

Peterson House (Ticen House)
Morrison Road
Bear Creek Lake Park
Lakewood
Jefferson County
Colorado

HABS No. CO-66

HABS
COLO,
30-LAKWD,
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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Rocky Mountain Regional Office
P.O. Box 25287
Denver, Colorado 80225

DOCUMENTATION FOR THE PETERSON (TICEN) HOUSE

HABS No.:CO-66

Historic Name:Peterson House (Ticen House)

Location: The Peterson House is located within the project boundaries of Bear Creek Lake Park, which is southwest of the Greater Denver Area. The house is within the limits of the Jefferson County and the city of Lakewood. It is located off Morrison Road, near the Pioneer-Union Ditch and is northeast of the dam axis (see figure 1). The UTM coordinates for the site are 488955 Easting, 4389718 Northing, Zone 13.

Present Use: The house is unoccupied at present. Future plans include relocation of the house to the Belmar Museum, where it will be used as part of a display of rural history of the area.

Significance: The Peterson house is representative of many of the historic activities that occurred in the Bear Creek Lake Area. The house is associated with farming, dairying and mining which were important activities in the area. The house is one of the few surviving examples of rural Victorian vernacular architecture that were common in the Denver area but are being rapidly destroyed and replaced by modern dwellings.

PART I. HISTORICAL INFORMATION

Date of Erection: Circa 1880 (exact date unknown). This date is based upon the architectural style.

Original and Subsequent Owners: The land was originally deeded to Joseph Rist in 1865 under a military land grant from Elijah Parker, who served in the Revolutionary War. In 1883 the land was acquired by Levi and Eunice Debrust, who probably built the house between 1883 and 1887. In 1889 the land was sold to A.C. Phelps, who leased it to the Peterson family. The Petersons used it extensively for farming and dairying. In the 1950's the house was acquired by Mr. Ticen who married one of the Peterson family daughters-in-laws. The land was acquired by the present owners, the Corps of Engineers, for the construction of Bear Creek dam.

Historical Events and Persons Associated with Structure: The house and surrounding lands was largely used for agricultural and ranching use, though there was an oil lease on the land held by the DeBrust family that does not appear to have been exploited. The house and land was variously known as the Avondale Farm, The Joseph Cyler Farm, the Morrison Farm Dairy and the Kendalvue Balanced Farm, which reflect the changing uses and attitudes toward the land.

Architect: Unknown

PART II ARCHITECTURAL INFORMATION

General Statement:

1. Architectural Merit and Interest: The Peterson house is one of the few surviving examples of rural Victorian Era vernacular architecture in the area. This type of house represents a common style in the Western United States during the later part of the nineteenth century that are being rapidly destroyed to make way for more modern living structures.
2. Condition of Fabric: The house is in fair condition.

Description of the Exterior

1. Foundation: The foundation is constructed of unpatterned mortared sandstone; the floor joists rest directly on the stone. Wooden wedges have been driven between the joists and the foundation to level the structure.
2. Wall Construction: Balloon frame with cedar shiplap siding. This siding may have been added later than the original construction of the house since it is attached with wire nails.
3. Structural System: Balloon frame.
4. Porch: A covered front porch with decorative corners is located on the north side of the building and an enclosed back porch was added to the house at a later time.
5. Chimneys: The house has two red brick chimneys, the east wing chimney of which originates in the kitchen and the west wing chimney which originates in the basement. The west wing chimney appears to be later and associated with construction of an addition to the house.
6. Openings, Doorways, Windows: There were originally three entrances to the house. The first was at the front of the west wing, a second was on the south side of the east wing which opened onto the kitchen and a third that went into the basement. There was a staircase and door leading to the basement north of and below the kitchen door. Both the kitchen and basement doors are now enclosed by a back porch addition, which houses the third entrance.

The north side of the living room has three windows which appear to date from the construction of the house, two on the first floor on either side of the door and one on the second story. These windows are a double hung six-on-six type with wooden peg manufacture and irregularities in the glass panes with slightly gabled lintels. The first floor has two windows on the west side of the living room, one window on the north side of the

front room and one window on the west side addition. The second floor has a total of two windows, one on the north side and the second on the south sides. Construction of the back porch eliminated several windows on the south side of the building.

Roof: The roof is gabled at approximately 43 degrees and is covered with pointed wooden shingles. The shingles are laid over wide wooden strips that are fastened to rough-cut two-by-six rafters. A decorative cornice in the Victorian style was placed on the north side of the house.

