cattle-judging event – 1948.



Exterior of the Stadium Arena 1909. The 360° clerestory and skylights provide light.



Oblique view of the Stadium Arena, mid-1920s.



Steel roof trusses and skylights. Clerestory is covered, 2016.



Southeast side of the Stadium Arena, 2016.



The space between the original building and the Stadium Hall addition, 2017.

Condition: This building is in good condition and is largely intact. A grant has been applied for by WSSA through History Colorado for a full roof replacement of this facility.

Setting: At present, the Stadium Arena is a hidden artifact of an earlier time in the life of the National Western Stock Show, and is one component of a much larger building or series of interconnected buildings within the NWSS Complex. It is blocked from view from most directions, although the roof of the

building rises high enough to be a visual landmark from I-70. While the NWC Complex includes other historic buildings and structures, they are generally not located in the immediate vicinity of the Stadium Arena, except for the raised walkway to the Coliseum, which is still attached the building's southwest end.

Relationship to Master Plan: The Stadium Arena is within the Colorado Commons Character Area identified in the Master Plan. The Plan calls for preserving the Stadium Arena in place and for its use to be a Market Place. Further condition assessment will be included in a forthcoming HSA.

Potential uses: The building holds a strong association with the history of the National Western Stock Show. The Stadium Arena is already locally designated as a Denver landmark. Uses that maximize the opportunities of the clear span interior would be best. Maintaining its historic use offers heritage tourism opportunities and may make the building more competitive to receive State Historical Fund (SHF) Grants. Other event uses that are in line with its historic use include events and functions related to food production. Other uses that maintain the dramatic interior of the existing arena space are also appropriate. Potential new uses that could include:

- An active public market
- A commercial/teaching kitchen
- A multi-use events space
- Incubator business space
- Western heritage center

Treatment suggestions: The priority is to restore in place. This includes retaining the interior lofted space and seating areas (to be further considered in the ongoing HSA). Considering using some of the later additions as back of house space may help support the main building. Alternative uses that showcase Western Heritage and food production are also appropriate. It is also recommended to remove the paint after testing and restore the brick exterior.

3) Resource name: Livestock Bridge and Flyover

Alternate name(s): Site number: 5DV.10447

Address: 1325 E. 46th Ave.

Date of construction: 1951

Significance: Eligible (Mead & Hunt survey)

Brief description: The Coliseum is also connected with the Stadium Arena to the north by the Livestock Bridge and Flyover. The existing bridge was deemed a safety hazard and was closed by the Denver Fire Department in the late 80's or early 90's. See Mead & Hunt survey for a more detailed description.

Design assets: The concrete, rectangular flyover is closed-air and creates a recognizable gateway feature over 47th Ave.



Looking at the northern entrance to the Livestock Bridge and Tunnel, next to the Stadium Arena

Condition: The Livestock Bridge and Flyover is in poor condition, and is unusable due to safety concerns.

Setting: The Livestock Bridge and Flyover (although it is no longer usable), connects the Stadium Arena to the Coliseum. It retains its setting associated with these two buildings.

Relationship to Master Plan: The Master Plan calls for the Livestock Bridge and Flyover to be removed.

Potential uses: None.

Treatment suggestions:

- Document the structure before demolition.
- Consider the possibility of utilizing interpretive signage to mark the structure's location and to describe its function.

4) Resource name: Livestock Exchange Buildings

Alternate name(s): D.U.S.Y.; Site Number: 5DV.9163

Address: 4701 Marion St.

Date of construction: 1898, 1916 (Neoclassical), 1919, c.1951

Significance: (See the Mead & Hunt survey for an expanded description of the significance.)

Building A. 1898: Eligible

Building B. 1916: Eligible

Building C. 1919: Eligible

Brief description: See Mead & Hunt survey.

Design assets: The complex of buildings reflects how the Livestock Exchange Building evolved over time. Primary building forms were rectangles with flat roofs. Primary building material is brick with varying degrees of embellishment.

Building A. The 1898 building is located in between the other two historic structures; it plays a key role in conveying the history of the evolution and growth of the exchange operations as the oldest building on site. Key exterior features include masonry walls, masonry detailing (flat arch openings, concrete sills, and corbeling along the cornice) and some wood windows. Further investigation needs to be done to identify key interior features. Fire damage and the presence of asbestos in this building currently prevent inspection.

Building B. The 1916 building is a key cultural resource as identified in surveys. It has a concrete entry portico composed of massive ionic columns and pediment. The ground level of the portico has three large arched openings with a pair of wood doors and decorative transoms. Upper level masonry walls are articulated with offsets and concrete engaged columns. The ground floor and upper floors are differentiated by a change in masonry material. Assets include:

- Ground floor has highlighted with darker masonry
- Double-hung windows with concrete sills occur throughout the building.
- Key interior features include a grand foyer detailed with wood moldings/trim and ceramic tiles with large columns.
- Two open halls extend to each side of the foyer.
- An open grand staircase with cast iron balustrades and piers cascades from the upper floors.

Building C. The 1919 building has masonry walls, masonry detailing (flat arch openings, concrete sills, and corbeling along the cornice) and some wood windows. Further investigation is needed to identify interior features.



Building A. 1898 (front)

Building B. 1916 (rear)

Pens and catwalks in context



Building A. 1898 (middle)

Building B. 1916 (front)

Building C. 1919 (rear)

Northeast and southeast elevations.



Building A. 1898 (middle)

Building B. 1916 (rear)

Building C. 1919 (front)

Northwest and southwest elevations.



Building A. 1898
Northeast elevation.



Building C.
1919
Southwest elevation.

Lower windows covered



Building C.
1919
Northeast
elevation.



Building B. 1916 Grand
foyer and staircase
with large columns and
chandelier.



Building B. 1916 Side
Hall with wood
trim/moldings, wood
doors, ceramic
wainscot and privacy
glazing



Building B. 1916
Decorative transom at
entry.



Building B. 1916 Grand
staircase detail of cast
iron balustrade and
piers, and wood rail.

Condition: Building A. 1898 exterior: This building has some degree of fire damage. The exterior appears to be in fair condition. There are some enlarged and partially blocked window openings and patched masonry. 1898 interior: Unable to access interior due to significant fire damage and exposed asbestos contamination.

Building B. 1916: This building appears to be in good condition.

Building C. 1919: This building appears to be in good condition. It currently houses a restaurant on the second floor. The first floor was not inspected. The exterior remains relatively intact, although lower level windows are covered with plywood, so their condition is unknown. Nonetheless, the building has potential for adaptive reuse, especially in combination with the other two Livestock Exchange Buildings.

Setting: The Exchange Building evolved over time through a series of additions. The original building (1898) is located between the two later additions (1916 and 1919). The 1916 addition is a signature reference point in the complex and orients to the subway, the primary access from the "Hill", as did the original 1898 building. The stockyards, garage (see Building 4. below), rails, maintenance shed, surface parking and the Stock Yards Auction Arena, bound the Livestock Exchange Building. You can also view the McConnell Welding and Artist Studio buildings from the west side of the 1919 addition.

Relationship to Master Plan: The front building (1916) is identified as being preserved in the master plan.

Potential uses: In general, the adaptive reuse of all three buildings would be ideal, because, combined, they tell a more complete story of the important role the Livestock Exchange played in the history of the campus. However, if preservation of all three buildings is not feasible, the potential reuse for some of the individual buildings may be considered.

The plaza area in front of the 1916 building could be improved as an amenity that would help to define this as a signature place in the NWSS campus and to highlight the site's heritage.

A variety of reuse opportunities to consider for the set of buildings, or individually, include:

- Agri-business and supporting commercial space
- Boutique hotel and supporting commercial spaces
- Educational facility
- Outdoor plaza/event space and interpretive plaza

Treatment suggestions: Restoring the complex in place would be preferred. However, if that is not feasible, these treatments are recommended for consideration:

Building A. (1898)

- Further investigation is recommended to determine the condition of the interior and the potential for rehabilitation, especially given its importance to the history of the site.
- If reuse proves to be feasible, consider the potential for this building to provide supporting spaces for the front (1916) building.
- If adaptive reuse is not feasible, document the structure before demolition.
- Include material from the documentation of the structure in interpretive materials.

Building B. (1916)

- Preservation and adaptive reuse is preferred.
- A more detailed analysis is recommended to study the potential for specific use options.

Building C. (1919)

- Further investigation is recommended to determine the condition of the first floor interior.
- Consider the potential for adaptive reuse of this building to provide supporting spaces for the front (1916) building.
- If adaptive reuse is not feasible, document the structure before demolition.
- Include information from the documentation of the structure in interpretive materials.
- Consider the opportunity to reuse a large safe that is located on the second floor as an interpretive feature.

5) **Resource name:** National Western Stock Show Coffee House

Alternate name(s): Site Number: 5DV.10059, Garage, K-M Building Café

Address: 4699 Marion St.

Date of construction: 1917

Significance: Eligible (Mead & Hunt survey)

Brief description: The building has been modified over time, but it still retains a simple one-story masonry form. Many of the original garage door and window openings have been blocked in, but the headers and sills are still visible. Simple banding along the cornice line is also visible. The south wall has some wood plank covering.

The building has been converted to office space on the interior. More interior investigation needs to occur to determine the condition of the rear spaces.

	<p>Northeast elevation (location of former garage doors).</p>
	<p>Northwest elevation (with blocked windows).</p>
	<p>View of back garages (with rear addition). Northwest elevation.</p>
	<p>View of building along the railroad tracks. A portion of the building is covered with wood planks. Southeast elevation.</p>



The front of the National Western Stock Show Coffee House/K-M Building Café is visible in the background of this image.

