

The Story of Sunset Ridge in Sheridan, Colorado



Written by Barbara Mehrens Padbury
Published by the Sheridan Historical Society, Inc.

Sheridan, Colorado

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About the Author



Barbara Mehrens Padbury was born 31 July 1945 just before the end of WWII in Denver, Colorado. Her parents were among the original owners of Sunset Ridge. She attended Fort Logan Elementary School until seventh grade when her family moved to Harvey Park South. She was among the first students to graduate from Kunsmiller Junior High. From there she continued through Lincoln High School, graduating in 1963. After leaving high school, she enrolled at the University of Denver, graduating in 1970 with a bachelor's degree in English Literature.

After working in the fields of teaching and research writing, she made the decision to pursue the profession of nursing. She graduated from the Presbyterian/St. Luke's School of Nursing in 1984. She worked in acute care with adult patients at Presbyterian and at Swedish, finishing her career in cardiac nursing in 2003. She is married to Michael Padbury and is the mother of two sons, Christopher and Andrew. She is grandmother to six grandchildren.

Dedication

This history is dedicated to my son Andrew who worked so faithfully as the Sunset Ridge property manager for more than 10 years. He was the leader in making it possible for the owners to arrange for the sale of the whole complex this past year.

THE STORY OF “SUNSET RIDGE” IN SHERIDAN, COLORADO

Most people passing by the little community located at the corner of South Irving and West Oxford Avenue and abutting the eastern boundary of Fort Logan, don't have much curiosity about the history of these buildings. But there is a history and it began before the start of WWII, before the Japanese bombed Pearl Harbor.

Legal History

The land, just to the east of the boundary of Fort Logan along South Irving Street and intersecting with West Oxford Street, was originally homesteaded by James H. McBroom who owned much of the land now comprising the town of Fort Logan and environs. It passed through a number of hands prior to being obtained by the Federal Government. The oldest map I have, from 1899, shows it was owned by a Reverend P.F. Heggins (or Higgins) and remained so until 1915 when it was listed under the name Carrie Hearn. A more detailed search of the titles to this land could reveal additional names, to include the name of the seller who sold it to the government. Or it could be that the government took it over on Oct. 12, 1887 by eminent domain due to its boundary being adjacent to the Fort.

By the late 1930's there was a need for additional housing for non-commissioned officers and accommodations for civilian employees of the Fort. Army Commissioned Officers stationed at Fort Logan lived on post in the large single and duplex buildings arranged around the Parade Ground within the Fort. Also there was “Non-Com” (or non-commissioned officers) housing in the brick duplexes inside the east gate of the Fort off of Oxford Street.

By the end of 1940, the U.S. Government's Public Buildings Administration awarded \$172,000 to build what they called a “miniature city” on the nearly 8 acres of land next to what was then the 53 year old military reservation known as “Fort Logan.” A contract to build the housing for civilians who worked at the Fort was awarded to the Denver firm of F.J. Kirchhof Construction Company. This well-known contractor had built numerous important buildings in Denver including: the Capitol Annex; the Paramount Theater; Denver University's Stadium (now demolished); the Capitol Life Building; St. Thomas Seminary; Holy Ghost Church; the Neusteters Store; the Air Force Finance Center and the Petroleum Building at Colorado School of Mines among others.

The intended “mini city” outside the Fort was to be comprised of 50 dwelling units of various size: single, duplexes and quads. Each of these had from two to three bedrooms and one bath. First it was necessary to clear title to the land and lay water mains and sewers. While the concept of “city” doesn't quite measure up to today's standards, the layout was meant to include all that a community of that day and time would need. The buildings were modest but comfortable frame and shingle. The road was paved and sidewalks were provided from the street to the front doors. Elm trees and crabapple trees were planted and each dwelling had landscaping, such as lilac bushes and grass lawns. In the center of the complex was a playground that boasted a covered sandbox, monkey bars, swings, a giant slide and see saws. Later, brick incinerators were built where residents could burn their trash. Each dwelling had a large clothes line for drying the week's laundry. There was room to park the family's car (one per family). Wooden screen doors and even removable storm windows were provided. Each unit included a 60,000 BTU Ingersoll coal-fired forced air furnace

and each dwelling had an attached coal bin. Kitchens were outfitted with a 6-cu ft electric refrigerator, 4-burner low oven, gas-fired range and “modern” double sinks. Two “fire boxes” were located in the complex: one directly across from the office at 4100 South Hooker and the other on a street light pole in front of Unit 43. A 30 gal. water heater was also included. Cupboards were metal, some components actually composed of scrap ammo boxes but everything was clad in white paint. Once completed the development cost \$287,000.

During World War II, which began in December of 1941, Fort Logan became an important part of the war effort. Eventually, the Fort became an adjunct to Lowry Army Air Base and housed a clerk-typist school, among other training efforts. Thousands of soldiers were stationed there or passed through during their tours of duty and were exposed to the beautiful climate and scenery of our state. Once WWII ended in late summer of 1945, thousands more soldiers were ‘out-processed’ at Fort Logan and many wanted to remain in the Denver area and start their families.

The problem was that there was a severe housing shortage in the Denver area. Many ex-GI’s and their families were living in apartments where several families shared cooking facilities and even bathrooms. (The term G.I. stands for “general issue or government issue” and refers to those who serving in the armed forces.) A few of the discharged veterans of the War were then living at this little community outside the Fort and thought they might be able to purchase their quarters from the government, allowing a solution to their housing problem. The government issued a sale plan for disposal of surplus property under the Lanham Act. on 26 May 1948 and declared it would receive bids for the next month for the property at Oxford and adjacent to the ‘Military Reservation.’ Settlement had to be made no later than 26 Aug 1948. The property was made available pursuant to provisions of Public Regulation No. 1 of the Housing and Home Finance Agency. Bidders were limited to “veterans and other preferred purchasers.”

The definition of “Veteran” was very specific:

1. Individual had to have served in the military or naval forces of the United States for any period of time on or after 16 Sep 1940 and prior to termination of the ‘present war’ (WWII) and who had been discharged or released under conditions other than dishonorable.
2. A person (or family) serving in the active military or naval forces of the United States.
3. The family of a person who served in the military or naval forces of the United States on or after 16 Sep 1940 and prior to the term of the “present” war and who died in service.

