

Arapaho Hills Reconnaissance Survey



Prepared for the
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Littleton, Colorado

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Cover A c1955 photo of the Arapaho Hills sales office/carpentry shop at 5301 Lowell marked up for photo retouching. The building is now the Willows Arapaho-Hills Child Learning Center.

Above Builder Clyde Mannon is pictured in front of the sales office in this Arapaho Hills publicity photo. Both photographs courtesy of Clyde Mannon.

ARAPAHO HILLS RECONNAISSANCE SURVEY

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Between 1949 and 1957, developer/designer Edward B. Hawkins and his business partner, contractor Clyde Mannon, built the Arapahoe Acres subdivision in Englewood, Colorado. In 1954, Hawkins purchased 160 acres in unincorporated Arapahoe County for the development of a second residential subdivision (see *Map 2*, page 8). Between 1955 and 1964, a portion of the site was developed as Arapaho Hills, and was later annexed to the city of Littleton, Colorado.

In 1998, Arapahoe Acres was listed as a National Register of Historic Places historic district. In 2007, the city of Littleton was approached by homeowners to determine if Arapaho Hills, too, might qualify as a local, state or national historic district and the preservation incentives and protections that such listing could provide. After a review by Littleton's Historical Preservation Board, the Arapaho Hills sales office/carpentry shop and seventy-two of the houses were added to the city's *List of Merit* (see *Map 4*, page 10). *Littleton's Historic Preservation Code Section 4-6-12B* defines the *Structure of Merit List* as follows:

(B) The board may approve a list of structures of historic or architectural merit that have not been designated as historic landmarks and are not situated in designated historic landmark districts, to which the board may add from time to time, in order to recognize and encourage the protection, enhancement, and use of such structures. Except as provided in subsection (C) of this section, nothing in this section shall be construed to impose any regulations or controls upon, or to provide incentives or awards to, structures of merit solely because they are included on the list. The board shall mail notice of inclusion on the list to the property owner of record

(C) Waiting Period: For thirty (30) days from date of permit application, no permit for any construction, alteration, removal or demolition of any structure of merit shall be issued by the building inspector. (Ord. 10, Series of 2001).

In 2008, this reconnaissance survey was undertaken by the city utilizing a Certified Local Government Grant. Its purpose is to begin documentation of the houses of Arapaho Hills and to determine the potential boundaries of a Arapaho Hills historic district.

In keeping with reconnaissance survey guidelines provided by the Colorado Historical Society, it does not include detailed research, architectural inventory forms or comprehensive building descriptions.

The Evolution of Arapaho Hills

Edward Hawkins and Clyde Mannon originally envisioned a neighborhood of 360 modern homes covering the entire 160-acre site. This original lot and street plan was pictured in an early promotional brochure for the neighborhood (see *Map 1*, page 7). By the time of the Arapaho Hills subdivision plat filing in May of 1955, however, only 37 acres of the site were included and the number of lots was reduced to eighty-three. This is the area surveyed for this reconnaissance report (see *Map 3*, page 9).

The subdivision's street plan and lot division were designed by architect and planner Joseph G. Dion, who had assisted Hawkins with house design in Arapahoe Acres. Under the direction of Hawkins, water and sewer service and streets, curbs and sidewalks were put in place. The Arapaho Hills boundaries encompassed the entire area between the west side of South Lowell Boulevard and the east side of South Camargo Road between the north side of West Berry Avenue and the south side of West Arrowhead Road. For simplicity, this survey document uses only the street names themselves when identifying house locations.

After designing the sales office/carpentry shop at 5301 Lowell and the house at 3650 Chimayo, Edward Hawkins withdrew from an active role in the project. The balance of Arapaho Hills was developed entirely by Clyde Mannon, working as Mannon Associates.

Six of the houses were designed by national firms for *Better Homes & Gardens* magazine as annual "show" or "idea" homes for the years 1956 through 1961. These include, in chronological order, 3790 Chimayo, 5395 Mohawk, 3895 Berry, 5490 Mohawk, 3605 Berry and 3905 Berry. A few homes were designed by others, like the Kristopeit House at 3890 Arrowhead, designed by the son of the original owners. Most of the houses were designed by regional architect Bruce Sutherland, assisted by regional architect John Eatwell.

Mannon Associates incrementally purchased individual lots or groups of lots from Edward Hawkins or a trust established by him. In the early 1960s, in the midst of an economic downturn, project sales slowed. Mannon began to reconsider plans to develop the remainder of the project. After struggling to sell the two completed speculative homes at 5475 and 5455 Manitou, Mannon decided to abandon work in Arapaho Hills. He began to focus on commercial building and then left construction entirely, purchasing a successful restaurant franchise.

Beginning in the mid-1960s and through the 1970s, Mannon and Hawkins sold their remaining unbuilt lots to others. Mannon also sold the sales office/carpentry shop, originally intended for eventual conversion to a house, to a private school.

Based on conversations with Clyde Mannon, an examination of Arapahoe County land transfer and Assessor records, and a stylistic review of the houses in question, twenty-five houses within the original subdivision boundaries were determined to have been designed and built by others.

The Proposed Arapaho Hills Historic District

Based on the research results outlined above, any proposed Littleton, Colorado or National Register of Historic Places historic district should include the fifty-six houses, the original sales office/carpentry shop and neighborhood signage built by Clyde Mannon (see *Map 5*, page 11). Applicable landmark criteria would include Arapaho Hills' association with the broad patterns of post-war history that gave rise to the period's suburban residential development and its embodiment of post-war residential modernism and construction. Areas of significance would include architecture, construction, community planning and development and social history. The period of significant would correspond to the dates of the planning and construction of the subdivision.

Survey photos of the buildings begin on page 15 in order by Block and Lot number, followed by signage. The photos are accompanied by brief narrative sketches. Since the descriptions provide only basic information as viewed from the street, it should be noted that visibility is limited by their distance from the public sidewalk, parked cars, dense plantings, dark masonry, dark paint colors, deeply recessed carports, angled entrances and roof details that are often obscured by applied gutters and flashing. *Recommendations for Future Arapaho Hills Survey and Documentation Projects* includes suggestions for more detailed survey and expanded descriptive narratives (see page 4).

As a whole, the neighborhood appears to display a remarkable degree of integrity. Though minor alterations such as infilled carports and replacement doors or windows are not uncommon, only a handful of buildings appear to have extensive alterations visible from the street. All of the structures remain compatible with the historic neighborhood in terms of scale, massing and setbacks. Recommendations for the evaluation of the integrity of individual buildings appear on page 4. Additional research will also be necessary to confirm whether 5445 and 5485 Mohawk are altered Arapaho Hills houses or were designed and built by others after Mannon left the project.

Architecturally, each building in Arapaho Hills can be seen as a point on a stylistic continuum with the International Style at one end and the Usonian Style at the other. The International Style, which most often utilized industrial materials, is softened, due to its residential setting, by the use of natural materials and earthtone colors more closely associated with the Usonian Style. The forms and decoration usually associated with the Usonian Style are often abstracted into a more austere aesthetic more closely associated with the International Style. For the history and characteristics of these styles, see *Architectural Style in Arapaho Hills* on page 85.

The few houses that sometimes diverge from these characteristic styles are most often *Better Homes & Gardens* "idea" or "show" homes, designed by national firms. Still, each of these six homes share at least some architectural characteristics with those designed by Edward Hawkins, Bruce Sutherland and John Eatwell, and a number are indistinguishable from them. This is due to two factors. First, the homes in Arapaho Hills were designed in concert with then-current national architectural trends and second, as suggested by *Better Homes & Gardens*, Mannon adapted the plans and materials to regional concerns and conditions.

A Potential Historic District of Houses Stylistically Related to Arapaho Hills

Though later homes built by others are largely distinct in terms of design and materials, a number are worthy of recognition. Approximately ten display Usonian-style features related to Arapaho Hills or later modern architectural styles of significance. These houses might be considered as part of a supplemental modernist district (see *Map 6*, page 12). They include:

- 5409 Manitou, 1979
- 5413 Manitou, 1979
- 5415 Manitou, 1969
- 5421 Manitou, 1974

- 5427 Manitou, 1982
- 5431 Manitou, 1975
- 3840 Arrowhead, 1976
- 3750 Arrowhead, 1976
- 3700 Arrowhead, 1976
- 3625 Chimayo, 1974

Survey photos of these ten stylistically-related houses within the original subdivision boundaries begin on page 73, in order by Block and Lot number.

Houses Not Related to Arapaho Hills

Fifteen houses built within the original subdivision boundaries are not considered significant within the historic or modern architectural context of Arapaho Hills (see *Map 6*, page 12). These include:

- 5405 Manitou, 1974
- 5411 Manitou, 1985
- 3850 Arrowhead, 1976
- 3800 Arrowhead, 2002
- 5402 through 5496 Camargo, eleven houses of various dates between 1978 and 1983.

Survey photos of these fifteen stylistically-unrelated houses within the original Arapaho Hills subdivision boundaries begin on page 79, in order by Block/Lot.

Survey Notes

Building Dates

The building dates provided in this survey are taken from the website of the Arapahoe County Assessor's Office. Listed in the database field "Year Built," they are not completely reliable. When the cost of a substantial alteration exceeds the original property value, the original construction date is sometimes changed to reflect the later year. Five buildings considered by this survey to be within the boundaries of an Arapaho Hills historic district have assessor dates subsequent to 1964, the date of Mannon's last houses on Manitou. They include 5301 Lowell, 1967; 3805 Chimayo, 1977; 5435 Mohawk, 1966; 5445 Mohawk, 1973; and 5485 Mohawk, 1979.

Building Levels / Stories

This survey refers to houses as either single-level or multi-level as visually determined by the house as seen from the street. The terms "level" and "story" do not necessarily correspond. For example a one-story house may have multiple floor levels.

Building Photographs

Whenever possible, photographs have been taken to show the entire body of the house as visible from the street, including the full lot width. On corner lots, the view that best characterizes the house is used. However, even in winter, some houses are obscured

by heavy plantings. As a result, some of the features, details and materials described may not necessarily be visible in the photographs. It should also be noted that sometimes the most dramatic elevations of these homes face the rear of lot, providing privacy from the street or dramatic views to the east.

Other Survey Products

Arapaho Hills Database

An Excel file of available data related to individual Arapaho Hills houses has been provided to homeowners, including a detail of architectural drawings held in a neighborhood archive. This was assembled by the author working with homeowner Tom Perry.

Historic Photos and Documentation

During the course of this survey, the author interviewed and toured Arapaho Hills with Clyde Mannon and was allowed access to his photographs and historic documentation. A draft biography of Mr. Mannon and digital scans of his archive will be provided to neighborhood representative Tom Perry.

Recommendations for Future Arapaho Hills Survey and Documentation Projects

Chronology of Arapaho Hills and Building Names

Research is recommended to determine a complete chronology of neighborhood development. This task is complicated by the fact that Arapahoe County land transfer records on Arapaho Hills appear in two different formats, neither of which has been digitized due to the age of the records.

When Arapaho Hills began construction, the county sequentially recorded land purchases and sales in chronological order. As a result, an early chronology of the neighborhood, including Hawkins' original acquisition of the site and his earlier lot sales to Mannon, can only be established by a page-by-page review of handwritten annual log books, visually scanning for the names of Hawkins and Mannon.

In 1958, due to the flood of subdivision development during the post-war period, Arapahoe County created separate ledgers for land transactions connected with individual subdivisions. This expedited the review of land transfers connected with the later years of the Mannon Associates development of Arapaho Hills and assisted in defining potential historic district boundaries.

This land transfer research, or a review of Littleton directories of the period, should also be used to establish the names of original Arapaho Hills homeowners. These are the names by which houses are historically

known and referred to in landmark nominations. It will also assist with research on the original owners.

Historic Research

Research is recommended to discover biographical information and other built projects by Bruce Sutherland, John Eatwell and other architects found to have designed homes in Arapaho Hills. Locating design information and architects for the *Better Homes & Gardens* homes would also enhance understanding of the neighborhood. These would be available in the magazine issues for the years 1956 through 1961 that feature the annual idea or show homes.

Evaluation of Integrity

For those homes for which original drawings and historic archival materials are available, very detailed evaluations of architectural integrity are possible and would be important in understanding the evolution of the neighborhood and homes over time. Verbal reports by long-term homeowners are also useful, as are any available building permit records.

Oral Histories

Recorded and transcribed oral histories with both Clyde Mannon and his shop foreman William Norlin are recommended. Oral histories might also be considered with surviving original homeowners and John Eatwell's family members.

Archival Preservation

Clyde Mannon has maintained an archive of materials connected with his work at Arapaho Hills and has indicated his possible interest in donating them to the Colorado or Littleton Historical Society Library for the use of the neighborhood in perpetuity.

A number of house plans donated to the neighborhood by John Eatwell's widow Karen and his daughter Willow Ems are in the possession of homeowner Tom Perry. Mr. Perry is preparing the rolled drawings for scanning. When these digital records are available for study and any working copies that homeowners might desire, it is recommended that these drawings, and any other original drawings and historic materials in the possession of current homeowners, be donated to the Colorado or Littleton Historical Society Library for the use of the neighborhood and larger community in perpetuity.

Homeowners might also contact surviving original homeowners and the family of John Eatwell to see if they retain any other historic photos or archival materials might be available.

