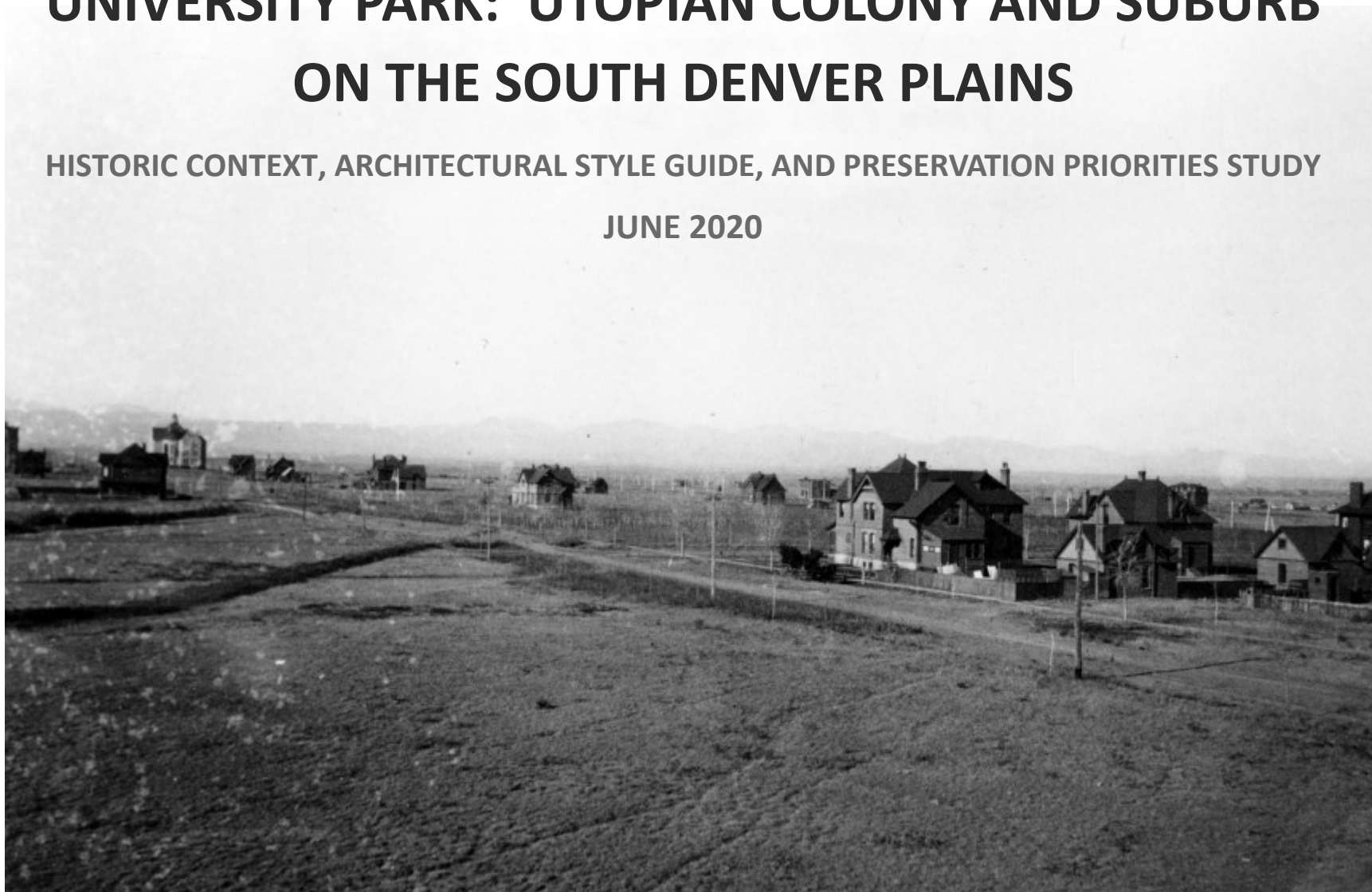

UNIVERSITY PARK: UTOPIAN COLONY AND SUBURB ON THE SOUTH DENVER PLAINS

HISTORIC CONTEXT, ARCHITECTURAL STYLE GUIDE, AND PRESERVATION PRIORITIES STUDY

JUNE 2020



University Park Community Council



Square Moon Consultants LLC

Cover photo: c. 1895 photograph looking northwest down East Warren Avenue with the Colorado Seminary's 1892 University Hall at its west terminus. The 2-story house third from the right is Gray Gables built in 1887, 2184 S. Milwaukee St., on Professors Row. Source: University of Denver Archives.

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Produced for the University Park Community Council, 2020

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Subdivisions of University Park

Map #	Subdivision Name	Year
1	Maplewood	1883
2	University Gardens	1885
3	University Park (Amended 1892)	1886
4	First Addition to University Gardens	1886
5	First Addition To University Park	1887
6	Asbury Park	1888
7	Asbury Park, 2nd Filing	1890
8	Maplewood (Appel subdivision Lot 4 & 5)	1890
9	Iliff's University Addition	1890
10	Cornell Park	1907
11	Harvard Park	1907
12	Yale Park	1907
13	Princeton Park	1907
14	Columbia Park	1907
15	Shakespear Addition	1908
16	Irene Park	1908
17	Scott Park	1908
18	Weaver Park	1908
19	Maplewood (re-subdivision Lot 11)	1940
20	Douglas Park	1946
21	Arasphoe Gardens	1948
22	Iliff Gardens	1949
23	Wellshire Heights, 2nd Addition	1949
24	Iliff Gardens No 2	1950
25	Wellshire Hills Filing No 1	1950
26	Hunting's Subdivision	1954
27	University Gardens Replat	1956
28	Park Villa	1960
29	Observatory Terrace Filing No 1	1985

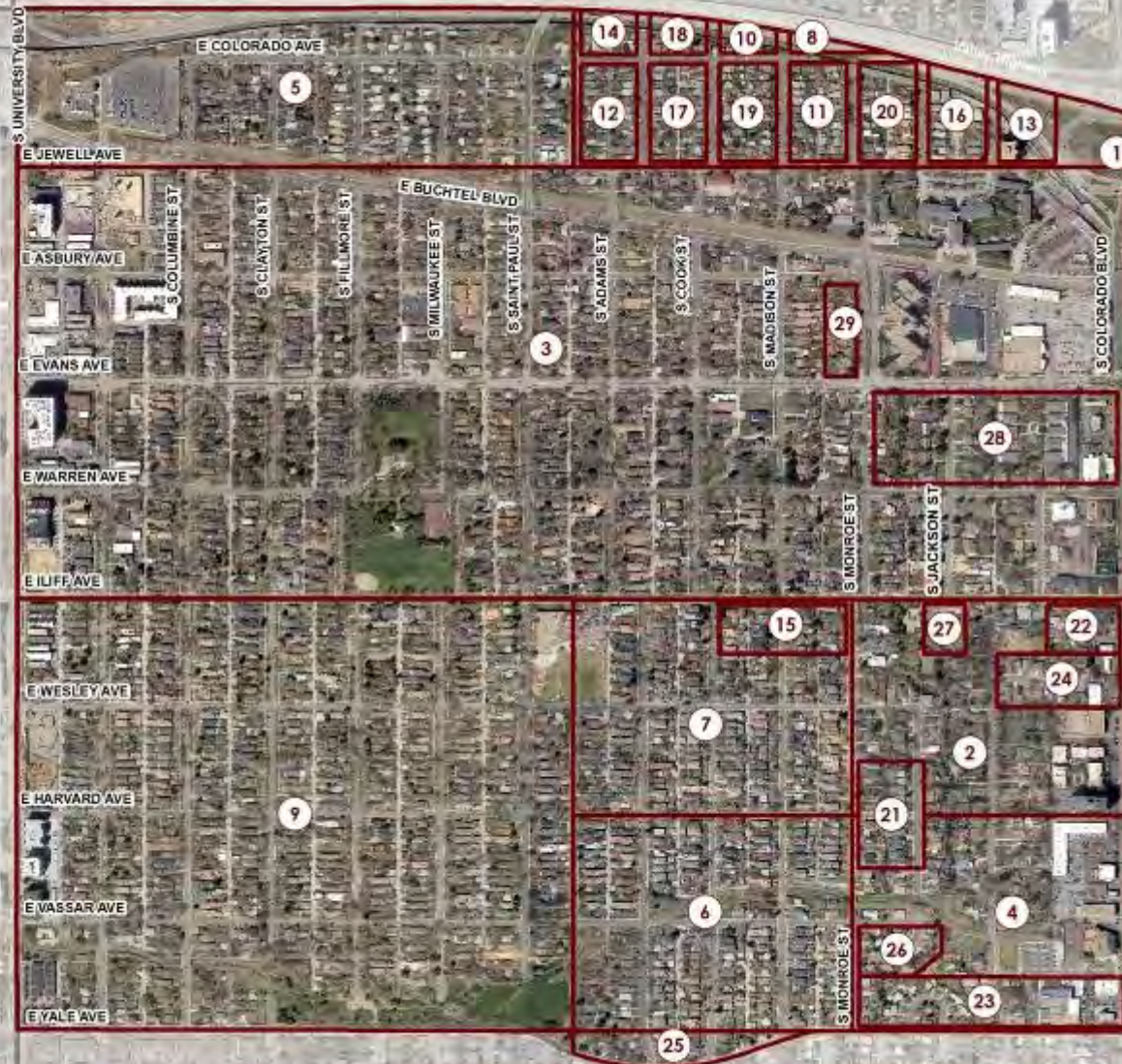
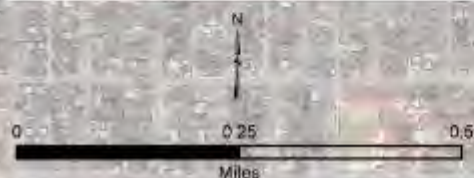


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I. INTRODUCTION

Project Scope

In the fall of 2018, the University Park Community Council and Historic Denver Inc. commissioned Square Moon Consultants to produce a report to aid historic preservation initiatives in the University Park neighborhood in south Denver. The project was funded by an Action Fund Grant from Historic Denver combined with Community Council funds. Both organizations defined this scope and guided the project to completion. This initiative was born out of a sense of urgency from the neighborhood based on a decade or more of tear downs of older and smaller homes in the neighborhood. The trend of replacing hundreds of older homes with much more substantial modern residences is reflected on the map on page 3.

This report has three components or sections:

1) a Historic Context that assembles a physical history of the neighborhood to identify its origins, personalities, trends, and significance. The context is divided into six chronological themes or stories, with a synopsis provided at the end of each chapter. A timeline summary of the neighborhood's history is on page 3.

2) Architectural Style Guide to highlight the neighborhood's historic house and building designs, and their character-defining features; and

3) Preservation Recommendations that identify a) highly signifi-

cant buildings that need immediate preservation action, b) the potential of one or more historic districts of such resources that share common development history and retention of "integrity" (see integrity definition in the Recommendations component), and that need immediate preservation action, and c) other historic-age (pre-1969) resources that need additional research, or have suffered alterations that can be reversed. This section includes tables and maps to provide guidance on locations of priority properties and districts for preservation.