Design assets: Originally, this building served as a garage to the Livestock Exchange Buildings. The locations of original garage doors remain visible. It currently is used as offices.

Condition: The exterior appears to be in good condition.

Setting: The National Western Stock Show Coffee House/K-M Building Café is bounded by the Stockyard Exchange Building, rails and parking. You can also view the McConnell Welding building and Artist Studio from the side. This building helps to frame two parking areas, one to the front and one to the side of the Stockyard Exchange Building(s)

Relationship to Master Plan: Within the Master Plan, this building is located in the Livestock Exchange Character area and is identified for removal.

Potential uses: If feasible, the rehabilitation of this building could include removing coverings and reopening window and garage openings. Metal glazed garage doors could be installed that reflect the historic door framing. An assessment of the interior is recommended if the potential to preserve in place would be consistent with the Master Plan. A variety of adaptive reuse opportunities to consider could include:

- Garage (historic use)
- Coffee shop and café (interim use)
- Office (current use)
- Support space for a boutique hotel in the 1916 Livestock Exchange Building
- Brew pub
- Interpretive hall
- Supporting uses that complement functions in the main exchange building(s)

This building could frame the plaza that is envisioned in front of the Stockyard Exchange Building complex, helping to activate the plaza with a dining operation or similar facility.

Treatment suggestions: Consider preservation in place, if feasible. If preservation is not feasible, document the building and any associated site features before removal.

6) **Resource name:** National Western Livestock Center

Alternate name(s): None

Address: 4800 Packing House Rd. (National Western Dr.)

Date of construction: 1967, Mid-1970's

Significance: Eligible (Mead & Hunt survey)

Brief description: See Mead & Hunt survey

Design assets: Two-story concrete building with. A vaulted, covered canopy that covers the front façade. A large open auction hall dominates the interior with a dirt floor stage and stadium style seating for the audience.





View of the interior.

Condition: The property appears to be in good condition.

Setting: The National Western Livestock Center is associated with the surrounding stockyard pens, catwalks and the Livestock Exchange Building.

Relationship to Master Plan: Within the Master Plan, this building is identified for removal.

Potential uses: The building’s unique structure and interior limit potential opportunities for adaptive reuse. Although slated for demolition, if preservation does prove feasible, the space could potentially be reused as a venue for small events.

Treatment suggestions: If feasible, consider restoring in place and adapting as more general event space. If preservation in place is not feasible, document the building before demolition.

7) **Resource name:** Stock Car

Alternate name(s): None

Address: ≈4755 Packing House Rd. (National Western Dr.)

Date of construction: 1904

Significance: Eligible (Mead & Hunt survey)

Brief description: See Mead & Hunt survey

Design assets: The Stock Car exhibits characteristic features of an early 1900's livestock car, with wood plank construction.



View of the Stock car, looking northeast.

Condition: The car appears to be in fair condition.

Setting: The Stock Car is associated with the nearby railroad lines and the also the stockyard pens.

Relationship to Master Plan: The Stock Car may be retained within the Master Plan program.

Potential uses: The Stock Car offers limited opportunity for adaptive reuse. However, it could be preserved as a site feature and offers an opportunity as an interpretive element.

Treatment suggestions: The Car could be retained as a site feature and incorporated into an interpretive program. If the Car must be removed from the Campus, document before removal.

8) **Resource name:** McConnell Welders (Garage)

Alternate name(s): Site Number: 5DV.10082

Address: 4747 Packing House Rd. (National Western Dr.)

Date of construction: 1930

Significance: Eligible (Mead & Hunt survey)

Brief description: See Mead & Hunt survey

Design assets: Painted masonry brick building with concrete post and beam system. Large steel warehouse style windows punctuate the upper floors. Large garage openings along the ground level face the South Platte River, at least one original garage door remains. Access to the upper floor is provided by an interior concrete ramp. The upper floor of the interior is lofted providing a dramatic clear span. The space is crowned with exposed bowed steel trusses and an operable clerestory that lights and ventilates the space. A large decorative gate is located along Packing House Road (National Western Drive).



Southeast elevation.



Northeast and northwest elevations (Garage doors at ground level).



Northeast elevation.



Detail of steel warehouse windows. Some ganged glazing panels are operable awnings.



Interior view of ground level garage door opening and lofted space.



The upper floor of the interior is lofted providing a dramatic clear span. The space is crowned with exposed bowed steel trusses and an operable clerestory that lights and ventilates the space.



View of pedestrian/auto ramp to upper level loft space. The wall along the drive could be a perfect wall to display interpretive features and artifacts.

Condition: This building appears to be in fair condition.

Setting: McConnell Welders is connected to the Artist Studio and the meat packing plants. The Denver Rock Island Railroad tracks (former Denver Union Stock Yard tracks) are located in the back of the building. The upper story has excellent views from and to the Exchange Buildings and South Platte.

Relationship to Master Plan: Within the Master Plan, this building is located within the Livestock Exchange Character area and is identified for removal.

Potential uses: Although slated for demolition, the building has many key assets that could be highlights in potential adaptive reuse scenarios, should they prove feasible. At the ground level, the series of garage doors that lines the northwest façade could look to the new river park. These enclose tall-ceiling spaces that could be ideal for light industrial, or commercial uses. A restaurant or brewpub in this location could look onto riverfront open space. The upper floor could be particularly appealing for an open floor plan for offices, research and development or artists' studios. Alternatively, since this building has an industrial heritage, it could serve as a maintenance facility for NWSS. A ramp for automobiles provides access to the upper level, but could be adapted for pedestrians. Below is a listing of potential adaptive reuse opportunities:

- Garage (historic use)
- Office
- R&D
- Brew pub
- Riverfront restaurant

- Interpretive hall
- Food production
- Supporting structure
- Artist studio(s)

Treatment suggestions: Consider the potential to adapt the structure it to support program operations. If adaptive reuse is not feasible then document the structure before demolition. Key features, especially the bowed trusses could be reused, perhaps as part of an open-air roofed structure, furnishings, public art or some other creative reuse opportunity.

9) Resource name: Artist Studio

Alternate name(s): Poultry House & Creamery; Site Number: 5DV10081

Address: 4701 Packing House Rd. (National Western Dr.)

Date of construction: 1918

Significance: Eligible (Mead & Hunt survey)

Brief description: See Mead & Hunt survey

Design assets: Two-story masonry brick building was associated with the Swift Meat Packing Plant. It has large steel warehouse style windows along the upper and lower floors. The upper floor of the interior is lofted. Steel warehouse windows are on all elevations. A large metal door is on the west elevation. The interior of the building was not accessed.

	<p>View of east elevation.</p>
	<p>View of west elevation.</p>

Condition: The property appears to be in fair condition.

Setting: The Artist Studio is connected to the McConnell Welders Building. The upper story has excellent views to the Exchange buildings and the South Platte River.

Relationship to Master Plan: Within the Master Plan, this building is located within the Livestock Exchange Character area and is identified for removal.

Potential uses: Although slated for demolition, the building has many key features that could be assets in a potential adaptive reuse scenario. These assets include views to the South Platte River and Exchange buildings and interesting interior spaces. The upper floor could be particularly appealing as an open floor plan for offices, research and development or artists' studios. The building could also be rehabilitated as a brewpub and the lower floor could house the processing tanks. Alternatively, since this building has an agricultural heritage, it would be appropriate to consider the feasibility of use as a Colorado creamery/poultry operation, rejuvenating its heritage and complementing the agri-business theme identified in the master plan.

Adaptive reuse opportunities include:

- Poultry House & Creamery (historic use)
- Artist studio (current use)
- Office
- Research & development
- Brew pub
- Riverfront restaurant
- Interpretive hall
- Food production
- Supporting structure

It could support this area with any number of uses. Key relationships include its proximity to the McConnell Welders Building, Exchange buildings, railroad tracks and the river. It could serve as a key placemaking location that highlights the stockyards' heritage and provides an active use along the riverfront.

Treatment suggestions: Consider the potential to adapt the structure to support program operations. If adaptive reuse is not feasible then document the structure before demolition.

10) **Resource name:** Armour Office Building and Landscape

Alternate name(s): Site number: 5DV.10083; Armour Administrative Building Complex (see Site A)

Address: 5000, 5001, 5011 Packing House Rd. (National Western Dr.)

Date of construction: 1917

Significance: Eligible (Mead & Hunt survey)

Brief description: A brick walkway remains between National Western Drive and the parking area. Mature pine trees, rose bushes and a dark green round rail fence are included in the site's edge treatment. Tiered brick walls with ornamental columns separate the site from the Le Mouton Building and run between 4-7-feet tall. The ground is primarily gravel, but has an asphalt parking area and an entrance of tumbled pavers, river rock gravel and a metal edge separating National Western Drive from the parking area.

Also see Mead & Hunt survey.

Design assets: Key exterior assets include a grand concrete entry portico with paired Tuscan Doric columns (one round, one square) and simple entablature (a horizontal, continuous lintel supported by columns). Building walls are articulated with pilasters. Concrete bands occur at the base and cornice. Tripartite windows with transoms occur on the lower and upper floors.

Key interior assets include a modest entry foyer with grand staircase and cast-iron balustrade. Halls extend to each side and several office spaces are accessed with each hall. The upper floor is mostly open but also has an enclosed teller station and adjoining office space and vault. A walk-in vault is also located on the ground floor.

