

**Donor / Source :** Leonard, Teri

**Collection:** Teri Leonard - Van Schaack Realty Papers

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**Identity Statement:**

Title: Teri Leonard - Van Schaack Realty Papers

Physical description: 1.09 cubic ft. (1 box 15 x 12 x 10 in.)

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**Repository:** Douglas County History Research Center, Douglas County Libraries, Castle Rock, CO.

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**Collection Identification:**

Object ID: 1994.030

Accession#: 1994.030

Other#:

Container:

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**Conditions of Access & Use:**

Access conditions: Douglas County History Research Center material is non-circulating, requires staff retrieval and is available by appointment during normal library hours.

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Language of material: English

Finding Aids: Finding aid available in the Douglas County History Research Center and on the internet.

Received as Donation

Received date 1994

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**Archival History:** Donated to the Local History Collection by Teri Leonard, a realtor for Van Schaack Realty

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**Scope and Content / Abstract:**

This collection includes floor plans and price lists of several home building companies and housing developments in Highlands Ranch, a suburb of Denver in extreme northwest Douglas County. Although Mission Viejo was the main developer of Highlands Ranch, it had several divisions which provided different floor plans and pricing options. Limited information is also included in the collection about the development of the Meadows, a subdivision in Castle Rock, and about Stroh Ranch, a subdivision near Parker.

The collection contains price lists, floor plans, sales material and introductory material for various housing developments in Highlands Ranch. Also included in the collection are real estate listings for houses sold by Van Schaack Realty, agreements signed with Mission Viejo, Market Reports from Teri Leonard, Douglas County Guides and Information Packets. Maps of Highlands Ranch, Littleton and of specific subdivisions are also included in the collection, though the larger maps (one of Highlands Ranch and one of Subdivisions in Douglas County) have been removed to the maps collection because of their size and accessibility.

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**Creditline:** Teri Leonard Van Schaack Realty Collection. Courtesy of the Douglas County History Research Center, Douglas County Libraries, Castle Rock, Colorado.

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**Processed By:** Boyd, Shaun

**Processing Date:** 10/27/2009

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**Structure:**

System of Arrangement: Arranged alphabetically by subject or company.

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**Context:**

Dates of accumulation: 1981-1990

Name of Creator or Compiler of the Collection: compiler: Teri Leonard

Administrative / Biographical history: 1867: David Gregory, the first homesteader on Highlands Ranch property, filed for 80 acres. Between 1867 and 1910, 189 filings were made within the ranch.

1890: John Springer and Johanne Welte began to acquire Ranch land, eventually acquiring a 23,200 acre spread for cattle.

1920: Springer's Ranch, along with other landholdings, was purchased and consolidated in 1920 by oil and real estate magnate, Waite Phillips -- brother of Phillips Petroleum founders Frank and L. E. Phillips.

1926: Phillips sold the holdings to Frank Kistler, president of Wolhurst Stock Farms, for \$425,000. Kistler converted the ranch to dairy/Angus cattle, sheep, hogs and chickens.

1929: The Arapahoe Hunt was organized on the Ranch by Lawrence C. Phipps, Jr.

1937: Financial difficulties forced Kistler to sell the Ranch to Lawrence C. Phipps, Jr. the present Ranch holdings, totalling 22,009 acres, were assembled by Phipps. He sold several of the peripheral parcels and added lands from the East Ranch and Cheese Ranch between 1937 and 1976.

1976: Lawrence C. Phipps, Jr., died at the Highlands Ranch Mansion.  
 1977: The Ranch was sold to a group of Denver businessmen.  
 1978 January: Mission Viejo Company entered into a two-year option agreement leading to the acquisition of Highlands Ranch. Mission Viejo Company initiated a three phase planning program to formulate a development plan for Highlands Ranch.  
 1979 April: Mission Viejo Company filed its application with Douglas County for a New Communities Permit and zoning for a planned community development.  
 1979 September: The zoning application was approved.  
 1979 December: The purchase of Highlands Ranch was consummated.  
 1980 August 4: Mission Viejo Company began construction on the site of the new town of Highlands Ranch.  
 1981 August 1: Public grand opening of the New town of Highlands Ranch.  
 1981 September: First family moves into new town of Highlands Ranch.  
 1994 April: Development of 50 acre park on site of Big Dry Creek Cheese Ranch (1870's to 1938.)  
 1995 July 18: Cheese Ranch dedication.  
 1997 March: Study completed on Highlands Ranch incorporation. Highlands Ranch first championship golf course to open 1998.

