

For Official Use:

I.D. # _____

_____ Nomination Received

_____ Determined _ Eligible _ Not Eligible

3/16/2001 HPC Approved - Denied

4/16/2001 Public Hearing Approved _ Denied

5/21/2001 City, Council Approved _ Denied

**City of Aurora
Historic Preservation Commission**

**AURORA LAND.MARK PROPERTIES
NOMINATION FORM**

1. Name of Property

Historic Name KOA Tower Building/Station

Current Name State Highway Department Station

2. Address of Property

Street Address 18500 East Colfax Avenue

City Aurora County Arapahoe Zip 80011

3. Legal Description of Property

P.M. 6 PM Township 45 Range 66W

NW 1/4 of NW 1/4 of NW 1/4 of NW 1/4 of Section 3 Quad Map USGS
Lot(s) N/A Block N/A Addition N/A

UT M Reference: Zone 19 Easting 519630 Northing 4398710

Verbal Boundary Description (describe the boundaries of the nominated on a continuation sheet)

4. Present Owner of Property

Name Colorado Department of Highways

Address 18500 East Colfax Phone 303-757-9371

City Denver State CO Zip 80011

(If the property has multiple ownership, please give the names and addresses of all owners on one or more continuation sheets)

Property Name KOA Tower Building/Station

11. Architect, Builder, Engineer, Artist or Designer

Unknown

Source of Information _____

12. Architectural style/Engineering type

Art Deco

13. Description

(Describe the current condition and appearance of the property on one or more continuation sheets)

This building has a a flat roof, stepped cornice, ivy covered facade, two over two sash windows, terra cotta tile decoration around entrance with vertical emphasis, long narrow windows on front entrance, decorative design over door, stone lintels and sills, additions on either side of the original building are concrete with brick details.

14. Alterations

(Describe and date significant changes made to the original property on one or more continuation sheets)

It is not known when the additions to the building occurred. There are additions to the west and east sides of the building.

15. Significance of Property

Nomination Criteria

- 1- the property (district) exemplifies or reflects the broad cultural, political, economic, or social history of the nation, state, or community
- 2- the property (district) is identified with a historic person or historic group significant to national, state, or local history
- 3- the property (district) embodies distinguishing characteristics of architectural type inherently valuable to the study of a period, style, method of construction, or indigenous materials or craftsmanship
- 4- the property (district) is representative as the work of a master builder or architect
- 5- the property (district) contains the possibility of important archaeological discoveries in prehistory or history
- 6- the district consists of a definite area which, due to its unique location or singular characteristics, represents established and familiar visual features of the neighborhood, community, or city

Property Name KOA Tower Building/Station

5. Preparer of Nomination

Name Carol Anderson Date 9-24-99

Organization Citizen

Address 1800 Barres St. Phone 303-622-6419

City Strasburg State CO Zip 80136

6. Classification of Property

Type: building(s) district site structure object area

7. Condition of Property

excellent good fair deteriorated ruins
 original location moved (date of move)

8. Use of Property

Historic Radio Transmitter

Current State Highway Building

9. Original Owner General Electric

Source of Information Tom Noel, Rocky Mountain Gold, 1980

10. Year of Construction 1924

Source of Information Dedication Program

Proper Name KOA Tower Building/Station

Areas of Significance

Art Deco style of architecture
History and Use of building

16. Significance Statement

(Explain the significance of the property on one or more continuation sheets)

This building is significant for its association with Colorado's first radio station, KOA Radio, and as an excellent example of the Art Deco style of architecture in Aurora. The architectural details most significant are found around the main entrance, the doorway and the terra cotta relief above the door. KOA Radio is still in business today and is the oldest radio station in Denver.

17. Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Arapahoe County Assessor Office, 5334 S. Prince, Littleton, CO

Aurora City Directories

McFadden, Carl V., Early Aurora, 1978

Noel, Thomas J., Denver: Rocky Mountain Gold. Tulsa, OK: Continental Heritage Press, Inc., 1980.