Survey and Architectural Descriptions

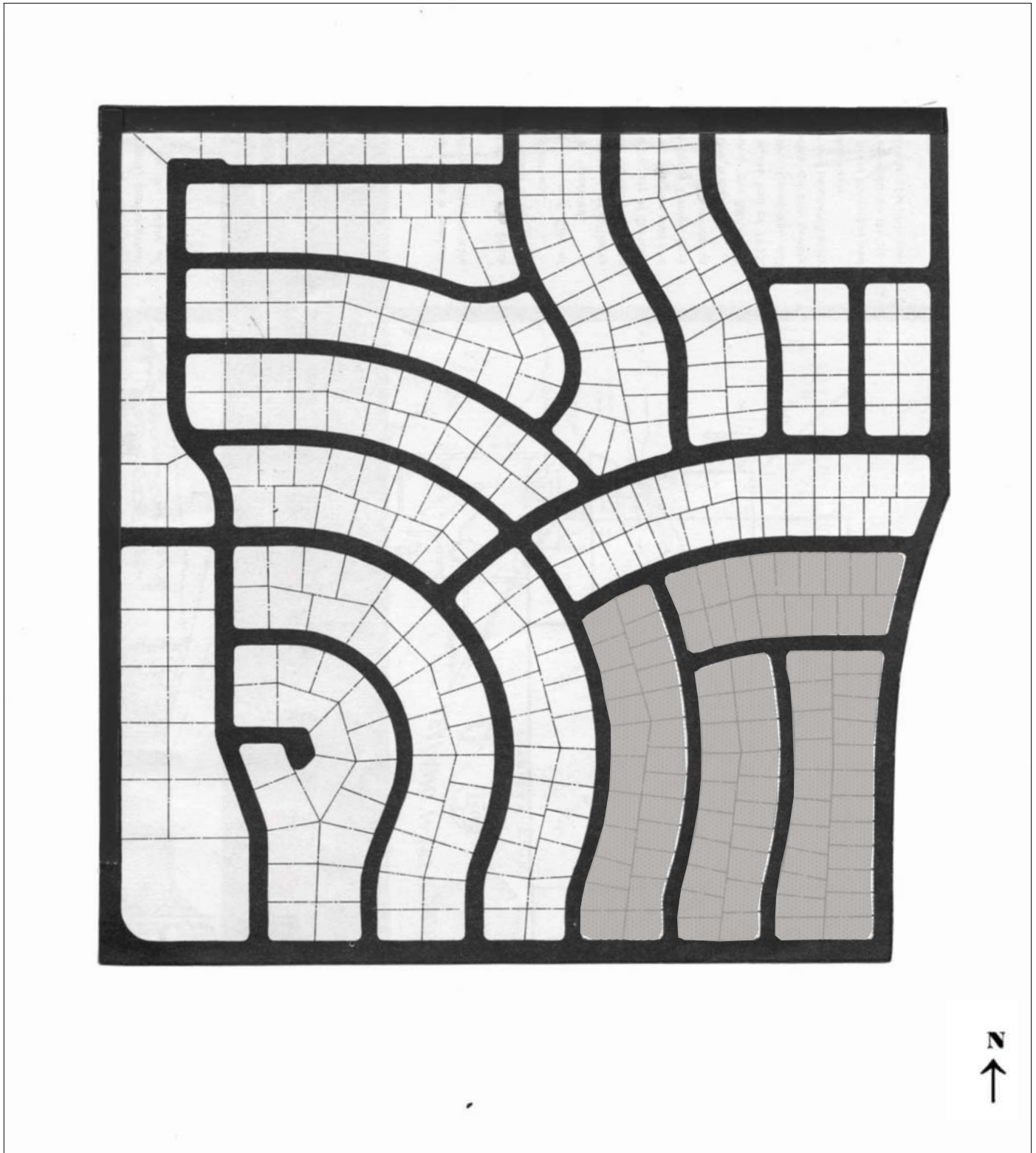
Intensive-level survey work is recommended to create more complete and detailed descriptions of selected houses, including their lots and landscapes, as visible from the street. These descriptions will be necessary for the preparation of a National Register nomination. In the case of Arapahoe Acres, 28 or 23% of the total of 124 homes were described in the nomination. The selected Arapaho Hills homes should illustrate the design vocabulary of the neighborhood, including the variety of materials, features and details, and should display a range of construction dates, geographic distribution and a high level of original architectural integrity. With homeowner permission, the survey could also be expanded to include interiors and exterior features not visible from the street. Due to their unique role in the neighborhood, the original sales office/carpentry shop and Lowell Avenue signage merit detailed descriptions as well.

Landmark Nomination

The preparation of a Littleton, Colorado or National Register landmark nomination for Arapaho Hills should be considered. Information on local landmarking is available by phone and internet from the Littleton Office of Community Development; information about the National Register of Historic Places can be obtained from the Colorado Historical Society and the National Park Service.

Neighborhood Preservation Workshops

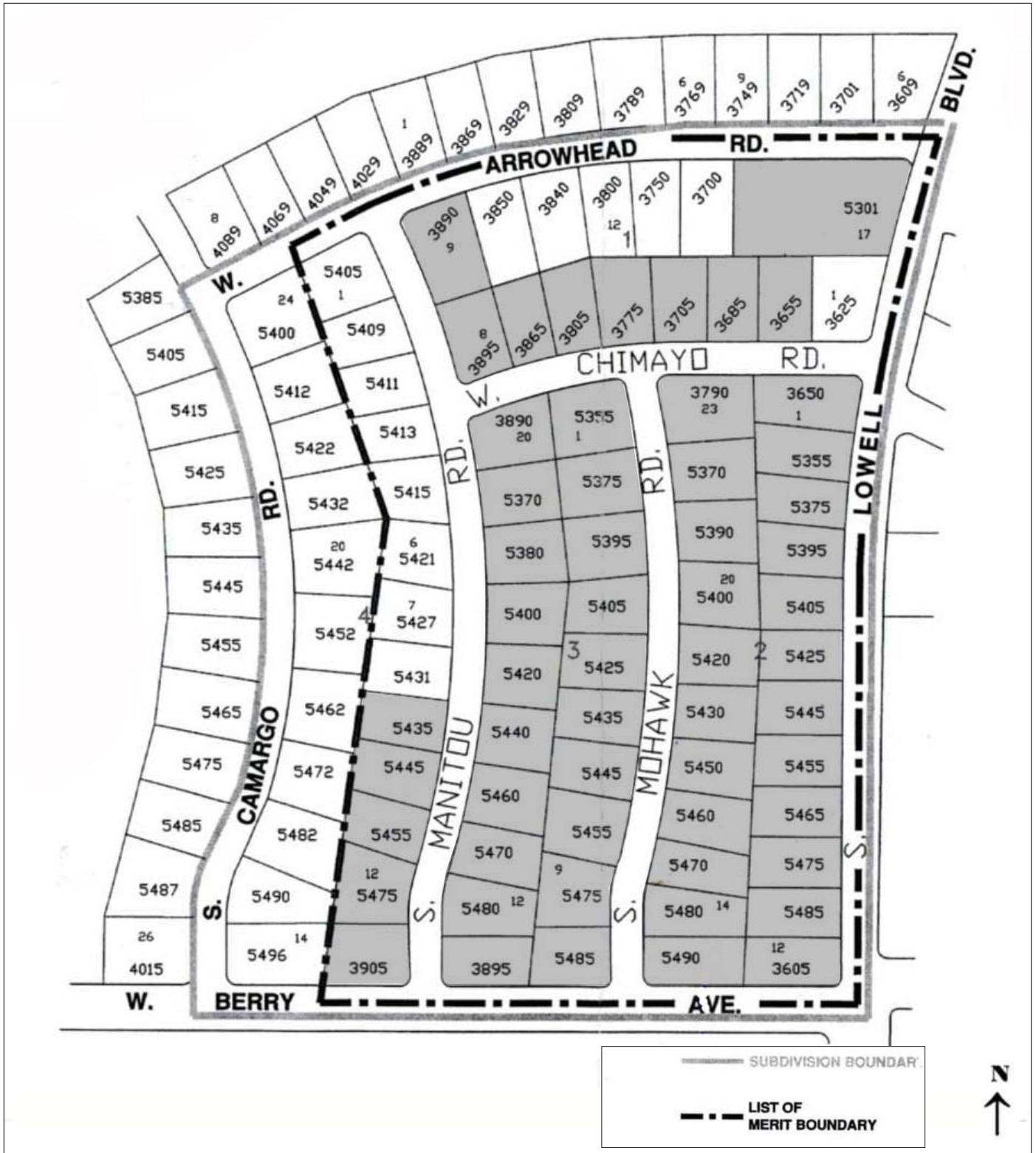
Today, there are many historic preservation resources available to owners of houses that pre-date World War II. For historic post-war modernism, fewer resources exist. In addition, post-war houses included many new and often experimental design, material, and construction techniques that further complicate preservation. Preservation resources that individual homeowners in Arapaho Hills and Arapahoe Acres have discovered can provide valuable tools and information to share between the neighborhoods. Inter-neighborhood preservation gatherings and workshops provide a venue to share this information.



An early promotional brochure by Edward Hawkins and Clyde Mannon shows the larger subdivision plan for the entire 160-acre site purchased by Hawkins in 1954. The darker shaded area indicates the boundaries of the Arapaho Hills Subdivision as originally filed on May 23, 1955.



This map shows the original Arapaho Hills Subdivision Plat Map as filed with Arapahoe County on May 23, 1955. It includes eighty-three lots.



The shaded lots on this map indicate the sales office/carpentry shop and fifty-six houses determined by this reconnaissance survey to be contributing buildings within a potential local, state or National Register Arapaho Hills historic district.

Map 6 Other Houses Within the Original Subdivision Boundaries



This map shows houses within the original boundaries of Arapaho Hills that were not built by Clyde Mannon. The ten houses marked in dark gray were built by others but are stylistically related to those in Arapaho Hills and merit consideration as a supplemental historic district. The fifteen houses marked in light gray are stylistically unrelated and are considered non-contributing to the Arapaho Hills or supplemental historic district.

SURVEY - PROPOSED ARAPAHO HILLS HISTORIC DISTRICT

Address Date	3655 Chimayo (Block 1, Lot 2) 1957
Lot	This lot is located on the north side of Chimayo; the grade slopes downward to the east. Concrete paving provides access to the two-car garage, where an exposed-aggregate sidewalk branches off, leading across the house and back to the main entrance.
Form / Massing	The single-level house is composed of two perpendicular rectangular volumes set at a slight angle to the street. The garage appears at the west end of the house. The house is dominated by a massive, asymmetrically-placed chimney wall.
Roof	The west volume has an asymmetrical side-to-side low-pitch gable roof. The east volume has a front-to-back low-pitch gable roof. The fascia is of medium height with a flat face; it abuts the chimney to the west and overlaps it from the east. The soffit is open; exposed rafters are set above and behind the fascia. Exposed beams are visible below the fascia.
Walls	Pink rhyolite rubble masonry forms the chimney and some walls. The masonry slab at the southwest corner of the house has an attached planter box/retaining wall that extends south beside a portion of the driveway. There is also vertical tongue-and-groove wood siding.
Doors / Windows	The main entrance faces south at the juncture of the west volume. East of the chimney are three windows with stepped sills that rise to the roofline. East of the front entrance is a window composition that rises to the roofline above a mid-height sill. There is a single sectional garage door. Immediately adjacent is a flush service door.
Historic Use Contributing Survey/Photo Date	Domestic / Single Dwelling Contributing to a potential historic district 1/15/09



Address Date	3685 Chimayo (Block 1, Lot 3) 1957
Lot	This lot is located on the north side of Chimayo; the grade slopes downward to the east. Concrete paving begins at the east end of the lot and curves west into the two-car carport. A curving masonry retaining wall steps up the west side of the drive, forming the south foundation wall of the carport and a raised planter box bordering the lawn.
Form / Massing	The single-level house is composed of two parallel rectangular volumes set at an angle to the street. The south volume includes the carport. Living areas are located at the west end of the south volume, set back from the carport, and the north volume. The house is dominated by a large rectangular masonry chimney at the juncture of the two volumes and by two prominent masonry piers that carry the south wall of the carport.
Roof	The two volumes have opposing front-to-back low-pitch shed roofs surfaced with crushed red stone. The lower south roof abuts the chimney. The higher north roof overlaps onto its face. The roof fascia is of medium height with a faceted face. The soffit is open, with exposed beams and rafters extending partially below the fascia.
Walls	Random-range ashlar masonry of native red sandstone forms the chimney wall and masonry piers that carry the carport roof. A low retaining wall, planter and portions of the south elevation are a narrow horizontal concrete-block masonry with filled vertical and raked horizontal joints. Vertical tongue-and-groove wood siding also appears.
Doors / Windows	The front entrance, a flush door and narrow full-height sidelight of patterned glass, faces south within the carport. North of the fireplace wall is a composition of tall windows and a secondary door. Above the roofline of the south volume, a row of clerestory windows runs the length of the north volume.
Historic Use Contributing Survey/Photo Date	Domestic / Single Dwelling Contributing to a potential historic district 1/15/09



Address Date	3705 Chimayo (Block 1, Lot 4) 1957
Lot	This lot is located on the north side of Chimayo; the grade slopes downward to the east. A separate concrete driveway and sidewalk are set perpendicular to the street. A masonry retaining wall rises on the west side of the driveway. At the two-car garage, the wall is broken by a short run of steps rising to the front entrance.
Form / Massing	The multi-level house is composed of two perpendicular rectangular volumes set at an angle to the street. The west volume is one-story in height. The two-story volume projects outward toward the street; the lower level is partially below grade, housing the garage.
Roof	Both volumes have flat roofs. The narrow fascia has a flat face. The soffit is finished with plywood.
Walls	Running-bond red brick masonry is the primary material with an end course at the west window sill. A prominent brick planter box extends across the face of the house beyond the west elevation. There is also narrow vertical tongue-and-groove wood siding.
Doors / Windows	The main entrance faces south at the juncture of the east volume. It includes a door of five horizontal glass panels and a sidelight of patterned glass. To the west, a window composition appears above the planter box. Floor-to-ceiling windows appear at the second story of the two-level volume. There is a pair of flat, pivoting garage doors finished with wall siding.
Historic Use Contributing Survey/Photo Date	Domestic / Single Dwelling Contributing to a potential historic district 1/15/09



Address	3775 Chimayo (Block 1, Lot 5)
Date	1961
Lot	This lot is located on the north side of Chimayo; the grade slopes downward to the east. Asphalt paving, set perpendicular to the street, leads into a two-car carport. Steps of wood-framed exposed-aggregate paving and two asymmetrically-stacked masonry planter boxes negotiate the grade change between the driveway and the front door.
Form / Massing	The multi-level house is composed of two parallel rectangular volumes, set largely parallel to the street. The south volume is partially recessed below grade to the west; the carport is inset at its southeast corner. The north volume is set behind it to the east. The house is dominated by the grouping of the planters and chimney, and a prominent balcony with angled fascia that extends around the southeast corner of the house at the second story.
Roof	The volumes have opposing front-to-back low-pitch shed roofs. The soffit is open, with exposed rafters and beams visible just below a narrow fascia with flat face.
Walls	Pink rhyolite rubble masonry forms the chimney and planter boxes. A window composition and the balcony fascia display vertical board-and-batten wood siding. There are multiple forms of vertical tongue-and-groove siding. Metal poles divide the carport bays, supporting the cantilevered balcony above.
Doors / Windows	The main entrance is located asymmetrically on the facade, facing south just west of the chimney. It includes a flush door with a wide patterned-glass sidelight and transom windows that extend to the roofline. To the west is a full-height window composition; it includes rows of windows at the roofline and grade with board-and-batten spandrel panels. A second window composition wraps around the southeast corner of the house behind the balcony. A row of clerestory windows appear between the exposed rafter tails of the north volume, visible above the roof of the south volume. A secondary entrance appears within the carport.
Historic Use	Domestic / Single Dwelling
Contributing	Contributing to a potential historic district
Survey/Photo Date	1/15/09



Address	3805 Chimayo (Block 1, Lot 6)
Date	1977 (see note on dates, page 3)
Lot	This lot is located on the north side of Chimayo; the grade slopes downward to the east. Concrete paving enters at the east end of the lot and curves west to the two-car garage.
Form / Massing	The single-level house is composed of two parallel rectangular volumes, set at an angle to the street. Secondary volumes appear behind to the north and west. A firebox of stone masonry dominates the front of the house.
Roof	The volumes have opposing front-to-back low-pitch shed roofs. The soffit is open, with the ends of the exposed rafters concealed behind a fascia of medium height with a flat face. Exposed beams are visible below the fascia.
Walls	Walls of pink rhyolite rubble masonry and vertical wood siding appear. A cylindrical concrete chimney rises through the roof above the masonry firebox, set behind the fascia.
Doors / Windows	A front entrance door with small glass panels faces southeast between the chimney and a single sectional garage door. Rows of clerestory windows appear on multiple volumes. A window composition appears above and behind the firebox, extending to the roofline.
Historic Use	Domestic / Single Dwelling
Contributing	Contributing to a potential historic district
Survey/Photo Date	1/15/09