The stipulations also included any widow or orphan of a veteran who died subsequent to his period of service. Even more specific were further stipulations: military and navel forces of the U.S. meant the Army, Navy, Marine Corps, Coast Guard (and since 29 July 1945, the Commissioned Corps of the U.S. Public Health Service.) It specifically did not include the Merchant Marine, Red Cross or the United Nations Relief & Rehabilitation Administration.

No stipulation was made as to the race of the veteran. (The Supreme Court case of Skelley vs Kraemer held that racially restrictive housing covenants violated the Equal Protection clause of the 14th Ammendment of the U.S. Constitution. This was decided on 3 May 1948. President Truman later issued an executive order integrating the armed forces in June 1948, as well.)

The Denver Housing Authority had been renting the units out until the Federal Government declared the property as “surplus” and wanted to sell it. Under the “Servicemen’s Readjustment Act of 1944” (also known as the “GI Bill”) loans could be awarded to veterans for the purchase of co-operative-type housing. The Federal Government would guarantee 50% of the loan but not more than \$2,000. Asking prices for the units ranged from \$2550 to \$2750. In April 1948, these veterans of WWII banded together to form “Sunset Ridge Veteran’s, Incorporated,” a co-operative corporation. Preference in purchasing was given to WWII veterans who were presently living in the complex but all purchasers had to be veterans (see above). This group scrambled to put together a loan package that would give them enough money to buy the units, pay for closing costs, attorneys fees and insurance. On 9 Aug 1948 a special meeting was called for the purpose of considering and taking final action on the various propositions for financing the purchase, among them a proposal for \$100,000 via First Investment Company of Englewood, Colorado. This plan must have fallen through because another plan to gain a loan of \$82,000 to be offered by the Capitol Life & Insurance Company of Denver was floated. The proposed purchase price was \$125,000 at an interest rate of 6% on the first mortgage and an \$18,000 second mortgage loan. The entire property and its assets were to be used as security. Collectively, the “GI’s” were to put up a 20% “good faith” collective deposit of \$25,000 in escrow. (Note: another newspaper article mentioned a down payment of \$30,000, with financing of an additional \$110,000 at 4.5% interest.) The money above the purchase price was allocated to closing costs, attorneys fees and 3 years of insurance.)

Each of the veterans would be able to buy a two- or three-bedroom unit for around \$2,500-2,700. The loan was to be paid by assessing \$55 a month per unit payable to the corporation, which would pay off the loan in six and one-half years. After a year of attempting to float the loan, they were turned down. It took the combined efforts of Senator Ed Johnson, the Veteran’s Administration, the American Legion and officials like Aksel Nielsen (a friend of President Eisenhower), to finalize a loan of \$115,000 backed by the VA through the Title Guaranty Company. The loan was for a 15-year period at 4 percent interest.

As of June 7, 1949, what had been commonly known as “Splinter City” was now legally known as “Sunset Ridge Veterans, Incorporated.” (Interestingly, it had been noted that the monthly milk delivery bill arrived with the address of ‘Splinter City.’) And now, what had been covered in faded government grey was repainted in white. There were 25 buildings suitable for residences but there was one unit, at 4100 South Hooker, that had been set aside for an office for the Corporation. It was originally thought that they would need space to conduct business and hold stockholder meetings. But as the years went by, the office was retrofitted with separate rooms, sewer, plumbing, and increased electrical service. The backyard was planted with grass and a clothesline was installed. All of this was accomplished by the corporation members themselves.

On 9 June, 1949, a deed was issued by which the Corporation purchased the housing project. Sunset Ridge was to be a reality at last. The board of directors of the first co-operative corporation consisted of Roland Price, President; John Fattor, Secretary-Treasurer; Glen Wilkerson; and Jack McCandless.

The Original Owners

According to records kept by the Corporation entitled "Custody Record, Construction Finance Corporation" and dated 8-10-1949, the following were original owners:

John and Hester Dill

John and Grace Strachan

Joseph and Angela Perme

Warren and Glennys Nichols

Delbert and June Wilson

Allan and Patricia Knight

Robert and Helen Shannon

Jerome and Geraldine VanDyke

Dewey and Betty Doris Haynes, Jr.

Paul and Marie Wooden

Clarence and Geraldine Cook

Eugene and Geraldine Ross

Harry and Esther Mehrens

Harold and Viola Thorseth

James and Hazel Young

Jack E. and Catherine McCandless

Jack and Ruth Peck, Jr.

George and Louise Brewer (who sold to Glen and Hazel Wilkinson

3 months later)

Charles and Winnifred Rathbun

Clinton and Emmie Randolph

John and Lucille Fattor

John and Geneva Burns

William and Mary Rosson

Thomas and Mabel Baxter

Irvin and Annie VanDyke
Baxter and Hilda Patton
John and Hazel Goldsworthy
Leo and Julia Reisdorf
William and Shirley Hon
Thomas and Marion Dinsmore
Marvin and Virginia Baird
Roland and Anna Lou Talley
Glen and Hazel Wilkinson (who sold to Robert and Virginia Hansen 3 months later)
Marvin and Helen Thomas
Terrence and Betty Tinley
Edward and Louise VonBergen
Kenneth and Olivine James
John and Helen Andrews
Edgar and Kathleen Campbell
Capt. Everett and Zona Bird
Randolph and Camille Phillips
Allen and Alive Tilsley
Arthur and Mildred Henkell
Wade and Jean Tilsley
Claud and Ruth Venneberg
Frank and Marjorie Chik
Thomas Dix
James and Jane Poor
Emil Polich (who sold to Robert Dinsmore on 6-22-49)
Roland and Myrtle Price
Paul Jelenic
Mitchell Walker

Claude and Ruth Vennenberg

Charles and Winifred Rathbun

Jerome and Geraldine VanDyke

Dewey and Doris Haynes

Roland and Anna Lou Talley

James and Jane Poor

This list was taken from the original issuance of certificates of stock ownership, established in April 1949.