18. Legislative Information

Aurora Ward #: 2

Colorado House District #: 36 or Name of Representative Mary Hodge

Colorado Senate District #: 25 or Name of Senator Stephanie Takis

U.S. House District #: 1 -or Name of Representative Diana DeGette

**AURORA HISTORIC LANDMARK NOMINATION
CONTINUATION SHEET**

Property Name KOA Tower Building/Station

Section Number _____ **Page** _____

FITZSIMONS QUADRANGLE
COLORADO
7.5 MINUTE SERIES (TOPOGRAPHIC)

5663 LSW
(DENVER
INTERNATIONAL AIRPORT)

47° 30" 06 MI TO INTERSTATE 70 520 2 210 000 FEET (CENTRAL) 104° 45' 00" 89° 45' 00"



T 3 S

4399

ARAPAHOE CO

T 4 S

690 000 FEET
(CENTRAL)

4397

4396

42° 30"

4395

14

STATE OF COLORADO

DEPARTMENT OF TRANSPORTATION

4201 East Arkansas Avenue
Denver, Colorado 80222
(303) 757-9259
FAX (303) 757-9445



March 1, 2001

Jim Rakke
Preservation Specialist
Historic Sites Division
15001 East Alameda Drive
Aurora, CO 80012

Dear Mr. Rakke,

I am writing to express my support for the local Landmark Nomination of the historic KOA Tower Building in Aurora, Arapahoe County. As staff historian for CDOT, I am familiar with the benefits such a designation will bring to our organization. This historic building has played an important role in the history of Aurora since its construction in 1924 and Region I of CDOT is interested in sharing that history with the public as part of the Aurora Landmarks List. The Region is also interested in restoring several of the original Art Deco elements and ensuring the preservation of the structure for future generations to appreciate.

Thanks for considering this nomination. If I can be of further assistance, please contact me at (303) 512-4258.

Sincerely,

Dianna Litvak
CDOT Staff Historian

cc: Debra Angulski, Region I

STATE OF COLORADO

DEPARTMENT OF TRANSPORTATION

Region 1

18500 East Colfax Avenue
Aurora, Colorado 80011
(303) 757-9371



October 27, 2000

Mr. Jim Rakke
Preservation Specialist
Historic Sites Division
15001 East Alameda Drive
Aurora, CO 80012

Dear Mr. Rakke: *Jim*

As you are aware, the Colorado Department of Transportation (CDOT) Region 1 offices are housed in the old KOA tower at the intersection of Colfax and Tower Rd. We are requesting that the Aurora Historic Preservation Commission consider the building for a historic landmark nomination. We feel that the building played an important part in Aurora's past and is a good example of Art Deco architecture. CDOT is committed to preserving this building and potentially bringing back some of the old character.

We have attached the State of Colorado Historic Building Inventory Record as well as some copies of photographs that we located at the Colorado Historical Society. Also attached are some photos showing the structure's existing condition.

Thank you for reviewing our request for this building to be nominated as an Aurora landmark. You can call me or Ms. Deb Angulski of my staff if you require further information. Her number is (303) 757-9111.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffery R. Kullman', written in a cursive style.