This building has several distinctive features that could be assets in potential adaptive reuse scenarios. The lower floor would be appealing as office space since this was the original use and the offices are still intact. The upper floor could be particularly appealing as an open floor plan for offices, research and development, or large meeting/entertainment/conference space.



Southeast
elevation



Northwest
elevation



Armour
association
with water
tower



Armour with
view to Le
Mouton.



Vault door



Interior of vault



Office partition with wood molding, trim, ventilating transoms and vents.



Central foyer
and staircase



Ground floor
office partition
with wood
molding, trim,
ventilating
transoms and
door. Radiator.



Open upper floor with array of wood frame window openings.



Wood teller station with metal bars.

Condition: Both the landscape and building appear to be in good condition.

Setting: The Armour Building fronts on National Western Drive and resides north of the Le Mouton Building. The stockyard pens are located across National Western Drive from the site. Excellent views occur from the upper story to adjacent buildings, water tower, Guard House, hay barn, site wall and historic pens. This area could serve as an excellent interpretive site with its associated resources. A large flexible outdoor space would enhance this

interpretive opportunity and could be more exciting with the advent of the new catwalks and pens (new and/or historic).

Relationship to Master Plan: The Master Plan indicates preservation and recommends that the building be nominated as a Denver Historic Landmark. It suggests use as a business center with small offices and conference capability in the Master Plan. This would be an appropriate use, in that it would be in keeping with its historic function and would support NWC operations.

Potential uses: This building could be adapted to a variety of uses. It is important that the surrounding land be designed as an amenity that would help to define this as a signature location in the NWC campus. Consider developing it in a way that respects the historic setting. It could serve as a reference point for wayfinding and to tell parts of the history of the area and associated resources, which include the Armour Water Tower, Hay Barn No.5, railroad and site wall.

Potential adaptive reuse opportunities to consider:

- Offices (historic use)
- A mix of different commercial uses (office, hotel, restaurant, conference/business center, etc.)

Treatment suggestions:

Landscape

- Consider preservation or incorporation into the new design of the brick walkway that forms the setting for the building. It is complemented by ornamental plantings, designed paving materials and gates that border the east side of the property which could also be used as design inspiration for the grounds surrounding the building.

Building

- Consider preservation and adaptive reuse as a priority. The open floor plan appears to provide flexibility for different program requirements and the fine wood detailing enhances the potential appeal to users. Glass transoms along hallways and into offices provides borrowed light that would facilitate natural daylighting of interior spaces.
- Retaining original interior features, such as the teller's cage, safe and offices, to the extent feasible while meeting new program requirements, is recommended.
- Also consider installing interpretive materials on site to convey the history of the property.

11) Resource name: Le Mouton

Alternate name(s): Historic Sheep Pens; Site number: 5DV.10078

Address: 4875-4877 Packing House Rd. (National Western Dr.)

Date of construction: 1922

Significance: Eligible (Mead & Hunt survey)

Brief description: See Mead & Hunt survey

Design assets: This building maintains its original form, but has been modified by infilling the original openings with glazed panels, masonry and other materials. The sides of the structure were originally open to the air.

	<p>Le Mouton in association with railroad, scale house and water tower. Note the clerestory features on the roof.</p>
	<p>The later addition is noticeable to the rear (right) as is the outline of an earlier ramp.</p>

Condition: This property appears to be in fair condition

Setting: This building is associated with the Bioenergy building, railroad, water tower, Le Mouton and Armour building.

Relationship to Master Plan: Le Mouton (Sheep Pens) is located within the Livestock Center and Stockyards character area noted in the Master Plan and is identified for removal.

Potential uses: None

Treatment suggestions: While preservation in place would be suggested for consideration, this may not be feasible. If adaptive reuse is not feasible then document the structure before demolition.

12) Resource name: Brands Building

Alternate name(s): Hay Barn No.5

Address: 5000 Packing House Rd. (National Western Dr.)

Date of construction: Appears on 1929-1930 Sanborn

Significance: Eligible (Mead & Hunt survey)

Brief description: See Mead & Hunt survey

Design assets: This utilitarian building reflects the simplicity in agricultural building with its side gable roof form and corrugated metal siding and roof.



Condition: The building appears to be in fair physical condition.

Setting: This building is associated with the railroad, Armour Water Tower, Le Mouton and Armour building.

Relationship to Master Plan: Brands Building (Hay Barn No.5) is identified for removal in the Master Plan to make way for the new National Western Drive.

Potential uses: Although slated for demolition, a potential use for this structure would be to use it as it was used historically, as a hay barn to serve livestock, if feasible. It could also be adapted as a maintenance shed to store machinery or the moveable pens that are being considered for the National Western Center stockyards. It could also serve the park area as a café.

Treatment suggestions: While preservation in place would be suggested for consideration, this may not be feasible. If so, consider the potential to relocate the structure and adapt it to support program operations. If relocation and adaptive reuse is not feasible then document the structure before demolition. Key features, such as the metal siding, could be reused in shelters, furnishings, public art or some other creative reuse opportunity.

13) Resource name: King Energy, Inc. Building

Alternate name(s): Hay barn; Hay Barn No.3; Site number: 5DV.10084

Address: 5012 Packing House Rd. (National Western Dr.)

Date of construction: 1929, 1959

Significance: Eligible (Mead & Hunt survey)

Brief description: See Mead & Hunt survey

Design assets: King Energy Building is located within the Livestock Center and Stockyards character area in the Master Plan. Key feature of this building is the roof truss system and chamfered corner adjacent to one of the primary circulation routes. Existing use is the NWSS maintenance building.



Hay barn located between shed and later addition to the right. Note the chamfered corner, it is hardly noticeable in the upper right corner at the cornice line. This corner is illustrated on an early Sanborn map.

	<p>Interior with clear span truss system</p>
---	--

Condition: The Hay Barn building appears to be in good physical condition.

Setting: N/A

Relationship to Master Plan: This building is located within the Livestock Center and Stockyards character area and identified for removal.

Potential uses: None

Treatment suggestions: This building should be documented before demolition. Also consider the potential to reuse the trusses, perhaps in a roofed, open-air structure, or other building. If there isn't a use for the trusses, then consider an opportunity to interpret the structural system in one of the new buildings.

14) Resource name: Chute Office

Alternate name(s): Scale House

Address: 5000-5010 Packing House Rd. (National Western Dr.)

Date of construction: Appears on 1929-1930 Sanborn

Significance: Eligible (Mead & Hunt survey)

Brief description: See Mead & Hunt survey

Design assets: The Chute Office and adjacent features are a notable set of historic resources. The office is a modest flat roofed masonry building that houses the scale (still in use today). The scale platform and a holding pen are located under an open wood gable trussed building. Chutes and viewing platform are located adjacent to this building.



View from southwest. Chutes appear to the left and viewing platform to the right of the building. Pens are in the foreground and Le Mouton, Armour water tower and rail car appear in the background.



View from northwest with holding pen in the foreground.



Large wood platform scale and bay window



Open wood frame ceiling at holding pen



Secured scale platform located at bay window



Interior of Chute office

Condition: This building appears to be in fair condition. The flat roof is in disrepair. The scale is in good condition. The adjoining gable roofed structure is in fair condition, but the projecting shed roofs are in poor condition.

Setting: The Chute Office is near the railroad, chutes, catwalk, pens and Le Mouton, all of which reflect its historic setting. Excellent views occur from the adjacent catwalk to the entire site. A variety of surface paving exists, including scored concrete and masonry pavers.

Relationship to Master Plan: The Chute Office is located within the Livestock Center and Stockyards character area noted in the master plan. It is identified for removal.

Potential uses: Although slated for demolition, this building has several distinctive features that could be assets in a heritage interpretation scenario. If feasible, it could be used as it is today for weighing livestock. In addition, it could be used as an interpretive site. For example, school tours could compare weights of grand champion livestock and classroom size, "How many children to match the weight of 'Big Mac'." Adaptive reuse opportunities include:

- Scale House (historic)
- Interpretive site
- Food service (such as a refreshment stand)
- Office

Treatment suggestions: Restoring this building in place, if feasible, is recommended as an interpretive focal point. Including associated site features such as the rails, loading docks and other associated site features also is recommended. If preservation in place isn't feasible, then consider the potential to relocate the building and scales to a new site that is comparable. If preservation is not feasible, then document the building and retain significant artifacts, especially the scale system, for use in interpretation

15) Resource name: Guard House

Alternate name(s): None

Address: 5000-5010 Packing House Rd. (National Western Dr.)

Date of construction: Unknown

Significance: Eligible (Mead & Hunt survey)

Brief description: See Mead & Hunt survey

Design assets: This building reflects the simplicity of typical agricultural buildings with its gable roof form and structural siding.



Guard House in context with pens, Armour building, railroad and water tower.



Small gable roofed wood sided building with associated pens and grooved concrete walk.



Detail of shiplap siding (cove reveal) and windows.



Interior with built in desk.

Condition: The building appears to be in fair to poor condition. The roof is in disrepair, some windows are missing, and several boards are deteriorated. The shed addition is in poor condition.

Setting: The Guard House is near the railroad, Armour Building and pens. It is also in view of Le Mouton and the Armour Water Tower.

Relationship to Master Plan: Within the Master Plan, this building is located within the Livestock Center and Stockyards character area noted in the Master Plan and is identified for removal.