Annexation

In 1953, Sunset Ridge, located in Arapahoe County, petitioned to be annexed into the City and County of Denver. However, this appears not to have been approved. Later, petition was made to annex Sunset Ridge into the city of Sheridan. The property was described generally as “part of the SE 1/4 of the SW 1/4 of Section 5, Township 5 south, Range 68 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado.” However, a resolution was not adopted until 6 April 1971 annexing Sunset Ridge to the city of Sheridan. The internal street of the complex (4100 block of Hooker Street) was deemed not a dedicated street and therefore the city would not be maintaining it. Though the water supply infrastructure remained the property of Sunset Ridge, Denver Water would be the source of supply.

About the same time, another government project, located just north of Sunset Ridge on the north side of Oxford (where Sheridan High School is now) was also being looked at as providing housing for veterans. Surplus Army barracks were being used there as housing for some 300 veteran’s families from April, 1947. The “Fort Logan Housing Project” was also operated for the government by the Denver Housing Authority and allowed temporary housing for veterans for a period of 5 years.

In this case, three-hundred thirty veterans petitioned to allow the land to be turned over by the Veterans’ Administration (who were using the Fort for their hospital) to the Federal Public Housing Administration. By 1 July, 1952, however, the federal government ordered abandonment of that project. Some 1,300 persons would be turned out of their rental homes into a very tight housing market. The reason: the project was situated on federal land in Arapahoe County and it was thought that it presented too many legal difficulties for the Denver Housing Authority to acquire it. This project contained 19 one-bedroom apartments, 222 two-bedroom and 83 three-bedroom apartments which rented for from \$33-\$39 per month with utilities provided.

So this project was torn down and the land was not developed until many years later. Ultimately it provided the community with land for Sheridan High School and the town of Sheridan’s recreation center.

My Personal History

My parents, Harry (Bud) and Esther Mehrens, moved into 4142 South Hooker in Sunset Ridge in the summer of 1949. They were short of money after paying for the down payment on their half of one of the duplexes. My mother told me they hardly had money for paint to cover the grey-painted interior doors. But they were thrilled to have 2 bedrooms and a bathroom they did not have to share with other families!

I recall my mother and I attending the movie “Dumbo” at the movie theater inside the Fort, just blocks away. The theater was on the north side of Oxford between Irving and Lowell where there is presently no building. This would have been around 1949.

Our family attended St. Patrick’s Catholic Church, which was a mission church located in the town of Ft. Logan. Built in the 1890’s, it was a one-story building made of stone with very thick walls and only held less than 100 people at a time. In 1960 a new church was built and the parish was renamed “Holy Name.”

As I approached school age, I was sent to Grace Calvary Church for kindergarten. This building is still standing in the town of Ft. Logan and was located across from where the old Ft. Logan School stood. One day I decided I did not want to stay at school so I persuaded Eddie Campbell to come with me and we walked out and returned home. Of course our mothers marched us right back to apologize to the teacher and return to class.

Once I was ready for “real” school, I entered first grade at Fort Logan Elementary located then in the town of Fort Logan. The Principal was Alice B. Terry. My teacher’s name was Mrs. Bolling and she seemed quite old to me since she had white hair. Our daily singing greeting to her was “Good morning to you, good morning to you; we’re all in our places with bright, shiny faces.” I remember one child who became sick and vomited in the classroom on that polished wood floor. All the other kids were getting sick to their stomachs too so we were ushered out of the room and into the hall to prevent the inevitable group event. Music class was given by a very pretty teacher. When one of my classmates just could not carry a tune, she brought him to sit with her on the piano bench and sang softly into his ear, hoping to help him to really “hear” the tune.

This period during the early 1950’s was before prayer was taken out of public schools. Public school was where I learned about the pageant of Christmas. In the Christmas Nativity scene, some older kids played the parts of Mary and Joseph. I was one of three first-grade girls who played the parts of angels; we dressed in white muslin “angel” gowns with wire wings and halos. We sang “Away in a Manger.” As a demonstration of diversity, one of us was a redhead, another a brunette and I was the blonde. Later, in sixth grade, we learned to sing “O Holy Night” for the Christmas program.

The school had been built many years previously and had been augmented by the addition of a gym and additional classrooms. I can still recall the smell of food being cooked for our lunches in the kitchen below our classrooms. Second grade was taught by Mrs. Steak and third grade by Mrs. Powell. For recreation equipment the school had swings and a large playground but no ball fields and nothing fancy. I attended first through 6th grade at Ft. Logan (with the exception of 4th grade

at St. Louis Catholic School in Englewood). In 1957, my last year at Fort Logan, Elvis Presley's "You Ain't Nothin' But a Hound Dog" was a favorite at the 'sock hop' that year.

Memories of these years include many events at school but, most vividly, memories of the summertime spent outdoors. At the time, children were allowed to play freely with only casual supervision and could play anywhere in the complex. Sunset Ridge was graced with numerous elm trees and everyone had a yard. Forbidden was exploration into the gully which was south of what was Sheridan High School. (This is where the football stadium is now located.) Of course we ventured there and, on occasion, even as far as the gravel pits which were east of Federal Blvd. There was a time when we decided to crawl through the culvert that ran under where Irving Street drops before intersecting with Quincy. Once it became apparent there were spiders in it, that was the end of that pursuit. Eddie Campbell's mother was a little more liberal with us than the other mothers. She allowed us to build a fire with corn cobs in the back yard where we could roast marshmallows. Another time, a girl named Diana Harrison jumped barefoot off one of the porches and landed on a board with a nail in it. We looked with awe at her foot which was punctured all the way through the instep. She was taken to the hospital in Englewood by one of the mothers who happened to be a nurse. There was another occasion when one of the kids ate some wild mushrooms growing in the yard. Since no one knew if the mushrooms were poison, she was taken to the hospital to have her stomach pumped. When the intersection at Oxford and Irving had asphalt resurfacing done, several of us were examining the oily goo with sticks. I decided to plop a bit of the goo on Lanny Knight's head. He promptly returned the favor and I went running home, crying that I somehow had ended up with asphalt hair.

The playground was the scene of much commerce among us kids. Each of the pieces of equipment had a tale to tell of feats of daring-do. For example, the monkey bars towered many layers above my head. There was one brave girl who could stand on the top of it without holding on, bravely enjoying the shouted praise from below. The huge slide was made even more slick by using waxed paper or glass or gravel sent down it. The swings allowed us to reach great heights until we would decide to bail out onto the ground, yelling "Bombs over Tokyo" or "Geronimo." (The influence of the recent War was apparent in a lot of our play since it had only ended some 5-6 years earlier.)