Address Date	3865 Chimayo (Block 1, Lot 7) 1958
Lot	This lot is located on the north side of Chimayo; the grade slopes downward to the east. A separate driveway and sidewalk are set perpendicular to the street. The driveway is concrete, the sidewalk a more recent cast masonry block. A series of masonry retaining walls negotiate the grade change between the driveway and the raised lawn to the west. The west wall of the east volume extends to form a planter box at the second story level, adjacent to the main entrance.
Form / Massing	The multi-level house is composed of two perpendicular rectangular volumes set largely parallel to the street. The east, two-story volume projects outward to the south, dominated by a large balcony with angled fascia that wraps around the southeast corner of the house at the second story. A large concrete-block chimney is set behind the fascia at the end of the west volume.
Roof	There are perpendicular, symmetrical low-pitch gabled roofs. The west volume has a front-to-back gable and the east volume has a side-to-side gable. There is a wide fascia with a flat face. The soffit is finished, the rafters concealed by plywood edged with a row of circular ventilation openings. Exposed beams are visible below the fascia.
Walls	Random-range ashlar masonry of native red sandstone appears on exterior walls, planter boxes and retaining walls. Horizontal board-and-batten wood siding appears on the balcony fascia and the lower wall of the west volume. There is also vertical board-and-batten wood siding.
Doors / Windows	The main entrance is located on the west volume, facing south at the juncture of the east volume. It includes a flush door and partial-height sidelight of patterned glass. To the west, a window composition rises to the roofline above a mid-height sill. Above the east side of the balcony, a composition of windows is recessed just behind the adjacent wall. There is a pair of flat pivoting garage doors finished continuous with the wall siding.
Historic Use Contributing Survey/Photo Date	Domestic / Single Dwelling Contributing to a potential historic district 1/15/09



Address	3895 Chimayo (Block 1, Lot 8)
Date	1957
Lot	This lot is located at the northeast corner of Chimayo and Manitou; the grade slopes downward to the east. A concrete driveway provides access to the two-car garage at the rear of the house along Manitou. A red brick sidewalk runs perpendicular from Manitou to the main entrance. A low brick wall with sits parallel to the house at the entrance.
Form / Massing	The multi-level house is composed of a single rectangular volume set parallel to the street. On the west side of the lot, the house is one story in height. As the grade drops to the east, the house increases to two stories in height and projects outward toward the street. An addition with two-story section was recently added to the rear.
Roof	The house has an asymmetrical side-to-side low-pitch gable roof, set back just west of the main entrance door. There is a fascia of medium height with a flat face. The soffit is finished, the rafters concealed by plywood edged with a row of circular ventilation openings. Exposed beams are visible below the fascia.
Walls	Running-bond red brick masonry is the primary material, including a slab chimney that rises behind the roof fascia on the west elevation and a low wall at the front entrance, capped with end-bond brick. Board-and-batten panels, some with decorative relief patterns, appear in various window compositions.
Doors / Windows	The front entrance appears at the juncture of the one and two-story sections of the house, sheltered by the extended roof. It includes a flush door with a vertical row of angled glass panes, sidelight and transom. To the west, a window composition rises to the roofline from grade. To the east, a large window composition two stories in height extends from grade to the roofline. It includes trios of windows, plain and decorative panels and a projecting fascia. There is a pair of sectional garage doors facing Manitou.
Historic Use	Domestic / Single Dwelling
Contributing	Contributing to a potential historic district
Survey/Photo Date	1/15/09



Address Date	3890 Arrowhead (Block 1, Lot 9) 1962
Lot	This lot is located at the southeast corner of Arrowhead and Manitou; the grade slopes downward to the east. Concrete paving provides access to the two-car garage/carport at the south end of the house on Manitou. A sidewalk branches off the driveway across the west face of the house to a flush service door, also accessible by a brick sidewalk perpendicular to Manitou. A concrete sidewalk runs perpendicular from Arrowhead to the main entrance.
Form / Massing	The multi-level house is composed of two perpendicular rectangular volumes that join near the northwest corner of the lot. The west volume runs parallel to Manitou. The east volume, parallel to Arrowhead, terminates at an open balcony.
Roof	The west volume has a flat roof that cantilevers over the recessed front entrance. The east volume has a low pitch, front-to-back shed roof that rises to the east, projecting over the open balcony. The fascia is of medium height with a flat face. Over the balcony, the soffit is open. In other areas, it is closed.
Walls	Running-bond buff brick masonry dominates the exterior. A cast-in-place concrete foundation wall is revealed as the site grade drops to the east. A low railing and side screens of full-height vertical wood uprights appear at the edge of the balcony. A single metal column supports the cantilevered roof at the entrance.
Doors / Windows	The front entrance is recessed behind the open northwest corner of the west volume, facing north. It has a plain flush door with full-height sidelight of patterned glass. On the adjoining wall is a full-height window composition with a window above and spandrel panel below. The north and west elevations are punctuated only by a narrow full-height vertical window, a trio of partial height windows and two high ribbon windows of three windows each. The east-facing balcony wall is entirely composed of tall vertical windows. Service doors and a sectional one-car garage door appear on the west elevation.
Historic Use Contributing Survey/Photo Date	Domestic / Single Dwelling Contributing to a potential historic district 1/15/09



Address	5301 Lowell (Block 1, Lots 15, 16 and 17)
Date	1967 (see note on dates, page 3)
Lot	This lot is located at the southwest corner of Lowell and Arrowhead; the grade is largely level. Surface parking areas appear on the north side of the building and an unbuilt lot to the west on Arrowhead. A series of three staggered masonry planter boxes appear at the base of the east elevation. The three tiny pine trees shown on the cover are now fully grown.
Form / Massing	The single-level building is composed of two perpendicular rectangular volumes set largely parallel to the street. They join at the northeast corner of the lot. A secondary volume is visible behind the south volume.
Roof	There are perpendicular, symmetrical low-pitch gabled roofs. The south volume has a front-to-back gable and the north volume has a side-to-side gable. The fascia is of medium height with a flat face. The soffit is finished with plywood. Exposed beams are visible below the fascia.
Walls	Narrow concrete-block masonry with filled vertical and raked horizontal mortar joints is the predominate material. The planter boxes are pink rhyolite rubble masonry. There is also vertical tongue-and-groove wood siding.
Doors / Windows	The current main entrance, possibly the location of the original carpentry shop door, faces north on Arrowhead at Lowell. The original sales entrance on Lowell, pictured on the front and inside-front cover of this survey document, was eliminated in a previous remodeling. The current entrance has a flush door. On the east elevation, a clerestory window composition rises above the wall to the roofline. The north elevation has a long high ribbon window. A secondary volume displays a row of east-facing clerestory windows above the roof of the south volume.
Historic Use	Sales office/carpentry shop, designed for conversion to domestic/single dwelling.
Contributing	Contributing to a potential historic district
Survey/Photo Date	1/15/09

The sales office/carpentry shop is believed to have originally occupied only Lot 17. The school expanded the building with the purchase of Lot 16. Lot 15 currently serves as their surface parking lot. This property appears on the List of Merit map as 3682 Arrowhead and 5301 Lowell.



Address Date	3650 Chimayo (Block 2, Lot 1) 1957
Lot	This lot is located at the southwest corner of Chimayo and Lowell; the grade slopes downward to the east. A separate concrete driveway and entrance sidewalk are set perpendicular to the street. A three-tiered wood-frame retaining bed steps up from the driveway to the west.
Form / Massing	The multi-level house consists of two parallel rectangular volumes, slightly offset, set largely parallel to the street. The primary elevation is dominated by a massive chimney wall, positioned asymmetrically adjacent to the main entrance and rising in front of the roofline. A two-car garage appears at the east end of the house.
Roof	Two opposing side-to-side low-pitch shed roofs align with the east end of the fireplace wall. The fascia is of medium height with a flat face. The soffit is finished with plywood.
Walls	Pink rhyolite rubble masonry forms the fireplace wall and the east and west elevations. There is vertical board-and-batten wood siding, the battens extending from the foundation to roof line.
Doors / Windows	The main entrance is located just west of the chimney. It has a flush door, a sidelight of three stacked vertical windows, and a transom light that extends to the roofline. A clerestory window composition appears above a high sill on the east volume, the individual panes defined by the vertical siding battens. Vertically stacked two and three-window compositions appear perpendicular to the front wall just behind the fireplace wall. A row of windows appears above a mid-height sill on the west volume, each window defined by the vertical siding battens. The east elevation is blank. There is a pair of flat, pivoting garage doors finished continuous with the wall siding.
Historic Use Contributing Survey/Photo Date	Domestic / Single Dwelling Contributing to a potential historic district 1/15/09



Address	5355 Lowell (Block 2, Lot 2)
Date	1957
Lot	This lot is located on the west side of Lowell; the grade slopes downward to the east and south. Concrete paving, set perpendicular to the street, leads into a two-car carport. A retaining wall rises north of the paving, extending west to form the lower wall of the south elevation of the house. A small stepped retaining wall supports columns that carry the south carport wall.
Form / Massing	The multi-level house is composed of two parallel rectangular volumes set largely parallel to the street. The south volume houses the open carport.
Roof	A symmetrical side-to-side low-pitch gable roof shelters the house. The flat carport roof abuts the house at the middle of the south elevation. The fascia is of medium height with a flat face. The soffit is open. Exposed rafters are set above and behind the fascia. Exposed beams extend partially below the fascia.
Walls	A historical-revival brick masonry treatment appears on the east elevation, covering the original concrete-block masonry which survives beneath. The south wall displays a plain wood siding. Wood columns carry the carport roof and define the walkway to the entrance. The retaining wall is stuccoed concrete block.
Doors / Windows	The main entrance is located near the middle of the south wall, accessed by an outdoor staircase between the retaining wall and carport. A pair of vertical windows punctuate the east elevation. On the south wall of the house, a clerestory window composition appears above the carport roofline.
Historic Use	Domestic / Single Dwelling
Contributing	Contributing to a potential historic district
Survey/Photo Date	1/15/09



Address	5375 Lowell (Block 2, Lot 3)
Date	1958
Lot	This lot is located on the west side of Lowell; the grade slopes slightly downward to the east. Asphalt paving enters from the south end of the lot and curves north in front of the house to the one-car garage.
Form / Massing	The single-level house is composed of two perpendicular rectangular volumes set largely parallel to the street. At the north end of the house, the garage volume projects outward toward the street.
Roof	The house has a front-to-back low-pitch gable roof; the garage has a front-to-back shed roof of the same pitch, continuous with the house roof. The shed roof is open where it extends beyond the south elevation of the garage wall. The fascia is of medium height with a flat face. The soffit is open; exposed rafters are set above and behind the fascia. Exposed beams are visible below the fascia.
Walls	Running-bond buff norman brick forms the east elevations of both volumes. Vertical tongue-and-groove siding with horizontal battens also appears.
Doors / Windows	The main entrance is located on the west volume, facing east at the juncture of the east volume. It includes a single flush door and sidelight. There are no windows visible to the street. There is a single sectional garage door.
Historic Use	Domestic / Single Dwelling
Contributing	Contributing to a potential historic district
Survey/Photo Date	1/15/09



Address Date	5395 Lowell (Block 2, Lot 4) 1958
Lot	This lot is located on the west side of Lowell; the grade slopes slightly downward to the east. Paving of loose stone leads to a two-car carport, where a wood-framed exposed-aggregate sidewalk branches over and back to the main entrance.
Form / Massing	The single-level house is composed of two perpendicular rectangular volumes set at an angle to the street. At the south end of the house, the carport volume projects outward to the east.
Roof	The house has a side-to-side low-pitch gable roof; the carport has a side-to-side shed roof of the same pitch, continuous with the house roof. The fascia is of medium height with a flat face. The soffit is finished with plywood. Exposed beams extend partially below the fascia. The carport ceiling is open; exposed rafters are set above and behind the fascia.
Walls	Pink rhyolite rubble masonry appears as a slab column supporting the northeast corner of the carport; a partial-height wall runs across the face of the house, extending beyond the north elevation to form a garden wall. Vertical tongue-and-groove wood siding appears above. Vertical tongue-and-groove and board-and-batten wood siding appear within the carport. A series of full-height vertical wood uprights attached in front of a plain flush wall form a decorative feature wall adjacent to the front door.
Doors / Windows	The main entrance faces east at the juncture of the carport volume. It includes a single door with sidelight and transoms of pegboard and plywood. There are no windows visible to the street.
Historic Use Contributing Survey/Photo Date	Domestic / Single Dwelling Contributing to a potential historic district 1/15/09



Address	5405 Lowell (Block 2, Lot 5)
Date	1959
Lot	This lot is located on the west side of Lowell; the grade slopes slightly downward to the east. Asphalt paving enters from the street at the north end of the lot and curves south in front of the house to the two-car garage.
Form / Massing	The single-level house is composed of two perpendicular rectangular volumes set at an angle to the street. At the south end of the house, the garage volume projects outward to the east.
Roof	Both volumes have flat roofs. The house roof overlaps the lower garage roof at the entrance, sheltering the front door. The angled fascia is of medium height with two horizontal facets. The soffit is finished with tongue-and-groove wood; there are no exposed rafters or beams.
Walls	Narrow, stack-bond concrete-block masonry appears on the east elevation of the house, extending beyond the north elevation to form a garden wall. Raked horizontal and vertical mortar joints create a strong grid pattern. A small block wall also appears at the south lot line. The east elevation of the garage is pink rhyolite rubble masonry. Horizontal wood lap-board and some board-and-batten wood siding also appear.
Doors / Windows	The main entrance is a single door above two steps of pink rhyolite masonry. It is located on the west volume, facing east at the juncture of the east volume. To the north, a window composition appears above the masonry wall. There is a pair of sectional garage doors.
Historic Use	Domestic / Single Dwelling
Contributing	Contributing to a potential historic district
Survey/Photo Date	1/15/09



Address	5425 Lowell (Block 2, Lot 6)
Date	1959
Lot	This lot is located on the west side of Lowell; the grade slopes slightly downward to the east. Asphalt paving is set perpendicular to the street. A concrete sidewalk branches off from the driveway at the two-car garage, leading back to the front entrance. A planting bed appears between the sidewalk and garage wall.
Form / Massing	The single-level house is composed of two perpendicular rectangular volumes set at an angle to the street. At the south end of the house, the garage volume projects outward to the east.
Roof	The house has a side-to-side low-pitch gable roof; the garage has a side-to-side shed roof of the same pitch, continuous with the house roof. There is a tall angled fascia with two horizontal facets. An intermediate fascia of the same design projects over the lower wall, sheltering the front entrance sidewalk and door. The roof soffit is open; exposed rafters and beams are set above and behind the fascia. The intermediate soffit is closed.
Walls	Running-bond dark gray norman brick or block with a decorative pattern of perpendicular projecting units appears on the north garage and east house elevations. Adjacent to the entrance is a feature wall of stack-bond concrete block with a decorative pattern of angled projecting blocks. Both have raked horizontal joints. Flush vertical tongue-and-groove wood siding appears on the garage wall and doors. A garden wall of stack-bond concrete block with raked horizontal and vertical joints separates the public and private areas of the yard to the north. To the south is a similar wall with raked horizontal joints.
Doors / Windows	The main entrance is located on the west volume, facing east at the juncture of the east volume. It includes two single flush doors with transom windows above the intermediate fascia. To the north, a dramatic composition of windows and board-and-batten wood panels rises above the masonry to the roof line. There is a pair of flat, pivoting garage doors set flush with the adjacent wall and clad in the same wood siding.
Historic Use	Domestic / Single Dwelling
Contributing	Contributing to a potential historic district
Survey/Photo Date	1/15/09