Potential uses: Although slated for demolition, retaining this structure as an exhibit could help to tell the stockyards' story. A potential use to consider is as an interpretive station. Other uses could include a shelter or screen for convenience machines.

Treatment suggestions: Consider restoring in place and develop the site as an interpretive station. Include any associated site features. If preservation in place is not feasible, consider relocating it to an appropriate site. It could also be relocated as an exhibit within a museum space. If preservation is not feasible, document the building and its associated site features before demolition.

16) Resource name: Scales Building

Alternate name(s): Barn Office

Address: 5000-5010 Packing House Rd. (National Western Dr.)

Date of construction: Shows up on the 1929 Sanborn map

Significance: Eligible (Mead & Hunt survey)

Brief description: See Mead & Hunt survey

Design assets: The Scales Office is a small one-story, flat-roofed building with an original, middle portion constructed of brick with wood frame additions flanking it on both sides. The central brick building has a door and a window on the front wall. Other windows and doors on the other sides of the building are covered.

	<p>Looking northeast towards the Scales Building</p>
	<p>South elevation - main brick building with wood frame additions to the right and left</p>



South elevation - main brick building with side wood frame addition



Inside the wood frame addition



Inside
the main
brick
building



Inside
the wood
frame
addition

Condition: The front wall of the original brick building is in fair condition, but the sides and rear of the building have been substantially altered and/or are deteriorated.

Setting: The building is just east of the rail line and National Western Drive, and is at the northern end of the pens area. It is associated with the pens and with the other scale house buildings.

Relationship to Master Plan: The Master Plan identifies the area containing this building as Character Area 7: Equestrian Center. In preparation for the new construction in this Character Area, this building will be removed.

Potential Uses: None

Treatment suggestions: This building should be documented and removed. The building could be acknowledged by interpretive signage or markers that illustrate its location, function and history. Some of its architectural elements could be reused on site or serve as an inspiration for new site features.

17) Resource name: Mueller Saloon/Elyria Apartments

Alternate name(s): Site number: 5DV.9808

Address: 4700 Baldwin Ct./1655 E. 47th Ave.

Date of construction: 1894, 1958

Significance: Eligible (Mead & Hunt survey)

Brief description: See Mead & Hunt survey

Design assets: Two-story masonry building with second story fenestration patterns and decorative details such as a corbeling. Other key features include stone windowsills on upper windows and a distinctive chamfered corner.



East elevation



South elevation

Condition: The exterior appears to be in good condition.

Setting: This building has a connection to the greater neighborhood contexts of Elyria and Swansea. The setting has been altered, with demolition of other structures. Some neighboring properties are still in place.

Relationship to Master Plan: The Master Plan identifies the area containing this building as Character Area 4: New Arena and Trade Show/Exhibition Hall.

In preparation for the new construction in this Character Area, this building is slated for removal.

Potential uses: Needs further study.

Treatment suggestions: If it is not feasible to reuse the building in place, consider relocating the building. If relocation is not feasible, then document and remove the building. Consider the possibility of utilizing interpretive signage to recognize the building.

18) Resource name: E.G. Trading Post

Alternate name(s): Site number: 5DV.9805

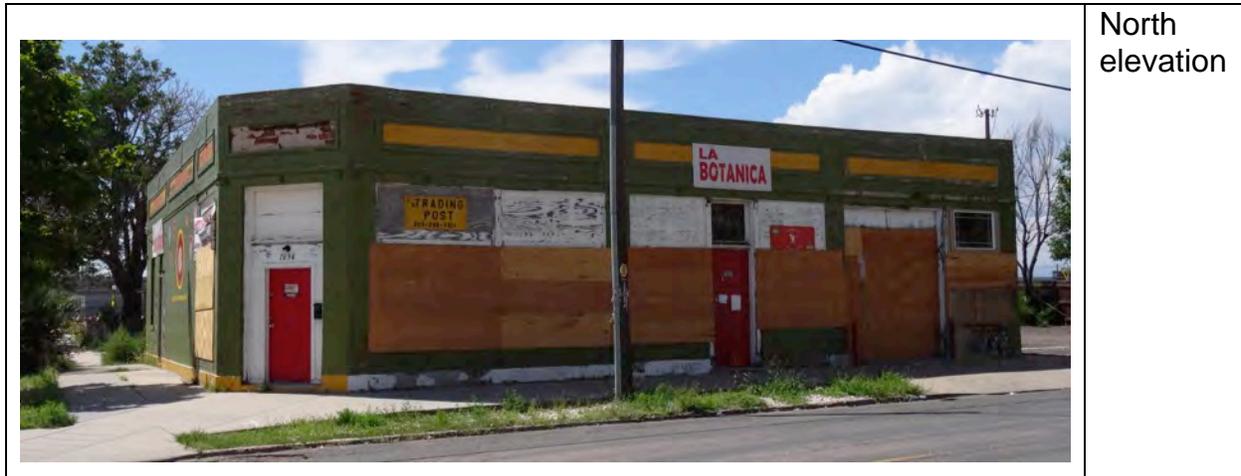
Address: 1632, 1643 E. 47th Ave.

Date of construction: 1898, 2000-2006

Significance: Eligible (Mead & Hunt survey)

Brief description: See Mead & Hunt survey

Design assets: The Trading Post is a one-story masonry building with a distinctive chamfered corner that matches nearby historic commercial buildings.



Condition: This building appears to be in fair condition.

Setting: This building has a connection to the greater neighborhood contexts of Elyria and Swansea. The setting has been altered, with demolition of nearby structures. Some neighboring properties are still in place.

Relationship to Master Plan: The Master Plan identifies the area containing this building as Character Area 4: New Arena and Trade Show/Exhibition Hall.

In preparation for the new construction in this Character Area, this building is slated for removal.

Potential uses: Consider rehabilitating the structure as a residence, artist studio or similar use.

Treatment suggestions: If the building is assessed as structurally sound, consider relocating it to a receiving site within the Elyria/Swansea neighborhoods. If not, document the building before demolition. Consider the possibility of utilizing interpretive signage to mark the building’s location.

19) Resource name: Residence

Alternate name(s): Site number: 5DV.9818

Address: 4709, 4711, 4715 Brighton Blvd.

Date of construction: 1890

Significance: Eligible (Mead & Hunt survey)

Brief description: See Mead & Hunt survey

Design assets: The residence retains its decorative details such as brick corbelling and arched openings. Additional investigation needs to occur since the interior of the building was not accessed.



Condition: This building appears to be in fair condition.

Setting: This building has a connection to the greater neighborhood contexts of Elyria and Swansea and to the industrial past of the area, where working class people who worked in the smelting plants and meat packers lived. It’s setting has been altered by demolition of neighboring structures. Some neighboring properties are still in place.

Relationship to Master Plan: This building being removed due to the Brighton Boulevard road improvement project.

Potential uses: Consider rehabilitating the structure as a residence, artist studio or similar use.

Treatment suggestions: If the building is assessed as structurally sound, consider relocating it to a receiving site within the Elyria/Swansea neighborhoods. If not, document the building before demolition. Consider the possibility of utilizing interpretive signage to mark the building’s location.

20) Resource name: Commercial Building

Alternate name(s): Site number: 5DV.9813

Address: 4727 Brighton Blvd.

Date of construction: 1905

Significance: Eligible (Mead & Hunt survey)

Brief description: See Mead & Hunt survey

Design assets: The building retains its roofline and decorative details such as its porch and bay dormers. Additional investigation needs to occur since the interior of the building was not accessed.



Condition: This building appears to be in good condition.

Setting: This building has a connection to the greater neighborhood contexts of Elyria and Swansea and to the industrial past of the area, where working class people who worked in the smelting plants and meat packers lived. It’s

setting has been altered by demolition of neighboring structures. Some neighboring properties are still in place.

Relationship to Master Plan: This building being removed due to the Brighton Boulevard road improvement project.

Potential uses: Consider rehabilitating the structure as a residence, artist studio or similar use.

Treatment suggestions: If the building is assessed as structurally sound, consider relocating it to a receiving site within the Elyria/Swansea neighborhoods. If not, document the building before demolition. Consider the possibility of utilizing interpretive signage to mark the building’s location.

21) Resource name: Marmalejo Residence

Alternate name(s): Site number: 5DV.9819

Address: 4741, 4747 Brighton Blvd.

Date of construction: 1898,1946

Significance: Eligible (Mead & Hunt survey)

Brief description: See Mead & Hunt survey

Design assets: The residence retains its decorative details such as brick corbelling and arched openings. Additional investigation needs to occur since the interior of the building as not accessed.



Condition: This building appears to be in good condition.

Setting: This building has a connection to the greater neighborhood contexts of Elyria and Swansea and to the industrial past of the area, where working class people who worked in the smelting plants and meat packers lived. It’s

setting has been altered by demolition of neighboring structures. Some neighboring properties are still in place.

Relationship to Master Plan: This building being removed due to the Brighton Boulevard road improvement project.

Potential uses: Consider rehabilitating the structure as a residence, artist studio or similar use.

Treatment suggestions: If the building is assessed as structurally sound, consider relocating it to a receiving site within the Elyria/Swansea neighborhoods. If not, document the building before demolition. Consider the possibility of utilizing interpretive signage to mark the building's location.

