

Property Name Cason Howell House
Jefferson County/ Colorado

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| FOR OFFICIAL USE: | Site Number <u>5JF.1010</u> |
| <u>11/22/2004</u> Amendment Received | Senate # _____ House # _____ |
| <u>2/11/2005</u> Review Board Recommendation | <u>3/10/2005</u> CHS Board State Register Amendment |
| <u>X</u> Approval _____ Denial | <u>X</u> Approved _____ Denied |
| Certification of Amendment: President, Colorado Historical Society | |
| Date | |

DESCRIPTION

Nomination Amendment

Changes occurred to the property in 2003 as a result of construction of a three-story senior housing building to the southwest of the Cason Howell House. Today the Cason Howell House serves as a clubhouse for the seniors living next door.

The northwest addition of the house, which included the laundry room (the original garage), storage area, and vestibule, was removed (see plan below). A covered walkway now connects the house on the northwest corner to the new building behind it. In the remaining portion of the west addition, the bathroom was made handicap accessible. Doorways throughout the house were widened to allow handicap access. The kitchen windows, once shortened to allow for counter space, were returned to their original length and now match the other existing windows. The exterior window shutters were not historically or architecturally accurate and therefore removed. The sunroom addition on the south side was sinking and pulling away from the main building. While construction was underway, it was discovered that the home still had the original door openings and windows on the south side where the addition was placed. Cracks in the walls were fixed and the home was electrically rewired as well.

A small home believed to be the earliest building on this property was saved, but moved to the south side of the estate where it is now used as a garden shed. A trellis originally located on the south side of the home was restored by the Lakewood Historical Society and placed in the newly created garden area west of the home.

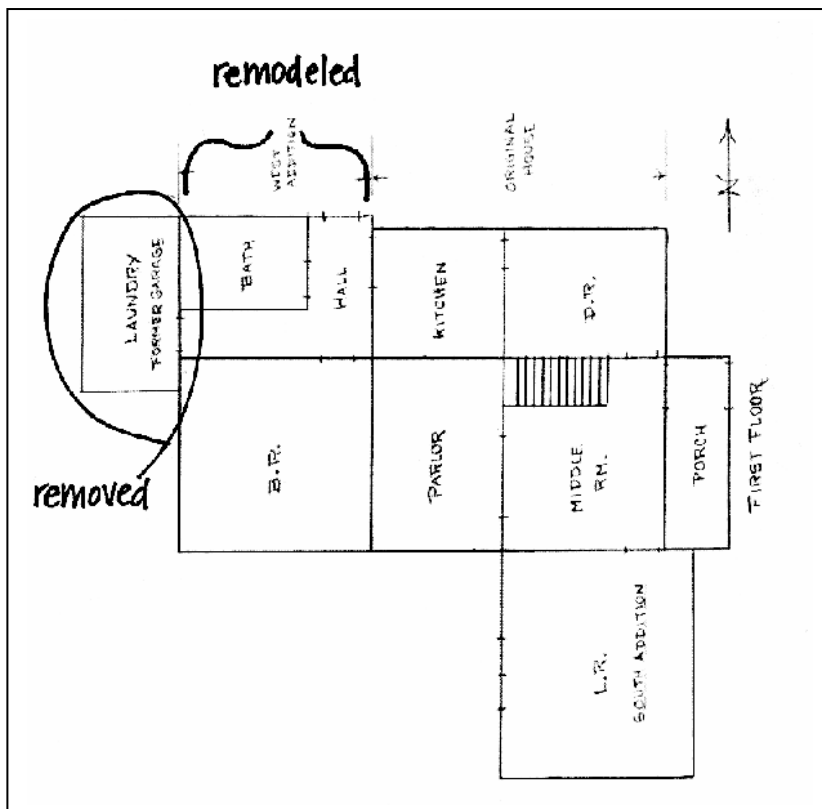
The garage, the first story of the original barn, located behind the home was demolished as part of this construction project.

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SIGNIFICANCE STATEMENT

Nomination Amendment

The 1996 State Register nomination for the Cason Howell House listed Exploration/Settlement as an area of significance. The home remains as one of the first residences of Lakewood. Due to the fact that the building retains this connection, Exploration/Settlement is still an appropriate Area of Significance under Criterion A. The removal of the northwest addition and restoration of the kitchen windows makes the house resemble its pre-1900 configuration, more so than any time in recent years. Though the house remains on its original location; there is now a three-story senior housing building to the northwest of it, connected to the house by a covered walkway. The construction around the Cason Howell House has caused some loss of integrity to the surrounding area. Additionally, the second home on the property was relocated to the newly created garden area and is now excluded from the new boundary. Since this landscaping around the home is not historically accurate, it is also removed from the new boundary. Due to the new construction around the home as well as the loss of the outbuildings that represented the property's agricultural history, i.e. the barn, the moved second house, and the land surrounding the Cason Howell House, it no longer accurately represents the agricultural history of the area. Agriculture is being removed as an Area of Significance under Criterion A.