All the report's components will aid the council in its ongoing efforts and initiatives to educate current, potential, and future owners of historic and highly significant homes in University Park. Those efforts and initiatives are expected to 1) curb the continued loss of historic-age homes to redevelopment in the neighborhood, 2) dramatically add to the number of Denver Landmark designations including historic districts within the neighborhood, and 3) continue education about and enjoyment of University Park's unique history through concise knowledge of its incomparable collection of historic homes adjacent to the Hilltop campus of its neighbor, the University of Denver.

Methodology

Square Moon Consultants initially met with the University Park Community Council's University Park Action Funds Steering Committee and with Historic Denver's staff to discuss the project goals,

scope of work, and the appropriate methodology to complete the work. Rosemary Stoffel was the initial, and remained the steadfast, contact for the neighborhood as chair of the council's steering committee. Shannon Stage represented Historic Denver as its preservation coordinator.

The sponsor organizations hosted a community-information and -contribution meeting in November 2018 at Fitzroy Place, hosted by the mansion's owners, Accelerated Schools. At the meeting original documents and photographs were scanned, homeowners polled on important places, and oral histories recorded. Square Moon Consultants then pursued leads from that meeting and from the committee, conducting research through multiple visits to the University of Denver (DU) Archives, the Iliff School of Theology Archives, Denver Public Library's (DPL) Western History Collection, and other archival resources.

The consultants met with the authors of three incomparable books on the neighborhood: Don Etter, *Denver University Park, Four Walking Tours, 1886–1920* (1974), Millie Van Wyke, *The Town of South Denver, Its People, Neighborhoods and Events Since 1858* (1991), and Steve Fisher, *University Park and South Denver* (2009). Several other publications and manuscripts on life, buildings, and infrastructure in University Park supplemented the consultants' library of Denver and Colorado history.

The project compiled property assessor data from the City and County of Denver to provide information on construction dates and locations of houses. It should be noted that the construction dates cited in the assessor's data were often incorrect, particularly prior to 1910. If the dates given in this report for a specific property differ from the Denver assessor data, the provided date is then ver-

ified based on historical research, such as city directory, deed record research, historical photographs, etc.. Some construction dates conveyed in this report may still be incorrect, and with further research to pursue landmark and historic district designations on individual properties, more information will almost certainly come to light.

Internet research brought a tremendous amount of history quickly to the project, particularly through DU and DPL information and images online, City and County of Denver Subdivision Plats and Assessor's records, Ancestry and newspapers.com information on individuals and events, and the world of encyclopedic information on associated people and events.

The Community Preservation Committee reviewed the first draft of the first half of the Historic Context in March 2019 and provided invaluable feedback on direction, content, and needs. The committee reviewed the second complete draft of the Historic Context and Preservation Recommendations in March and April 2020. The committee provided constant feedback, encouragement, and on-the-ground sleuthing to complete the Historic Context and ultimately the Preservation Recommendations, through the summer of 2020.

UNIVERSITY PARK TIMELINE—1885 TO 1969



II. HISTORIC CONTEXT

A. SETTING THE STAGE: BACKGROUND, GEOGRAPHY, AND KEY PLAYERS

The Rockies' Yield: Land and Water

The landform occupied by today's University Park appears on its surface to be very different from its primeval conditions. Yet, while settlement from the late 19th century forward brought streets and dense development along with an urban forest throughout, the landform—with its high and low elevations, relationships to major drainages, and distance from and open views toward the Rockies—is little changed.

University Park is on a broad rise about two miles east of the South Platte River, between Little Dry Creek to the southwest and Cherry Creek to the northeast, an advantage for good drainage and great views toward the Rockies, but not for capturing surface water. In addition, the fickle nature of the Denver aquifer below is such that wells dug in the 19th century into the broad rise might yield domestic water in some places, but absolutely no water in others.

Democracy Moves West: Land and Development

University Park is today found on any street map of Denver by tracing University Avenue on the west, Interstate Highway 25 on the north, Colorado Boulevard on the east, and Yale Avenue on the south. And any land parcel in this generally one-mile square—the dimensions of a standard “section”—is plainly and unquestionably recorded through coordinates based on the United States

Public Lands Survey System (PLSS) (USGS 2019). These familiar map and real estate identifiers originated in the mid-19th century with successive developments of Kansas and then Colorado Territories.



The University of Denver's Liff Hall (left/south, 1893) and University Hall (1892) in the early 1890s looking west across the Hilltop Campus to the Rocky Mountains, with the 1890 Loretto Heights Academy in the center-right distance. Note the lingering prairie, with a few telephone poles and saplings colonizing the scene. University of Denver Archives.

The Denver Basin

University Park's host Denver Basin is a broad geographic landform bounded on the west by the Foothills of the Rocky Mountains Front Range, running south to Pueblo, east to the Kansas line, and north beyond Cheyenne, Wyoming. The 300-million-year-old basin is filled by thousands of feet of sediment carried east from the current Rocky Mountains. The Basin's subsurface layering of sediment, in a smaller area from present Colorado Springs north to Greeley and east to Limon, creates a concentric series of underground aquifers that store water a few hundred feet below the surface (Chronic and Williams 2002:85–86).

The Denver Basin's rolling hills are cut by streams flowing into the South Platte River after it emerges from the Foothills at Waterton Canyon. While these hills were largely prairie grasslands without trees through the late 19th century, a few flowing streams and the river nourished cottonwood trees along their courses, recharged the aquifers below, and attracted wildlife and traveling peoples (BLM 2019:1862 GLO Sections 25 and 26). (The U.S. General Land Office [GLO] in 1946 merged into the Bureau of Land Management [BLM]).

The South Platte River flows northeast from Waterton Canyon across the present Denver area, served by only a few flowing creeks between the rolling hills. On the river's east side, Plum Creek and Cherry Creek are major subsidiaries, all flowing generally northwest into the South Platte. The rolling hills between these two creeks are punctuated by a few normally dry gulches, including what is now called Harvard Gulch on the south side of University Park (USGS 2019:1890 Arapahoe Quadrangle).



USGS Quad Map from 1940 with distinct topo lines showing how the University of Denver's central campus is on a bluff (red arrow) facing the Rockies, with University Park just to the east on a similar broad rise. The heavy line at the arrow is 5,350 feet, rising in 10-foot increments to the Hilltop at 5,380 feet. Much of University Park is also at the 5,380-foot level, rising 10 more feet near the Chamberlin Observatory, then to 5,400 at the next heavy line along S. Madison Street.

In 1858, a small group of gold prospectors from Lawrence, Kansas, found their way to the South Platte River and camped that fall on its east bank at a pleasant wooded bend (today's Grant-Frontier Park, about 2½ miles west of University Park). Several in the group built log cabins for the coming winter, then passed the time by panning for gold, staking out a townsite around them, and naming it Montana City for its fine views of the Rocky Mountains. Members of the group obtained a town charter in February 1859 from the Kansas Territory government, the first in the Denver Basin. But by that spring and with no gold found nearby in the South Platte or its creeks, the remaining Montana City adventurers moved downstream and joined the growing camps of Denver and Auraria at Cherry Creek on the South Platte River (Van Wyke 1991:3,8–9).

With creation in 1861 of Colorado Territory from the western area of Kansas and parts of Nebraska and other territories, the General Land Office immediately opened its Denver office to create Colorado's first land records. From the joint territories' Baseline that autumn of 1861, survey crews documented the mining camps of Denver, Auraria, and Highland at the confluence of the South Platte River and Cherry Creek. They then fanned out to survey the entire Denver Basin (BLM 2019, White 1983:130), dividing it into six-by-six mile townships, consisting of 36 one-by-one mile sections.

Through the General Land Office's survey efforts—carried out remarkably during the Civil War—the modern boundaries of University Park are primarily within Section 25, Township 4, Range 68 West (hereinafter abbreviated as Section 25), plus a quarter of Section 24 to the north. The University of Denver today occupies much of the east half of Section 26 to the west. Section 25's boundary lines created University Boulevard on its west, Jewell

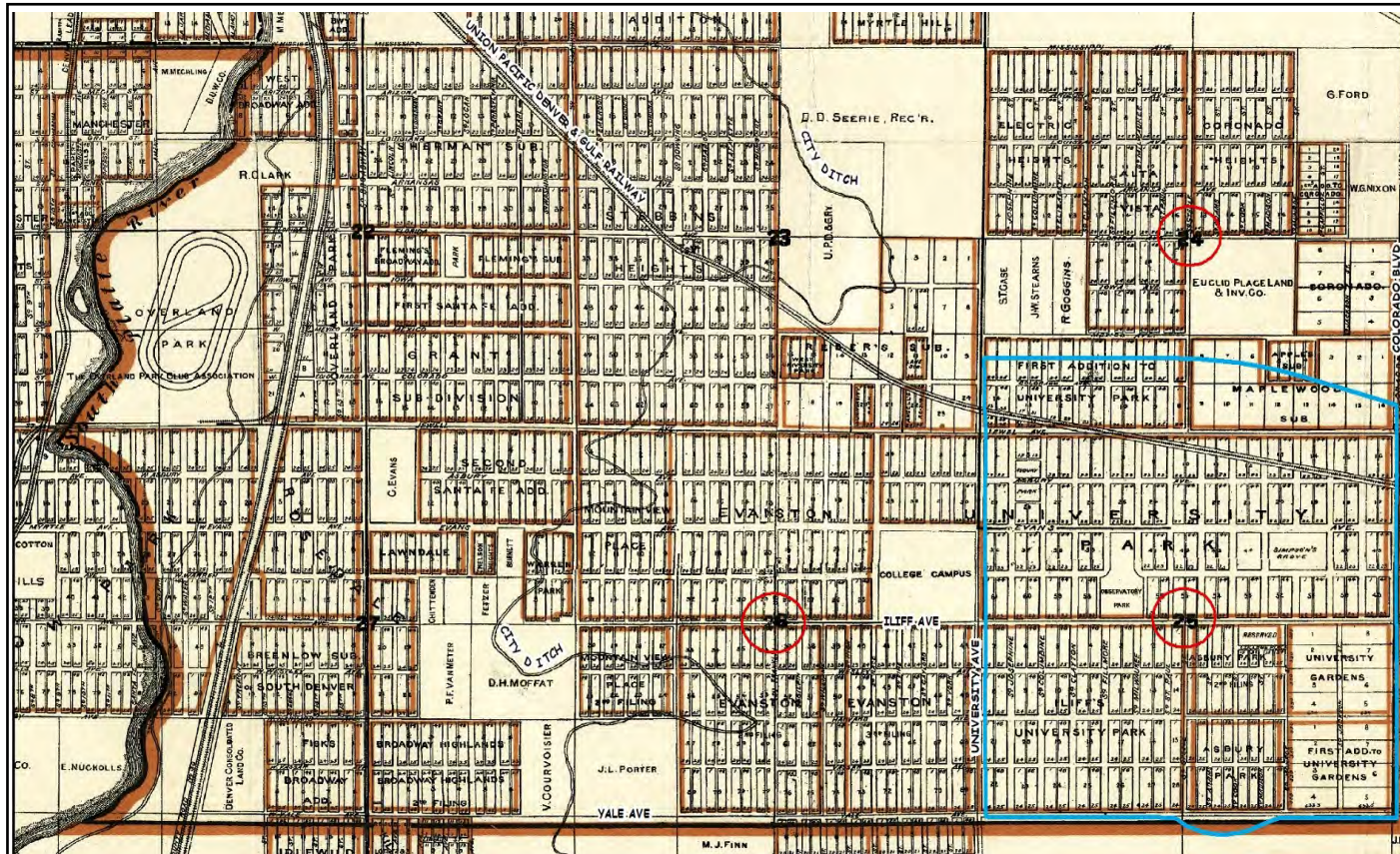
General Land Office Surveys

Soon after Congress created Kansas and Nebraska Territories in 1854 from the 1803 Louisiana Purchase, surveyors of the U.S. Department of the Interior's General Land Office (GLO) laid out the territory's east-to-west "Baseline" along latitude 40 degrees. The surveyors moved 108 miles west from the Missouri River and reached approximately longitude 97 degrees where they established the north-south 6th Principal Meridian, and marked that latitude-longitude crossing as the "Initial Point" to begin the cadastral, or rectangular, land survey of these territories. Their Baseline became the boundary between Kansas and Nebraska, and through 1858 surveyors laid down their 22-yard-long chains for more than 400 miles west to the Rocky Mountains, along today's Baseline Road in Boulder (White 1983:130, NPS 1987, USGS 2019).