Address	5445 Lowell (Block 2, Lot 7)
Date	1959
Lot	This lot is located on the west side of Lowell; the grade slopes slightly downward to the east. A concrete driveway, set perpendicular to the street, leads to the two-car carport. An adjacent sidewalk of exposed aggregate branches off at the face of a planter box and leads back the front door, just south of the carport.
Form / Massing	The single-level house is composed of two perpendicular rectangular volumes set at an angle to the street. At the north end of the house, the carport volume projects outward to the east.
Roof	The house has a side-to-side low-pitch gable roof; the garage has a side-to-side shed roof of the same pitch, continuous with the house roof. There is a tall fascia with a flat face. The soffit is open; exposed rafters are set above and behind the fascia. Exposed beams are visible below the fascia.
Walls	Masonry of square concrete block with raked horizontal and vertical joints forms the face of the house, extending beyond the south elevation to form a garden wall. Glass block is set within a few horizontal rows to create a decorative element on the facade of the house; on the garden wall, a few vertical rows of pierced block appear. Random-range ashlar masonry of native red sandstone appears at the northeast corner of the house. It also forms a planter box with rusticated column that carries the southeast corner of the carport. A second column appears to the west.
Doors / Windows	The front entrance faces north within a small open courtyard just south of and continuous with the carport. It includes is a plain flush door with sidelight and transom window. A long clerestory window composition appears above the high masonry sill, extending across the face of the house.
Historic Use	Domestic / Single Dwelling
Contributing	Contributing to a potential historic district
Survey/Photo Date	1/15/09



Address Date	5455 Lowell (Block 2, Lot 8) 1960
Lot	This lot is located on the west side of Lowell; the grade slopes slightly downward to the east. Perpendicular to the street are a parallel driveway of loose stone and sidewalk of exposed aggregate, separated by a planting bed at grade.
Form / Massing	The single-level house is composed of two parallel rectangular volumes set at an angle to the street. The north volume projects outward toward the street.
Roof	The volumes have opposing side-to-side low-pitch shed roofs. Adjacent to the entrance, the roof that extends beyond the south wall of the north volume is open. The fascia is of medium height with a flat face. The soffit is open; exposed rafters are set above and behind the fascia. Exposed beams are visible below the fascia.
Walls	Concrete-block masonry in running-bond with filled vertical and raked horizontal joints is the primary material. To the south, the house wall extends into the landscape to form a garden wall that divides the public and private areas of the yard. The east elevation of the north volume features full-height vertical cast aggregate panels with vertical battens. Vertical tongue-and-groove wood siding appears. A garden wall of square concrete block with raked horizontal and vertical joints extends to the north lot line.
Doors / Windows	The main entrance is located on the north volume, facing south at the juncture of the south volume. It includes a plain flush door, sidelight and transom. Above the high masonry sill to the south and the wood siding to the east, clerestory window compositions appear. North of the cast panels, the east elevation of the north volume features a full-height vertical window composition.
Historic Use Contributing Survey/Photo Date	Domestic / Single Dwelling Contributing to a potential historic district 1/15/09



Address	5465 Lowell (Block 2, Lot 9)
Date	1960
Lot	This lot is located on the west side of Lowell; the grade slopes slightly downward to the east. A driveway of loose stone and an adjacent concrete sidewalk, both perpendicular to the street, lead into a two-car carport.
Form / Massing	The single-level house is composed of two perpendicular rectangular volumes, set at an angle to the street. At the south end of the house, the carport volume projects outward to the east.
Roof	Both volumes have flat roofs, the house roof projecting over the lower carport roof. There is a deep angled fascia with three horizontal facets. The soffit is open; exposed rafters are set above and behind the fascia. Exposed beams are visible below the fascia.
Walls	Pink rhyolite rubble masonry forms massive walls that extend beyond the body of the house into the landscape. The interior of the carport displays concrete-block masonry with raked horizontal joints and vertical tongue-and-groove wood siding. Wood columns carry the north side of the carport, defining a walkway to the front entrance.
Doors / Windows	The main entrance is set above concrete steps within the carport. It is a single flush panel door with sidelights. There are no visible windows.
Historic Use	Domestic / Single Dwelling
Contributing	Contributing to a potential historic district
Survey/Photo Date	1/15/09



Address	5475 Lowell (Block 2, Lot 10)
Date	1961
Lot	This lot is located on the west side of Lowell; the grade slopes slightly downward to the east. An asphalt driveway and an adjacent exposed-aggregate sidewalk, both perpendicular to the street, lead into a two-car carport.
Form / Massing	The multi-level house is composed of three parallel rectangular volumes set at an angle to the street. The south volume includes the carport; the north and west volumes house the living areas.
Roof	The two south volumes and the north volume have opposing side-to-side low-pitch shed roofs. The lower carport roof overlaps onto the east elevation of the house. The roof fascia is of medium height with a flat face. The soffit is open; exposed rafters are set above and behind the fascia. Exposed beams are visible below the fascia.
Walls	Narrow stack-bond concrete-block masonry with raked horizontal and vertical joints carries the southeast corner of the carport. The back wall of the carport is constructed of the same masonry; it extends beyond the body of the house to the south lot line. Wood columns carry the north side of the carport roof, defining a walkway to the recessed front entrance. Vertical tongue-and-groove wood siding and full-size concrete-block masonry with raked horizontal joints also appear.
Doors / Windows	The main entrance faces south above two concrete steps at the rear of the carport. It has a single flush door with sidelight and transom. To the east, a window composition appear just beneath the carport roof on the face of the house. A clerestory window composition appears above the high masonry sill on the east elevation of the house.
Historic Use	Domestic / Single Dwelling
Contributing	Contributing to a potential historic district
Survey/Photo Date	1/15/09



Address Date	5485 Lowell (Block 2, Lot 11) 1961
Lot	This lot is located on the west side of Lowell; the grade slopes slightly downward to the east. An asphalt driveway and an adjacent concrete sidewalk enter at the south end of the lot and curve north in front of the entrance into a two-car carport.
Form / Massing	The single-level house is composed of two parallel rectangular volumes set at an angle to the street. The carport volume projects outward to the east.
Roof	The west house volume has a front-to-back low-pitch gable roof. The east carport volume has a flat roof that overlaps the house just below the gable roof. The tall fascia has an angled face. The soffit is finished with plywood. Exposed beams are visible below the fascia.
Walls	Pink rhyolite rubble masonry forms the lower east wall of the carport, supporting short wood columns that carry the roof. Full-height wood columns carry the west side of the carport. Narrow concrete-block masonry with raked horizontal and vertical joints appears. Vertical tongue-and-groove wood siding forms a long garden fence that extends to the south lot line.
Doors / Windows	The main entrance has a single flush panel door set within the carport. A row of clerestory windows appears above a high sill on the east carport elevation. A composition of clerestory windows appears on the south elevation of the house, just visible from the street over the garden fence.
Historic Use Contributing Survey/Photo Date	Domestic / Single Dwelling Contributing to a potential historic district 1/15/09



Address Date	3605 Berry (Block 2, Lot 12) 1961
Lot	This lot is located at the southeast corner of Berry and Mohawk; the grade slopes slightly downward to the east and south. Concrete paving, perpendicular to the street, leads to a two-car carport, where a exposed-aggregate sidewalk branches over and back to a front entrance courtyard, recessed behind a mid-height privacy wall of wood and lathe.
Form / Massing	The single-level house is composed of a single rectangular volume set largely parallel to the street. The house is dominated by a long angled planter box that extends from the recessed entry courtyard across the south and east elevations.
Roof	The house has a front-to-back low-pitch gable roof with a crushed stone surface; the roof over the recessed entrance courtyard is open to permit light and air circulation. The tall fascia has a flat face. The soffit is open; exposed rafters are set above and behind the fascia. Exposed beams are visible below the fascia.
Walls	The house is largely vertical tongue-and-groove wood siding. Cast aggregate panels with battens appear at the carport and the main entrance.
Doors / Windows	The front entrance is located in a recessed courtyard placed asymmetrically on the body of the house. The front door is adjacent to a wall of full-height vertical windows. To the east, a composition of clerestory windows runs the length of the house over a high sill line above the planter box. A similar window composition appears on the east elevation.
Historic Use Contributing Survey/Photo Date	1960 <i>Better Homes and Gardens</i> show home, Domestic / Single Dwelling Contributing to a potential historic district 1/15/09



Address Date	5490 Mohawk (Block 2, Lot 13) 1960
Lot	This lot is located at the southeast corner Mohawk and Berry; the grade slopes downward to the east. Concrete paving is set perpendicular to the street, leading to a garage/carport. The driveway features a decorative colored design worked in the concrete.
Form / Massing	The multi-level house is composed of three rectangular volumes set largely parallel to the street. The west volume projects outward, perpendicular to the street. It includes an enclosed garage and an open bay that functions as a carport or open entrance court (garage/carport). Behind it, a massive masonry chimney is positioned at the juncture of the two perpendicular volumes that form the living area of the house. A prominent balcony abuts the chimney, wrapping around the southeast corner of the house.
Roof	All three volumes have symmetrical low-pitch gable roofs. The garage roof is set just beneath the roof of the parallel house volume behind, both side-by-side low-pitch gable roofs. A portion of the garage roof closest to the house is open to permit light and air circulation. The third, perpendicular volume has a front-to-back low-pitch gable roof. The fascia is of medium height with a flat face extending onto two sides of the chimney. The soffit is closed, concealing the rafters. Exposed beams are visible below the fascia.
Walls	Pink rhyolite rubble masonry dominates the house, appearing on the west and south garage/carport elevations and forming the massive chimney volume. Concrete-block masonry with raked horizontal joints also appears. There is vertical board-and-batten wood siding on the walls and horizontal lapboard on the balcony fascia.
Doors / Windows	The front entrance is located on the west wall of the house within a courtyard continuous with the open carport. It includes a pair of plain flush doors and a decorative full-height window composition to the north. Clerestory windows rise above the west wall of the garage and appear on multiple elevations of the house. There is a single flat, pivoting garage door finished with wall siding.
Historic Use Contributing Survey/Photo Date	1959 <i>Better Homes and Gardens</i> show home, Domestic / Single Dwelling Contributing to a potential historic district 1/15/09



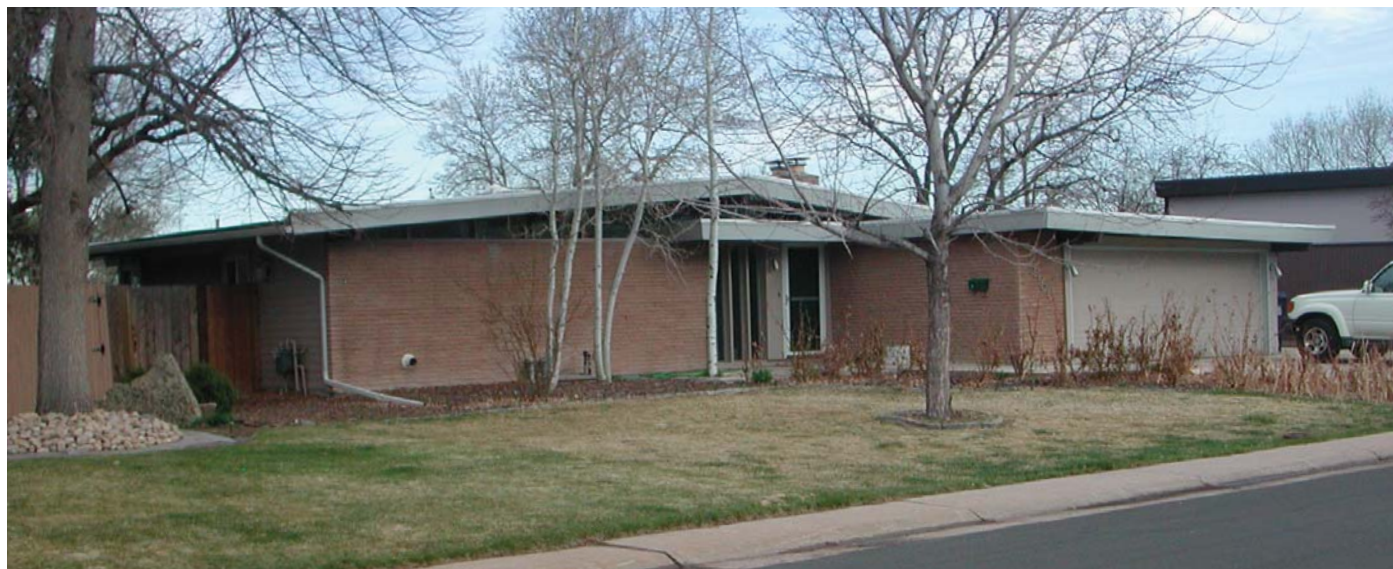
Address Date	5480 Mohawk (Block 2, Lot 14) 1959
Lot	This lot is located on the east side of Mohawk; the lot slopes downward to the east. Concrete paving is set perpendicular to the street. A sidewalk branches off from the driveway at the two-car garage, leading back to the front entrance.
Form / Massing	The single-level house is two perpendicular rectangular volumes set at an angle to the street. At the south end of the house, the garage volume projects outward to the west.
Roof	The house has is a side-to-side low-pitch gable roof; the garage has a side-to-side shed roof of the same pitch and height. The fascia is of medium height with an angled vertical face. The soffit is finished; exposed beams are visible below the fascia.
Walls	The primary materials are a narrow stack-bond concrete block with raked horizontal and vertical joints and vertical tongue-and-groove wood siding.
Doors / Windows	The main entrance faces south at the juncture of the garage. There is a single door and narrow patterned-glass sidelight. A row of clerestory windows rises above the front wall to the roofline. There is a single sectional garage door.
Historic Use Contributing Survey/Photo Date	Domestic / Single Dwelling Contributing to a potential historic district 1/15/09



Address Date	5470 Mohawk (Block 2, Lot 15) 1960
Lot	This lot is located on the east side of Mohawk; the grade slopes downward to the east. Concrete paving is set perpendicular to the street. A sidewalk branches off from the driveway at the two-car garage, leading back to the recessed front entrance.
Form / Massing	The single-level house is composed of two perpendicular rectangular volumes, set largely parallel to the street. At the north end of the house, the garage volume projects outward to the west.
Roof	The south volume has a side-to-side low-pitch shed roof. The north volume has an asymmetrical side-to-side low-pitch butterfly roof. The fascia is of medium height with a flat face. It overlaps the south end of a central feature wall. The soffit is open with exposed rafters set above and behind the fascia. Exposed beams are visible below the fascia.
Walls	Pink rhyolite rubble masonry and stack-bond concrete block with raked horizontal and vertical joints are the primary materials. The stone masonry extends beyond the body of the house to form a garden wall that divides the public and private areas of the yard. Vertical tongue-and-groove and board-and-batten wood siding appear.
Doors / Windows	The main entrance faces west within a recessed behind the garage. A pair of clerestory windows appear above the garage door. A tall vertical window separates the two masonry materials on the facade; a clerestory window extends over the stone wall to the south. There is a single sectional garage door.
Historic Use Contributing Survey/Photo Date	Domestic / Single Dwelling Contributing to a potential historic district 1/15/09