22) **Resource name:** Torres Residence

Alternate name(s): Site number: 5DV.9660

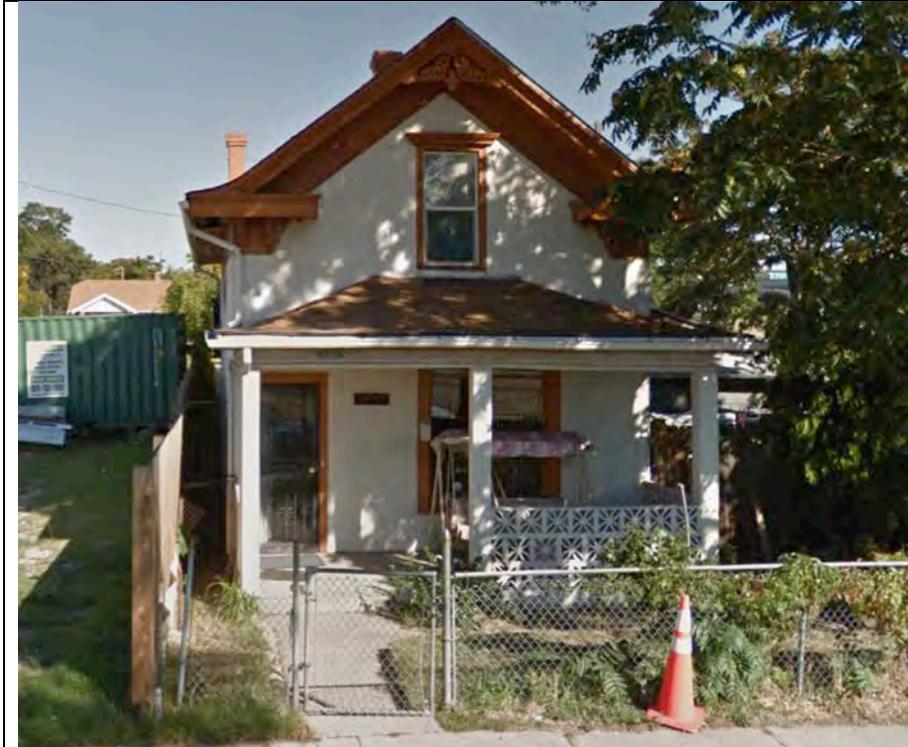
Address: 4656 Baldwin Ct.

Date of construction: 1891

Significance: Eligible (Mead & Hunt survey)

Brief description: See Mead & Hunt survey

Design assets: The residence retains the roofline, and decorative details such as millwork on the gable and gabled porch. Additional investigation needs to occur since the interior of the building was not accessed.



5DV.9660
View of
front from
Baldwin
Court

Condition: This building appears to be in good condition.

Setting: This building has a connection to the greater neighborhood contexts of Elyria and Swansea and to the industrial past of the area, where working class people who worked in the smelting plants and meat packers lived. It's setting has been altered by demolition of neighboring structures. Some neighboring properties are still in place.

Relationship to Master Plan: The Master Plan calls for removal of this building.

Potential uses: Consider rehabilitating the structure as a residence, artist studio or similar use.

Treatment suggestions: If the building is assessed as structurally sound, consider relocating it to a receiving site within the Elyria/Swansea neighborhoods. If not, document the building before demolition. Consider the possibility of utilizing interpretive signage to mark the building's location.

23) **Resource name:** Kosik Residence

Alternate name(s): Site number: 5DV.1247

Address: 4681-4683 Baldwin Ct.

Date of construction: 1889

Significance: Eligible (Mead & Hunt survey)

Brief description: See Mead & Hunt survey

Design assets: The residence retains the decorative details such as brick corbelling and arched openings. Additional investigation needs to occur since the interior of the building was not accessed.



Condition: This building appears to be in fair condition.

Setting: This building has a connection to the greater neighborhood contexts of Elyria and Swansea and to the industrial past of the area, where working class people who worked in the smelting plants and meat packers lived. It's setting has been altered by demolition of neighboring structures. Some neighboring properties are still in place.

Relationship to Master Plan: The Master Plan calls for removal of this building.

Potential uses: Consider rehabilitating the structure as a residence, artist studio or similar use.

Treatment suggestions: If the building is assessed as structurally sound, consider relocating it to a receiving site within the Elyria/Swansea neighborhoods. If not, document the building before demolition. Consider the possibility of utilizing interpretive signage to mark the building's location.

24) Resource name: Haynes-Yuhasz Residence

Alternate name(s): Site number: 5DV.9809

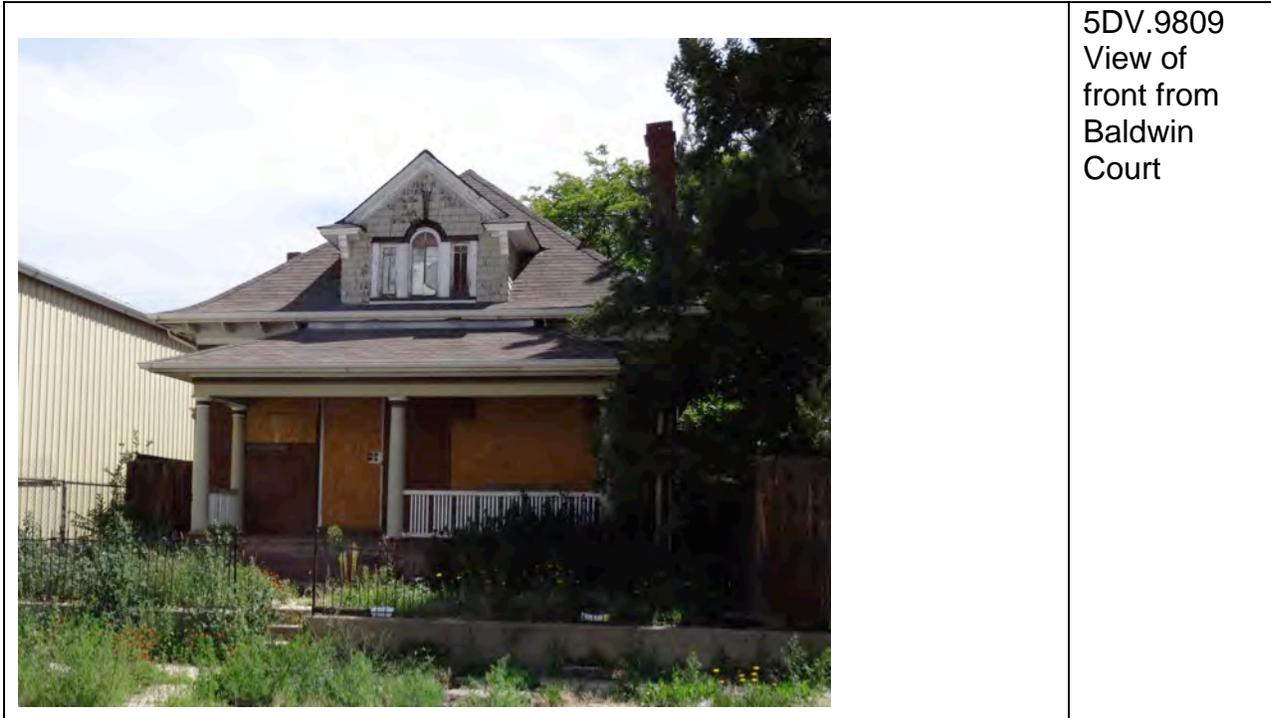
Address: 4712 Baldwin Ct.

Date of construction: 1896

Significance: Eligible (Mead & Hunt survey)

Brief description: See Mead & Hunt survey

Design assets: The residence retains its roofline and decorative details such as a hipped roof, a dormer, traditional columns and a front porch. Additional investigation needs to occur since the interior of the building was not accessed



Condition: This building appears to be in fair condition.

Setting: This building has a connection to the greater neighborhood contexts of Elyria and Swansea and to the industrial past of the area, where working class people who worked in the smelting plants and meat packers lived. It's setting has been altered by demolition of neighboring structures. Some neighboring properties are still in place.

Relationship to Master Plan: This building is slated for removal.

Potential uses: Consider rehabilitating the structure as a residence, artist studio or similar use.

Treatment options: If the building is assessed as structurally sound, consider relocating it to a receiving site within the Elyria/Swansea neighborhoods. If not, document the building before demolition. Consider the possibility of utilizing interpretive signage to mark the building's location.

SITES

Some historic resources on the NWC campus are linked visually and work together to create distinct “places” that serve as reference points for wayfinding and holistically communicate a deeper story of the history of the campus. These sites combine historic buildings with historic landscape features. When these resources are experienced together, they help to convey a part of the history of the area. There are four sites which have been identified. The buildings, structures and landscape elements that comprise those sites are listed below. Brief descriptions of the individual features can be found in the buildings or landscape landscape features sections of the memo.

A. **Site:** Armour Administrative Building and Water Tower Complex

This grouping contains:

- Armour Administrative Building and Landscape
- Armour Water Tower
- Brands Building (Hay Barn No. 5)

B. **Site:** Exchange Buildings Complex

This grouping contains:

- Original Exchange Building
- Second exchange building
- Addition
- Coffee shop/offices

C. **Site:** Machine Shop and Artists Studio Complex

This grouping contains:

- McConnell Welders (Garage)
- Artist Studio
- Active Rail line northwest of McConnell Welders building

D. **Feature:** Chute Office Complex

This grouping contains:

- Chutes Office and adjoining gable structure (scale house)
- Loading Docks
- Adjacent Stockyard Pens
- Catwalk (fragment)

LANDSCAPE FEATURES

25) **Resource Name:** Armour Water Tower

Alternate name(s): Site Number: 5DV.10083, Water Tower

Address: 5011 Packing House Rd. (National Western Dr.)