Description of Interior:

1. Floor Plans: The floor plan resembles a New England style farmhouse and was originally built in an ell-shape which was subsequently modified by later additions. The western wing of the house has two stories and is oriented to the north. Extending from this wing and forming the ell is a single story portion of the house that contains a kitchen. Two additions were added in the twentieth century; a back porch and a room positioned between the original wings (see figures 2-4).

2. Stairways: The house has two stairways, one in the back porch that goes into the basement and a second that leads up to the second story.

3. Floorings: The flooring is made of wood planks.

4. Wall and Ceiling Finish: The original interior walls were made of plaster on lath. Some of these walls have been covered with beaver board and some areas appear to have been papered.

5. Openings:

a. Doorways and Doors: The doorways and doors are made up of painted wood contemporary with the construction of the house.

b. Windows: Most of the window casings are made of wood, with the exception of the west wall which have been replaced by aluminum.

8. Hardware: Most of the hardware appears to be modern, some of the door knobs appear to date to the construction of the house.

8. Mechanical and Electrical Systems: Electrical wiring and copper and iron plumbing have been added to the house at a later time. A modern electrical stove and porcelain bath tub were also installed at a later time.

Site and Surroundings

1. Orientation and General Settings: The front of the house is

oriented to north. The house is ten meters north of the Pioneer-Union ditch and a modern Tudor Revival style house is located directly north and a modern Ranch style house is located northwest of the Peterson house. In general the land is level and surrounded by trees and lilac bushes.

2. Outbuildings: A concrete block structure located to the west of the house appears to have been a pump house.

PART III. SOURCES OF INFORMATION

A. Original Architectural Drawings: No drawings contemporaneous with the construction of the house are known to exist.

B. Early Views: No early views of the house, outbuildings or area are known to exist.

C. Bibliography:

Bourdeau, Alex and Geister, Scott. Cultural Overview of the Bear Creek Lake Area, Colorado. Dallas: Environmental Consultants, 1980.

This report is available from the Omaha District, United States Army Corps of Engineers.

Prepared By: Edward Brodnicki
Archeologist
Corps of Engineers
February 1, 1985

PART IV. PROJECT INFORMATION

The Omaha District is currently planning on relocating the house from its present site at Bear Creek Lake to a site at the Belmar Museum. The house will undergo limited rehabilitation at the new site to prepare a weatherproof exterior and an interior usable by the museum authorities. The Omaha District, the Colorado State Historical Society, the Advisory Council on Historic Preservation and the City of Lakewood have entered into a Memorandum of Agreement for the implementation of the relocation and limited rehabilitation. After the relocation the Peterson house will become the property of the Belmar Museum.