Establishing an official land record in the immediate region around the mining camps on Cherry Creek provided essential information and security for existing enterprises, and others anticipated, as the area settled more permanently. First, the federal government needed surveys to dispose properly and unquestionably of public domain into private ownership or occupation within developing areas. Next, for the miners, discoveries of minerals needed legal records to establish ownership and boundaries of claims. For the longer view, open lands needed rudimentary analysis for their worth through productivity such as grazing and crop agriculture. Ultimately, developers required surveying standards upon which to stake farms, roads, and towns with streets and lots, through assurance that large parcel transfers, smaller lot sales, and subsequent ownerships would be recorded in the community through a common, legal, and accepted system (USGS 2019, White 1983:130).

Colorado Boulevard, and on the south by Jewell Avenue along the section line shared with Section 25.

Because of University Park's geological makeup—higher ground and no flowing water—combined with no geographical advantages



The University Park Neighborhood (above right in blue) is in Sections 24 and 25 (crimson circles) of Township 4 as denoted on Rollandet's 1899 Pocket Map of Denver. Today the neighborhood's north boundary is within Interstate 25 right-of-way. Note Overland (formerly Jewell) Park at upper left; City Ditch; and the Denver & New Orleans (later Union Pacific, Denver & Gulf, then Colorado & Southern) Railroad at center right. Denver Public Library.

that led to regional trails crossing its original prairie, no prospectors found gold here and few crossed its grasslands in Colorado's early days.

In fact, Colorado's mining history beginning in the late 1850s brought a strain on the limited natural water flows through the Denver Basin. Placer mining—prospecting for nuggets in stream beds—could greatly disturb water channels. Hard-rock mining consumed and polluted large volumes of water for processing. And finally, mining communities themselves created disorganized developments that stretched the territory's limited water resources. Recognizing that water was essential to any type of development, industrial or community, in most of Colorado Territory, its early residents adjusted traditional common water law—that users owned the typically unlimited streams running through their land—to a system that allowed appropriation of limited water from one place for use in another. The first Territorial Legislature of 1861 passed one of its earliest laws to ensure this “first in time, first in right” doctrine (Hobbs 1998:5–6).

In the Denver Basin, the pattern initiated with the attempted founding of Montana City. This inspired community builders to claim seemingly plentiful South Platte River water near Waterton Canyon and dig ditches to move it somewhere else. For the more successful blossoming of Denver after consolidation in 1860 with Auraria and Highland into the single local government, private developers promoted Denver's first successful canal. The 24-mile Big Ditch (later named City Ditch) constructed between 1860 and 1867 reached from Waterton Canyon to Brown's Hill (later named Capitol Hill) near the city's center (Limerick 2012:29–31).

Since a majority of water allotments from the Big Ditch was sold to multiple users along its flow, irrigating farms, vegetable gardens, and saplings for a future urban forest, Denver's urban residents obtained their domestic water from wells dug on their lots to tap the underlying aquifer. In 1875 the growing and thirsty city of Denver bought the private Platte Water Company and its Big Ditch, renaming the canal City Ditch (Deardorff 1899, Van Wyke 1991:11, 14–15).

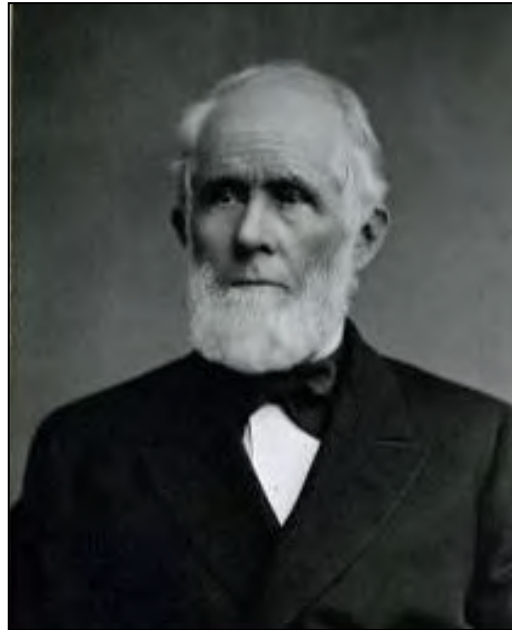
One of the most successful irrigated farms with water rights directly from the South Platte River near Denver belonged to Rufus Clark (1822–1910), a well-known local example of mineral prospector turned foodstuffs provider. Clark came to Colorado with his family from Iowa in 1859 and, observing the decline in Denver's immediate precious minerals but potential as a service community to mines deeper in the Rocky Mountains, he bought 160 acres (today's Overland Park on the river shown on 1899 map on prior page) and planted wheat and vegetables including onions and potatoes. Clark's potato crops were of such volume and so well received that he grew wealthy under the nickname “Potato Clark.” Clark served in the Colorado Territorial Assembly in 1864–1865 alongside another Midwesterner transplant, Territorial Governor John Evans (Van Wyke 1991:11).

Clark's initial 160-acre farm spanned from the river on the west to present Broadway on the east, from present Florida Avenue on the north to Jewell Avenue on the south. With completion of the Big Ditch in 1867, Clark irrigated an additional 160 acres along the new canal to the east (to present Clarkson Street, named for him). With another huge potato crop that year, he proved that Denver Basin soil plus water was “1st rate” in U.S. General Land Office (GLO)

evaluation terms, and he showed that open land south of the city of Denver was attractive for investment (Van Wyke 1991:14). Clark's farming profits led to his own investments in more of that land to the east, including most of the undeveloped prairie of Section 26 that would eventually host the University of Denver and its theology school. But throughout the 1870s, despite Clark's promotion of the area, its hilly terrain east of the river plus its disappointing lack of well-water for settlement, and then the Panic of 1873 (see below) confined Denver's cautious southerly development to the South Broadway corridor just east of and not too far from the river.

The Methodists Have a Plan: John Evans and Evanston, Illinois

John Evans (1814–1897) did not single-handedly launch the Colorado Seminary in 1864, or re-launch it as the University of Denver in 1880, but both times he organized, raised funds, and guided the institution into a working college on the Western frontier. Nor did Evans fully conceive of Denver's suburban, religious, and temperance-based university in 1885 or its companion residential colony of University Park. Evans did, however, align the required factors of vision, money, and planning, and he rallied his fellow supporters tirelessly through the simultaneous end of his career and life in 1897. All these efforts for the University of Denver, its associated theology school, and University Park were based on Evans' own successful model at another place in another time, Northwestern



Rufus "Potato" Clark about 1880, a landowner and successful farmer in South Denver. This photo was taken about the time he offered the University of Denver land to relocate its campus and create a new academic colony starting with 80 acres he owned on Section 26 of Township 4, about 2 miles east of the South Platte River. Denver Public Library.

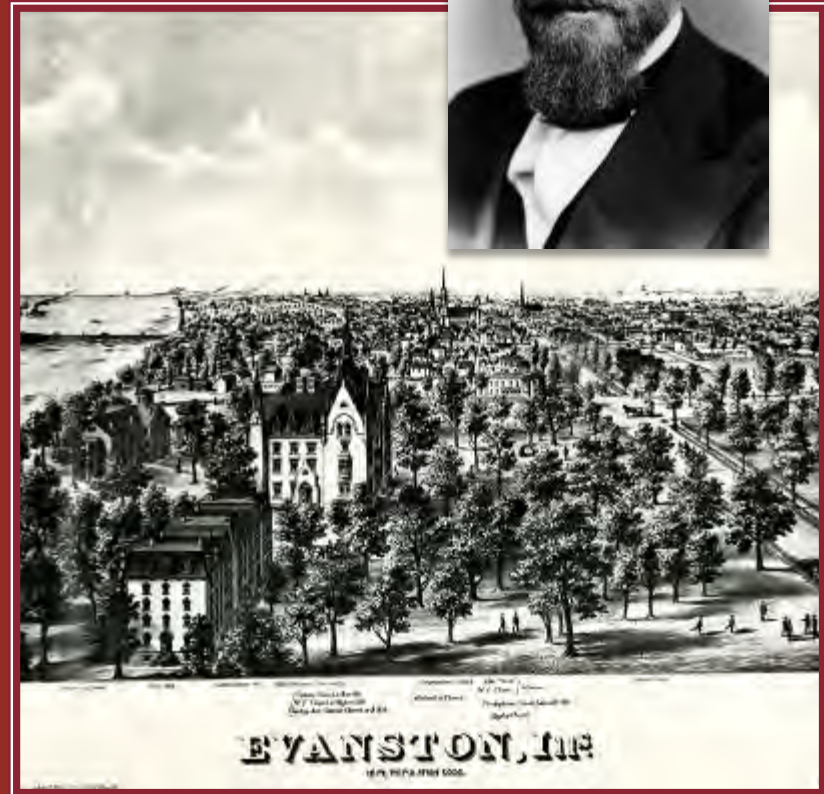
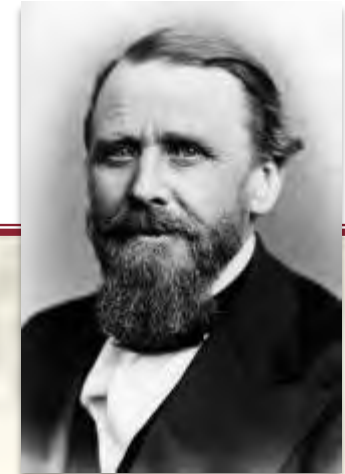
University in Evanston, Illinois, in the 1850s (Kelsey 1969:224–225).

The personal successes of John Evans in Illinois through investments and recognition joined with his political activities, including a role in forming the state's Republican Party in 1856, as part of a national movement opposing expansion of slavery through the Kansas-Nebraska Act of 1854. In the new party he met and befriended Abraham Lincoln, then an attorney in the Illinois capital of Springfield. Through the late 1850s, Lincoln gradually organized the national anti-slavery debate and partly on this platform won election as U.S. President in 1860 (Colorado State Archives 2019).

John Evans, Northwestern University, and Evanston, Illinois

Dr. John Evans (1814–1897) earned his medical degree in his home state of Ohio, began practice in Attica, Indiana, and later superintended a new state hospital in Indianapolis. By 1848 he moved his family, medical practice, and teaching to Chicago, where he invested in the city's spreading railroad network, including the Chicago & Milwaukee Railroad running north along the undeveloped shore of Lake Michigan. In 1851 Evans donated money to, and became board president of, the newly state-chartered and Methodist Church-affiliated Northwestern University. The board initially purchased a block in central Chicago for the campus, but in 1853 decided only to draw development income from that lucrative property. Board trustees then voted to establish their main campus in a new suburb, 12 miles north of central Chicago on Lake Michigan along Evans' railroad to Milwaukee (Currey 1918:327–332).