Address Date	5460 Mohawk (Block 2, Lot 16) 1960
Lot	This lot is located on the east side of Mohawk; the grade slopes downward to the east. Concrete paving is set perpendicular to the street. A sidewalk branches off from the driveway at the two-car garage, leading back to the front entrance.
Form / Massing	The single-level house is composed of two perpendicular rectangular volumes set largely parallel to the street. At the south end of the house, the garage volume projects outward to the west.
Roof	The north volume has a symmetrical side-to-side low-pitch gable roof. The garage has a side-to-side shed roof of the same pitch and height. The tall fascia has an angled face. The fascia of the garage extends onto the face of the adjoining house volume, sheltering the front entrance. The soffit is open with exposed rafters set above and behind the fascia. Exposed beams are visible below the fascia.
Walls	The primary masonry is running-bond buff norman brick or block. Horizontal lapboard siding also appears.
Doors / Windows	The single front door faces west at the juncture of the garage. To the north, a full-height composition of vertical windows appears. A clerestory window composition runs across the face of the house above the masonry wall. There is a single sectional garage door.
Historic Use Contributing Survey/Photo Date	Domestic / Single Dwelling Contributing to a potential historic district 1/15/09



Address	5450 Mohawk (Block 2, Lot 17)
Date	1960
Lot	This lot is located on the east side of Mohawk; the grade slopes downward to the east. A concrete driveway and an adjacent exposed-aggregate sidewalk are set perpendicular to the street. The driveway leads to a one-car garage. The sidewalk leads into a recessed entrance courtyard.
Form / Massing	The single-level house is composed of two rectangular volumes set at an angle to the street. To the north is a one-car garage and recessed entrance courtyard. Just south of the entrance is a massive chimney wall that projects beyond the face of the facade.
Roof	Opposing side-to-side low-pitch shed roofs are set behind the projecting chimney; the south roof projecting over and above the north. The roof is open over the entrance courtyard to allow light and air circulation. The fascia is of medium height with two horizontal facets. It abuts the chimney to the south and overlaps it from the north. The soffit is finished with tongue-and-groove siding. Exposed beams are visible below the fascia.
Walls	The primary material is running-bond orange brick or block. The masonry of the west elevation extends beyond the south wall of the house to form a partial garden wall. Vertical tongue-and-groove siding appears within the entrance courtyard.
Doors / Windows	A single door with sidelight faces north within the recessed entry courtyard adjacent to the garage. South of the chimney, a narrow full-height window appears with clerestory windows above. There is a single sectional garage door.
Historic Use	Domestic / Single Dwelling
Contributing	Contributing to a potential historic district
Survey/Photo Date	1/15/09



Address Date	5430 Mohawk (Block 2, Lot 18) 1960
Lot	This lot is located on the east side of Mohawk; the grade slopes downward to the east. Concrete paving enters from the street and curves south in front of the house into the two-car carport.
Form / Massing	The single-level house is composed of two perpendicular rectangular volumes set at an angle to the street. At the south end of the house, the carport volume projects outward to the west.
Roof	There is a low-pitch, side-to-side gable roof on the house. Just below the roofline is the front-to-back low-pitch shed roof of the garage. There is a tall fascia with a flat face. Exposed beams are visible below the fascia. The house soffit is finished with tongue-and-groove siding.
Walls	The masonry is a dark blue-gray standard brick laid running bond. Wide vertical tongue-and-groove wood siding also appears, including the west elevation of the carport. Wood columns carry the east side of the carport beside a raised sidewalk.
Doors / Windows	At the entrance to the carport, the front wall of the house steps back behind a raised sidewalk one step above grade. The front door faces south on the narrow perpendicular wall. Clerestory windows appear across the face of the house above the high masonry wall.
Historic Use Contributing Survey/Photo Date	Domestic / Single Dwelling Contributing to a potential historic district 1/15/09



Address Date	5420 Mohawk (Block 2, Lot 19) 1961
Lot	This lot is located on the east side of Mohawk; the grade slopes downward to the east. Paving of loose stone begins at the north side of the lot and ends to the south, forming a semi-circular drive. It curves in front of the house into the two-car carport.
Form / Massing	The multi-level house is composed of two perpendicular rectangular volumes set at an angle to the street. At the south end of the house, the carport volume projects outward to the west.
Roof	There is a symmetrical low-pitch, front-to-back gable roof on the house. The north and south elevations and the roof above form prow-like projections. The carport has a front-to-back shed roof that aligns with the pitch of the house roof. The tall fascia has a flat face. The soffit is finished. The notched ends of the exposed beams project below and beyond the face of the fascia
Walls	Two different heights of horizontal wood lapboard siding are the dominant materials. The foundation level is standard concrete-block masonry with raked horizontal joints. Vertical tongue-and-groove wood siding also appears, including the west elevation of the carport. At the center and west end of the carport, wood columns carry notched beams that project below and beyond the fascia.
Doors / Windows	The front door faces southwest at the juncture of the carport above a platform with two converging sets of wood-framed exposed-aggregate steps. Above the door is a transom; to the north is a series of full-height windows with transoms. The original door and the northernmost window appear to have been replaced with decorative modern collages of wood. A composition of windows on the prow-like north elevation extends above a partial-height sill to the roofline.
Historic Use Contributing Survey/Photo Date	Domestic / Single Dwelling Contributing to a potential historic district 1/15/09



Address Date	5400 Mohawk (Block 2, Lot 20) 1961
Lot	This lot is located on the east side of Mohawk; the grade slopes downward to the east. Concrete paving begins at the south side of the lot and ends to the north, forming a semi-circular drive. It curves in front of the house to a garage/carport.
Form / Massing	The multi-level house is composed of three rectangular volumes set largely parallel to the street. The west garage/carport volume projects outward toward the street. Behind it are a parallel, then perpendicular volume, the latter with a prominent balcony feature with angled fascia that cantilevers over the back yard.
Roof	All three volumes have symmetrical low-pitch gabled roofs. The garage/carport roof is set just beneath the roof of the house, both parallel, side-by-side low-pitch gabled roofs. The south volume has a front-to-back low-pitch gabled roof. The tall fascia has two horizontal facets. The soffit is finished. Exposed beams are visible below the fascia.
Walls	Masonry of random slabs of red sandstone laid parallel to the wall is the dominant material. It forms primary elevations of the garage and house, extending beyond the wall of the house to form a low garden wall to the south lot line. Vertical tongue-and-groove siding also appears.
Doors / Windows	The front entrance is located on the west wall of the house within a courtyard continuous with the open carport. It includes a pair of doors and a decorative full-height window composition to the north. Clerestory windows rise above the west wall of the garage and appear on multiple elevations of the house. There is a single garage door.
Historic Use Contributing Survey/Photo Date	Domestic / Single Dwelling Contributing to a potential historic district 1/15/09



Address	5390 Mohawk (Block 2, Lot 21)
Date	1960
Lot	This lot is located on the east side of Mohawk; the grade slopes downward to the east. Concrete paving is set perpendicular to the street. A sidewalk branches off from the driveway at the two-car garage, leading across a surface planting bed and back to the front entrance.
Form / Massing	The single-level house is composed of three perpendicular rectangular volumes set largely parallel to the street. The north garage and the south house volume extend outward toward the street, creating a shallow entrance courtyard in front of the recessed central volume. A passageway across the back of the garage provides access to the rear yard.
Roof	All three volumes have flat roofs that overlap or extend onto the face of the adjoining volume. The roof of the north volume is opened to allow light to the surface planting bed adjacent to the south elevation. The fascia is of medium height with two horizontal facets. The soffit is open with exposed rafters set behind the fascia. Exposed beams are visible below the fascia.
Walls	Running-bond red standard brick masonry is the primary material. End courses appear at the sill line. A decorative grid of projecting bricks appears just south of the main entrance. The vertical tongue-and-groove wood siding also appears as a fencing material.
Doors / Windows	A single front door faces west at the juncture of the center and south volumes; clerestory window compositions appear above the masonry walls. A grouping of full-height windows appears on the central volume adjacent to the rear of the garage. There is a pair of flat, pivoting garage doors finished with wall siding. A service door appears at the southeast corner of the garage.
Historic Use	Domestic / Single Dwelling
Contributing	Contributing to a potential historic district
Survey/Photo Date	1/15/09



Address Date	5370 Mohawk (Block 2, Lot 22) 1959
Lot	This lot is located on the east side of Mohawk; the grade slopes downward to the east. Concrete paving is set perpendicular to the street. A concrete sidewalk branches off from the driveway at the two-car garage, leading across the face of a low red sandstone planter and back to the front entrance.
Form / Massing	The single-level house is composed of two perpendicular rectangular volumes set largely parallel to the street. At the south end of the house, the garage volume projects outward to the west. A passageway across the back of the garage provides access to the rear yard.
Roof	The north volume has a symmetrical back-to-front low-pitch gable roof, set back at the garage wall to allow light to a raised planting bed below. The south garage volume has a flat roof. The fascia is of medium height with an angled face. The soffit is finished with plywood.
Walls	Running-bond brown standard brick masonry forms the garage walls and a partial height wall that extends across the face of the house into the landscape to the north. Vertical tongue-and-groove wood siding also appears.
Doors / Windows	The front door is positioned asymmetrically on the house, facing west. To the north, a window composition rises above the masonry wall to the roofline. There is a pair of flat, pivoting garage doors finished with wall siding.
Historic Use Contributing Survey/Photo Date	Domestic / Single Dwelling Contributing to a potential historic district 1/15/09



Address	3790 Chimayo (Block 2, Lot 23)
Date	1957
Lot	This lot is located at the southeast corner of Chimayo at Mohawk; the grade slopes downward to the east. Concrete paving, set perpendicular to Chimayo, leads past the main entrance to a garage/carport and an adjacent outdoor parking pad.
Form / Massing	The multi-level house is composed of two primary rectangular volumes set at an angle to the street. The volume to the west is a garage/carport. The other volume, set perpendicular to the garage, forms the house. A secondary volume projects at the northwest corner of the house.
Roof	The primary and secondary house volumes have perpendicular low-pitch gable roofs, one side-by-side, the other front-to-back. The garage/carport roof, set just below the roofline of the house, is flat. The angled fascia is of medium height. The soffit is finished. Exposed beams are visible below the fascia.
Walls	Dark gray running-bond norman brick or block masonry appears on the north elevation, extending beyond the body of the house to form a small private courtyard facing east. The balance of the exterior material is largely vertical tongue-and-groove wood siding with details in horizontal lapboard. As the lot drops to the east, the foundation of cast-in-place concrete is visible.
Doors / Windows	The main entrance faces west at the juncture of the garage/carport, sheltered by the edge of its roof. It includes a single flush door with a sidelight of two stacked vertical panels of patterned glass. Clerestory windows appear above the top of the walls to the roofline. Various single and multiple window compositions appear within the carport and on the north and east elevations. There is a single flat, pivoting garage door finished with wall siding.
Historic Use	1956 <i>Better Homes and Gardens</i> show home, Domestic / Single Dwelling
Contributing	Contributing to a potential historic district
Survey/Photo Date	1/15/09



Address	5355 Mohawk (Block 3, Lot 1)
Date	1961
Lot	This lot is located at the southwest corner of Mohawk and Chimayo; the grade slopes downward to the east. A concrete driveway provides access to the two-car garage at the rear of the house facing Chimayo. A concrete sidewalk runs perpendicular from Mohawk to the main entrance.
Form / Massing	The multi-level house is composed of two perpendicular rectangular volumes set at an angle to the street. The north volume parallels Chimayo, projecting out toward Mohawk. It is dominated by a massive balcony with angled fascia.
Roof	There are symmetrical perpendicular low-pitch gable roofs with gravel surfaces. The north volume has a side-to-side gable; the south volume a front-to-back gable. The deep angled fascia has two horizontal facets. The soffit is open; exposed rafters are set above and behind the fascia. Exposed beams are visible below the fascia.
Walls	Pink rhyolite rubble masonry forms the face of the south volume, extending into the landscape south of the house to form a angled garden wall. In front of the wall, at grade, is a low angled planter box of horizontal wood lapboard. A slab chimney of rhyolite appears on the north volume adjacent to the front door. Horizontal wood lapboard siding forms the balcony fascia. Horizontal board-and-batten siding also appears. Masonry in two sizes of concrete block dominates the north elevation of the house, both with raked horizontal joints.
Doors / Windows	The front entrance door with sidelight and transoms faces east at the juncture of the north volume. To the south, a window composition runs across the face of the house above the masonry wall. A full-height window composition rises to the roofline above the balcony; a row of windows appears below the balcony at grade. Clerestory windows runs the length of the north elevation. There is a pair of flat, pivoting garage doors clad in horizontal tongue-and-groove-wood siding. Just east of the garage is an adjacent service entrance.
Historic Use	Domestic / Single Dwelling
Contributing	Contributing to a potential historic district
Survey/Photo Date	1/15/09



Address	5375 Mohawk (Block 3, Lot 2)
Date	1962
Lot	This lot is located on the west side of Mohawk; the grade slopes downward to the east. Concrete paving enters from the street at the north end of the lot and curves south in front of the main entrance to a two-car garage.
Form / Massing	The multi-level house is composed of two perpendicular rectangular volumes set largely parallel to the street. At the south end of the house, the lower garage volume projects outward to the east.
Roof	The house volume has an asymmetrical side-to-side low-pitch gable roof. The peak of the roof appears near the juncture of the two volumes. The garage roof is flat. A shallow, projecting low-pitch gable shelters the front entrance. Over the windows, the soffit is finished, all the beams and rafters concealed. Above, vertical siding forms a deep triangular panel that extends to the roofline where a plain narrow fascia appears.
Walls	Vertical tongue-and-groove wood siding is the primary material. Pink rhyolite rubble masonry forms the east elevation of the garage and a low feature wall at the front entrance. Vertical wood uprights rise from this wall to the soffit, forming an important visual feature of the house.
Doors / Windows	The main entrance door is located a few steps above grade at the juncture of the garage, facing east. It has a single flush door with sidelight. An elaborate composition of windows dominates the east elevation, including a band of clerestory windows that spans the width of the house to the intermediate soffit. The garage has a single sectional door and, immediately adjacent to the west, a plain flush service door.
Historic Use	Domestic / Single Dwelling
Contributing	Contributing to a potential historic district
Survey/Photo Date	1/15/09