Jeffery R. Kullman
Region 1
Transportation Director

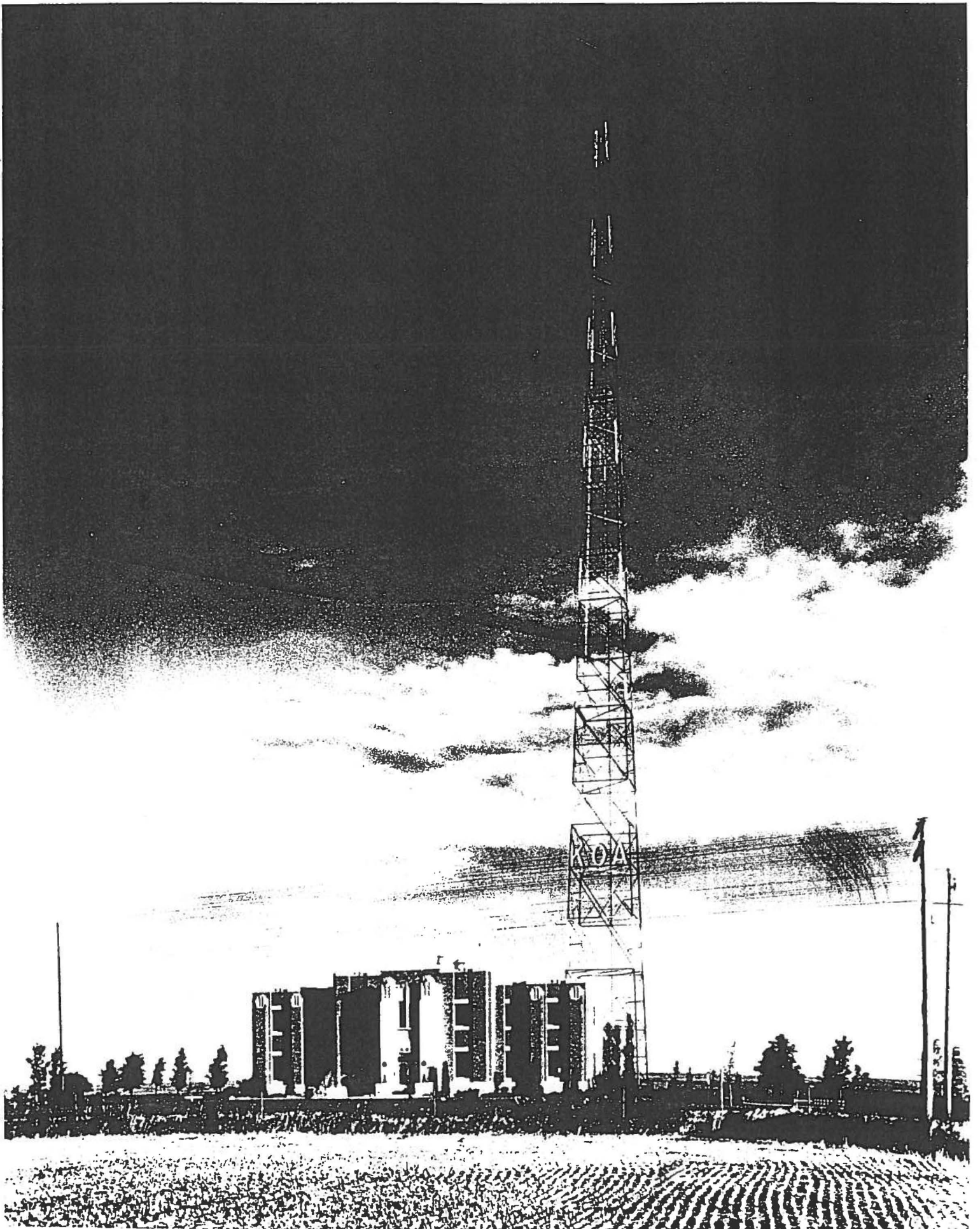


COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway Denver, Colorado

Historic Building Inventory Record

NOT FOR FIELD USE
 ELIGIBLE
 DET. NOT ELIG.
 NOMINATED
 CERTIFIED REHAB
 DATE _____

project name Aurora CLG Survey		county Arapahoe	city Aurora	state ID no. 5AH 314 temporary no. A-57	
current building name State Highway Dept. Station			owner State of Colorado Department of Highways 4201 E. Arkansas Denver, CO		
address 18500 East Colfax			tnsp 4S range 66W sec 3 ,NW 1/4, NW 1/4		
historic name KOA Station			USGS quad name Fitzsimons 65/80r. x 7.5' 15'		
district name n/a			blk. n/a lot(s) addition yr. of addition		
film roll bvS. Pearce no. 2		negative nos. 13	loc. of neg. Aurora Hist. Ctr.	date of construction _____ estimate 1924 actual source Dedication Program	
paste photograph here. use archival glue.				use State Highway present Radio Transmitter historic	
				condition _____ excellent <input checked="" type="checkbox"/> good _____ fair _____ deteriorating	
				extent of alterations _____ minor <input checked="" type="checkbox"/> moderate _____ major describe: additions to both sides	
				_____ original _____ moved date(s) of move:	
style Art Deco		stories 2	field assessment <input checked="" type="checkbox"/> eligible _____ not eligible		
materials terra cotta, brick			district potential _____ yes <input checked="" type="checkbox"/> no _____ contributing _____ non-contributing		
architectural description flat roof, stepped cornice, ivy covered facade, two over two sash windows, terra cotta tile decoration around entrance with vertical emphasis, long narrow windows on front entrance, decorative design over door, stone lintels and sills, additions on either side of the original building are concrete with brick details				local landmark designation _____ name _____ date	
				associated buildings? _____ yes type	
				if inventoried, list ID nos.	
additional pages _____ yes _____ no				_____ x no	