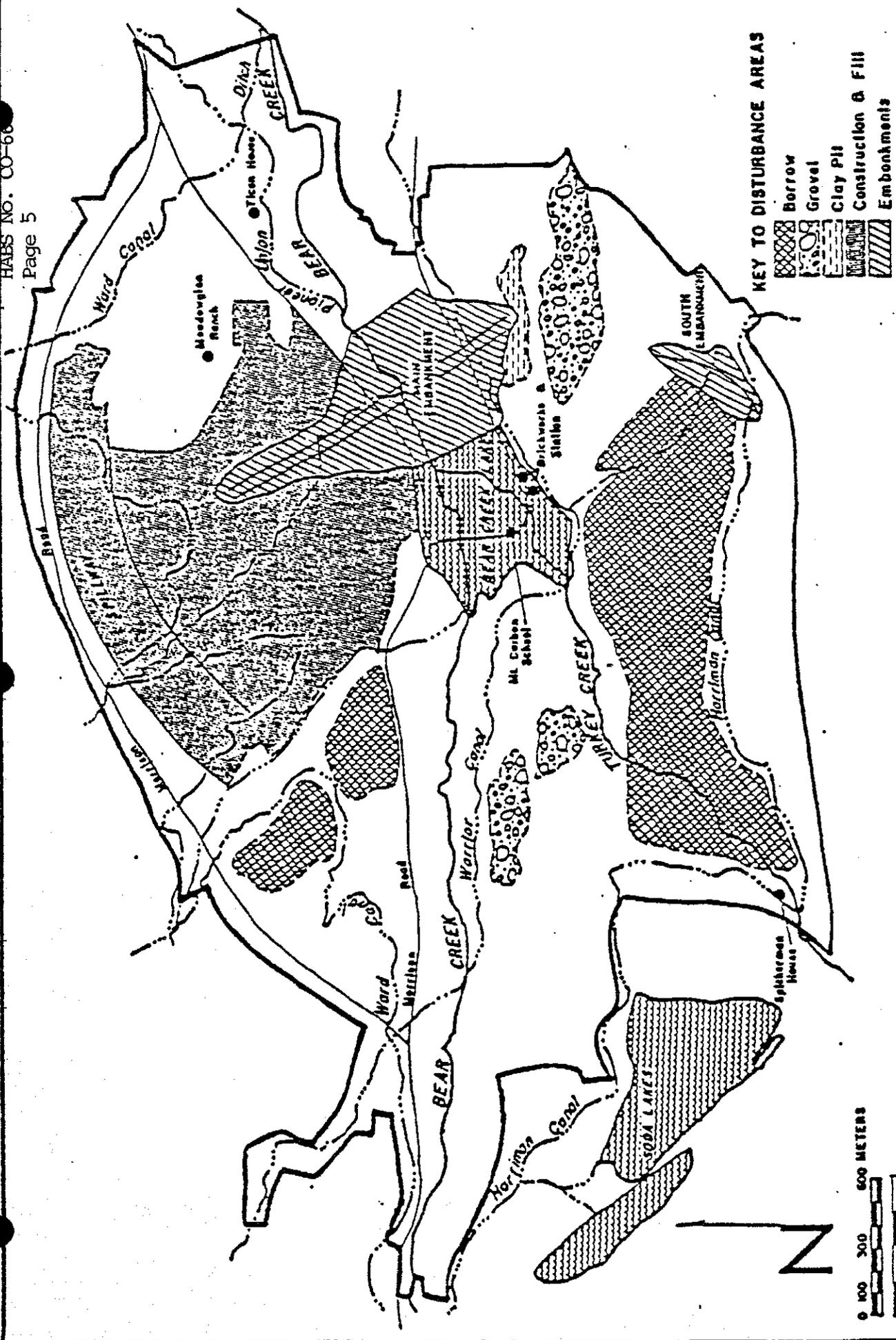


Figure 1. Bear Creek Lake area showing project boundary, water retaining structures, disturbed areas, historic site locations, and canals.

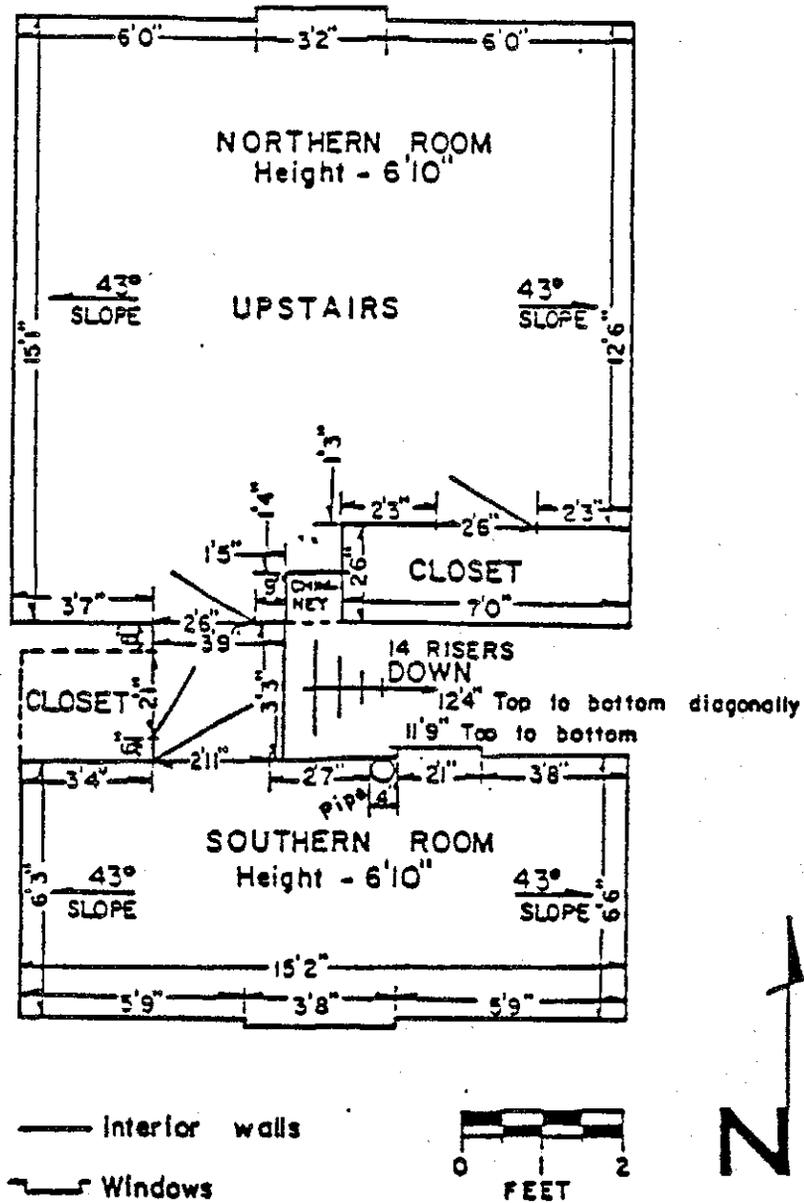


Figure 3. Second story floor plan of the Ticen House.