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**Allied Materials:**

Existence of copies:

Related units of description in this repository: Ephemera Files on related companies.

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**Notes**

Updated/by 10/30/2009 03:34 PM Shaun

Dataset

**Container List**

Container	Folder	Creator	Date	Title
01	01		n.d.	Bainbridge Homes - Sales Literature
<b>Description</b> <i>Highlands Ranch; Falcon Hills; Stratton Ridge; Lakeview at the Hills; Chapparral</i>				
01	02		n.d.	Carmel Homes - Sales Literature - Floor Plans
<b>Description</b> <i>Highlands Ranch; Floor Plans</i>				
01	03		n.d.	Castle Pines - Sales Literature
<b>Description</b> <i>Castle Pines Gold Key Card; Literature for realtors; List of Builders in Castle Pines: Artistry Homes, Bill Wall Homes, Excel Homes, The Genesee Company, McStain Enterprises, Westwood Development Ltd., Whetsel Homes; List of builders in Castle Pines North: Hamill Homes, KDB Homes, Kurowski Development, Inc., Richmond Homes, Sugarbrush Development, Inc., Wonderland Custom Builders; Hamil Homes; Johnson and Sons Construction; 264 Woodstock Lane / McStain; Writer Homes; Executive Golfer Magazine about Castle Pines; Booklet on neighborhoods in Castle Pines North: The Retreat at Castle Pines North (McStain), KnightsBridge at Castle Pines North (Writer), The Hamlet (Hamil Homes), Royal Hill at Castle Pines North (Writer), King's Crossing at Castle Pines North (Writer), Claremont Homes, Huntington Ridge (Johnson and Sons); Map of Castle Pines.</i>				
01	04		1987	Celebrity Builders - Sales Literature
01	05		n.d.	Centex Homes- Rio Chaparral at Highlands Ranch
<b>Description</b> <i>Floor Plans, descriptions</i>				
01	06		n.d.	Chatfield Landing - Sales Literature
01	07		n.d.	Chalet Folder
<b>Description</b> <i>Empty folder with a description of Chalet Townhomes.</i>				
01	08		c. 1987	Clarke Farms - Sales Literature
<b>Description</b> <i>Clarke Farms Wood Bros. List; Richmond Homes List.</i>				
01	09		n.d.	Columbine Home - Sales Literature - Floor Plans
<b>Description</b> <i>Mountain View at Highlands Ranch / Columbine Homes; Floor Plans, Pricing, Descriptions</i>				
01	10		1986-1988	Douglas County Promotional Literature
<b>Description</b> <i>Parker Country Magazine (Vol. 3, Issue 1, 1988); Special Report: Castle Rock (Colorado Business Magazine, August 1986); Douglas Elbert Home Builders Association Profiles of Douglas and Elbert Counties; Douglas County Housing Magazine (by Douglas County Economic Development Council)</i>				