ROCKY MOUNTAIN NEWS
Copyright (c) 1992, Denver Publishing Co.

DATE: Sunday, June 7, 1992
SECTION: SUNDAY MAGAZINE/TRAVEL
PAGE: 10M

TAG: 9201300423
EDITION: FINAL
LENGTH: 67 lines

SOURCE: BY FRANCES MELROSE

MEMO: Frances Melrose is the Rocky Mountain News historical columnist.
Rocky Mountain Memories - COLUMN

TOWERING TALE RISES FROM ROAD'S HISTORY

Susan Childs of Green Valley Ranch writes that she is curious about the origin of Tower Road's name.

"I've heard it was named for an old KOA radio tower that was erected in 1935, at the Colorado Highway Department Building at East Colfax Avenue and Tower Road," she writes. "It later was dismantled and possibly moved to another location on Parker Road. The tower may have stood beside a fountain that was lit up at night. . . ."

"I would appreciate any information you can provide on Tower Road, and I would be especially interested in seeing a photo of the Tower..."

Well, that question wasn't so hard to answer. And we even found a photo, thanks to John Pointner, one of KOA's engineers, who told us there is a picture hanging among the archives in the KOA offices at 1380 Lawrence St. A copy of the picture appears with this article.

Through Pointner, who referred me to a retired KOA engineer, Lee C. Edelmaier, and Edelmaier, who referred me to still another engineer, Garland Dutton, I managed to verify most of the information in Childs' letter.

Edelmaier said they used to use the fountain to run water through tubes in the transmitter, to cool them.

"Fifty thousand watts in those days, (the mid-1930s) meant vacuum tubes almost 6 feet tall," said Dutton. "I remember thinking that one of those tubes cost as much as two new Chevrolets at the time. The tubes had to be water-cooled."

The tower, which was taken down several years ago, Dutton said, was surrounded by flowers, thanks to a caretaker who enjoyed gardening.

"People used to drive out from Denver to see the tower and the flowers," Dutton recalled. "We also let them tour the building."

Dutton added that the tower was "lit up at night with rings of neon going around it from top to bottom."

A while back we asked for information on Freeze Out Canyon. It was one of the rare occasions when our readers failed to come to the rescue. Now here's another letter, this one from June Groothuis of Denver.

"Freeze Out Canyon starts at the very eastern edge of Las Animas County and runs east into Baca County, close to the correction line where there used to be an early day store, Buster," she begins.

"Civil War soldiers were camped near there in Soldiers' Canyon.

"A patrol was in Freeze Out Canyon when Indians attacked above them on the south rim. The soldiers sought shelter in undercuts in the rock layers of the south wall. The Indians remained on watch until the soldiers froze to death. .

"Homesteaders filed on the land in the canyon. There is a spring there that runs the year 'round. One day some sheepherders brought their flock to water there in the days of ranchers vs. sheepmen, and the rancher refused to let them water the sheep.