Address Date	5395 Mohawk (Block 3, Lot 3) 1958
Lot	This lot is located on the west side of Mohawk; the grade slopes downward to the east. A concrete driveway and adjacent wood-framed exposed aggregate sidewalk are set perpendicular to the street. At the two-car garage, a series of concrete steps lead up and back to the recessed front entrance.
Form / Massing	The single-level house is set at an angle to the street. It is composed of three perpendicular volumes surrounding a recessed central courtyard. At the southeast corner of the house, the garage volume projects outward to the east.
Roof	The two house volumes have symmetrical low-pitch gabled roofs. The north volume has a side-to-side gable. The west volume has a front-to-back gable that projects over the flat roof of the south garage volume. There is a narrow fascia with a flat face. The soffit is open; exposed rafters are set above and behind the fascia. Exposed beams are visible below the fascia.
Walls	Vertical tongue-and-groove wood siding is the dominant material. Pink rhyolite rubble masonry forms the north wall of the garage and two planter boxes that define the courtyard. One planter box begins at the sidewalk and extends north to the center of the house's east elevation. Behind it, a taller rectangular planter abuts the north wall of the garage and extends back to the front wall of the west volume. It carries two wood columns that support the extended roof of the north volume, sheltering the sidewalk to the front door. The cast-in-place concrete foundation extends beyond the north wall of the house, forming a retaining wall that divides the front and side yards. Concrete-block masonry with raked horizontal joints forms the south wall of the garage.
Doors / Windows	The front door and sidelight are situated above a series of steps at the rear of the entrance courtyard, facing east. On the north end of the house, a large window composition rises just above grade to the roofline. There is a pair of sectional garage doors.
Historic Use Contributing Survey/Photo Date	1957 <i>Better Homes and Gardens</i> show home, Domestic / Single Dwelling Contributing to a potential historic district 1/15/09



Address Date	5405 Mohawk (Block 3, Lot 4) 1957
Lot	This lot is located on the west side of Mohawk; the grade slopes downward to the east. Perpendicular to the street, an asphalt driveway and adjacent wood-framed exposed-aggregate sidewalk lead into a two-car carport.
Form / Massing	The single-level house is composed of a single rectangular volume set at an angle to the street. A massive projecting chimney wall is positioned asymmetrically on the facade.
Roof	The house has an asymmetrical side-to-side low-pitch gable roof. The fascia, of medium height with a flat face, overlaps the chimney. The soffit is open; exposed rafters are set above and behind the fascia. Exposed beams are visible below the fascia.
Walls	Running-bond dark gray norman brick forms the south elevation, projecting chimney, and a masonry slab that carries the southeast corner of the carport. Vertical tongue-and-groove wood siding appears in the carport. Wood columns carry the north side of the carport and define a walkway to the entrance.
Doors / Windows	Within the carport, the main entrance with door and sidelight faces south above two low steps. A series of windows on the north carport wall rise above a partial-height sill to the roofline. Clerestory windows appear above the wall just south of the chimney.
Historic Use Contributing Survey/Photo Date	Domestic / Single Dwelling Contributing to a potential historic district 1/15/09



Address Date	5425 Mohawk (Block 3, Lot 5) 1959
Lot	This lot is located on the west side of Mohawk; the grade slopes downward to the east. Recent paving of cast block, perpendicular to the street, leads into a two-car carport.
Form / Massing	The single-level house is composed of a single rectangular volume set largely parallel to the street. The north side of the east elevation steps out at the firebox.
Roof	The house has a flat roof. The angled fascia is of medium height. The soffit is open. Exposed rafters extend partially below the fascia at the carport. Exposed beams extend completely or partially below the fascia.
Walls	Pink rhyolite rubble masonry forms the east elevation and a low planter box at the southeast corner of the carport. The wall steps out north of the carport, marking the location of the fireplace where a cylindrical concrete chimney rises behind the roofline. A series of wood columns support the beam carrying the south end of the carport roof. Board-and-batten wood siding appears on the north wall of the carport.
Doors / Windows	The main entrance with door and sidelight faces east from the rear of the carport. Windows appear on the north carport wall above a partial-height sill. Clerestory windows appear above the masonry wall across the face of the house. A narrow, vertical full-height window appears where the wall steps out, punctuating the location of the fireplace.
Historic Use Contributing Survey/Photo Date	Domestic / Single Dwelling Contributing to a potential historic district 1/15/09



Address	5435 Mohawk (Block 3, Lot 6)
Date	1966 (see note on dates, page 3)
Lot	This lot is located on the west side of Mohawk; the grade slopes downward to the east. Asphalt paving, perpendicular to the street, leads into a two-car carport. A more recent sidewalk of cast pavers curves through the front yard.
Form / Massing	The single-level house is composed of a single rectangular volume set largely parallel to the street. The house is dominated by a massive chimney wall positioned asymmetrically on the facade.
Roof	The house has an asymmetrical side-to-side low-pitch gable roof, the peak centered on the chimney. The angled fascia of medium height overlaps the chimney wall. The soffit is open; exposed rafters are set above and behind the fascia. Exposed beams are visible below the fascia. The ceiling of the carport also displays exposed beams and rafters.
Walls	A narrow concrete-block masonry with raked horizontal joints appears south of the chimney and on the lower south wall of the carport. Vertical panels of cast crushed white marble with battens form the chimney wall and a garden wall that runs from the carport to the north end of the lot. Vertical tongue-and-groove siding also appears.
Doors / Windows	The main entrance including a flush door and sidelight faces east within the carport. A row of windows appear on the south carport wall above a partial-height sill. Full-height vertical windows appear on either side of the chimney. Clerestory windows appear above the wall just south of the chimney.
Historic Use	Domestic / Single Dwelling
Contributing	Contributing to a potential historic district
Survey/Photo Date	1/15/09



Address	5445 Mohawk (Block 3, Lot 7)
Date	1973 (see note on dates, page 3)
Lot	This lot is located on the west side of Mohawk; the grade slopes downward to the east and south. Concrete paving is set perpendicular to the street. The sidewalk branches off at the two-car garage, leading up a series of steps to the front entrance.
Form / Massing	This multi-level house is composed of two parallel rectangular volumes set at an angle to the street. The south volume includes the garage; its east elevation sets back at the front entrance and the juncture of the north volume. A large bay projects from the east elevation of the north volume.
Roof	The volumes have opposing side-to-side low-pitch shed roofs. The fascia is of medium height with a flat face, flush with the walls.
Walls	The primary material is a wide wood siding laid vertically or at an angle.
Doors / Windows	The door faces north where house steps back behind the front stair landing. Partial-height windows appear above the entrance stair. Vertical full-height windows wrap the northeast corner of the south volume. Another appears on the north wall of the projecting bay. There is a single sectional garage door.
Historic Use	Domestic / Single Dwelling
Contributing	Contributing to a potential historic district
Survey/Photo Date	1/15/09



Address Date	5455 Mohawk (Block 3, Lot 8) 1959
Lot	This lot is located on the west side of Mohawk; the grade slopes downward to the east. A concrete driveway and adjoining sidewalk of wood-framed exposed-aggregate, set perpendicular to the street, lead to a two-car garage.
Form / Massing	The single-level house is composed of a single rectangular volume set at an angle to the street. The house is dominated by a massive chimney wall, positioned asymmetrically on the facade.
Roof	The house has an asymmetrical side-to-side low-pitch gable roof. The fascia is of medium height with a flat face. The fascia abuts the chimney to the south and overlaps the chimney from the north. The soffit is finished, the rafters concealed by plywood edged with a row of circular ventilation openings. Exposed beams are visible below the fascia.
Walls	Pink rhyolite rubble masonry forms the massive chimney wall. There is also board-and-batten wood siding.
Doors / Windows	The entrance to the house appears within a recessed courtyard just south of the garage; it is screened from the street by wall of vertical panels and a door with clerestory openings above. South of the chimney, a window composition extends from grade to the roofline. There is a pair of sectional garage doors.
Historic Use Contributing Survey/Photo Date	Domestic / Single Dwelling Contributing to a potential historic district 1/15/09



Address	5475 Mohawk (Block 3, Lot 9)
Date	1961
Lot	This lot is located on the west side of Mohawk; the grade slopes downward to the east. Concrete paving is set perpendicular to the street. The sidewalk branches off at the two-car garage, leading back to the recessed front entrance.
Form / Massing	The single-level structure is composed of three angled volumes set at an angle to the street. To the west, two angled volumes form the body of the house. At the north end of the house, a third angled volume projects to the east, housing the garage.
Roof	The angled house volumes both have symmetrical front-to-back low-pitch gabled roofs that project like prows beyond the face of the north and south walls. Near the front entrance, the roof structure is partially exposed, allowing sunlight to the plantings below. The garage volume has a flat roof. The fascia is of medium height with a flat face. The soffit is open; exposed rafters are set above and behind the fascia. Exposed beams are visible below the fascia.
Walls	Board-and-batten wood siding is the dominant material. On some elevations it is horizontal; on others, it rises from both end of the wall to a center line. Stack-bond concrete-block masonry with raked horizontal joints appears south of the entrance.
Doors / Windows	The main entrance is recessed near the juncture of the two angled house volumes. It includes a door of three horizontal glass panes and a transom window. South of the entrance, a ribbon window appears above a high sill. On the north and south elevations of the house, clerestory windows appear above the wall. Two small square windows punctuate the north garage wall.
Historic Use	Domestic / Single Dwelling
Contributing	Contributing to a potential historic district
Survey/Photo Date	1/15/09



Address	5485 Mohawk
Date	1979 (see note on dates, page 3)
Lot	This lot is located at the northwest corner of Mohawk and Berry; the grade slopes slightly downward to the east. Concrete paving perpendicular to Berry leads to a one and two-car garage. Concrete paving perpendicular to Mohawk leads back to the garages; a sidewalk of cast pavers branches off across the face of the house and back to the front entrance, behind a low wall.
Form / Massing	The single-level house is a single rectangular volume set largely parallel to the street.
Roof	There is an asymmetrical side-to-side low-pitch gable roof. The peak of the roof is opened to permit light and air circulation to a recessed entrance courtyard below.
Walls	The primary material is a running-bond buff/pink standard brick masonry. An end course of brick runs the length of a low stucco-finished wall that terminates to the south at a brick pier.
Doors / Windows	The entrance is placed asymmetrically on the east elevation within a shallow entrance courtyard inset within the body of the house and screened by a low masonry wall. Various single and multiple window compositions appear, all rising above low sills within the masonry wall; plain panels of wood or stucco appear between the top of the windows and the roofline. There are two sectional garage doors facing Berry.
Historic Use	Domestic / Single Dwelling
Contributing	Contributing to a potential historic district
Survey/Photo Date	1/15/09



Address Date	3895 Berry (Block 3, Lot 11) 1959
Lot	This lot is located at the northeast corner of Berry at Manitou; the grade slopes downward to the east. Loose stone paving forms a semi-circular driveway in front of a one-car garage facing Manitou. A sidewalk with pavers of wood-framed exposed aggregate and wood decking branches off at the garage and leads across the front of the house to the entrance.
Form / Massing	The multi-level house is composed of a single rectangular volume set largely parallel to the street. The south elevation is inset west of the two-story section of the house.
Roof	The house has an asymmetrical side-to-side low-pitch gabled roof. The roof is inset west of the main entrance. The fascia is of medium height with a flat face. The soffit is finished with plywood. The exposed beams ends are set behind the fascia. The garage has a front-to-back shed roof.
Walls	Vertical tongue-and-groove wood siding dominates the house. A feature wall of random-range ashlar masonry of native red sandstone appears on the lower wall at the west end of the house, beside the walkway to the entrance. Panels of wide horizontal lapboard appear. A wood deck appears at the second story level at the southeast corner of the house.
Doors / Windows	The main entrance faces south, inset just west of the two-level segment of the house. The door has a vertical glass panel and a wide sidelight of vertical corrugated glass. Ribbon windows appear above the partial-height masonry wall to the west and at the top and bottom of the two-story section of the house to the east.
Historic Use Contributing Survey/Photo Date	1958 <i>Better Homes and Gardens</i> show home, Domestic / Single Dwelling Contributing to a potential historic district 1/15/09



Address	5480 Manitou (Block 3, Lot 12)
Date	1961
Lot	This lot is located on the east side of Manitou; the grade slopes downward to the east. A concrete driveway leads into the two-car carport and a separate concrete sidewalk leads to the main entrance; both are set perpendicular to the street.
Form / Massing	The multi-level house is composed of two perpendicular rectangular volumes set at an angle to the street. At the south end of the house, the carport volume projects outward to the west.
Roof	The carport volume has a flat roof. The house volume has a symmetrical front-to-back low-pitch gable roof. Both have gravel surfaces. There is a tall, angled fascia. The soffit is open; exposed rafters are set above and behind the fascia. Exposed beams are visible below the fascia.
Walls	A prominent slab of pink rhyolite rubble masonry supports the north carport wall and serves as a privacy wall for the entrance courtyard behind. Concrete block with raked horizontal joints forms the balance of the masonry, including the rear wall and the south wall of the carport, which extends out into the garden. Concrete-block masonry also forms the west and north elevations of the house.
Doors / Windows	The entrance to the house appears within a recessed courtyard just north of the carport, screened from the street by the stone masonry wall. To the north, a window composition runs across the face of the house above the masonry wall.
Historic Use	Domestic / Single Dwelling
Contributing	Contributing to a potential historic district
Survey/Photo Date	1/15/09



Address Date	5470 Manitou (Block 3, Lot 13) 1959
Lot	This lot is located on the east side of Manitou; the lot slopes downward to the east. Concrete paving is set perpendicular to the street. The sidewalk branches off at the two-car carport, leading across and back to the front entrance.
Form / Massing	The single-level house is composed of two perpendicular rectangular volumes set largely parallel to the street. At the south end of the house, the carport volume projects outward to the west .
Roof	The house volume has a front-to-back low-pitch gable roof with a gravel surface. The carport volume has a flat roof. The fascia are of medium height and display two variations of horizontal facets. The soffit is open; exposed rafters are set above and behind the fascia. Exposed beams are visible below the fascia.
Walls	Masonry of dark gray running-bond brick or block predominates. It displays vertical butt joints and raked horizontal joints; a decorative pattern of staggered projecting bricks appears across the face of the masonry. Standard concrete block with raked horizontal joints also appears. Wood posts carry the south side of the carport. Vertical tongue-and-groove wood siding also appears.
Doors / Windows	The front entrance door of the house faces west at the juncture of garage. It has a single door with sidelight and transom. To the north, a window composition rises above the masonry wall to the roofline across the face of the house.
Historic Use Contributing Survey/Photo Date	Domestic / Single Dwelling Contributing to a potential historic district 1/15/09



Address	5460 Manitou (Block 3, Lot 14)
Date	1959
Lot	This lot is located on the east side of Manitou; the grade slopes downward to the east. Concrete paving is set perpendicular to the street. A sidewalk of sandstone pavers branches off at the two-car garage, leading across the face of the house to the front entrance.
Form / Massing	The single-level house is composed of a single rectangular volume set largely parallel to the street. The house is dominated by a massive chimney wall, positioned asymmetrically on the facade.
Roof	The house has a symmetrical side-to-side low-pitch gable roof; over a recessed entrance courtyard, the roof is open for light and air circulation. The angled fascia is of medium height. It abuts the chimney to the north and overlaps onto its face from the south. The soffit is finished with a wide lapboard. Exposed beams ends are angled and visible below the fascia.
Walls	Pink rhyolite rubble masonry forms the massive chimney wall. Board-and-batten siding appears. A wall of wood-framed white translucent plastic or fiberglass allows light to the interior entrance courtyard. The same material forms a fence to the north lot line.
Doors / Windows	The entrance to the house appears within a recessed courtyard just north of the garage. It is screened from the street by wall of translucent vertical panels and a door with clerestory openings above. South of the chimney, a window composition extends from grade to the roofline. There is a pair of sectional garage doors.
Historic Use	Domestic / Single Dwelling
Contributing	Contributing to a potential historic district
Survey/Photo Date	1/15/09