Date of construction: 1917

Significance: Eligible (Mead & Hunt survey)

Brief description: The tower is metal. The water basin is supported by four columns with girts and rod bracing. Piping exits downward from the basin's base and is wrapped with metal coils. The tower has a ladder and the water basin is enclosed with a circular walk with a railing. Graffiti exists on the approx. 100-foot tower.

Also see Mead & Hunt survey.

Design assets: The Armour Water Tower reflects the relationship of this site to the meat packing/meat products businesses that were located here due to the proximity to the stockyards. This feature is the one remaining prominent vertical structure on site, and remains the strongest visual reference point



for many parts of the campus. Vertical structures, primarily smoke stacks, were common and scattered throughout the site during the historic period. One particularly noteworthy view corridor exists along one of the major alleys in the stockyards. Though the condition of the structure is fair, it can be rehabilitated and continue to serve as a campus landmark.

Condition: The resource appears to be in fair condition.

Setting: Positioned in a vacant lot behind the Armour Administrative Building. The gravel lot is fenced in and is overgrown with volunteer vegetation.

Relationship to Master Plan: Recommended to remain on the site, integrated as a part of the new elevated walkway between National Western Drive and the new rail station.

Treatment suggestions: Rehabilitate the Armour Water Tower in its current location to serve as a landmark for the campus and as an anchor for a gathering space that stitches the new stockyards and stockyards events center with the Armour Administration Building Complex. The connection, both visual and circulatory, between the Water Tower and Administration Building should be maintained. The Water Tower could be part of the open space and pedestrian circulation network, serve as an interpretation site, include a shelter for use as a rendezvous point, and/or a location for vendors associated with special events. Armour Water Tower rehabilitation efforts will be informed by an assessment of the water tower’s condition to determine the scope of work that needs to be completed. Typically, this involves an assessment of the structural components and the coatings, both interior and exterior, depending on the proposed future use. If the water tower will be brought back into use then the rehabilitation efforts will be more involved than if it remains solely a landmark.

26) Resource Name: The Pens

Alternate name(s): Site Number: 5DV.16841, Stockyard, Livestock Pens, Stockyard Pens

Address: 5000-5010 Packing House Rd. (National Western Dr.)

Date of construction: 1886 - circa 1960

Significance: Eligible (Mead & Hunt survey)

Brief description:

Fences and gates - metal and wooden fences. The wooden fences are all different, but commonly have six slats, spaced about 7 inches apart. The metal fences have rails with 12-inch separations. The gates are painted blue or yellow, some are rusted and some are new with a brown powder-coat. There are red-painted pen numbers on both the wood and metal gates. There are 6-8-inch concrete columns that support some gates. Occasionally, railroad ties are used as fence posts. The pens have been reconstructed over the years and some materials have been reused.



Ground - aisles and pens comprised of stamped concrete, asphalt, brick, gravel and sand. Brick patterns include, running bond, herringbone and single stretcher running bond laid in concrete. The concrete is stamped in 10-12-inch squares and is well-preserved northwest of the pens. Asphalt remains on the main arterial paths. Interior aisles are primarily comprised of concrete, some with ramps and steps.

Other features - red spigots w/ yellow bollards for protection; marker posts, some w/ signs; concrete platform near east rail line with fence running parallel below; concrete and metal troughs; covered shade structure with a groomed sand-filled stage.

Also see Mead & Hunt survey.

Design assets: The Stockyards are one of the most iconic landscape features on the campus. They were initially built at the same time as the original Livestock Exchange Building. During the historic period the stockyards surrounded these buildings on three sides – north, west and



south. The pens have been consistently rebuilt and repaired through the years, but often using original materials and in their same location so that the essence of their character remains.

Condition: The resource appears to be in fair condition.

Setting: The pens dominate the center of the site, taking up most of the open ground between the locations of the historic meat packing plants (later converted into parking lots). They are aligned closely with the South Platte River, positioned southwest to northeast. The pens extend from the Livestock Exchange Building - located southwest of the pens – and continue northwest adjacent to National Western Drive (formerly Packing House Drive). Rail was the primary method of transportation until the 1960s, and while numerous rail lines have been removed from the stockyards, there are important lines remaining. Two railroad lines border the pens: the historic Chicago, Burlington & Quincy (today Burlington Northern Santa Fe) on the east, and the Union Pacific/Colorado & Southern on the west along National Western Drive (today the Denver Rock Island Railroad). Another rail line accessed the back of the

meatpacking plants parallel to the South Platte River, built by Denver Union Stock Yards (today the Denver Rock Island Railroad)

Relationship to Master Plan: Described as one of the many artifacts on site that should be retained and reused to develop the overall design language. The Livestock Center Plaza and the Equestrian Plaza are recommended to incorporate a portion of the historic pens, including the brick paving.

Treatment suggestions:

A range of recommendations and opportunities should be considered for the stockyards:

- If possible, maintain some of the stockyard pens in their historic locations, which could include those located around the chute office, those near the Livestock Exchange Building complex (see related recommendations in sites recommendation section), and/or those located across from the Armour Administrative Building complex if the site plan arrangement allows.
- Look for opportunities, some of which are detailed below, to link the historic stockyards with the new stockyards.
- Restore some stockyard pens in areas where they once existed historically to connect the old stockyards area with the new stockyards area. For example, stockyard pens once existed adjacent to the Livestock Exchange Building and if some areas are restored this can enhance the interpretive aspects of this area and potentially use that as a link between the historic stockyards and the new stockyards. Historic materials from the extant stockyards can be reclaimed for use with this restoration recommendation.
- Reclaim and reuse materials from the extant stockyards to the greatest degree possible, which can include bricks, wood slats, metal hardware, etc. for use in the new stockyards and in other areas around the campus as opportunities present themselves.
- The stockyards exhibit a strategic use of paving materials and patterns to differentiate between uses and functions in the stockyards. Many pens had brick paving with distinctive patterns (usually running bond). The alleys and walkways consisted of varied materials and patterns. Some were brick and others were scored concrete. This "hierarchy" of paving materials should inform and inspire the design palette for new walkways and outdoor use areas in the complex. As noted above, some of these original materials should be reused where feasible.

27) Resource Name: 46th Avenue Parkway

Alternate name(s): None

Date of construction: 1907 with major reconstruction in early '90s with new I-70 viaduct

Significance: Not Eligible

Brief description: The current street has narrow lanes, a median, and light fixtures. The light fixtures are 20-foot tall and painted green.



Design assets: 46th Avenue Parkway was designed during the City Beautiful movement by landscape architect George Kessler as part of

Denver's City Beautiful Parks and Parkways Plan that connected the city's parks and other civic spaces, including the Stadium Arena (National Amphitheater). This section of the parkway was not built to the same standards as the section between Stuart and Grove streets (which remains intact). It was removed when I-70 was built.

Condition: The resource appears to be in good condition.

Setting: A reconstructed street below I-70. It runs in line with I-70 and is set between the Stadium Arena and the Coliseum. The parkway was constructed to provide access to both event areas during the historic period.

Relationship to Master Plan: None

Treatment suggestions: None

28) Resource Name:
Elevated Walkways

Alternate name(s):
Site Number:
5DV.16841, Catwalks

Address: Stockyards

Date of construction:
c. 1909 (original
alignment), c. 1955
(walkways)

Significance: Eligible
(Mead & Hunt survey)



Brief description: Concrete columns and platform, metal stairs and chain-link fence comprise the catwalks. They have 20-24-foot tall t-shaped columns that are 1'x1' in diameter and 5' wide at the top (t-shaped top extension). The concrete contains remnants of yellow paint. The walk is fenced with a 4-foot tall chain-link fence. Metal grated stairs provide access at certain points. Some catwalk segments have been repaired and others have collapsed.

Also see Mead & Hunt survey.

Design assets: Circulation through the stockyards for both animals and people was facilitated by a series of elevated walkways that connected various buildings and access points. The north-south walkway provided opportunities for people to view animals in the pens from above. It terminated at the Livestock Exchange Building on the south and ran north through nearly the entire length of the stockyards. The east-west walkway facilitated the movement of animals between the sheep pens and the Cudahy meatpacking plant. The walkways were originally constructed of wood and metal, likely iron. The east-west walkway is no longer extant. The north-south walkway was reconstructed in the mid-1950s and is now concrete and steel.

Condition: The resource appears to be in good condition.

Setting: Historic circulation of the stockyards was the network of catwalks, ramps and chutes. The catwalks were constructed above the stockyards and run parallel to the pens. The catwalks ran north-south and east to west, but only north-south catwalks remain.

Relationship to Master Plan: A planned elevated walkway is proposed to mimic the catwalks, running east to west. Additionally, north to south catwalks are to be reconstructed in place of existing structures, for secondary circulation and controlled use during events.

Treatment suggestions:

There are a range of treatment options:

- The alignment of the historic elevated walkways should be marked in the new elements on the campus that intersect its historic path where feasible. For example, wood boardwalks set at grade or iron edged pathways can follow the historic alignment through open spaces and plazas. In places where buildings intersect the walkway alignments, the paving or ground surface in the building can be highlighted in some way or the exterior of the building can have a different material or architectural feature that marks the linear feature.
- New elevated walkways that are distinct from the historic features, but compatible with their character could be designed for the new stockyards area. Ideally one will pick up the alignment from the east-west walkway and extend it further west into the new stockyards area. Some ways to make the new walkways compatible, but distinct are to use the same materials as were used historically, but have them be designed differently or use compatible, but dissimilar materials and have the design mimic the form of the historic walkways. Either approach would meet preservation guidelines and standards.