01	11	1989	Douglas County Schools
<b>Description</b> <i>Packet of information about Douglas County Schools.</i>			
01	12	n.d.	Falcon Hills Subdivision
<b>Description</b> <i>Brochure</i>			
01	13	n.d.	Falcon Homes - Sales Literature - Floor Plans
<b>Description</b> <i>Falcon Creek Neighborhood. Price lists and floor plans.</i>			
01	14	n.d.	KDB Homes - Sales Literature - Floor Plans
<b>Description</b> <i>Price lists and floor plans for houses in The Meadows in Castle Rock.</i>			
01	15	1988	Larson Homes - Sales Literature - Floor Plans
<b>Description</b> <i>Floor Plans, price lists; Bradford Place; Elegance at Ken Caryl Valley; Business Profile</i>			
01	16	n.d.	Lifestyle Properties - Sales Literature - Floor Plans
<b>Description</b> <i>Floor plans, map, price list. Area near University and County Line (in Arapahoe County)</i>			
01	17	1986	Maps - Littleton and Highlands Ranch
<b>Description</b> <i>Highlands Ranch: Subdivisions / Neighborhoods (Chalet, Bradford Hills, Bellcourt, Remington Bluffs, Sanford, Longmeadow, Brookfield, Sugarmill, Pembroke, Avalon); Littleton Public Schools: Elementary School Attendance Areas (1986). Littleton Public Schools: High School Attendance Areas (1986); Littleton Public Schools: Middle School Attendance Areas (1986); The Pinery (untitled) c. 1986; Highlands Ranch by Mission Viejo Model Home Directory</i>			
01	18	n.d.	Meadows, The - Sales Literature
<b>Description</b> <i>Artist's conception of the Meadows at Castle Rock.</i>			
01	19	16 July 1981	Mission Viejo - "Contiguous Area Report Highlands Ranch, CO"
01	20	1987	Mission Viejo - Contracts
01	21	c. 1988-1989	Mission Viejo - "General Information Highlands Ranch by Mission Viejo Company"
01	22	c. 1985-1989	Mission Viejo - Highlands Ranch - Information Packet
<b>Description</b> <i>I &lt;heart&gt; Highlands Ranch notepad, Highlands Ranch Map c. 1989; ReCap Newsletter (1989); Douglas County Guide 1988-1989; Maps of Highlands Ranch; General Information about Mission Viejo and the Highlands Ranch community.</i>			
01	23	c. 1987	Mission Viejo - Sales Literature - Highlands Ranch
01	24	n.d.	Mission Viejo - Subdivisions - Auburn Park
<b>Description</b> <i>Price Lists and Floor Plans</i>			
01	25	c. 1988	Mission Viejo - Subdivisions - Avalon
<b>Description</b> <i>Price lists and floor plans.</i>			
01	26	c. 1985	Mission Viejo - Subdivisions - Bayfield Homes
<b>Description</b> <i>Price lists and floor plans.</i>			
01	27	c. 1988	Mission Viejo - Subdivisions - Bayfield Homes Binder
<b>Description</b> <i>Binder of price lists, floor plans, newspaper clippings of listings.</i>			
01	28	c. 1985	Mission Viejo - Subdivisions - Bayfield Homes Sold
<b>Description</b> <i>Listings and prices of homes sold in the Bayfield neighborhood of Highlands Ranch.</i>			
01	29	n.d.	Mission Viejo - Subdivisions - Bel Aire
<b>Description</b> <i>Price lists and floor plans.</i>			
01	30	c. 1987	Mission Viejo - Subdivisions - Belcourt
<b>Description</b> <i>Price lists and floor plans.</i>			
01	31	1985-1987	Mission Viejo - Subdivisions - Bradford Hills
<b>Description</b> <i>Price lists and floor plans.</i>			
01	32	1985	Mission Viejo - Subdivisions - Brookfield
<b>Description</b> <i>Price lists and floor plans.</i>			