At the Oxford and Lowell entrances to the Fort, there were still "guard shacks" where soldiers once screened those who wished to enter the Fort. During this time there was no one there.

Sometimes we were taken shopping for food by a mother who could drive. Produce was for sale down on Santa Fe Blvd. These stores were referred to as the "Jap Markets" and were owned by Japanese farmers who grew vegetables on their truck farms in the valley between Santa Fe and the Platte River. As kids, there was no sense of disparagement of the Japanese on our part and the appellation "Jap" had no negative connotation.

When the Korean War (or 'police action' as it was referred to later) began. Some of the fathers in the community were called back into uniform. I recall observing Mr. Patton who lived across the street, wearing his enlisted navy uniform and checking his appearance in a mirror. Later his whole family moved temporarily to Norfolk, Virginia while he served his tour of duty.

This was a much more innocent time with no crime to speak of. Parents allowed their children to camp out in the yard overnight. In fact, a friend and I were allowed to sleep on lounge chairs outside on our front lawn.

The Intervening Years

Many of the original owners sold their units, moved away or were now deceased. Some of the units had been sold by the owners to the Corporation which rented them out. In the 1990's, the owners/shareholders decided to change their designation to an Association. At that time, the units owned by the Corporation were divided up and each owner was awarded an additional unit for each unit they owned. Over the years many improvements were added: three owners dug full basements under their properties; above-ground additions were built; garages were added; yards fenced; driveways poured; new windows installed; roofs replaced; kitchens and baths brought up to date; the exteriors were fitted with vinyl siding and Hooker Street—which is privately owned—was paved.

By 2022, there was only one original owner living. By this time, the majority of owners was the second generation of the original owners. The owners, for the most part, lived off site.

In May 2022, the complex was sold to “Hooker Street Apartments, LLC,” who presently own another apartment complex nearby.

Documentation

| Land Patent Details | | | | | | |
|---|----------|-------------|---------------------------|--|----------|------------------|
| Accession Nr: C00510___194 Document Type: State Volume Patent State: Colorado Issue Date: 9/30/1871 Cancelled: No | | | | | | |
| Names On Document | | | Miscellaneous Information | | | |
| <div style="border: 1px solid black; padding: 5px;"> MCBROOM, JAMES H </div> | | | Land Office: | Denver | | |
| | | | US Reservations: | No | | |
| | | | Mineral Reservations: | No | | |
| | | | Tribe: | --- | | |
| | | | Militia: | --- | | |
| Military Rank: --- | | | State In Favor Of: | --- | | |
| | | | Authority: | May 20, 1862: Homestead EntryOriginal (12 Stat. 392) | | |
| Document Numbers | | | Survey Information | | | |
| Document Nr: 202 | | | Total Acres: | 160.00 | | |
| Misc. Doc. Nr: 654 | | | Survey Date: | --- | | |
| BLM Serial Nr: --- | | | Geographic Name: | --- | | |
| Indian Allot. Nr: --- | | | Metes/Bounds: | No | | |
| Land Descriptions | | | | | | |
| State | Meridian | Twp - Rng | Aliquots | Section | Survey # | County |
| CO | 6th PM | 005S - 068W | NW¼SE¼ → | 5 | | Arapahoe, Denver |
| CO | 6th PM | 005S - 068W | N½SW¼ | 5 | | Arapahoe, Denver |
| CO | 6th PM | 005S - 068W | SW¼NW¼ | 5 | | Arapahoe, Denver |

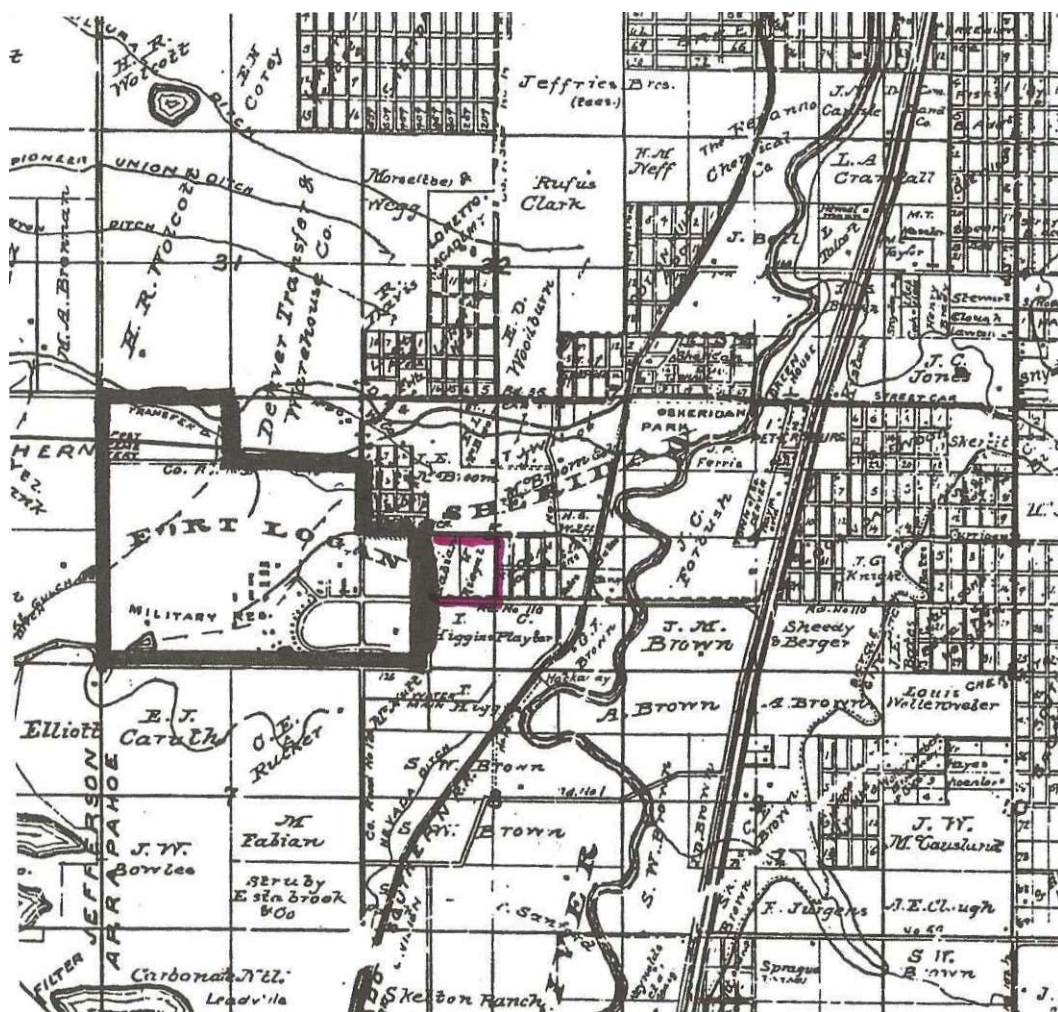
Accession # C00510___194
State Vol. Patent - Co.
Issue Date: 9/30/1871
Cancelled: No