29) Resource Name: Livestock Breeds

Alternate name(s): buffalo, cattle, sheep, hogs, poultry, oxen, goats, homing pigeons, rabbits, mules

Date of construction: N/A

Significance: Not evaluated

Brief description: There were various livestock breeds that occupied the site over the decades.

Design assets: During the historic period, a wide variety of livestock came through the stockyards including many breeds of cattle, buffalo, sheep, hogs, poultry, oxen, goats, homing pigeons, rabbits and mules. Some of these animals and breeds continue to have a presence, but others do not. As with other agricultural products, diversity of species has decreased over the years, raising the significance of those heritage species that no longer have a strong presence at the National Western Stockshow.

Condition: N/A

Setting: The stockyards held the livestock breeds, yet they were moved around the site and into buildings depending on the year and the event.

Relationship to Master Plan: The plan recognizes importance to grow local, regional and global intelligence about the relationships between people, animals, agriculture, energy, food and water. Also, a small urban farm (perhaps with animals) is proposed in the Colorado Commons public space area.

Treatment suggestions: Research into significant, but less common livestock species that had a stronger presence during the historic period should be completed. Information from that research about these species should be woven into interpretive and programming elements on site, both in physical and narrative form. For example, historic breeds should be incorporated into a variety of events, including the stockshow, so people can see and experience these breeds again. Information about rare breeds, such as homing pigeons and their connection to the stockshow and our nation's communications history, should be included in interpretive elements and materials including how they were used historically and are still used in some parts of the world today.

Research into the movement of animals around the site could provide inspiration for interpretive elements throughout the campus. For example, children could follow the "goat" route and it could tie interpretive elements together. Or the interpretation can be less literal and various animals can be used to name interpretive walking routes around the site which provide different perspectives and experiences of the site. For example, the "poultry" route could link one set of stories and places together, while the "rabbit" route links others.

30) Resource Name: Utility Poles

Alternate name(s): N/A

Date of construction: 1920 (circa)

Significance: Not Evaluated

Brief description:

They are wooden, most often with light fixtures and are scattered throughout the pens.

Design assets: The infrastructure of the site is not significant itself, but these prolific vertical elements contributed to the character of the site and its utilitarian function. Scattered throughout, they gave the site texture.



Condition: The resource appears to be in fair condition.

Setting: Located around and in the livestock pens.

Relationship to Master Plan: None

Treatment suggestions: None

31) Resource Name: Specimen Trees

Alternate name(s): Site Number: 5DV.10617.3 (Brighton Boulevard), Site Number: 5DV.10078 (Le Mouton), Street Trees

Address: Segment of Packing House Road (National Western Drive) near Le Mouton, Brighton Boulevard, East 47th Avenue, Franklin Street, Baldwin Court, near National Western Stock Show Coffee Shop

Date of construction: N/A

Significance: Not Individually Evaluated

Brief description:

Pine, ailanthus, locust, linden, ash, etc. are located along National Western Drive and near the neighborhood remnants along Brighton Boulevard.

Also see Mead & Hunt survey.



Design assets: While there are a few specimen trees within

the heart of the National Western Center campus today, none were present during the historic period. Overall, the site was void of vegetation. However, specimen trees were prolific along the streets in adjacent neighborhoods. Few remain today, but those that do are located on East 47th Avenue, Franklin Street, Baldwin Court and Brighton Boulevard. These street trees provided linear connections and corridors between the campus and the neighborhoods. Along with the riparian vegetation (see next feature for more information) along the South Platte River, the tree canopy framed the edges of the grounds.

Condition: The resource appears to be in good condition.

Setting: Trees remain from when the southeast area near Brighton Boulevard was a neighborhood (ailanthus, locust, linden, ash, etc.). A row of pine trees border one parking lot along National Western Drive. A large linden tree exists in front of National Western Stock Show Coffee Shop.

Relationship to Master Plan: None

Treatment suggestions: There are a range of options:

- Preserve wherever possible historic specimen trees that remain on the campus which were formerly part of the Elyria neighborhood.
- Replant street trees along Brighton Boulevard.
- Mimic the linear form of street trees that used to exist and weave that orthogonal form into the campus design to reflect the relationship between the historic neighborhoods and the site. For example, the historic street grid can be marked by trees in the campus public spaces, especially at the edges where those connections once existed.
- Consider keeping central portions of the campus void of trees to reflect that the historic character of the National Western Center.
- Trees around the Livestock Exchange Buildings and the National Western Stock Show Coffee House are not historic so do not need to remain.

- See related recommendations associated with the riparian vegetation.

32) Resource Name: Riparian Vegetation

Alternate name(s): N/A

Address: Segment of the South Platte River

Date of construction: N/A

Significance: Not Evaluated

Brief description:

There are cottonwood trees, willow trees and other riparian vegetation along the South Platte River.



Design assets: The density of riparian vegetation along the Platte River near the National Western Center during the historic period varied. In some areas there

was a rich collection of trees and shrubs and in other places the banks were void of vegetation. While our recommendations and analysis are focused on the historic period associated with the National Western Stock Show, the river’s landscape also possesses significance related to an earlier era associated with the American Indians and the pre-contact character of the landscape along the South Platte River, which occurred before European immigration. Based on the limited information available on this period for this project, the riparian area was vegetated with native trees and shrubs such as cottonwood and willow.

Condition: The resource appears to be in fair condition.

Setting: Along the South Platte River at the site’s edge and near one of the Denver Rock Island Railroad rail lines that enters the site.

Relationship to Master Plan: Recommendation to reestablish cottonwood trees and other native species along the South Platte River. Proposed groupings of cottonwoods in the livestock and equestrian centers that mimic historic homestead landscaping along rivers.

Treatment suggestions: Restore native riparian vegetation along the South Platte River to reflect the pre-contact era, some of which remained in sections along the river, mainly on the north end of the site, during the historic era.

33) Resource Name: Light Poles

Alternate name(s): N/A

Address: near the Livestock Exchange Building

Date of construction: late 20th century (estimate)

Significance: Not Evaluated

Brief description: The light poles are new, black powder coated and about 30' tall.

Design assets: Based on the information available, it's not clear when the outdoor light fixtures were installed. Images as late as the 1940s indicate none were present, but there's mention of people using car batteries in the mid-1950s to power lights.



Condition: The resource appears to be in good condition.

Setting: Located in the center of the parking lots around the Exchange Building.

Relationship to Master Plan: None

Treatment suggestions: Light fixtures should be contemporary elements that are compatible with the historic character of the National Western Center, but will not be confused with being historic. They should not be overly ornamental or exhibit a faux historic look that is inauthentic to the utilitarian character of the National Western Stock Show grounds during the historic period. For example, there were no outdoor light fixtures present through the 1940s so ornamental styles dating from the first half of the 20th century, such as Victorian-era style lighting, should not be used. Something contemporary that reflects the utilitarian, agricultural or railroad influences on site would be appropriate.

34) Resource Name: "In the Yards" Gateway

Alternate name(s): Site Number: 5DV.16841, "In the Yards" Sign

Date of construction: c. 2006

Significance: Not Eligible

Brief description: The gateway has orange-painted metal poles about 20-feet tall and a 25-foot wide arch connected by the poles and about 25-feet tall at center.

Also see Mead & Hunt survey.

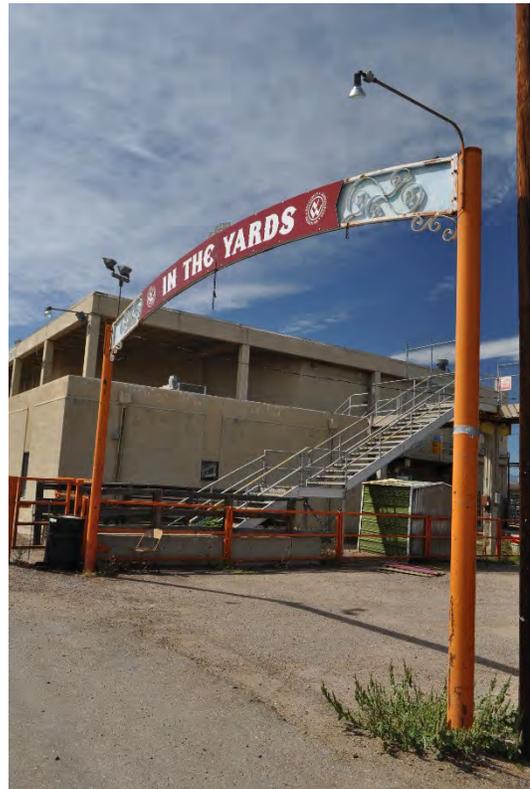
Design assets: It forms a gateway near the stockyard pens.

Condition: The resource appears to be in fair condition.

Setting: Located at the entrance to the catwalk, between the stock pens and the Exchange Building.

Relationship to Master Plan: None

Treatment suggestions: None



35) Resource Name: Hall of Education Parking Lot

Alternate name(s): N/A

Address: Humboldt Avenue between 46th and 47th Avenues

Date of construction: unknown

Significance: Not Evaluated

Brief description: The edge treatment consists of pyracantha shrubs planted in a stack bond brick amenity zone; colonial revival light fixtures (6-foot beige columns with small, pointed black light fixtures); 3x10 timber planters, painted black; and a colonial revival gatehouse (7-feet tall).