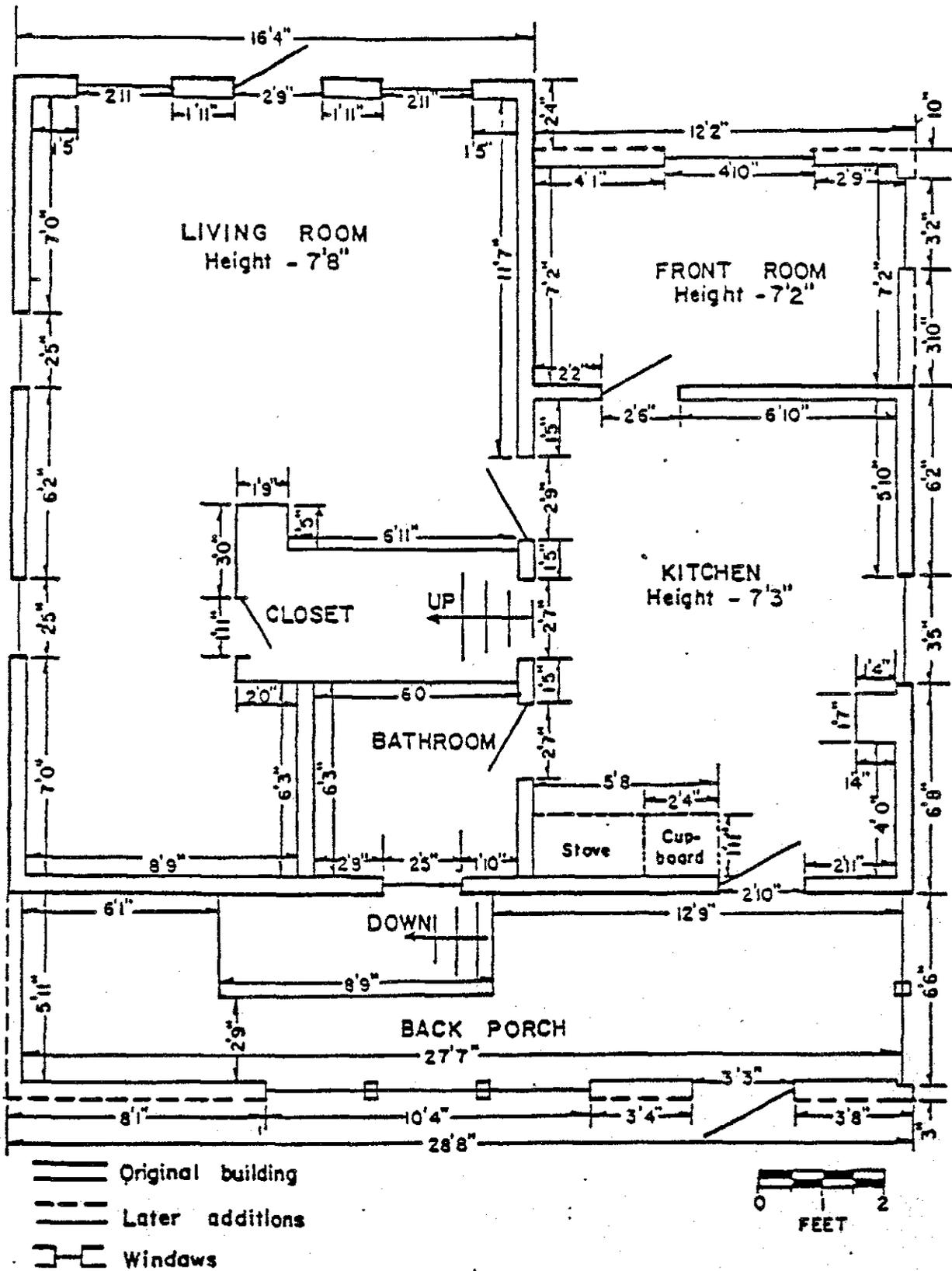


Figure 4. Ground floor plan of the Ticen House.