Northwestern University board members named the planned college town 'Evanston' in honor of their president and major benefactor (Currey 1918:328). Evans' biographies provide few details on any personal investment strategy for Evanston while he assisted the university's own purchases, but he likely acquired land around the new town and campus as an additional stake in their success (Currey 1918:327, Deardorff 1899, Kelsey 1969:91–100). Also in 1853 the university's founders created the Garrett Biblical Institute, the first Methodist theology school in the region, to be associated with Northwestern University (Garrett-Evangelical Theological Seminary 2019). The theology school and Northwestern opened in 1855 with an immediate university-charter amendment, later backed by the town of Evanston, providing for "a four-mile limit against the production or sale of alcoholic beverages" (Evanston 2019).



John Evans about 1870 (DPL), Civil War governor of Colorado Territory and principal founder of the 1864 Colorado Seminary, then its 1880 reorganization including the University of Denver. Below is an 1874 artistic bird's-eye view (NWU Archives) of Evanston, Illinois, with Northwestern University's 1869 'University Hall' in left middle ground.

Just a few days before Lincoln took office in March 1861, Congress and outgoing President James Buchanan carved Colorado Territory from the western area of the new state of Kansas, the latter profoundly disordered among its eastern-area populations over the slavery debate. The Civil War erupted the next month, as Colorado Territory began its own organization largely free of the Kansas disruptions, and somewhat free of the Civil War's military conflicts (Leonard and Noel 1990:24–27).

In March 1862, President Lincoln named his trusted friend John Evans as the second governor of Colorado Territory, and Evans reached Denver, seat of the Territorial Assembly, in May. During his administration, the governor pursued Colorado's own statehood, coming close to Congressional approval in 1864, and the alignment, also unsuccessful, of Lincoln's Transcontinental Railroad project directly through Denver (Colorado State Archives 2019).

Founding of the Colorado Seminary: Education and Religion

With fellow Methodists, a few already established in Denver and others invited by Evans from Illinois—including their new minister, Oliver Willard—Governor Evans privately proposed a church-sponsored school for the territory, based in Denver. The group raised \$10,000, while Evans acquired and donated land for the school, across Arapahoe Street at 14th Street, from his own house in central Denver. Construction began there in late 1863 on a 2½-story brick building to house what they initially called “Denver Seminary” and influential Rocky Mountain News publisher William Byers called “Denver University.” With Evans' experience in establishing Northwestern University in Illinois, he

and supporters moved a state educational—and tax-exempting—charter through the Assembly, signed by Governor Evans in March 1864 to create “the Colorado Seminary” (Breck 1997:14–24).

The word ‘seminary’ at the time could signify a secular curriculum, usually at college level, or religious theological training. While sponsored by the Denver Methodists, Colorado Seminary would offer secular education broadly to the territorial charter specified that “no test of religious faith shall ever be applied as a condition of admission into said seminary” (quoted in Breck 1997:20).



The Colorado Seminary completed its first building (left background) in 1864 in downtown Denver, on 14th Street across Arapahoe Street from Territorial Governor Evans' house (center). The Seminary expanded into the University of Denver in 1880, and further developed this campus, but moved its administration to University Park beginning in 1890. DPL.

As at Northwestern University, Evans headed the board of trustees for the new Colorado Seminary, joined by 27 other men he selected for their religious, educational, and business influences. Oliver Willard, a theological graduate of Northwestern's affiliated Garrett Biblical Institute and pastor of Denver's Lawrence Street Methodist Church, served as the trustees' "business agent" (Breck 1997:20). Willard left the ministry in 1866 and returned to Illinois with poor health, but then became a respected editor of successive Chicago newspapers (Find A Grave 2019). Evans would also have associated with Willard's younger sister Frances, an 1859 graduate of North Western [sic] Female College in Evanston, Illinois. She became a teacher in one-room schools and eventually president and dean of Northwestern's Evanston College for Ladies. In 1874, Frances Willard helped found the Woman's Christian Temperance Union (WCTU) and soon headed this "largest organization of women in the nineteenth century," according to one biographer (Willard House 2019). During her leadership and projection of the WCTU "as part of a wider reform movement, especially regarding issues of alcohol [temperance] and woman's suffrage," Frances continued to live in Evanston (Willard House 2019).

Somewhere between the influences of progressive Frances Willard and radical John Chivington (see sidebar at right) lay the strengths and weaknesses of John Evans. These differing influences help explain why and how the former governor reinvented himself, once again after his medical career and leader of an educational institution in Illinois, then as territorial governor in Colorado, and finally as a businessman in Colorado who committed himself to

bringing religious education to the territory.

Faltering of Statehood and the Colorado Seminary

The Sand Creek Massacre and other complications contributed to additional delay in Congressional approval of Colorado's statehood. The fledgling Colorado economy and culture struggled along with the nation after the Civil War, and by 1868 the Colorado Seminary

John Chivington, John Evans, and the Sand Creek Massacre

Another ordained Methodist minister on the 1860s Colorado Seminary board, John Chivington, "was a fine example of the preacher militant," as described by University of Denver historian Allen Breck (1997:23), to explain Chivington's evolution from abolitionist minister to territorial militia officer. Colonel Chivington helped prevent the 1862 Confederate invasion of Colorado from New Mexico, and under Governor Evans he headed the Colorado Military District. As Native American tensions escalated within Colorado Territory and Evans signaled an aggressive policy in response, Chivington led a surprise attack in November 1864 on a Cheyenne camp at Sand Creek, about 160 miles southeast of Denver (Northwestern 2019).

The brutal Sand Creek killing of mostly women and children on the unsettled plains led to Chivington's condemnation by Congress, Evans' dismissal as governor by President Andrew Johnson in July 1865, and their infliction of lasting consternation on the Methodist Church (Breck 1997:23, Colorado State Archives 2019; Northwestern 2019).



In 1960 the University of Denver moved the 1878 Evans Chapel (above at its original site on the southwest corner of 13th and Bannock Streets) to its University Park campus. John Evans sponsored construction of this small stone Gothic-style chapel for a Methodist Sunday School group and as a memorial to his daughter Josephine, who died in 1868 (Moore c.1950:26-28, Etter 1974:48-49). It later served as sanctuary, then chapel, to Grace Methodist Episcopal Church. By 1883 the northeast corner of that intersection hosted the new house of Colorado publisher William Byers, later purchased by Evans' son William, and now operated as the Byers-Evans House historic site and museum. The Chapel hosted the 1883 marriage of Henry and Elizabeth Warren, and 1884 sermons of Henry Buchtel. DPL.

could not hold enough students or faculty to remain open. Then in 1873 the nation and its European trading partners suffered one of the worst financial downturns of the 19th century (Limerick 2012:41).

The Colorado Seminary remained closed, but its 1864 brick building on Arapahoe and 14th Streets proved an asset for the board of trustees, who rented its quality spaces for a variety of uses including offices and classrooms for Denver's public schools (Breck 1997:44). Evans remained in Denver as a personally solvent businessman, and bought the Seminary building and property, then donated it back to the trustees. While he nourished his railroad investments, Evans ceaselessly drove Seminary supporters to prepare for re-opening the school by raising more money, expanding the building, and improving the curriculum (Fisher 2012:22-24).

Congress and President Ulysses Grant admitted Colorado as a state in 1876, as the national economy recovered. In 1880, with a better economy nationally and locally, and a corresponding population surge in Denver, the Methodist school "came back to life again," described Seminary historian Steve Fisher. John Evans again assembled and headed a board of trustees, without Chivington or Willard. As part of its revitalized curriculum, "the name University of Denver was added to the Colorado Seminary as a new organization by an act of the trustees. Colorado Seminary would be the property-owning entity" for the expanding Arapahoe Street campus, "and the University of Denver would grant degrees" (Fisher 2012:23).

Union Colony at Greeley: Temperance and Development

“Go West” is the encouragement attributed to New York newspaper editor Horace Greeley following the Civil War, summing up the profound attraction that open and fertile lands held for Easterners wanting new starts as farmers, ranchers, or energetic residents of new towns. This pioneering spirit motivated countless immigrants to go west in the late 19th century, and in a few interesting cases inspired the founding of utopian colonies that combined farms and towns with democratic ideals. Several pioneers of the successful 1870 Union Colony and its central town of Greeley went on to design irrigation-water systems in other Colorado counties, and to found other “colonies” in the state, such as University Park.

Both the Kansas Pacific and Denver Pacific Railways received federal land grants to compensate investors and stimulate development along their mainlines through lonely stretches across the vast Colorado prairies. These two railroads built standard gauge (4 foot 8-1/2 inch) railroads to Denver in 1870 after the Transcontinental Railroad had bypassed the town earlier. In early 1870, the Denver Pacific land manager sold 12,000 acres of land, where the Cache la Poudre River enters the South Platte River, to the idealistic founders of the Union Colony about 45 miles northeast of Denver. Nathan Meeker, an employee and admirer of Horace Greeley—who visited the colony in 1870—led the organization and land acquisition for the settlers. Meeker’s plan included residential lots in Union Colony’s central village he named Greeley, and a separate irrigated agricultural parcel for each town-lot owner. “Memberships were offered,” according to Colorado historians Ubbelohde, Benson, and Smith (2006:126–128), “for sale to temperance men of good character for a fee of \$155.”

Joseph Shattuck (1835–1921), originally from New Hampshire, organized the first Union Colony school and helped to manage the colony starting in 1871. His fellow Union Colonists elected Shattuck to serve in the final Territorial Assembly, where he authored the 1876 Colorado state constitution’s water, irrigation, and education statutes. This constitution became the foundation of the laws and government of the new state of Colorado. Shattuck then served as the state’s first education superintendent, and settled in Denver after 1876 (Speer 1881:Colorado 32–33).