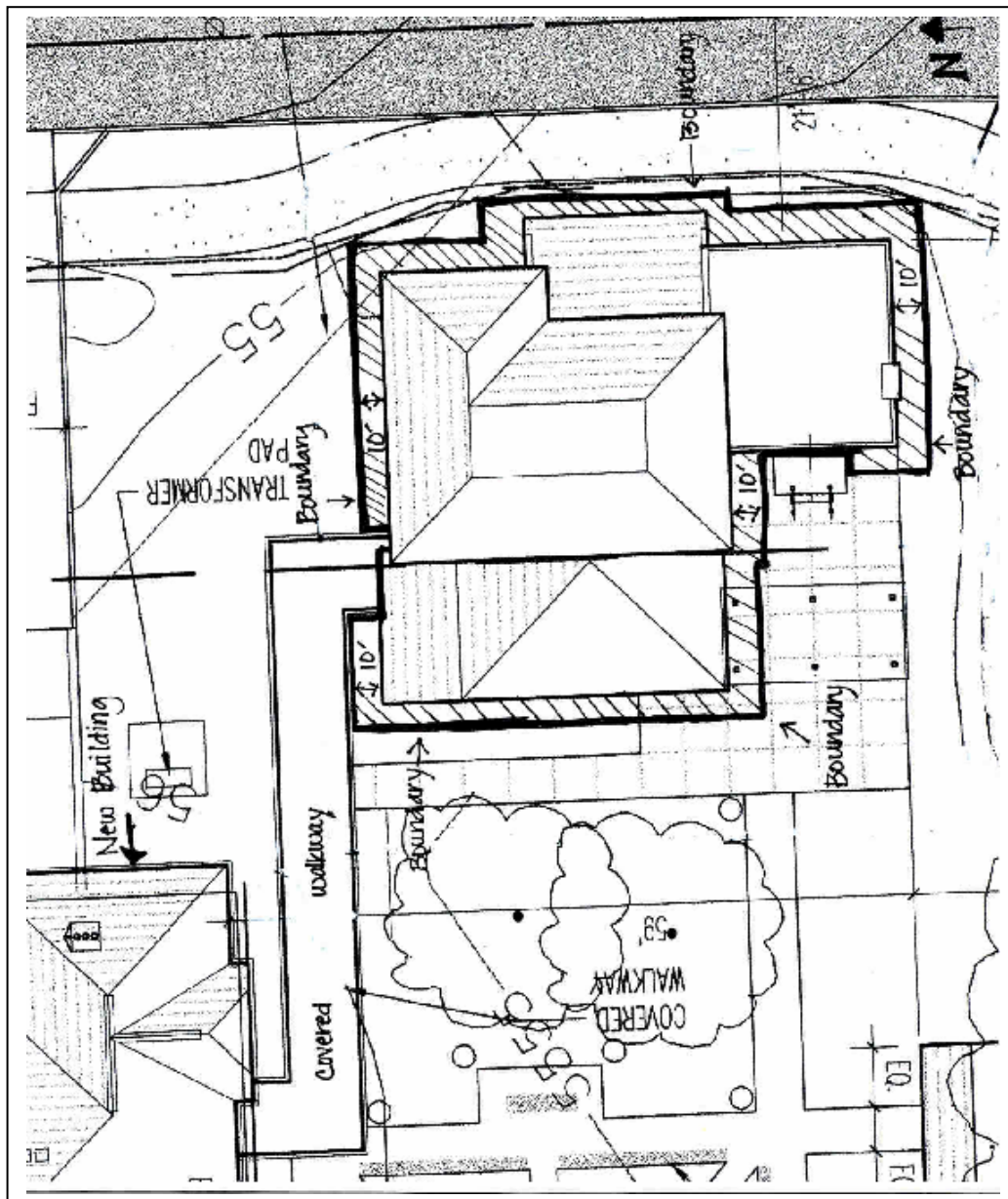
Floorplan from
1996 State
Register
nomination,
Office of
Archaeology
and Historic
Preservation.