Document from Arapahoe County, Colorado records of James H. McBroom having homesteaded the land encompassing what became Sunset Ridge from 20 May 1862. (Denver was the county seat of Arapahoe County until 1902.)

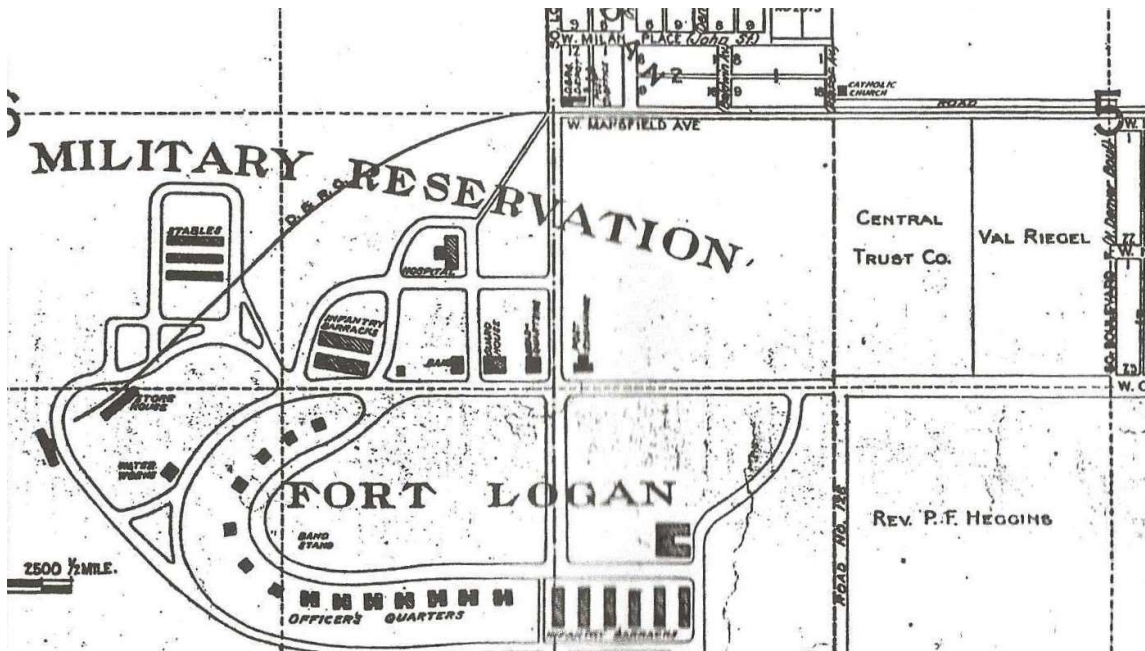
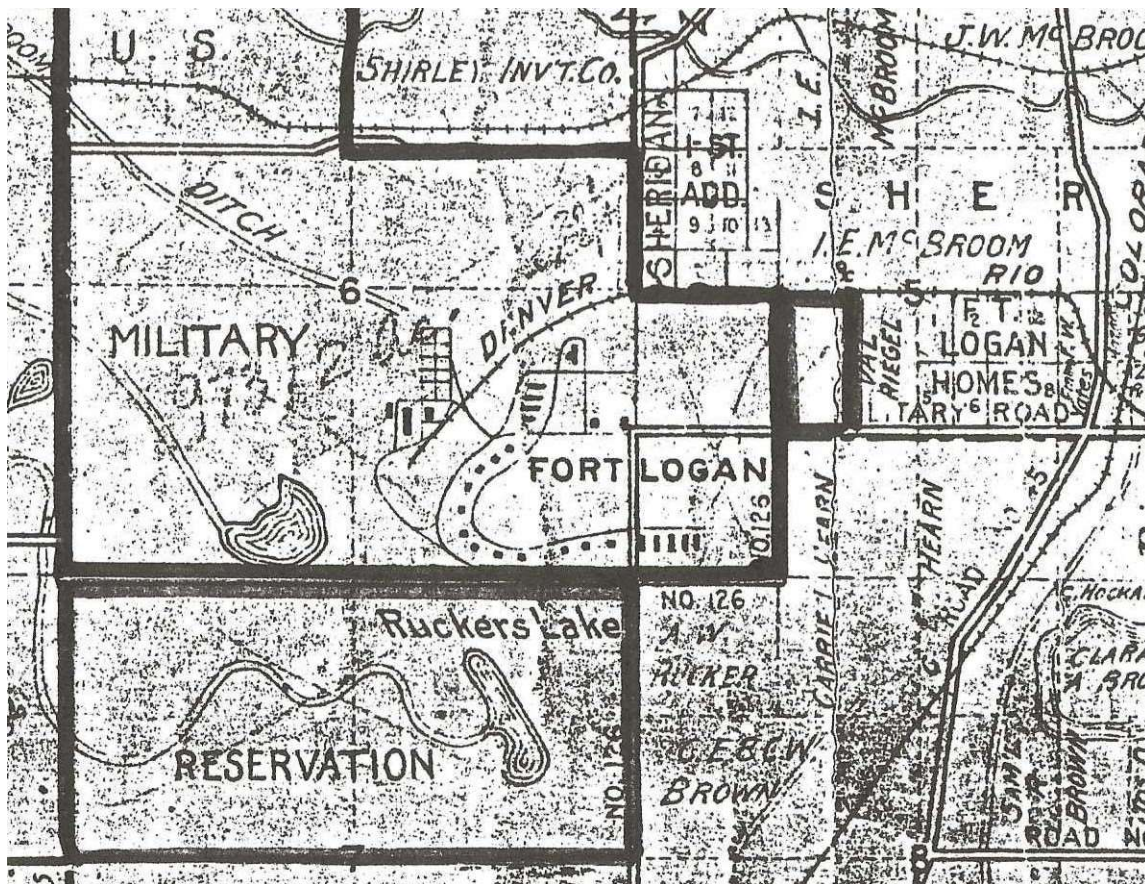
The Homestead Act of 1862 allowed any U.S. Citizen, of 21 years to file a claim for a quarter of a Section (160 acres) as long as they built on the land and lived there 5 years. At that time, they could file a patent proving residence and improvements.