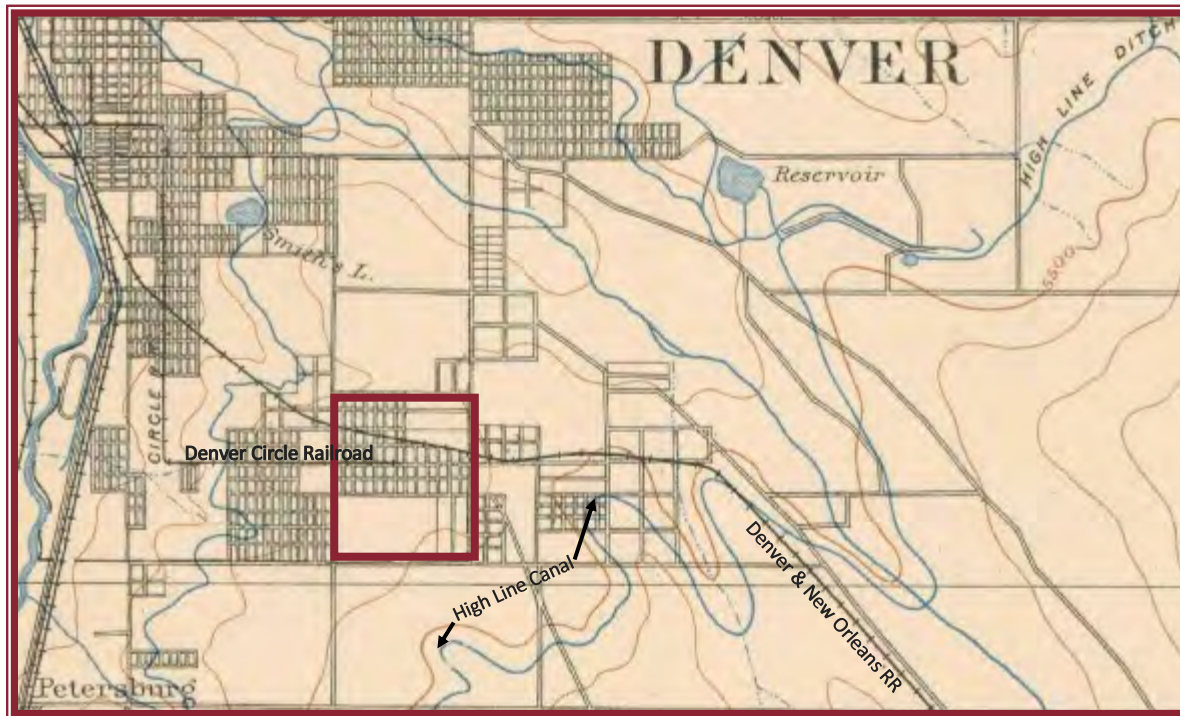


Union Colony in the 1870s with one of its successful irrigation ditches, fertile Cache la Poudre and South Platte Rivers floodplain, and its village later named Greeley in the background. Several Union Colony founders were temperance-minded Methodists, water engineers, and colonizers of Denver’s University Park in the late 1880s. DPL.

Construction of a series of Union Colony canals engineered by Benjamin Eaton—later Colorado governor, 1884–1887—diverted ample water from the Cache le Poudre River and brought the colonizers quick success. The Union Colony members allowed their charter to expire after 10 years and the Greeley settlement became synonymous with successful, temperance-based, community developments in Colorado (Find A Grave 2019; Ubbelohde, Benson, and Smith 2006:128-129). The success of the Greeley settlement was a precursor to a University Park colony, with many of the same players, including Shattuck and Eaton, involved in the coming venture.

Engineer Eaton was in the Denver area by 1879 where he constructed the High Line Canal between 1879 and 1883. This enor-

mous enterprise took water from the South Platte River upstream from Waterton Canyon, then meandered some 71 miles northeast across Denver's rolling prairies. At one of its bends about 3/4 mile east of future University Park—near present Interstate Highway 25 and south of E. Iliff Avenue (see map below)—the High Line Canal could be tapped for irrigation water to flow west into Section 25, and perhaps another mile into Section 26 mostly owned by Rufus Clark. Among lands acquired for its High Line Canal's right of way and subsequent sale for irrigated farmlands, the Platte Land Development Company acquired the southeast quarter of Section 25 from the Kansas Pacific Railway's land-grant agent (Van Wyke 1991:37, Deardorff 1899).



1890 US Geological Survey Map vignette of South Denver, showing today's approximate University Park neighborhood boundary in crimson. The South Platte River is at far left (west), paralleled by the 1865 City Ditch. The 1883 High Line Canal meanders northeast from bottom center-left, past its closest points to University Park (arrows). The neighborhood was served by rail transit via the Denver & New Orleans (D&NO, renamed Denver, Texas & Gulf, DT&G, and finally Colorado & Southern, C&S) Railroad and the Denver Circle Railroad (DCR, renamed Denver & Santa Fe, D&SF), which extended from Logan Street east up Evans Avenue to the University of Denver campus. USGS.

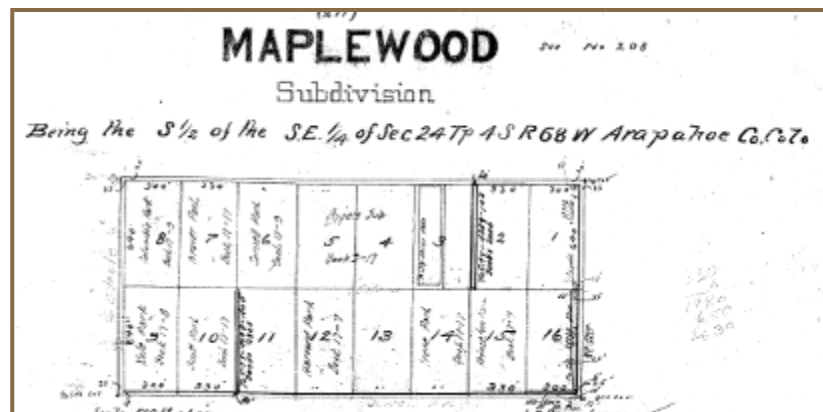
Railroads and Rapid Transit: Transportation and Development

One of John Evans' investments in the troubled 1870s, his narrow gauge (3 foot) Denver, South Park & Pacific Railroad, survived the economic depression and he sold the line in 1880 to the Union Pacific Railway for a substantial profit. With that money Evans and partners started his next project, the standard-gauge (4 foot 8-1/2 inch) Denver & New Orleans (D&NO) Railroad, to extend freight and passenger connections with other standard-gauge lines in Denver, Pueblo, Trinidad, and on to the Gulf of Mexico.

Evans routed the D&NO starting in 1881 onto the Denver Basin plains southeast of the city, passing through Sections 24 and 25, soon stimulating subdivision plats along the route. This included the 80-acre Maplewood Subdivision in the southeast corner of Section 24, platted by real estate investor and banker Francis E. King on January 25, 1883 (Denver subdivision plats, 1883, Baskin & Co, 1880). Located partially in the northeast tip of what is now the University Park neighborhood, the subdivision extended north to Mexico Avenue, south to Jewell Avenue, east to Colorado Boulevard and west to Steele Street. King divided the land into 16 lots, each 4 to 5 acres in size, to encourage re-sale and re-subdivision into smaller lots by others in the future. The 80 acres of land had been awarded to Olans Henry Jessen as a homestead by the U.S. Government in October 1875, but without a reliable water supply Jessen did not last long at this location (BLM 2019). The D&NO's right-of-way would encourage other noteworthy developments within a few years, including the University Park and University of Denver developments beginning in 1886 (Jones 1997:13,15).

The D&NO planned to haul freight and passengers between Denver

and distant cities, but it also needed to develop paying customers along its lengthy stretches of open track. To the second end, Evans had secured right-of-way for the D&NO from landowners in south Denver with a gamble that the railroad would bring long-awaited development and higher values for their earlier investments (Jones 1997:15–16). In turn, the Platte Land Development Company, builder of the High Line Canal designed by Union Colony's water engineer Benjamin Eaton, acquired the southeast quarter of Section 25—what would become the southeast quarter of today's University Park—about 1880 from the Kansas Pacific Railway's land-grant portfolio. The canal company waited to sell that land and expecting it to be subdivided as farms irrigated by water from its canal (Deardorff 1899).



Subdivision plat for Maplewood Subdivision, recorded by real estate investor Francis E. King on January 25, 1883, on speculation that the D&NO Railroad would raise adjacent land values. Located just north of DU's 1886 University Park subdivision, the land sat vacant until at least the early 1900s when the 2-3 acre lots were re-subdivided and eventually developed. Denver Subdivision Plats.

Yet another developer, James Fleming, arrived in 1881 in Denver and bought 70 acres along Broadway south of Alameda Avenue and east of Jewell (now Overland) Park. The next year Fleming built his 2-story stone house at Florida Avenue and Grant Street (extant, now the anchor of Platt Park). Fleming's four younger cousins soon joined him and they formed several Fleming Brothers enterprises. Together through the 1880s, they built speculative houses along South Broadway and flanking streets, and arranged financing for individual home buyers, rapidly populating the area with suburban families (Goodstein 1991:20–21).

A promising early 1880s local rail venture involving Clark, the Flemings, and other south Denver investors, the Denver Circle Railroad (DCR), ambitiously intended to encircle Denver with 3-foot narrow-gauge, steam-powered rapid-transit trains on frequent commuter schedules. The DCR plan, at a time when horse-drawn streetcars began to knit central Denver's neighborhoods, would frame the city in a 38-mile "circle" from today's Wadsworth Boulevard on the west, 69th Avenue on the north, Quebec Street on the east, and Evans Avenue on the south. Service began in 1882 on the DCR's

initial south spoke line from central Denver down Cherry Creek and Broadway to 3rd Avenue, zig-zagging east to Logan Street and south to today's Jewell Ave. and Jewell Park, passing through Rufus Clark's, James Fleming's and others' real-estate ventures along the South Platte River (Robertson, Cafky, and Haley 1999:42–49).

In 1882 the DCR and its own land company bought 30 acres from Fleming and established Jewell Park along the Platte River, north of Jewell Avenue and west of South Broadway. Jewell Park remained a south Denver private attraction for many years, adding its Overland Park racetrack in 1887, becoming a city park after 1919, and today keeping the latter name (Overland Park Neighborhood Association 2019). Its significance to the development of University Park is that Jewell Park attracted the Denver Circle Railroad to build its south (but only) spoke first, thus providing the immediate transit link necessary for a new Denver suburb. Also, the ensuing growth of liquor stores and saloons, gambling houses, and other vices at the Jewell Park gateway on South Broadway directly inspired the 1886 incorporation of the Town of South Denver with its temperance ordinances (see Chapter B), further encouraging the Methodists' 1885–1886 plan for their University Park Colony.



Denver Circle Railroad (DCR) steam locomotive photographed in 1884 at its builders in New York. William Loveland, Colorado railroad promoter and financier, as well as colony builder and newspaper publisher, assembled the details of the DCR, including a Denver franchise to build tracks in its city streets. The line's 1887 "rapid-transit" extension into University Park made suburban living there possible. Richard A. Ronzio Collection.

Bishop Henry Warren and Elizabeth Iliff Warren: Religion, Education, and Resources

The Methodist Episcopal Church, as it was officially known throughout the 19th century, changing to simply Methodist in 1939 and United Methodist in 1968, is a national organization in the U.S. governed by several layers of ‘conferences.’ When John Evans and fellow Methodists in Illinois and then Colorado established church-affiliated colleges, they received official Methodist endorsement and support at the ‘district’ level composed of several individual congregations acting as ‘charge conferences’ (United Methodist Church 2019).

In 1880 the Methodists’ Atlanta Conference in Georgia elected Henry White Warren as its new bishop, with a four-year term. Warren (1831–1912), a native of Massachusetts and graduate of Wesleyan University in Connecticut, had just been ordained. Bishop Warren, from a wealthy family and already a published author including volumes on astronomy, had visited Colorado the previous year apparently to inform another book on mountain climbing. During his term as bishop in Atlanta, Warren helped found the Gammon Theological Seminary there, innovative for its policy of educating an interracial enrollment. He continued his far-ranging travels as well, skillfully mingling official church business with personal adventures (Templin 1986:77).