"The story goes that the sheepherders slipped back later and poisoned the spring. Two small children died from it. Their graves were under an apple tree

FITZSIMONS QUADRANGLE
COLORADO
7.5 MINUTE SERIES (TOPOGRAPHIC)

5063 1 SW
DENVER
INTERNATIONAL AIRPORT

47° 30"

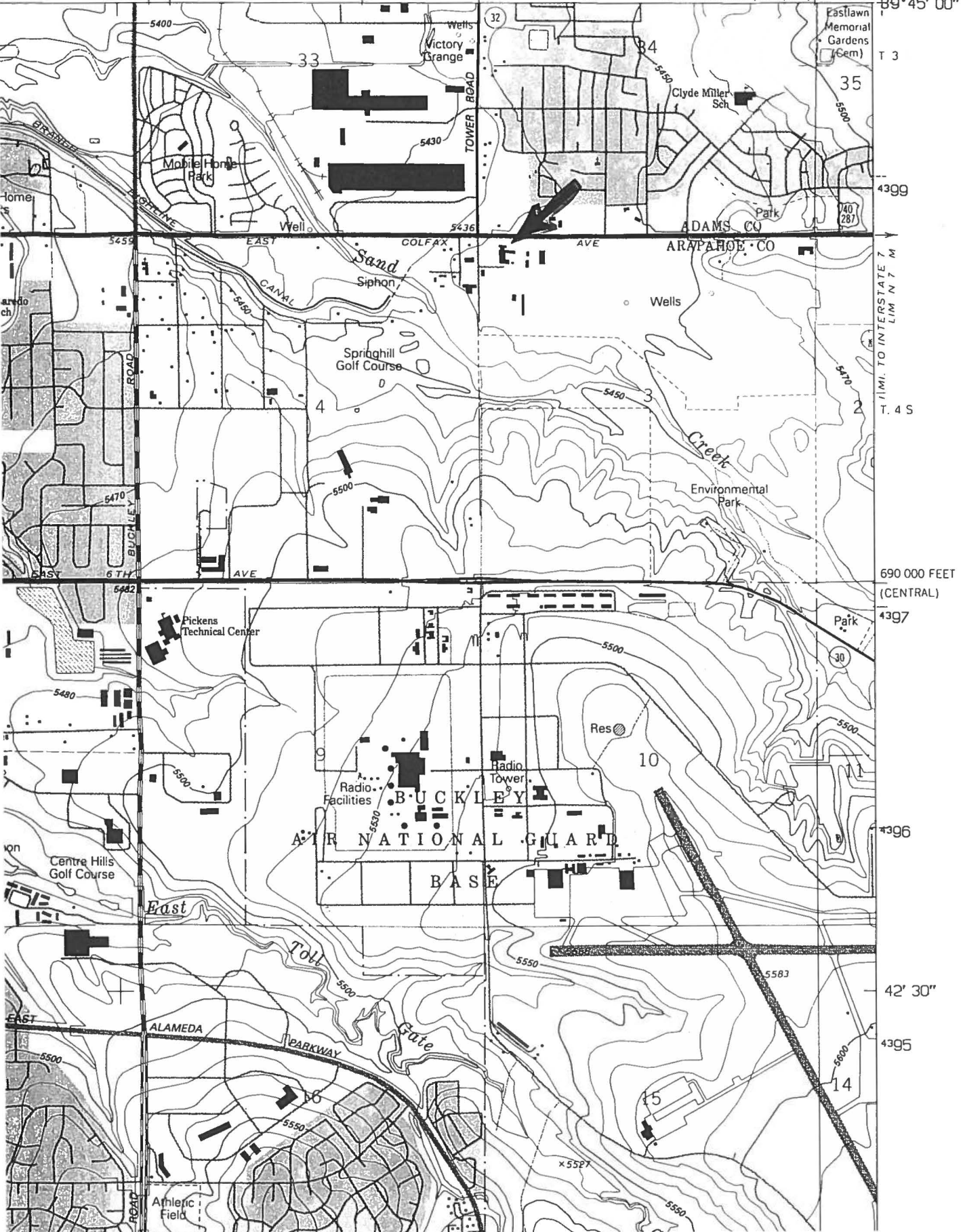
0.6 MI TO INTERSTATE 70

520

2 210 000 FEET (CENTRAL)

104° 45' 00"

39° 45' 00"



T 3

4399

1/2 MI. TO INTERSTATE 70
LIMIT N 7 M

T. 4 S

690 000 FEET
(CENTRAL)

4397

4396

42° 30"

4395

14