The Federal Gov't. designated the land as a military reservation in 1887.

“The S 1/2 of the NW 1/4 and the S 1/2 of NE 1/4 of Section 6 and the W 1/2 of SW 1/4 Section 5 of this Township 5 Range 68 W comprising the SW 1/4 of SW 1/4 of Section 5 set aside as a Military Reservation by Executive Order is declared to be the site of the military post near Denver by General Order 65 War Department. Dated Oct. 11, 1887.”



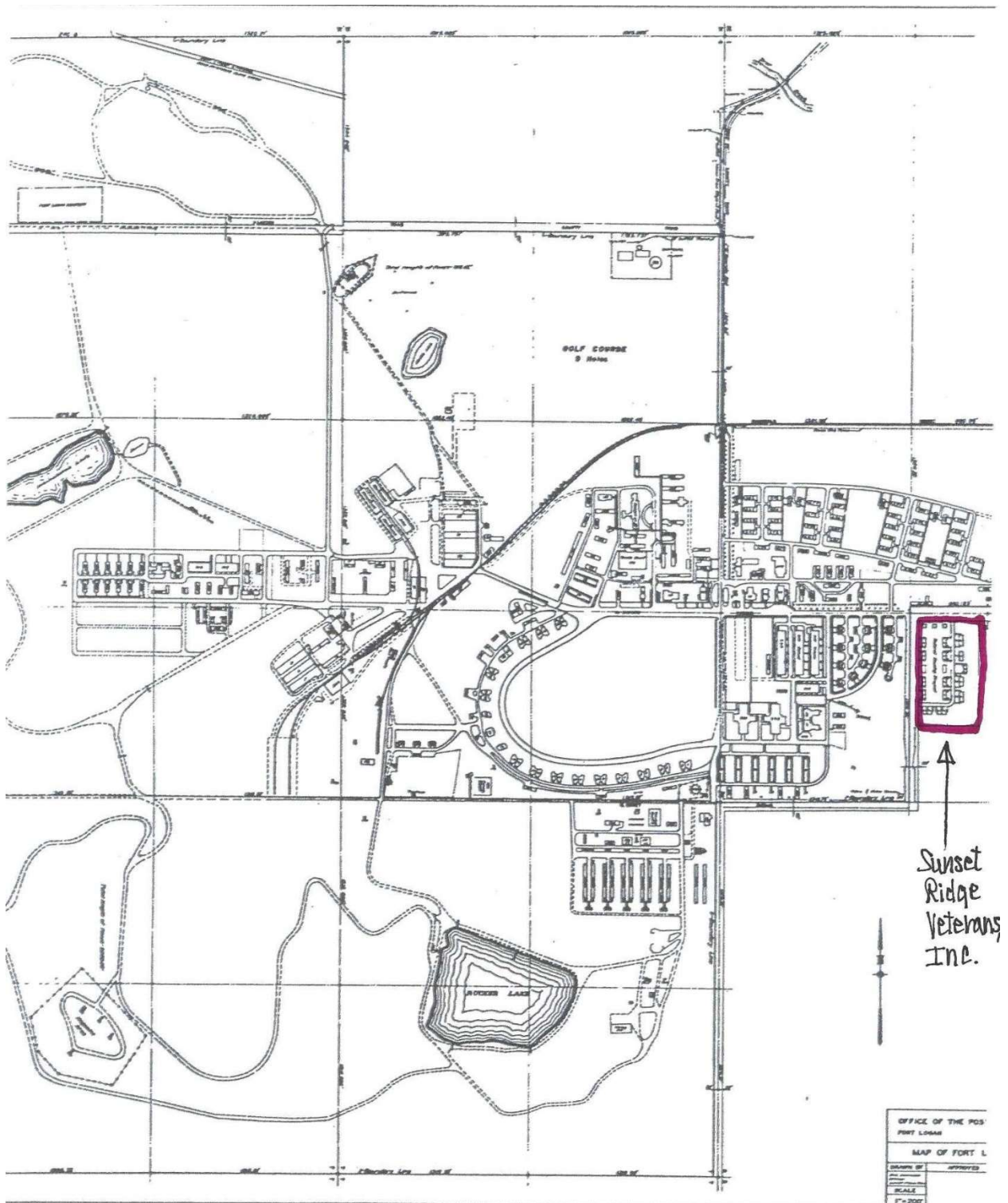
1899 Map of Fort Logan and surrounding area.



Two maps (1908 above) and 1915 of the area, showing different owners.



Aerial photo of Fort Logan, looking west. Farm buildings in foreground still are standing. Property on which Sunset Ridge would be built is at intersection of S. Irving St. and W. Oxford Ave. in right foreground. Photo probably taken in 1930's

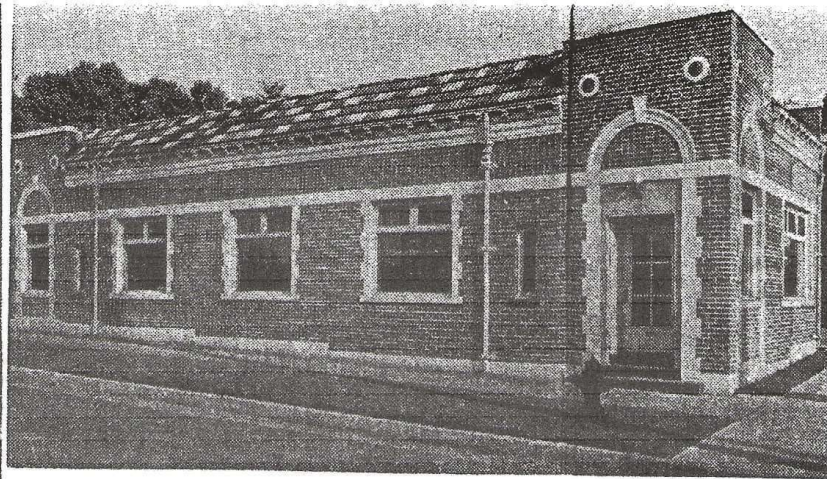


This map of Fort Logan prepared by the post engineer is from 1949 and shows the position of Sunset Ridge relative to the fort.