01	33	1985	Mission Viejo - Subdivisions - Copperfield
<b>Description</b> <i>Price lists and floor plans.</i>			
01	34	1989	Mission Viejo - Subdivisions - Gallery
<b>Description</b> <i>Price lists and floor plans.</i>			
01	35	1985	Mission Viejo - Subdivisions - Gleneagles Village
<b>Description</b> <i>Price lists and floor plans.</i>			
01	36	n.d.	Mission Viejo - Subdivisions - The Groves
<b>Description</b> <i>Price lists and floor plans.</i>			
01	37	c. 1989	Mission Viejo - Subdivisions - Impressions
<b>Description</b> <i>Price lists and floor plans.</i>			
01	38	c. 1988	Mission Viejo - Subdivisions - Longmeadow
<b>Description</b> <i>Price lists and floor plans.</i>			
01	39	c. 1985-1987	Mission Viejo - Subdivisions - Pembroke
<b>Description</b> <i>Price lists and floor plans.</i>			
01	40	c. 1985-1987	Mission Viejo - Subdivisions - Remington Hills
<b>Description</b> <i>Price lists and floor plans.</i>			
01	41	1985-1987	Mission Viejo - Subdivisions - Stoney Point
<b>Description</b> <i>Price lists and floor plans.</i>			
01	42	1985	Mission Viejo - Subdivisions - Sugarmill
<b>Description</b> <i>Price lists and floor plans.</i>			
01	43	1985-1987	Mission Viejo - Subdivisions - Ventura
<b>Description</b> <i>Price lists and floor plans.</i>			
01	44	n.d.	Mission Viejo - Subdivisions - Windham Hills
<b>Description</b> <i>Price lists and floor plans.</i>			
01	45	May 24, 1989	New Resident General Information - Highlands Ranch
01	46	1988-1989	Parade of Homes
<b>Description</b> <i>Programs from the 1988 and 1989 Parade of Homes.</i>			
01	47	c. 1985-1987	Pinecrest Homes - Sales Literature - Floor Plans
<b>Description</b> <i>Price lists and floor plans.</i>			
01	48	c. 1988	Real Estate Directories I
01	49	1989	Real Estate Directories II
01	50	c.1988	Richmond Homes - Eastridge at Highlands Ranch - Sales Literature
01	51	1988	Richmond Homes - Woodbourne at the Meadows - Sales Literature - Floor Plans
01	52	1985-1990	Sanford Homes - Sales Literature - Misc.
<b>Description</b> <i>General information on Sanford Homes. Includes advertisements from magazines, as well as price lists for multiple Sanford Homes developments: Bristlecone Ridge, Firethorne Ridge and Homestead at Willow's End.</i>			
01	53	1987	Sanford Homes - Subdivisions - Bristlecone Ridge
01	54	1985-1990	Sanford Homes - Subdivisions - Timberline Ridge
01	55	n.d.	Scott Barber Development Inc.
<b>Description</b> <i>Description of a home built by Scott Barber Development of Parker.</i>			
01	56	n.d.	Storck Development Corporation - Sales Literature - Floor Plans
<b>Description</b> <i>The Village at Highlands Ranch.</i>			
01	57	n.d.	Stroh Ranch - Sales Literature
<b>Description</b> <i>Price lists and floor plans.</i>			
01	58	n.d.	Tamarac Hills - Sales Literature - Floor Plans
<b>Description</b> <i>by Beaumont Properties, Inc. Price lists and floor plans.</i>			

01	59	n.d.	Tradition Concepts Inc. - Sales Literature
<b>Description</b> <i>Price lists and floor plans.</i>			
01	60	1988	Trammell Crow Homes, Legends of Stroh Ranch - Sales Literature - Floor Plans
<b>Description</b> <i>The Legends of Stroh Ranch</i>			
01	61	1990	Trammell Crow Homes - Sales Literature - Floor Plans
<b>Description</b> <i>The Legends of Stroh Ranch.</i>			
01	62	n.d.	US Homes - Sales Literature
01	63	n.d.	Van Schaack Realty - Forms, Notes, Misc. items.
01	64	1987	Van Schaack Realty - Land Parcel Lists
01	65	1988-1989	Van Schaack Realty - Market Reports
01	66	c. 1988-1989	Van Schaack Realty - Reports
<b>Description</b> <i>"Market Analysis Especially Prepared for Robert and Shirley Noorigian/ 8475 South Wildcat Street / Highlands Ranch / Prepared by Teri Leonard"</i> <i>"Pembroke Highlands Ranch Home Marketing Survey January 1986 Through December 1987."</i> <i>"Bayfield Highlands Ranch Home Marketing Summary / A summary of MARKET Activity for the year 1988."</i>			
01	67	c. 1989	Van Schaack Realty - Sales Information
<b>Description</b> <i>Price lists and sales listings. Flyers for: 622 Northridge Road (Highlands Ranch, Colo.); 8475 South Wildcat Street (Highlands Ranch, Colo.); 8493 South Woody Way (Highlands Ranch, Colo.); 141 Plum Creek (Highlands Ranch, Colo.)</i>			
01	68	n.d.	Viriden Homes Inc. - Sales Literature
<b>Description</b> <i>Viriden Homes at the Meadows (Castle Rock, Colo.)</i>			
01	69	1990	Wood Brothers Homes - Sales Literature
<b>Description</b> <i>The Celebration Series and the Woodland Series at Highlands Ranch.</i>			