While in Denver in 1879, Warren met Elizabeth Iliff (1844–1920), a native of Fitzroy, Ontario, successful seller of Singer sewing machines throughout the Midwest, and widow of renowned Colorado cattle merchant John Wesley Iliff, named for one of the English founders of Methodism. As a young man raised by Methodists,

John Iliff attended Methodist-affiliated Ohio Wesleyan College. Following John’s death in 1878, “Lizzie” controlled his considerable land and cattle holdings, although she assigned their direct management to one John Wesley Snyder, a Texas cattleman successful in his own far-flung dealings (Iliff Archives, conveyed in Tinsley 2009). Lizzie also raised John’s young son, William Seward Iliff (1865–1946) whose mother died soon after giving both to Will, in addition to their own two daughters, Edna and Louise. In the early 1880s, some sources claim, Lizzie sold as much as a half interest in her late husband’s cattle holdings to Snyder, while retaining the estate’s Denver properties (Tinsley 2009, Goodstein 2010:18).

Bishop Warren visited Colorado again in 1880 to officiate at the Methodist’s Colorado ‘annual conference,’ probably witnessing the revival of the Colorado Seminary that year and meeting supporters of its new affiliated University of Denver (Templin 1986:77). In



Widow Elizabeth Fraser Iliff, manager of the sprawling Iliff Cattle Company, and widower Henry White Warren, first bishop of the Methodist Colorado Conference, married in 1883 in Denver’s Evans Chapel. Together they supported DU, the Iliff School of Theology, and University Park. DPL.

1883, Warren returned to Denver and married Elizabeth Iliff in central Denver's Evans Chapel (see page 14). At the Methodist 'general (national) conference' of 1884, delegates established the Colorado 'episcopal'—seat of a bishop—at Denver, and elected Warren as Denver's first Methodist bishop (Templin 1986:77). Bishop Warren immediately acted to support the Seminary, and in his travels soon arranged a deal with barbed-wire patent holder Jacob Haish of DeKalb, Illinois, to devote half the receipts of wire sold in Rocky Mountains states to the Colorado Seminary. The deal inspired the Seminary to build a 4-story stone building at its downtown campus, where it opened its new manual training and medical departments (Breck 1997:71).

Warren soon promoted a curriculum for "Christian ministry" training associated with the Seminary, and in 1884 announced to its trustees that Elizabeth Warren offered \$100,000 to endow a "school of theology," with conditions, using resources she inherited from her first husband John W. Iliff. First, the trustees would establish the theology school in a new building at a "permanent location away from the distractions, noise, and smoke of downtown



Henry Augustus Buchtel of Midwest and East Coast education and pastoring assignments, first visited Denver in 1884 and dazzled local Methodists with his sermons at Evans Chapel, and his reputation as a fund-raiser and administrator. He returned to Denver in 1886 to build Trinity Methodist Church, and again in 1900 to become DU chancellor. DU Archives.

Denver," and second, the Seminary would match her gift with an additional \$50,000—about the cost of a large new building (Breck 1997:72). Elizabeth's interest in a seminary reportedly originated from her first husband John W. Iliff who had communicated his desire to establish a seminary to train Methodist ministers to Elizabeth before his death.

Henry Augustus Buchtel

One more Methodist stalwart with an eventual tie to University Park, Henry Buchtel (1847–1924), entered the Denver scene at this time, visiting his ailing brother in 1884. A native of Ohio, also from a Methodist family and attending Methodist colleges, Buchtel by the time he first visited Denver had established a reputation of rousing sermons, fund-raising, and church-building across the Midwest. During several Sundays of his 1884 visit, Buchtel preached at Denver's Grace Methodist Episcopal Church, a young congregation occupying Evans Chapel at the corner of Bannock Street and 13th Avenue. "At 37, a seasoned preacher," wrote University of Denver historian Breck (1997:98) of those Sunday addresses, Buchtel "won the hearts of such men as John Evans, himself 70, and the leaders of Colorado Methodism." Buchtel soon returned to his congregation in Lafayette, Indiana, but stayed in touch with his Colorado friends. "Finally," Breck continued, in 1886 Buchtel "was persuaded by Bishop Warren to return to Colorado as pastor of the old Lawrence Street [Methodist] Church," in downtown Denver, where he immediately started a new-building campaign that resulted in Trinity Methodist Episcopal Church at Broadway and 18th Avenue, completed in 1888.

CHAPTER SYNOPSIS — SETTING THE STAGE: BACKGROUND, GEOGRAPHY, KEY PLAYERS

- By 1885, all seven of the trends, or quests, that would lead to the founding of University Park—land, water, development, transportation, religion, temperance, and education—were present and arranged to fall into place relatively quickly.
- A number of the instigators—John Evans, Rufus Clark, Joseph Shattuck, John Babcock, Benjamin Eaton, Henry and Elizabeth Warren, and many others—guided those trends into one place: University Park.
- With the end of the 1870s depression and the boom of the 1880s fully underway, Denver rapidly developed into a metropolis based on mining services, pushing its residential boundaries farther south along the South Platte River. At the same time, local transportation spread across and down Denver's streets in the form of horsecars and, seemingly, sophisticated steam-drawn commuter coaches.
- An experimental type of Western development, based on temperance if not a specific religious denomination, also boomed in the late 19th century through utopian colonies based on fertile land and abundant water. Union Colony, which evolved into Greeley and the rich agricultural lands around it, showed the way to the success of such communal-membership ventures. And Union Colony exported its expertise, in the personages of Joseph Shattuck, Robert A. Cameron, and Benjamin Eaton, to other land, water, and temperance ventures across Colorado.
- Finally, the addition of religion and education, based on the highly successful Methodist town-founding venture of the 1850s in Illinois—Northwestern University and its colony-town of Evanston, both inspired by John Evans—provided Evans and Colorado Methodists with a model for resurrecting the Colorado Seminary.
- While the Colorado Seminary reopened by 1880 and its trustees even built new buildings in downtown Denver in 1884, the Chicago-inspired removal of the urban college to a new suburb, while the crowded and choked urban real estate gathered commercial value, informed the development of the new “colony” at University Park. Certainly, John Evans personified all these trends and was the piece-player that assembled them. But he was not alone, and the playing field expanded with the diverse individuals who made University Park, and the new University of Denver, soon rise on Sections 24, 25, and 26 of Township 4.

B. UNIVERSITY PARK COLONY, 1885-1894

The Methodists Develop a Plan in South Denver

Prompted by Elizabeth Warren's offer in mid-1884 of \$100,000 to endow a theology school at the Colorado Seminary's University of Denver (hereinafter abbreviated as 'DU' for both the university and its charter-holding Colorado Seminary), trustees' president John Evans instructed his administrators to fulfill her first condition by selecting a new suburban location for the school. They all preferred a location outside of downtown Denver where the university would have more room to grow and where students could achieve academic excellence in a less distracting environment. Denver's population boom, from about 35,600 in 1880 when the Seminary and DU re-opened to about 80,000 in 1886, provided the momentum for such an expansion (Winter 2003:46).

The effort to find a new location for the

The "Hilltop" for the new University of Denver campus is evident in this view to the east, after completion of University Hall on the left and Iliff Hall on the right, and the successful planting of trees between. DU Archives.

university was led by trustees' secretary and financial agent Franklin Millington. He was also charged with raising funds to match Elizabeth Warren's pledge with an additional \$50,000. The trustees visited at least four locations offered to them. One parcel in Denver's Barnum plat about 2½ miles west of downtown featured low ground on Lakewood Gulch and high ground with fine views of the Rocky Mountains. Another offer 5 miles east of downtown in the hopeful Montclair subdivision might have been large and tranquil, but essential streetcar connections, as with the Barnum offer,



terminated miles away (Breck 1997:72). Elsewhere, Evans offered a quarter section approximately 5 miles northeast of downtown in the Swansea Addition. The Evans site had closer access to transit, but its location near smelters, railroad shops, and manufacturing activities negated the gift (Le Rossignol 1903:36).

The most attractive offer for the new theology school, 80 acres approximately six miles southeast of downtown in Section 26 of Township 4, came from local farmer and developer Rufus Clark. Clark's proposal centered on a prominent rise in the prairie with uninterrupted views west to the Rocky Mountains. The "Hilltop" as it became known, presented "a most beautiful site commanding a most magnificent view of both Denver," to the northwest, wrote Charles Deardoff in 1899, "and the whole range of the Rockies." Clark's property was the farthest of the considered sites from central Denver, but Evans' own Denver & New Orleans Railroad passed across the north boundary of the parcel, and the Denver Circle Railroad quickly offered to extend its Logan Street line east about 1½ miles from Jewell Park and the populating South Broadway corridor to Clark's Hilltop (Robertson, Cafky and Heley 1999:97).

Significantly, the trustees decided during the land search and fundraising exercises that the entire administration of DU would be reestablished, along with its new theology school, at the selected location. Further, at some point during their deliberations throughout 1885, Evans convinced the trustees that the model of Evanston, Illinois—a refreshing, temperance-based, academic village—now lay within their grasp, under the working name of "University Park." And with the ongoing success of Union Colony at Greeley—an abstinence-based, agricultural utopia—on the mind

of DU trustees, irrigation experts, and Greeley pioneers Joseph Shattuck and Robert Cameron, the "colony" framework entered the evolving plan for the new DU campus and associated settlement of the "University Park Colony." Meanwhile, Millington's fundraising resulted in cash, land, and a number of pledges totaling more than \$56,000 (Breck 1997:72).

But in mid-1885 Elizabeth Warren abruptly withdrew her pledge, explaining that the trustees' hard-won contributions did not meet her matching requirement of \$50,000 in cash for a theology school. Scrambling to rescue their increasingly complex plan, and to entice Mrs. Warren to renew her pledge for the theology school as soon



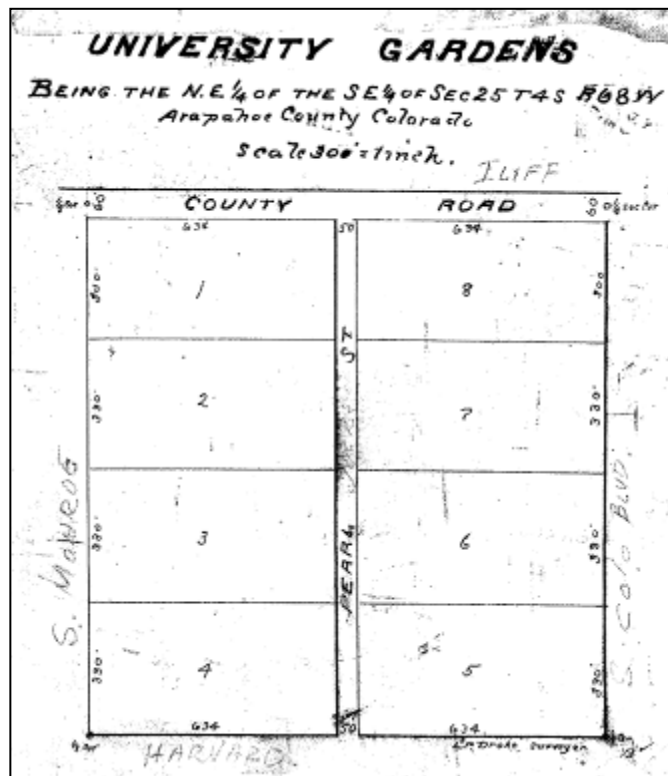
This c. 1900 High Line Canal scene was photographed on Joseph and Minnie Osner's farm about 3/4 mile southeast of the University Park Colony development that once dreamed of creating a utopian temperance-based religious community, tranquilly cultivated with irrigation water from this canal. Denver Water.

as possible, the trustees decided to move forward with the suburban DU campus and colony plan first. Once established, the college would have more fund-raising potential and could then revisit Lizzie Warren's cash match for a dedicated theology school (Breck 1997:72).