Design assets: The planters, light fixtures, vegetation and brick paving near the sidewalk are all indicative of the character of this parking lot and its relationship to Humboldt Avenue and the Hall of Education.

Condition: The resource appears to be in good condition.

Setting: A block-long edge treatment separating the National Amphitheater parking lot and Humboldt Street.

Relationship to Master Plan: None

Treatment suggestions: None

36) **Resource Name:** Railroads and Streetcar Lines

Alternate name(s): Site Number: 5DV.6247.3 (BNSF/Burlington & Colorado/Chicago Burlington & Quincy Railroad), Site Number: 5DV.16845.1 (DUSY Joint Track No. 2/Denver Rock Island Railroad), Site Number: 5DV.16846.1 (DUSY Co. Joint Track No. 20/Denver Rock Island Railroad), Site Number: 5DV.16849.1 (Colorado Central Railroad/Colorado & Southern Railroad Segment), BN Railroad, Union Pacific, Colorado & Southern, Denver & Rio Grande Western, Denver Union Stock Yards railroad, former streetcar lines in West Elyria (removed)

Addresses: West side of and parallel to Brighton Boulevard, between 45th Avenue and 52nd Avenue, Parallel to Packing House Road (National Western Drive) between I-70 and Franklin Street

Date of construction: Varies, will update when receive updated forms from Mead & Hunt

Significance: Eligible

Brief description:

There are clustered railroads on site that connect regionally. They're steel and embedded in asphalt, concrete or ballast. There are either at-grade crossings or bridges at intersections. Most are still in operation, yet some spurs are no longer in use. In some places old rail cars remain as historic relics.



Also see Mead & Hunt survey.

Design assets: The rail lines are one of the most iconic elements associated with this site given their integral connection to the location and activities of the National Western Stock Show from the onset of its existence. Without one there would not have been the other. Early on, all people and stock arrived by rail and so the connection between the two was intimate. Over time short-line and spur railroads also provided integral connections between the National Western Stock Show stockyards and the adjacent businesses that relied on the animals, such as meatpacking plants.

Condition: The resource appears to be in good condition.

Setting: Three sets of DRIR tracks run through the site. One line is located along the South Platte River and another line runs along National Western Drive. The third set of tracks is the BNSF/RTD right of way on the east side of the stock yards.

Relationship to Master Plan: Recommended to consolidate DRIR tracks, providing better access to the river and better connections within the site.

Treatment suggestions:

A range of recommendations includes:

- Preserve the use of the railroads where possible since preserving will ensure the highest level of continued integrity and contribution to the site's historic character.
- For those railroads that are no longer used or will no longer be used, preserve their infrastructure in place wherever possible, especially when sections occur in the public realm such as plazas and outdoor gathering spaces. Wherever possible convert the rail lines to pathways and trails

that connect areas or landmarks on site. For example, if a portion of the Denver Rock Island Railroad is no longer in use then it could be converted to a pathway.

- Finally, sections of rail line that will no longer be used and are not in a location where their infrastructure can be used should be reclaimed for use in other areas of the campus and woven into public realm designs. However, it should be clear either through interpretation or how they are incorporated into the landscape that their locations are new so that there is no confusion that these were historic alignments.

37) Resource Name: Elyria Neighborhood

Alternate name(s):
Elyria/Swansea
Neighborhood

Date of construction:
founded in 1881;
annexed to Denver in
1904

Significance: Not
Evaluated

Design assets: When founded, Elyria included named residential streets, stores, taverns and public buildings. Now the neighborhood has primarily residential and industrial uses; residential streets lined with large trees; small bungalows and cottages on small lots; extending east of Brighton Boulevard as a grid with alleyways; occasional commercial and civic buildings at block corners.



Condition: The neighborhood appears to be in fair condition.

Setting: Elyria is located to the east and within the site. The NWSS first expanded into Elyria in 1919 and continued to purchase and demolish houses throughout the decades that followed. Most of the properties with houses and landscapes in Elyria that have been demolished were used for NWSS parking lot expansions.

Relationship to Master Plan: Connecting the neighborhoods to the river and to each other is a common theme (Globeville/Elyria/Swansea).

Treatment suggestions: Strengthen the connection between the campus and the neighborhood, creating access to and through the campus from the neighborhood. Re-establishing the historic street tree grid could be one method. Efforts should be made to maintain affordable housing in this area which will both help preserve the historic homes that remain and provide housing options for people working on the NWC campus in the future. Help make property owners aware of their options including making local historic district or individual resource designations.

38) Resource Name: Race Street Overpass

Alternate name(s): Site Number: 5DV.7059, Race Court Railroad Overpass

Date of construction: 1924

Significance: Ineligible

Brief description:

There are two overpasses. One is a concrete box that's positioned under Brighton Boulevard (14-ft clearance). The other is a metal and concrete rail underpass.

Also see Mead & Hunt Survey.

Design assets:

Overpasses like this were critical to the movement of animals and people around site and to adjacent businesses, especially after the stockyards were extended to Race Street by the 1930s.



Condition: The resource appears to be in fair condition.

Setting: It is the northeastern entrance into site at the Race Street and Brighton Boulevard intersection. A steep drive connects Race Court to Race Street.

Relationship to Master Plan: Recommended to remain a northern access point.

Treatment suggestions: If possible, rehabilitate the Race Street Overpass to meet contemporary code requirements based on its future use while trying to maintain its historic character in terms of materials, location, and form.

39) Resource Name: Animal/Sheep Bridge

Alternate name(s): Site Number: 5DV.10078, Le Mouton Building Bridge, Livestock Transport Bridge

Address: 4875-4877 Packing House Rd. (National Western Dr.)

Date of construction: c. 1929

Significance: Eligible

Brief description (from survey form):

The Animal Sheep Bridge is a remnant of a steel pony-truss animal bridge that consists of 5 spans, and no extant abutments. The structure has a total length of 333 feet (and 140 feet are over the South Platte River). Paired steel columns with X-bracing set on a



concrete base support five approximately 80-foot steel spans. The 9-foot wide deck consists of three concrete approach spans on the east side and wood decking extending to the western end of the structure. A railing lines the entire bridge (including inside the two pony truss spans), with steel railings bolted to the deck. Six slats of wood are attached to the posts.

Design assets: The Animal/Sheep Bridge is a remnant of the elevated structures used to transport livestock around the campus and in this case over the South Platte River as well. It's built of metal and wood with the metal serving as the main structural components including the posts and decking and wood as six slats on both sides for rails.

Condition: The resource appears to be in fair condition.

Setting: The bridge spans South Platte River connecting on the east to the Le Mouton Building.

Relationship to Master Plan: It recommends that the bridge could be rehabilitated to provide river viewing, interpretive opportunities or another pedestrian connection following a structural assessment. Vertical circulation would need to be added on both sides to provide access. It's noted that any bridge improvements will need to address floodplain hydraulic and freeboard requirements, the existing regional bikeway and the Globeville levee.

Treatment suggestions: The recommendations in the master plan should be considered. A structural assessment would be needed before any recommendations are implemented and any modifications to the bridge are made to facilitate either pedestrian connections or to assist with the facilitation of the Delgany Interceptor project to prevent damage to the historic integrity of the structure.

40) Resource Name: Globeville Neighborhood

Alternate name(s): N/A

Address: West of the National Western Center

Date of construction: 1889 (neighborhood established)

Significance: Not evaluated

Brief description: Globeville is located west of the NWC campus on the western banks of the South Platte River. Like Elyria and Swansea the town was established and grew in relationship with the industries; primarily smelting, livestock and meat processing, and the railroad; associated with the NWC campus. It was established in 1889 by the Globe Smelter and Refining Company.



Design assets: When established in 1889, Globeville was home to immigrants primarily from Poland and Eastern Europe who established a community by

building homes, businesses and churches. Denver annexed the town in 1902 with plans to add better civic amenities such as streetcars and better streets, but many of those projects were never fully realized. Globeville’s main industry was smelting and the town was home to the Asarco plant (near East 51st Avenue). Following the 1956 Federal Highway Act, Globeville felt separated from Denver and the surrounding neighborhoods by the construction of I-70 and I-25. Environmental cleanup efforts that began in the mid-1990s have mitigated a great deal of the toxins left from the neighborhood’s industrial past, but have also left many empty lots which affect the continuity and density of the neighborhood.

Condition: The resource appears to be in poor condition.

Setting: Globeville is located west of the site and South Platte River. The Sheep Bridge provides a historic connection.

Relationship to Master Plan: Connecting the neighborhoods to the river and to each other is a common theme (Globeville/Elyria/Swansea).

Treatment suggestions: Connections between the neighborhood and the campus could be strengthened, creating access to and through the campus from the neighborhood through more and improved circulation elements such as pedestrian and bike paths and bridges, transit and auto connections.

41) **Resource Name:** Packing House Road

Alternate name(s): Site Number: 5DV.16857, National Western Drive

Address: Packing House Road/North of 46th Ave. to Race Court

Date of construction: c.1886

Significance: Eligible

Brief description: See Mead & Hunt Survey

Design assets: Packing House Road did and continues to provide critical connections through the site. It is one of several linear features that crosses the site and provides transportation links to surrounding areas.

Condition: The resource appears in good condition.

Setting: It borders the western edge of the campus and generally parallels the South Platte River, which is located further to the west. It also parallels a segment of the DIRR railroad that is on site.

Relationship to Master Plan: Packing House Road is retained in its present location and for its present use.

Treatment suggestions: Nothing beyond what is outlined in the Master Plan.