The company that was awarded the contract to build Sunset Ridge.



Frank Kirchhof



Present Offices of F. J. Kirchhof Construction Co.

Truly a Pioneer . . . in Building Modern Denver

In 1887 Frank Kirchhof came to Denver. For a year this young man worked as a journeyman carpenter, until his goal crystallized in his own mind.

He quickly became one of the greatest contractors in Colorado. Truly, his has been a great share in transforming a rough mining camp into the great and modern city of Denver.

Many of Denver's landmarks of progress were built by Frank Kirchhof—the first May Company building, Elks Club, Albany Hotel, Oxford Hotel, St. Clair Orphanage, Kistler, Woman's Club, Butlers Flats (first apartment in Denver), American National Bank Building, and many, many others equally well known. Mine edifices at Cripple Creek and Victor and the first smelter in Colorado at Florence are the result of his labors.

Oct. 14, 1929, Godfrey Schirmer, president of the American National Bank, died and the following day Frank Kirchhof was unanimously elected to head this institution, where today he still carries on.

Nineteen years ago Frank Kirchhof turned over the construction business to his son, Francis. Under Francis' management, the F. J. Kirchhof Construction Company has built some of the most modern structures in Denver, such as

- The Capitol Annex
- Denver Theater
- Orpheum Theater
- Paramount Theater
- Denver University Stadium
- Denver National Bank
- Railroad Exchange
- Jewish Consumptive Relief Hospital
- Capitol Life
- Denver Athletic Club
- U. S. Mint addition



Old Offices at 1933 Curtis in 1893

"Established 1888"

F. J. KIRCHHOF CONSTRUCTION CO.

700 Lawrence St.

Denver

MAIn 5314

[illegible]

ENGINEER'S CERTIFICATE:-

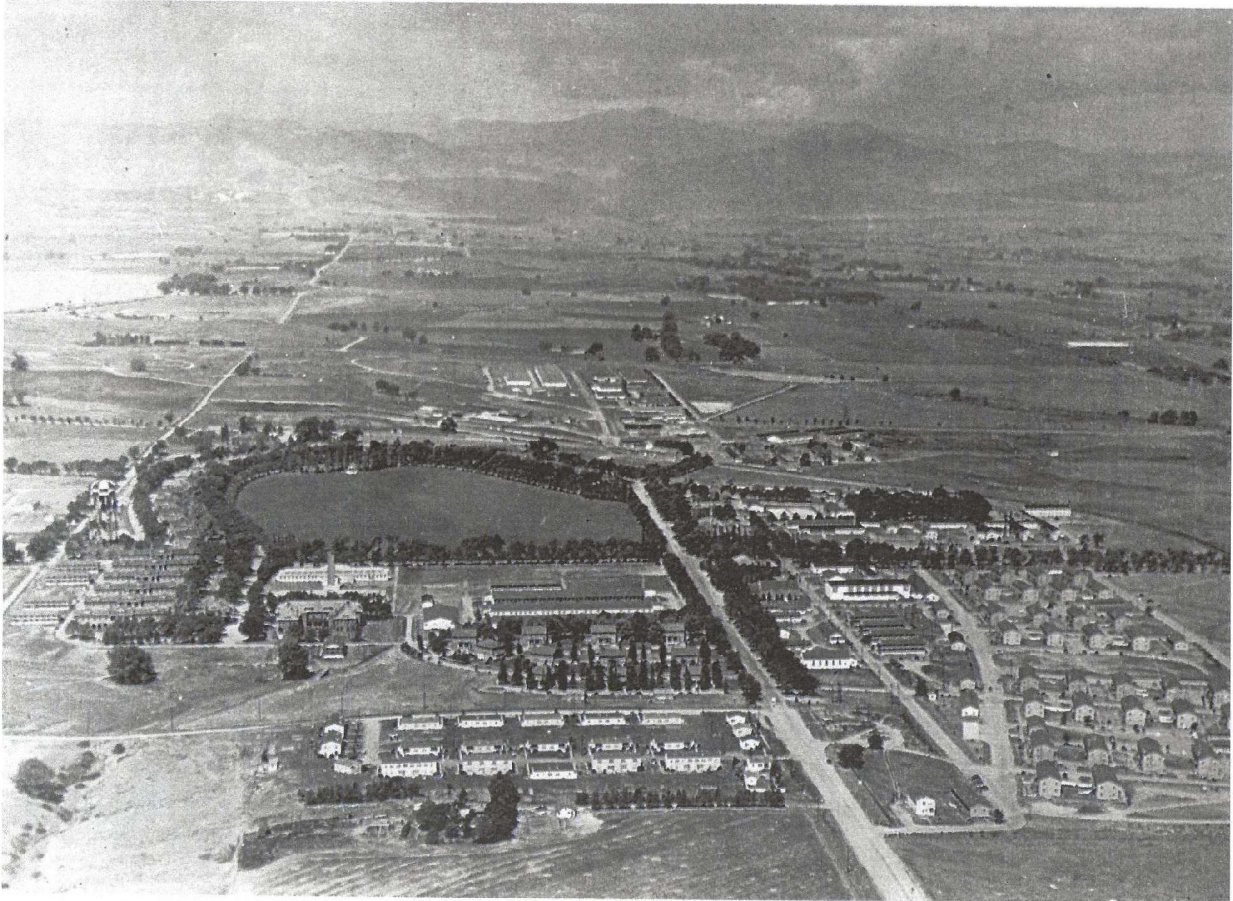
ENGINEERS CERTIFICATE:-

I hereby certify that this plat is a true record of my survey on Jan. 13, 1943, of Sunset Ridge Project "Being part of the 52 1/2 of the 3/4 of Secs. 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 83