Address	5440 Manitou (Block 3, Lot 15)
Date	1959
Lot	This lot is located on the east side of Manitou; the grade slopes downward to the east. Concrete paving, set perpendicular to the street, leads into the two-car carport.
Form / Massing	The single-level house is composed of a two parallel rectangular volumes set largely parallel to the street. The chimney is positioned asymmetrically on the facade.
Roof	The south house volume has a symmetrical side-to-side low-pitch gable roof with a gravel surface. The north carport volume has a flat roof that aligns with the north end of the gable roof. The angled fascia is of medium height. The soffit is finished with plywood. Exposed beams ends are angled, visible below the fascia.
Walls	Random range ashlar masonry of native red sandstone appears on the west elevation, including the chimney wall. A wood column defines a walkway within the body of the carport. Vertical tongue-and-groove wood siding appears. There are vertical panels of horizontal wood louvers on the face of the house; they also form a garden fence to the south lot line.
Doors / Windows	The single front door faces west within the carport. North of the chimney, a window composition appears above a series of louvered panels to the roofline. South of the chimney, a window composition and louvers appears above a stone planter.
Historic Use	Domestic / Single Dwelling
Contributing	Contributing to a potential historic district
Survey/Photo Date	1/15/09



Address	5420 Manitou (Block 3, Lot 16)
Date	1959
Lot	This lot is located on the east side of Manitou; the grade slopes downward to the east. Concrete paving, set perpendicular to the street, leads into the two-car carport.
Form / Massing	The single-level house is composed of a two parallel rectangular volumes set largely parallel to the street. At the south end of the house, the carport volume projects slightly outward to the west.
Roof	The house has two opposing side-by-side low-pitch shed roofs. The upper house roof extends above the lower roof of the carport. The carport roof extends onto the face of the house, sheltering the walkway to the front entrance. The angled fascia is of medium height. The soffit is open; exposed rafters are set above and behind the fascia. Exposed beams are visible below the fascia.
Walls	Running-bond standard red brick masonry appears on the west elevation of the house and forms a slab column that carries the southwest corner of the carport; end courses appear at the sill line. Decorative wood posts define a walkway to an gated entrance courtyard in the northeast corner of the carport, The courtyard is defined by an enclosure of vertical board-and-batten wood siding, which also appears as a wall finish.
Doors / Windows	The main entrance faces west within a gated front entrance court recessed within the carport, the front door part of a larger composition of windows that rise to the roofline. To the north, clerestory windows appear across the house above the masonry wall.
Historic Use	Domestic / Single Dwelling
Contributing	Contributing to a potential historic district
Survey/Photo Date	1/15/09



Address Date	5400 Manitou (Block 3, Lot 17) 1958
Lot	This lot is located on the east side of Manitou; the lot slopes downward to the east. A driveway of cast pavers and an adjacent concrete sidewalk, both perpendicular to the street, lead into the two-car carport.
Form / Massing	The single-level house is composed of a single rectangular volume set at an angle to the street.
Roof	The house has an asymmetrical side-to-side low-pitch gable roof. The fascia is of medium height with a flat face. A modest, asymmetrically placed chimney of standard concrete block with filled joints rises behind the fascia. The soffit is finished with plywood. Within the carport, the ceiling rafters are exposed. Exposed beams are visible below the fascia.
Walls	Dark gray running-bond norman brick or block with vertical butt joints and raked horizontal joints is the primary exterior material. Wood posts carry the south carport wall and define a walkway within the body of the carport. Vertical tongue-and-groove and horizontal board-and-batten wood siding also appear.
Doors / Windows	The main entrance is located on the south wall of the carport; to the west, windows appear above a partial height wall. Clerestory windows appear above the masonry wall on the north end of the west elevation.
Historic Use Contributing Survey/Photo Date	Domestic / Single Dwelling Contributing to a potential historic district 1/15/09



Address Date	5380 Manitou (Block 3, Lot 18) 1957
Lot	This lot is located on the east side of Manitou; the grade slopes downward to the east. Concrete paving, set perpendicular to the street, leads into the two-car carport. Within the carport, the sidewalk is raised a step above the driveway.
Form / Massing	The multi-level house is composed of a two parallel rectangular volumes set at an angle to the street. The east volume rises just above and behind the roofline of the west volume, which includes the two-car carport.
Roof	Both volumes have asymmetrical side-to-side low-pitch gable roofs. The angled fascia is of medium height. The soffit is finished with plywood. Exposed beams are visible below the fascia.
Walls	Vertical tongue-and-groove wood siding predominates. Masonry of running-bond buff norman brick carries the northwest corner of the carport and the south wall of the house, extending into the landscape to the south lot line. A massive chimney wall of the same material rises on the south elevation. Wood posts appear just north of the north carport wall, defining a distinct walkway within the body of the carport. At the rear of the carport is standard concrete-block masonry with raked horizontal joints.
Doors / Windows	The main entrance, a single door and sidelight, faces north within the carport; beside it, to the west, a row of windows appears above a partial-height sill. The west elevation is punctuated by a single floor-to-ceiling window that rises to a row of clerestory windows that run across the face of the house. Clerestory windows also appear across the face the rear volume above the roof of the lower portion of the house.
Historic Use Contributing Survey/Photo Date	Domestic / Single Dwelling Contributing to a potential historic district 1/15/09



Address	5370 Manitou (Block 3, Lot 19)
Date	1960
Lot	This lot is located on the east side of Manitou; the grade slopes downward to the east. Concrete paving, set perpendicular to the street, leads to a two-car garage and the front entrance.
Form / Massing	The multi-level house is composed of three rectangular volumes set at an angle to the street. The west garage volume projects outward toward the street. Behind it are a parallel, then perpendicular volume that form the house. The house is dominated by a massive chimney wall, positioned at the southwest corner where the two perpendicular house volumes meet.
Roof	All three volumes have symmetrical low-pitch gabled roofs. The garage roof is set just beneath the roof of the house, both parallel, side-by-side low-pitch gabled roofs. The south volume has a front-to-back low-pitch gabled roof. The fascia is of medium height with a flat face that extends from the north onto the face of the chimney. The soffit is finished with plywood. Exposed beams are cut perpendicular to, and set behind the fascia. Running-bond standard concrete-block masonry appears at the foundation line.
Walls	Pink rhyolite rubble masonry appears on the west and south elevations of the garage and a massive chimney wall at the southwest corner of the house. Vertical tongue-and-groove wood siding appears. Horizontal lapboard appears on the fascia of an angled balcony form behind on the chimney on the south elevation.
Doors / Windows	The main entrance, a pair of doors with transom, are located at the end of the driveway just north of chimney. Clerestory windows rise above the masonry wall on the west elevation of the garage, on the west wall of the house behind the garage, and on the south house wall above the balcony. There is a pair of sectional garage doors.
Historic Use	Domestic / Single Dwelling
Contributing	Contributing to a potential historic district
Survey/Photo Date	1/15/09



Address Date	3890 Chimayo (Block 3, Lot 20) 1960
Lot	This lot is located at the southeast corner of Chimayo at Manitou; the grade slopes downward to the east. A concrete driveway curves in from the street to two two-car garages in the lower level of the east elevation. A separate concrete sidewalk runs perpendicular from the street to the main entrance.
Form / Massing	This multi-level house is composed of a single rectangular volume set at an angle to the street. The facade is inset west of the two-story and 1-1/2 story sections of the house. A two-car garage appears on the lower east elevation with a roof deck above; beside it, just to the south, is a secondary volume with another two-car garage.
Roof	The house has an asymmetrical side-to-side low-pitch gabled roof. The roof is inset west of the main entrance. The fascia is of medium height with a flat face. The soffit is finished with plywood. Exposed beam ends are angled and extend below and beyond the fascia. The north garage has a flat roof that serves as a balcony. The south garage has a shed roof the same direction and pitch as the main roof.
Walls	Pink rhyolite rubble masonry appears at the base of the two-story section on the east end of the house, as a feature wall just west of the main entrance door, and as a massive chimney that rises through the roof at the rear of the house. Vertical tongue-and-groove wood siding appears, along with panels of board-and-batten wood siding.
Doors / Windows	The main entrance faces north, set back just west of the two-story segment of the house. It rises from grade to the roofline, including a plain flush door with sidelight and transom windows. To the east, narrow vertical windows appear at the first- and second-story level. To the west, two window compositions appear, one rising above an asymmetrical composition of board-and-batten siding. A row of windows also appears on the west elevation.
Historic Use Contributing Survey/Photo Date	Domestic / Single Dwelling Contributing to a potential historic district 1/15/09



Address Date	5435 Manitou (Block 4, Lot 9) 1964
Lot	This lot is located on the west side of Manitou; the grade slopes downward to the east. Concrete paving enters from the street at the south end of the lot, curving north in front of the main entrance into a two-car carport.
Form / Massing	The multi-level house is composed of two perpendicular rectangular volumes set at an angle to the street. The west house volume sits a story above the east carport volume on the sharply sloping lot. At the north end of the house, the carport volume projects outward to the east. A massive stone chimney wall dominates the facade.
Roof	The house has a flat roof. The tall fascia has two horizontal facets. It abuts the north side and overlaps the north side of the chimney wall. The soffit is finished with plywood. Exposed beam ends are cut at an angle and extend below and beyond the fascia. The garage has a folded plate roof with a plain narrow fascia.
Walls	The chimney wall and the east elevation of the garage are pink rhyolite rubble masonry dominates the east elevation of the house. Vertical tongue-and-groove wood siding predominates.
Doors / Windows	The main entrance appears at the juncture of the house and carport, above a flight of steps just north of the chimney. It is sheltered by the south carport roof and includes a single door and transom windows. Beside the chimney, floor-to-ceiling windows wrap the southeast corner of the house, appearing above and below an projecting arbor. A band of windows appear on the north end of the facade above the garage roof.
Historic Use Contributing Survey/Photo Date	Domestic / Single Dwelling Contributing to a potential historic district 1/15/09



Address	5445 Manitou (Block 4, Lot 10)
Date	1963
Lot	This lot is located on the west side of Manitou; the grade slopes downward to the east. Concrete paving, perpendicular to the street, leads to a two-car garage. At the garage, a concrete sidewalk branches off and leads back to the front entrance.
Form / Massing	The multi-level house is composed of two perpendicular rectangular volumes set at an angle to the street. The west volume sits a story above the east volume on the sharply sloping lot. At the south end of the house, the garage volume projects outward to the east. The facade is dominated by a massive chimney wall over two stories in height and a prominent balcony fascia at the garage roof.
Roof	The house has an asymmetrical side-to-side low-pitch gable roof. The tall, angled fascia has two horizontal facets. It abuts the chimney to the north and overlaps the chimney from the south. The soffit is finished with plywood. Exposed beams appear below and just behind the fascia. The garage has a flat roof. A tall fascia with two horizontal facets is surmounted by a angled balcony feature faced with five courses of lapboard. The balcony fascia steps out and back along the north garage wall, extending onto the chimney face.
Walls	Masonry of orange running-bond brick forms the north wall of the garage and the massive chimney wall. The face of the house features vertical tongue-and-groove siding.
Doors / Windows	The main entrance is located on the east elevation, set back just north of the chimney wall at the top of two flights of steps. It includes a single door and sidelight with spandrel panels and transoms above. To the north, a band of clerestory windows appears at the top of the wall and a horizontal window composition appears just above grade. A large window composition rises above the roof of the garage to the roofline.
Historic Use	Domestic / Single Dwelling
Contributing	Contributing to a potential historic district
Survey/Photo Date	1/15/09



Address	5455 Manitou (Block 4, Lot 11)
Date	1964
Lot	This lot is located on the west side of Manitou; the grade slopes downward to the east. Asphalt paving enters at the north end of the lot, curving south in front of the main entrance to a two-car garage. A masonry retaining wall with capstone negotiates the grade change between the house and the driveway.
Form / Massing	The multi-level house is composed of two perpendicular rectangular volumes set at an angle to the street. The west volume sits a story above the east volume on the sharply sloping lot. At the south end of the house, the garage volume projects outward to the east. A massive chimney wall dominates the east elevation of the house;
Roof	Both volumes have flat roofs. The tall angled fascia has three courses of lapboard. It abuts the south side and overlaps the north side of the chimney wall. The soffit is open; exposed rafters are set above and behind the fascia. Exposed beams are visible below the fascia.
Walls	The primary and secondary chimney on the north elevation are pink rhyolite rubble masonry; a continuous wall of the same material forms the east elevation of the garages at 5455 and 5475 Manitou and a shared garden wall between the two lots. Vertical tongue-and-groove wood siding appears, along with panels of board-and-batten wood siding. Some concrete-block masonry is also visible.
Doors / Windows	The main entrance appears above a flight of steps at the juncture of the garage, just south of the chimney. It includes a single door with sidelights and transom windows. Beyond the chimney, floor-to-ceiling windows appear, wrapping the northeast corner of the house. South of the entrance, a horizontal composition of windows appears above a mid-height sill over the roof of the garage. Bands of clerestory windows appear above the garage walls on the east and north elevations. There is a single sectional garage door.
Historic Use	Domestic / Single Dwelling
Contributing	Contributing to a potential historic district
Survey/Photo Date	1/15/09



Address	5475 Manitou (Block 4, Lot 12)
Date	1964
Lot	This lot is located on the west side of Manitou; the grade slopes downward to the east. Concrete paving enters at the south end of the lot, curving north in front of the main entrance to a two-car garage.
Form / Massing	This multi-level house is composed of three rectangular volumes, set at an angle to the street. The two parallel volumes to the west form the house. The garage, a half-story below, projects from the north end of the house outward to the east.
Roof	The two upper volumes have parallel front-to-back low-pitch gable roofs, the north roof overlapping the south. The lower garage volume has a front-to-back shed roof of the same pitch that aligns with the adjacent gable roof. The fascia is of medium height with a flat face. The soffit is finished with plywood. The exposed beam ends have a triangular notches and project below and beyond the fascia.
Walls	Pink rhyolite rubble masonry appears at the base of the house and the east elevation of the garage, extending to form a garden wall and the east garage elevation at 5455 Manitou to the north. The masonry extends outward, at an angle, just beyond the south wall of the garage. A tall concrete-block masonry wall with flush joints rises at the juncture of the three volumes, set behind the fascia of the lower house roof and partially engaging the fascia of the upper house roof. It conceals a chimney that rises at the south wall of the taller house volume. There is vertical tongue-and-groove wood siding.
Doors / Windows	The main entrance is recessed above a short flight of steps just behind the garage at the juncture of the two house volumes. Vertical floor-to-ceiling windows wrap the southeast corner of the house. Above the lower roofs, rows of clerestory windows are visible on the south and east elevations of the north section of the house. Two punched windows appear above the masonry wall of the east garage elevation. There is a single sectional garage door.
Historic Use	Domestic / Single Dwelling
Contributing	Contributing to a potential historic district
Survey/Photo Date	1/15/09



Address Date	3905 Berry (Block 4, Lot 13) 1962
Lot	This lot is located at the northwest corner of Berry and Manitou; the grade slopes downward to the east and south. A concrete driveway, set perpendicular to the street, leads to a two-car garage. At the face of the garage, four concrete steps rise to a sidewalk that leads to the front entrance. A later sidewalk of cast pavers curves in from the street to the front entrance.
Form / Massing	This multi-level house is composed of a single rectangular volume set parallel to the street. The garage is set slightly behind the house to the east.
Roof	The house has a side-to-side low-pitch gabled roof that projects slightly in front of the central entrance. There is a narrow fascia with a flat face. The soffit is finished with plywood.
Walls	Dark gray running-bond norman brick or block masonry appears east and west of the entrance and the east elevation. Vertical board-and-batten wood siding also appears. Pairs of tall wood uprights form columns that support the extended roofline at the main entrance.
Doors / Windows	The front entrance is asymmetrically positioned on the facade, sheltered by an extended section of roof. The door, with vertical glass panel and sidelight, is centered in a large window composition that extends from grade to the roofline. To the east and west are groups of windows with wood panels above and below. There is a pair of sectional garage doors.
Historic Use Contributing Survey/Photo Date	1961 <i>Better Homes and Gardens</i> show home, Domestic / Single Dwelling Contributing to a potential historic district 1/15/09



SIGNAGE**Location**

Southeast corner of the lot at 3650 Chimayo, facing north and south on Lowell.