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GEOGRAPHICAL DATA

BOUNDARY DESCRIPTION:

The amended boundary includes the footprint of the building plus an additional ten feet out in all directions, except where the covered walkway attaches to the house on the northwest corner. The official boundary is delineated by the crosshatched area on the sketch map below.



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PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-7 except as noted:

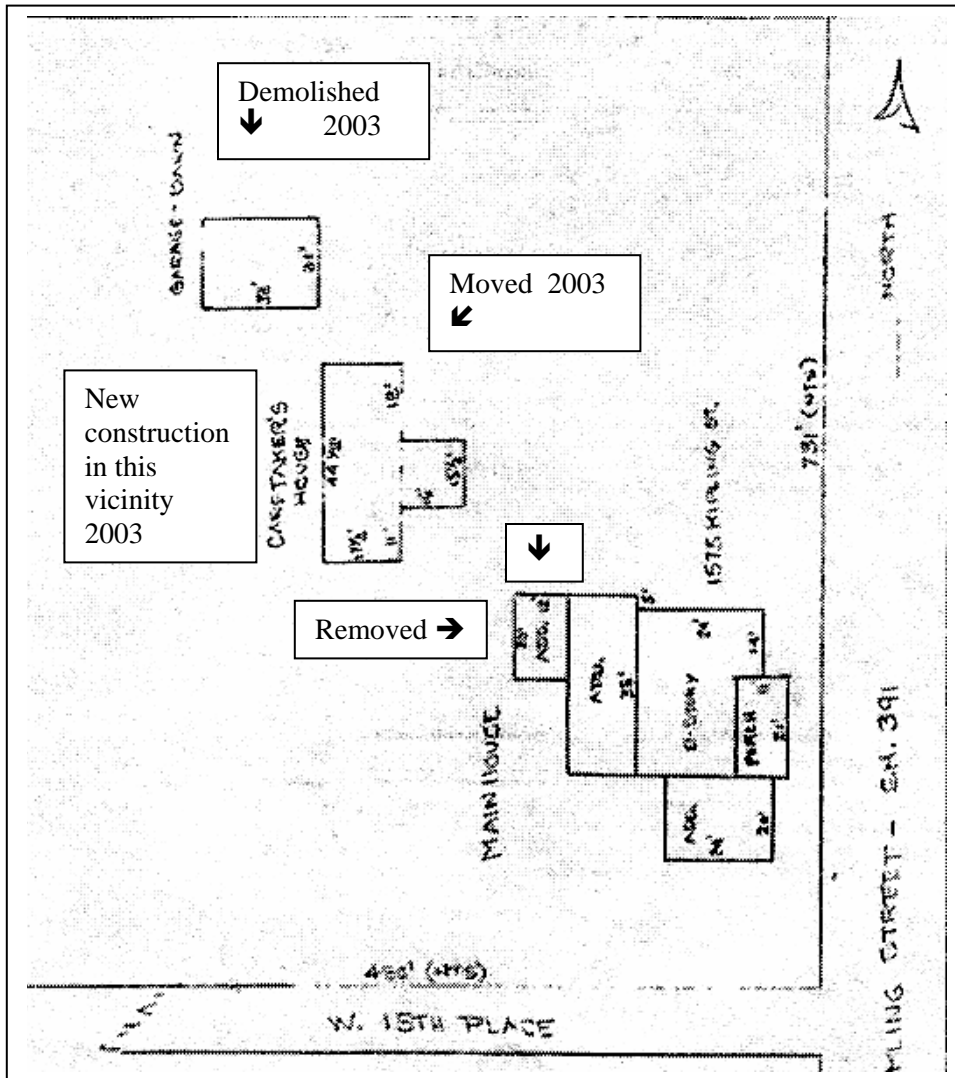
Name of Property: Cason Howell House
Location: Jefferson County, Colorado
Photographer: JoAnna Chrisco
Date of Photographs: December 20, 2004
Negatives: Office of Archaeology and Historic Preservation

Photo No. Photographic Information

- 1 East facade of house, camera facing west.
- 2 North side of house with walkway connection, camera facing south.
- 3 South side of house, camera facing north.
- 4 Southwest side of house, camera facing northeast.
- 5 West side of house, camera facing east.
- 6 West side of house showing walkway connection, camera facing south.
- 7 Moved garden shed, believed to be first building on property (outside boundary).

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ORIGINAL NOMINATION BOUNDARY



Map from 1996 State Register nomination, Office of Archaeology and Historic Preservation. Text boxes document changes to properties within the original nomination boundary.