SURVEY 14040

L. D. Sheppard

This aerial photo looking west was taken sometime after 1948 but before 1952 when the Veterans' Administration moved into the Fort. Sunset Ridge is visible in the middle foreground. Oxford Ave. runs from the middle of the photo into the foreground. The barracks where hundreds of soldiers' families lived are in the right foreground, north of Oxford



Wm. D. Madsen Aerial Photo
Logan, a military post for nearly six decades, is now Veterans Administration hospital. Surplus barracks converted to apartment

Project COLO-5011
Fort Logan, Colorado

STATE OF COLORADO
COUNTY OF ARAPAHOE

Recorded at 2:40 o'clock P.M. JUN -9 1949
Reception No. 419473 EARL K. DOWNING, Recorder
D E E D

BOOK 639 PAGE 1

KNOW ALL MEN BY THESE PRESENTS:

That the UNITED STATES OF AMERICA, acting by and through the Public Housing Administration, under and pursuant to the powers and authority contained in the provisions of Public Law 849-76th Congress, as amended, (Title 42USCA 1521 et seq.) GRANTOR, for the consideration of One Hundred Twenty-five Thousand Dollars, (\$125,000.00) in hand paid, hereby sells and conveys, without warranty either express or implied and subject to the following covenants and reservations, unto SUNSET RIDGE VETERANS, INC., a corporation organized and existing under the laws of the State of Colorado, with principal offices in the County of Arapahoe, State of Colorado, its successors or assigns, GRANTEE, the following described property situated in said County of Arapahoe, State of Colorado, to-wit:

Being part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 5, Township 5, South Range 68 West, particularly described as follows:
BEGINNING at a concrete monument set at the intersection of the southerly side of Oxford Avenue (100 feet wide as dedicated), with the easterly side of a 60-foot county road, as dedicated; running thence South 88 degrees 50 minutes 00 seconds east along the southerly side of Oxford Avenue a distance of 415 feet to a concrete monument; THENCE South 1 degree 30 minutes 00 seconds west a distance of 734.8 feet to a concrete monument; THENCE North 88 degrees 50 minutes 00 seconds west a distance of 415 feet to a concrete monument set in the easterly side of a 60-foot county road, as dedicated; THENCE North 1 degree 30 minutes 00 seconds east along the easterly side of said county road a distance of 734.8 feet to the point or place of beginning, containing 7 acres, more or less, including all improvements thereon, including the heating, cooking and refrigerating equipment therein.

With all of its appurtenances; being the lands in question were acquired by the Grantor in condemnation proceedings entitled United States of America v. Certain Parcels of Land at Denver, County of Arapahoe, State of Colorado, and Benjamin F. O'Brien, et al., Defendants, Case No. 11390, in the United States District Court for the District of Colorado.

Subject to the following:

1. A permit running to the Mountain State Telephone and Telegraph Company, dated June 18, 1941, pursuant to which the permittee is authorized to attach telephone lines to poles placed on said lands by the Grantor herein and to maintain and operate such lines.
2. Easements in, under, above, and through said land for the purpose of enabling the Grantor, its successors and assigns, to operate, maintain, repair, remove, and replace facilities comprising an electric distribution and street lighting system and a gas distribution system, which easements shall be 10 feet in width and shall be located 5 feet on each side of each cable, line or similar appurtenance included in such systems, together with easements to use such portions of the land abutting on the above described easements

Top photo is S. Irving , looking north. Bottom is S. Hooker looking north. Probably 1950s.





Sanctuary of the old St. Patrick's Catholic Church which was built in 1896. The parish erected a new church structure down the hill in 1960 and called it "Holy Name Catholic Church."



POST MOVIE THEATER - Fort Logan [Prior to demolition]

The theater was still standing in the mid-1950's but was probably taken down by the early 1960's when the Colorado Mental Health Department took over the Fort. The building has never been replaced but stood on the north side of Oxford Ave. just inside the Fort.

Addenda

General Conditions of Sale of Permanent Lanham Act Property Under Sale Plan 4, 26 May 1948

Deed of U.S. Federal Government granting and conveying unto Sunset Ridge Veterans, Inc., grantee, the property named herein. 9 June 1949

Custody Records of Construction Finance Corporation documents showing 50 separate shares of Class "A" Common and 300 shares each of Class "B" Common par value \$1.00; Stock Subscription. Bond for each dwelling along with Class "B" Common Stock subscribed for varying amount of shares based on each unit's relative value; and the monthly payable mortgage @4% from 7-1-49 to 6-1-64." (Reside in author's archives.)

(Regarding the "Fort Logan Housing Project" north of Oxford)

Records of the Defense Homes Corporation (DHC) -234.5.4

Established 23 October, 1940, to alleviate a housing shortage for defense workers. Transferred to the Federal Public Housing Authority of the National Housing Agency 24 February, 1942, DHC liquidation began in 1945. Assets were transferred to the Reconstruction Finance Corporation for final liquidation in 1948.

"Articles of Incorporation, Sunset Ridge Veterans, Inc., received by Secretary of State's Office, State of Colorado, June 1949

Supreme Court Ruling of 1948 in the Case of Skelley versus Kraemer. 3 May 1948.

Bibliography

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- “RFC Buys Building and Vet Village Boils,” Rocky Mountain News, 4 Mar 1948
- “Fort Logan Vets Plan Suit if Petitions are Refused,” Rocky Mountain News, 8-29-1948
- “Logan Vets Win Round in Battle,” Denver Post, 8-31-1948
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- “50 Vets Win Long Struggle to Buy Ft. Logan Housing,” Rocky Mountain News, 6-10-1949
- “300 fort Logan Families to Lose Homes,” Rocky Mountain News, 7-3-1951
- “Sunset Ridge, Joint Venture of 50 Vets, Now Pleasant Home Area,” Denver Post, 1954
- “Evan Edwards’ Story of Ft. Logan Began 75 Years Ago,” Littleton Independent, Nov. 9, 1962
- “Frank Kirchhof, Among Last of Denver’s Great Pioneer Figures, Is Laid to Rest,” Denver Catholic Register, Jan. 13, 1949.
- Recollections of Barbara M. Padbury

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