Speculation in Utopia

In February 1885, DU trustee John Babcock purchased 160 acres in the southeast quarter of Section 25, Township 4 (today's E. Iliff to E. Yale Avenues and S. Steele Street to S. Colorado Boulevard), from the Platte Land Company with irrigation rights from its High

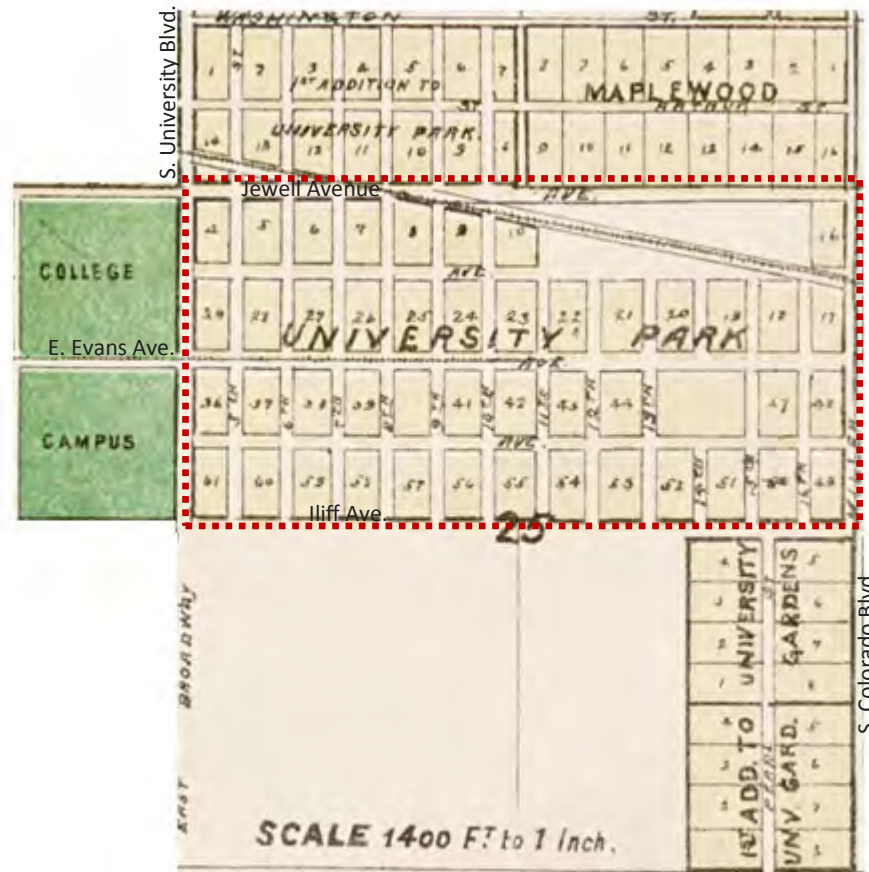
Line Canal, about 1 mile southeast of Clark's hilltop. Babcock already owned land and founded a school in the irrigation-farm community of Coronado, north and east of Section 25, which also received its water from the High Line Canal. In November 1885, trustees Babcock and Millington—clearly betting on both the DU selection of Clark's offer and the availability of irrigation water—jointly filed the first subdivision plat in support of the envisioned University Park Colony. They named their enclave "University Gardens," initially subdividing 40 acres into eight 5-acre "garden" lots. Completion of the High Line Canal in 1883 placed the large irrigation ditch within 3/4 mile east and south of the Babcock and Millington plat, marking University Gardens potential as small irrigated farms or for possible resale to land investors awaiting a rise in prices based on DU's relocation. Babcock platted an adjacent 40 acres in early March 1886, again subdivided into eight more irrigated lots for University Gardens (Van Wyke 1991:37).



Negotiations between the DU trustees and Clark continued through the fall of 1885, with a verbal agreement reached that November. Clark's land transferred to DU on February 2, 1886, with an accompanying

John Babcock (History Colorado), a DU trustee and real estate promoter, almost achieved the irrigated "colony" goal for University Park with his 1885 "University Gardens" plat (Denver Subdivision Plats) southeast of the new DU campus. Each 5-acre lot received water from the High Line Canal. Photo from History Colorado.

Rufus Clark's February 1886 transfer of 80 acres to the Colorado Seminary for its campus.



Robert St. Clair and his sister Esther Truesdale sold this 320 acres to the Colorado Seminary for its residential colony in Spring 1886.

The green shaded area of this 1889 Denver Land and Security Company Map highlights the 80 acres that Rufus Clark conveyed (with stipulations) to the Colorado Seminary for its Hilltop campus in early 1886. The Seminary then went on to purchase an adjoining 320 acres to the east from Robert St. Clair and his sister Esther Truesdale to establish its residential colony. Together, these two pieces of land formed the boundaries of the Seminary's "University Park Subdivision." The original Clark 80-acre campus "donation" falls outside of today's University Park Neighborhood boundaries. Early campus development occurred on the southern half of the allotted campus lands, below Evans Avenue, but eventually shifted north as DU grew in the early 20th century. What is now University Boulevard was initially called East Broadway, East 4th Avenue, and University Avenue. DPL.

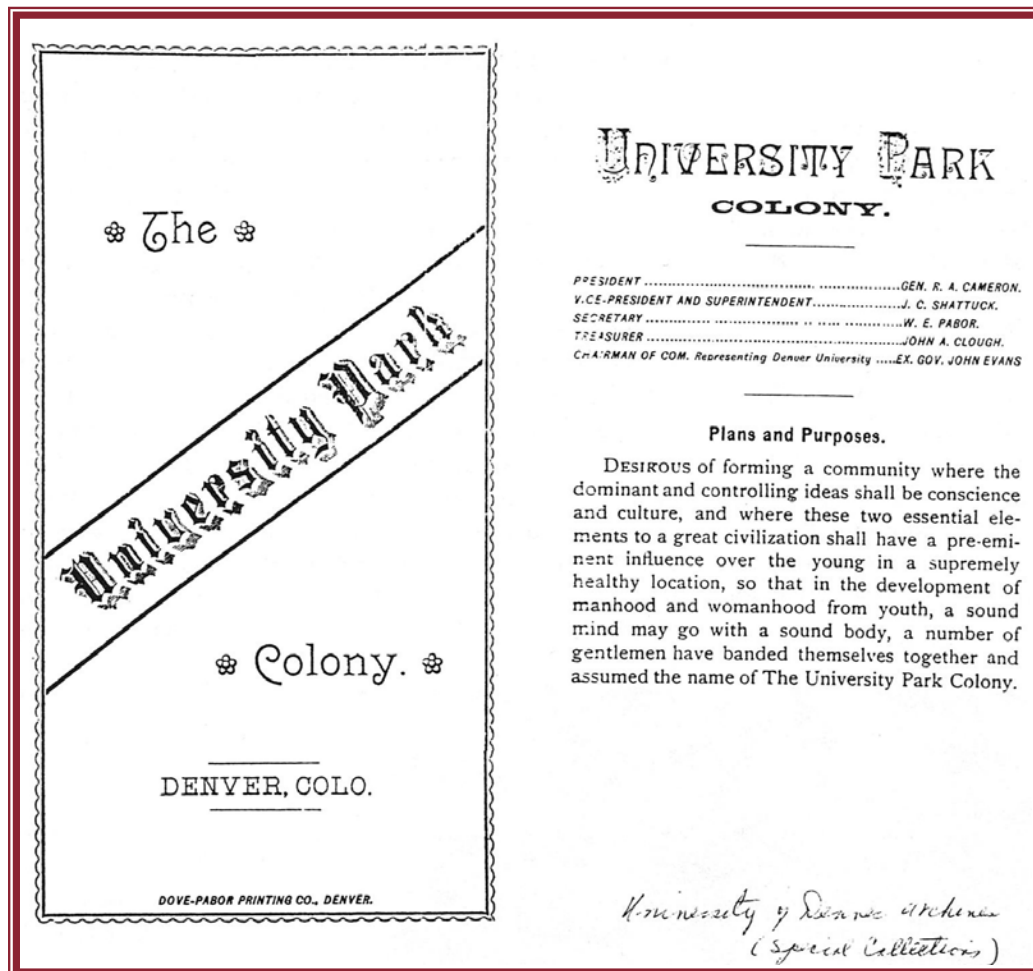
agreement that clarified the arrangement. Clark conveyed 80 acres to DU for the “penal sum” of \$10,500, apparently meaning Clark would be paid only if DU failed to meet his conditions. While DU could subdivide the land and sell lots, the conditions required DU: to lay out at least 200 acres of additional land in blocks and lots by May 30, 1886, to plant at least 1,000 trees along streets and parks within two years, and to construct the main academic build-

ings on the 80 acres conveyed by Clark “at the earliest practicable time.” Clark also gave the Colorado Seminary \$500, money that the trustees needed to meet Mrs. Warren’s cash-match requirement for her now-dormant theology school pledge (Evans 1886).

University Park Colony Grand Plan

With land for the new campus procured, the trustees turned their focus to acquiring lands for a supporting residential enclave, populated with academics, students, and other like-minded non-drinking folks who valued “conscience and culture” (University Park Colony n.d.). The DU trustees did not waste much time acquiring additional land. Within a month of the DU agreement with Clark, Robert St. Clair and his sister Esther Truesdale conveyed 320 acres immediately east of the Hilltop to the Colorado Seminary for \$19,200. The trustees secured a note of \$7,040 to help finance the purchase (Van Wyke 1991:34–35), perhaps using funds from the stalled seminary fundraising for the balance.

On March 4, 1886, with Clark’s 80 acres secure for the new university campus, and 320 acres in hand for the new University Park Colony, the DU trustees announced their intentions for the new suburb of University Park at a meeting held at the



Enticing brochure from about 1887 announcing the “University Park Colony” development. Officers Cameron and Shattuck both participated in the 1870 Union Colony at Greeley. DU Archives.

Lawrence Street Methodist Episcopal Church in downtown Denver, including their plans “to make the town a prohibition suburb” (Deardorff, 1899). At that meeting, the trustees sold 108 lots sight-unseen to 34 individuals or couples. Leading the way were ex-Governor Evans and Bishop Warren who purchased 6 lots and 4 lots respectively. Most lots initially sold in pairs for \$300. On April 29, 1886, Governor Evans led an excursion train to University Park on the DT&G, to the hilltop conveyed to DU from Rufus Clark, for the new property owners. After an inauguration ceremony, “the people who purchased lots at the meeting....selected their lots. A large section of the Park had...been marked out in blocks and lots with the streets located. The lots were marked with furrows, plowed around them” (Deardorff 1899).

On May 22, Millington formalized the subdivision’s layout, by recording a 400-acre plat for University Park with Arapahoe County (page 29). The plat delineated the college campus on the west, with blocks and lots laid out to the north and east for residential use, including parks, streets, and alleys. A month later Millington reported to the trustees that “a town site with over 2,500 lots” had been laid out with “one-fourth of each block in....University Park...to be retained...for the endowment of the school...” (Le Rossignol, 1903:30). Most lots were 25 by 150 feet, with corner lots slightly larger, and the narrow orientation of these parcels facing east or west

Astronomy professor Herbert Howe meticulously guided construction of Chamberlin Observatory (wall at left) in 1889–1894, then devoted equal attention to his new home at 2201 8th (S. Fillmore) Street, at the end of his plank walkway between the two. University Hall looms in the center distance. DU Archives.

onto the neighborhood’s north-south streets.