This sign was installed concurrent with the inception of Arapaho Hills. The base is constructed of pink rhyolite rubble masonry and carries two cast concrete signboards, one facing south and one facing north. The signboards read "Arapaho Hills." They display recessed typography and a neighborhood logo designed by Edward Hawkins, probably executed integral to the casting, and in-filled with paint.

Historic Use

Arapaho Hills neighborhood signage

Contributing

Contributing to a potential historic district

Survey/Photo Date

1/15/09

Location

Southeast corner of the lot at 3895 Berry, facing east and west on Berry at Manitou.

This sign is constructed of five wood uprights carrying a horizontal crossbar and signboards facing east and west. The signboards read "Arapaho Hills," duplicating the typography and logo of the original signboard in paint. It is of recent vintage.

Historic Use

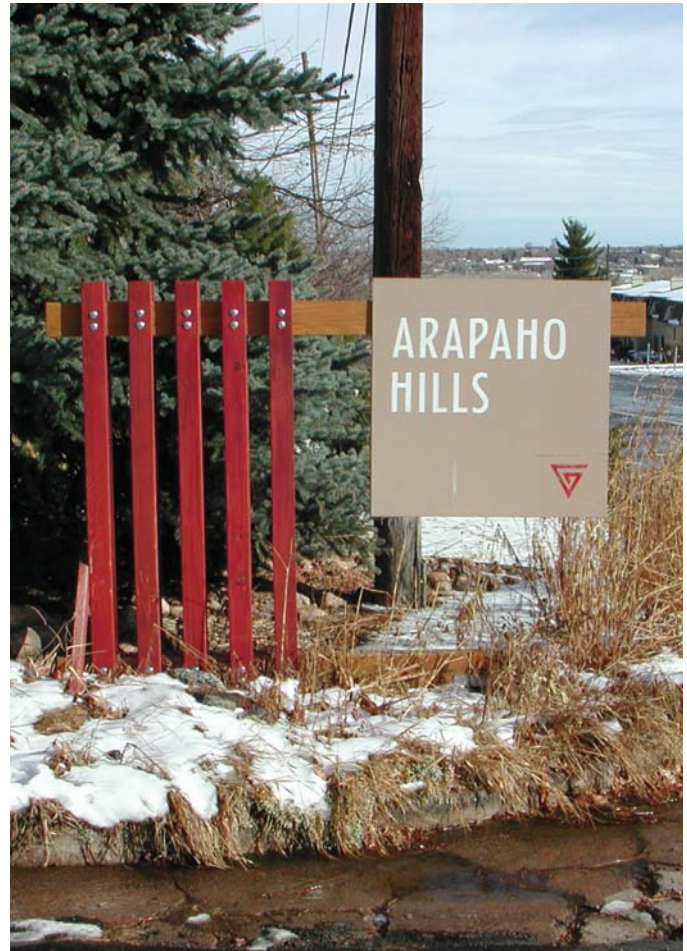
Arapaho Hills neighborhood signage

Contributing

Non-contributing to a potential historic district

Survey/Photo Date

1/15/09



SURVEY - HOUSES STYLISTICALLY RELATED TO ARAPAHO HILLS



Address **3625 Chimayo (Block 1, Lot 1)**
Date **1974**

Within original Arapaho Hills boundaries.
Displays Usonian-style features related to Arapaho Hills.
Merits consideration as significant adjacent modernism.

This house occupies the site of the original Arapaho Hills sales office parking lot.



Address **3840 Arrowhead (Block 1, Lot 11)**
Date **1976**

Within original Arapaho Hills boundaries.
Displays Usonian-style features related to Arapaho Hills.
Merits consideration as significant adjacent modernism.



Address **3750 Arrowhead (Block 1, Lot 13)**
Date **1976**

Within original Arapaho Hills boundaries.
Displays Usonian-style features related to Arapaho Hills.
Merits consideration as significant adjacent modernism.



Address **3700 Arrowhead (Block 1, Lot 14)**
Date **1974**

Within original Arapaho Hills boundaries.
Displays Usonian-style features related to Arapaho Hills.
Merits consideration as significant adjacent modernism.



Address **5409 Manitou (Block 4, Lot 2)**
Date **1979**

Within original Arapaho Hills boundaries.
Displays modern architecture of significance.
Merits consideration as significant adjacent modernism.



Address **5413 Manitou (Block 4, Lot 4)**
Date **1979**

Within original Arapaho Hills boundaries.
Displays Usonian-style features related to Arapaho Hills.
Merits consideration as significant adjacent modernism.



Address **5415 Manitou (Block 4, Lot 5)**
Date **1969**

Within original Arapaho Hills boundaries.
Displays Usonian-style features related to Arapaho Hills.
Merits consideration as significant adjacent modernism.



Address **5421 Manitou (Block 4, Lot 6)**
Date **1974**

Within original Arapaho Hills boundaries.
Displays modern architecture of significance.
Merits consideration as significant adjacent modernism.



Address **5427 Manitou (Block 4, Lot 7)**
Date **1982**

Within original Arapaho Hills boundaries.
Displays modern architecture of significance.
Merits consideration as significant adjacent modernism.



Address **5431 Manitou (Block 4, Lot 8)**
Date **1975**

Within original Arapaho Hills boundaries.
Displays Usonian-style features related to Arapaho Hills.
Merits consideration as significant adjacent modernism.

SURVEY - HOUSES NOT RELATED TO ARAPAHO HILLS



Address **3850 Arrowhead (Block 1, Lot 10)**
Date **1978**

Within original Arapaho Hills boundaries.
Does not merit consideration as significant adjacent modernism.



Address **3800 Arrowhead (Block 1, Lot 12)**
Date **2002**

Within original Arapaho Hills boundaries.
Does not merit consideration as significant adjacent modernism.



Address **5405 Manitou (Block 4, Lot 1)**
Date **1974**

Within original Arapaho Hills boundaries.
Does not merit consideration as significant adjacent modernism.



Address **5411 Manitou (Block 4, Lot 3)**
Date **1985**

Within original Arapaho Hills boundaries.
Does not merit consideration as significant adjacent modernism.



Address **5496 Camargo (Block 4, Lot 14)**
Date **1982**

Within original Arapaho Hills boundaries.
Does not merit consideration as significant adjacent modernism.



Address **5490 Camargo (Block 4, Lot 15)**
Date **1983**

Within original Arapaho Hills boundaries.
Does not merit consideration as significant adjacent modernism.



Address **5482 Camargo (Block 4, Lot 16)**
Date **1981**

Within original Arapaho Hills boundaries.
Does not merit consideration as significant adjacent modernism.



Address **5472 Camargo (Block 4, Lot 17)**
Date **1982**

Within original Arapaho Hills boundaries.
Does not merit consideration as significant adjacent modernism.



Address **5462 Camargo (Block 4, Lot 18)**
Date **1979**

Within original Arapaho Hills boundaries.
Does not merit consideration as significant adjacent modernism.



Address **5452 Camargo (Block 4, Lot 19)**
Date **1979**

Within original Arapaho Hills boundaries.
Does not merit consideration as significant adjacent modernism.



Address **5442 Camargo (Block 4, Lot 20)**
Date **1978**

Within original Arapaho Hills boundaries.
Does not merit consideration as significant adjacent modernism.



Address **5432 Camargo (Block 4, Lot 21)**
Date **1984**

Within original Arapaho Hills boundaries.
Does not merit consideration as significant adjacent modernism.



Address **5422 Camargo (Block 4, Lot 22)**
Date **1978**

Within original Arapaho Hills boundaries.
Does not merit consideration as significant adjacent modernism.



Address **5412 Camargo (Block 4, Lot 23)**
Date **1978**

Within original Arapaho Hills boundaries.
Does not merit consideration as significant adjacent modernism.



Address **5400 Camargo (Block 4, Lot 24)**
Date **2002**

Within original Arapaho Hills boundaries.
Does not merit consideration as significant adjacent modernism.

*(Appears as 5402 Camargo on the **List of Merit** map)*

Arapaho Hills reflects two distinct currents of 20th Century architecture – the International Style (1920-1970s) and the Usonian Style (1930-1960s).

Historically, both styles are related to the work of Frank Lloyd Wright. The influence of Wright's Prairie Style (1900-1920) was a dominant force in the development of nearly all modern architecture after its inclusion in the widely influential Wasmuth Portfolio published in Germany in 1910. The Art Deco Style, the International Style and the Art Moderne Style all have influences which can be traced to Wright's early, Prairie Style work.

History of the International Style

The International Style in architecture first appeared in Germany and France in the 1920s. By the 1930s, it was firmly established in Europe and the United States

When the Nazi government outlawed modern architecture in Germany and closed the famous Bauhaus school of design, many of the key figures instrumental in the development of the International Style emigrated to the United States. The arrival of many of the founders of the International Style movement became essential to the ultimate triumph of the style in the United States during the first decades following World War II.

The International Style is the ultimate expression of a set of principles applied to the theoretical underpinnings of the practice of architecture. This set of principles has been applied utilizing two distinct yet interrelated concepts: functionalism and reductionism. Functionalism is the tendency to generate the design of a building as a product of an analysis of functional criteria. Reductionism is the tendency to reduce the elements in a building's design to their most basic expression, resulting in an architecture of stark simplicity.

Utilizing these guiding concepts, architects working in the International Style have produced a sizeable body of work, the best of which are important buildings of exceptional elegance.

History of the Usonian Style

The Usonian Style is based on Frank Lloyd Wright's later work. It first appeared in Wright's work of the 1930s, engendering a wide following. His architectural practice diminished by the Depression, Wright turned to social philosophy and planning. He conceived of decentralizing an increasingly urban America in favor of low density communities governed by a social, political and economic system which Wright referred to as "Usonian Democracy." His Usonian Style of architecture reflected his social ideals: the buildings were designed for economical construction and to be energy efficient within their specific climate zone.

The Usonian Style is based on Wright's concept of Naturalism. Each architectural project is seen as having a "natural" solution derived from its function and site. Naturalism is, in this sense, closely associated with functionalism.

The influence of traditional Japanese architecture is also seen in the Usonian Style. They share open floor plans, flowing interiors with movable screen partitions, an abundance of natural light, overhanging eaves and shallow pitch roofs.

Stylistic Characteristics

From the stylistic characteristics defined below, it is easy to see that the International Style and the Usonian Style share many features. In Arapaho Hills, the line between the styles becomes even more indistinct.

The International Style, which most often utilized industrial materials, is softened, due to its residential setting, by the use of natural materials and earthtone colors more closely associated with the Usonian Style.

The forms and decoration usually associated with the Usonian Style are often abstracted into a more austere aesthetic more closely associated with the International Style.

Each house in Arapaho Hills can be regarded as a point on a stylistic continuum with the International Style at one end, and the Usonian Style at the other.

Form, Mass and Composition

Both the International Style and the Usonian Style are conceived as architectures of volume. They reflect a cubist conception of volume, often displaying multiple blocks of varying form and scale massed within a single building. Axial symmetry is abandoned in favor of asymmetrical composition. Both styles are overwhelmingly horizontally oriented.

Roof Forms

In both styles, flat roofs predominate. The International Style also includes butterfly roofs; the Usonian Style includes low-pitch gable roofs. Walls are eaveless or the roofs extend out to form deep eaves which cantilever over the walls beneath. In the International Style, the cantilever serves to dramatize the horizontality of the building. In the Usonian Style, it is also intended to provide shelter and climate control.

Windows

In both styles, windows are not simply glass-filled openings in walls. Glass is used as a continuation of walls in other materials, or in some cases, where large expanses of floor to ceiling glass or corner windows appear, form the wall itself. Bands of ribbon windows emphasize horizontality.

Windows often play a decorative role with narrow vertical or small square windows punctuating walls.

Window size, scale and form is often determined in response to the site, the orientation of the building, or on the need for maintaining privacy, views, light, warmth or protection from heat.

In the Usonian Style, windows are often transformed into simple geometric compositions by the use of mullions or muntins.

Materials

In the International Style, buildings are most often designed in highly finished industrial materials like concrete, aluminum and glass. Where more natural construction materials are utilized, they are painted, stuccoed or finished to an industrial appearance. International Style buildings are most often monochromatic, frequently white.

In the Usonian Style, natural materials like glass, wood, stone, brick and concrete block are favored. Materials are often combined and dramatically juxtapositioned. The overall horizontality of the buildings is emphasized by raked, horizontal masonry joints and the use of horizontal lapboard. Usonian Style buildings display a broad palette of earthtone colors.

Brick and natural stone are exposed and wood and concrete block are painted in matching or complimentary earthtones.

In both styles, the same materials used on the building's exterior reappear inside as interior finishes, and extend outward, sometimes forming defining elements of the surrounding landscape.

Ornament

In the International Style, there is no ornament save the joining of materials and forms.

In the Usonian Style, though the materials form a key decorative element, simple, geometric ornament of rectangles, squares and triangles also appear. Battered walls, canted eaves and balconies, and angle-cut exposed beams provide a dynamic, decorative contrast to the overwhelming horizontality of the buildings.

In both styles, because the ornament is inherent in the materials and the manner in which they are joined, the quality of the design, materials, and craftsmanship is especially important.

This is an edited version of a stylistic analysis that was originally prepared for a 1997 history of Arapahoe Acres by Diane Wray; it utilizes material originally co-written by Michael Paglia and Diane Wray for the Modern Architecture Preservation League (MAPL).

