

Final House

As the subdivision neared completion, Hawkins decided to utilize the lot at 2980 Lafayette as a neighborhood park and playground, an idea that Sternberg had originally proposed for eight lots on Cornell Circle. Neighboring homeowners objected, however, and in 1955 Hawkins began construction of a home on the site.

That same year Hawkins, undoubtedly inspired by his studies of the Japanese influence on Wright's work, traveled to Japan. Upon his return, he demolished the partially completed house on Lafayette and began again. The final version, unabashedly Japanese in style, has many design, material and landscape features unique to the neighborhood. The house at 3051 Franklin, also built during this period, includes many Japanese-style details.

The Japanese-style house at 2980 Lafayette was the Hawkinses' residence for ten years prior to retirement and their final home in Arapahoe Acres. In exchange for the loss of the playground, the Hawkins opened their swimming pool and adjoining pool house to neighborhood families on Saturday mornings during the summer months.



Interiors

Custom street signs featured a typographic identity for Arapahoe Acres, the initial letters "A" formed by arrowheads reflecting the source of its name, the Arapahoe Indian tribe. House street numbers in modern typefaces were routed on organic forms or cut out and applied to exterior surfaces.

Hawkins' interiors were related to the plans of Frank Lloyd Wright as expressed in his Usonian Style manifesto *The Natural House*. They featured dramatic, flowing living, dining and kitchen areas with bed and bathrooms grouped for privacy and quiet.

The range of custom millwork and cabinetry prefabricated in the neighborhood's carpentry shop expanded. Bedrooms included entire walls of closets with floor to ceiling sliding doors, built-in chests, and headboards; baths had wood cabinets, custom towel racks, and wall display details; dens had built-in desks and bookcases; custom couches and sideboards were built into living and dining areas.

Kitchens were designed for maximum efficiency of food preparation, service and cleanup. Many featured pass-throughs to living areas, breakfast bars, and cabinets with wooden doors below and sliding doors of glass or masonite above.

Philippine mahogany, redwood, and grasscloth covered interior walls and ceilings. Ceiling beams were exposed as an architectural detail in many homes. In others, ceilings were finished in stained plywood panels. Masonry materials that appeared on home exteriors moved inside as prominent fireplace features, wall, and floor surfaces.

Fireplaces served as a focal point of living rooms in virtually every home. Floors were commonly cork, hardwood, and asphalt and rubber tile. Entrance halls often featured flagstone. Recessed lighting was standard. Hawkins also designed decorative finish tile for some homes.

Copper hoods on kitchen exhaust units and copper trim on the fireplaces continued to appear, a legacy of the relationship with the Revere Copper and Brass Company.





National Showhomes in Arapahoe Acres

Two houses in Arapahoe Acres were built by Hawkins from designs by national architects as Colorado display homes for *Better Homes and Gardens* magazine. Both drew extensive local and national publicity to Hawkins and Arapahoe Acres.

The first, "Home for All America," designed by architect Robert Little of Cleveland, was constructed at 2901 Franklin. It was furnished and decorated by Hal Lipstein for Davis & Shaw. Over 3,000 visited the model home on opening day, August 29, 1954.

The "Idea Home of the Year" was built at 2921 Franklin. Opening day attendance on August, 28, 1955, was 2,895 and total attendance was approximately 17,500. The house, designed by architects Hugh Stubbins Associates, was built in over one hundred locations in thirty-seven states and Canada. Interior design and furnishings were provided by Daniels & Fisher. Arapahoe Acres homeowner Lenny Baylinson, organist at Denver's Brown Palace Hotel, offered live music to model home visitors on a Baldwin Organ.