Most of the 100-foot wide east-west avenues of University Park were named for Methodist leaders: Frances Asbury, John Evans, Bishop Henry Warren, and John Wesley Iliff. The east-west avenue on the northern boundary of University Park was first named Harvard Avenue, in honor of the elite east coast university, although the city later renamed it Jewell Avenue to correlate with city street names west of University Avenue. The 80-foot wide north-south streets were originally numbered except for Campus Street (later University Boulevard) and Colorado Boulevard, beginning with 1st Street on the west and 16th Street on the east. The numbered streets were converted to named streets after annexation to Denver 1894, the result of a city effort to better correlate street names citywide (Goodstein 1994:11–13).



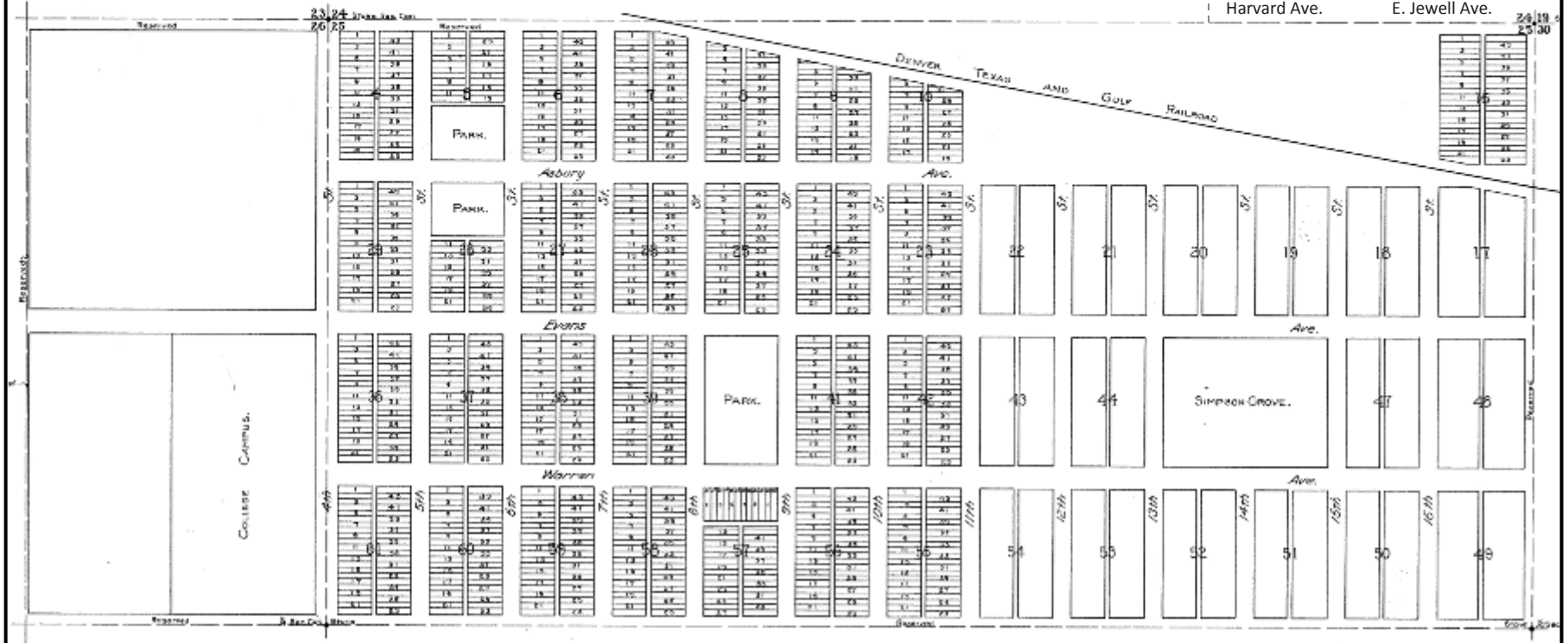
MAP OF UNIVERSITY PARK

Scale 1"=400'
(Orig. Map—Scale 1"=200')

Avenues—100 ft. wide.
Streets—60 ft. wide, except
4th St., which is 100 ft. wide.
Alleys—20 ft. wide.
Lots—25 ft. by 150 ft.
Corner Lots—30.75 ft. by 150 ft.

HISTORIC STREET NAME CONVERSIONS

Historic Name	Current Name
4th St.	S. University Blvd.
5th St.	S. Josephine St.
6th St.	S. Columbine St.
7th St.	S. Clayton St.
8th St.	S. Fillmore St.
9th St.	S. Milwaukee St.
10th St.	S. St. Paul St.
11th St.	S. Steele St.
12th St.	S. Adams St.
13th St.	S. Cook St.
14th St.	S. Madison St.
15th St.	S. Monroe St.
16th St.	S. Jackson St.
Harvard Ave.	E. Jewell Ave.



DU trustees initially filed a subdivision plat for University Park on May 22, 1886. This plat shows the "College Campus" as the southeast quarter of Rufus Clark's 80-acre donation. Residential lots to the east of the campus are 25' by 150' in size (with corner lots slightly larger), and are only delineated from 4th (S. University) Avenue east to 11th (S. Steele) Street. This plat also shows three parks. The center park south of Evans Avenue between 8th (now S. Fillmore) and 9th (S. Milwaukee) is only one block in size, although by 1891 the subdivision had been re-platted to accommodate Observatory Park's current configuration (see page 31) that extends south to Iliff Avenue. North-south oriented streets were numbered until about 1894 (see street name conversions above). Map: Denver Subdivision Plats.

The University Park plat included three parks: the first park that subsequently became the north half of Observatory Park (initially only one block deep from E. Evans to E. Warren Avenues, between what is now S. Milwaukee and S. Fillmore Streets); Asbury Park (about one-half block north and south of what is now E. Asbury Avenue between E. Jewell and E. Evans Avenues) and Simpson Park (or Simpson's Grove, on two blocks between E. Evans and E. Warren Avenues, between what is now S. Madison and S. Jackson Streets). Only the first of these three parks came to fruition, as DU eventually used Asbury Park for university purposes and Simpson's Grove was later sold and then developed for residential housing after World War II. The 1892 amended plat for University Park reflects an expanded and wider "Observatory Park," extended south of E. Warren Avenue with S. Milwaukee and S. Fillmore Streets narrowed to 30 feet and the associated park-facing lots shortened to 125-foot lengths to accommodate the new observatory. This change in the plat resulted from the 1888 offer by Humphrey Chamberlin, real estate investor and speculator, to build and equip an observatory at the fledgling campus, and the agreement by Dr. Herbert Howe, professor of astronomy, and DU trustees to locate the observatory on its current spot



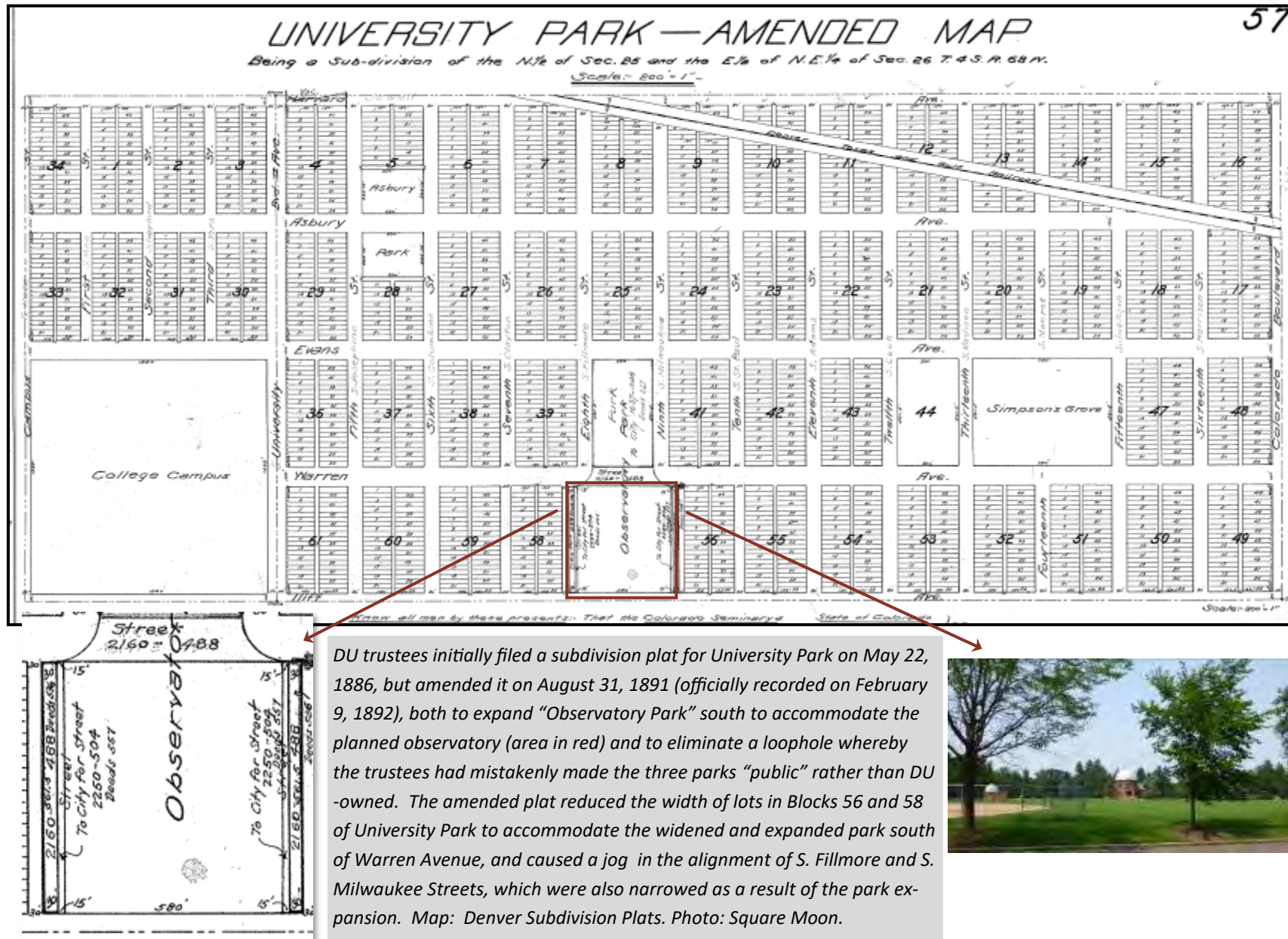
William Seward Iliff, about 1890, funded the new building for the Iliff School of Theology, opened in 1893. DPL.

south of E. Warren Avenue in 1889 (Winter, 203:63,71).

DU trustees were anxious to sell lots to outside buyers in order to raise funds for the University. They also wanted to maintain control of University Park's destiny as an educational center where conscience and culture would predominate, and where these two elements would "have a pre-eminent influence over the young in a supremely healthy location" (University Park Colony n.d.). The early brochure for the University Park Colony emphasized that prospective residents had to apply for membership in the colony, and if accepted they would be required to commence improvements valued at least \$1,500 within 60 days.

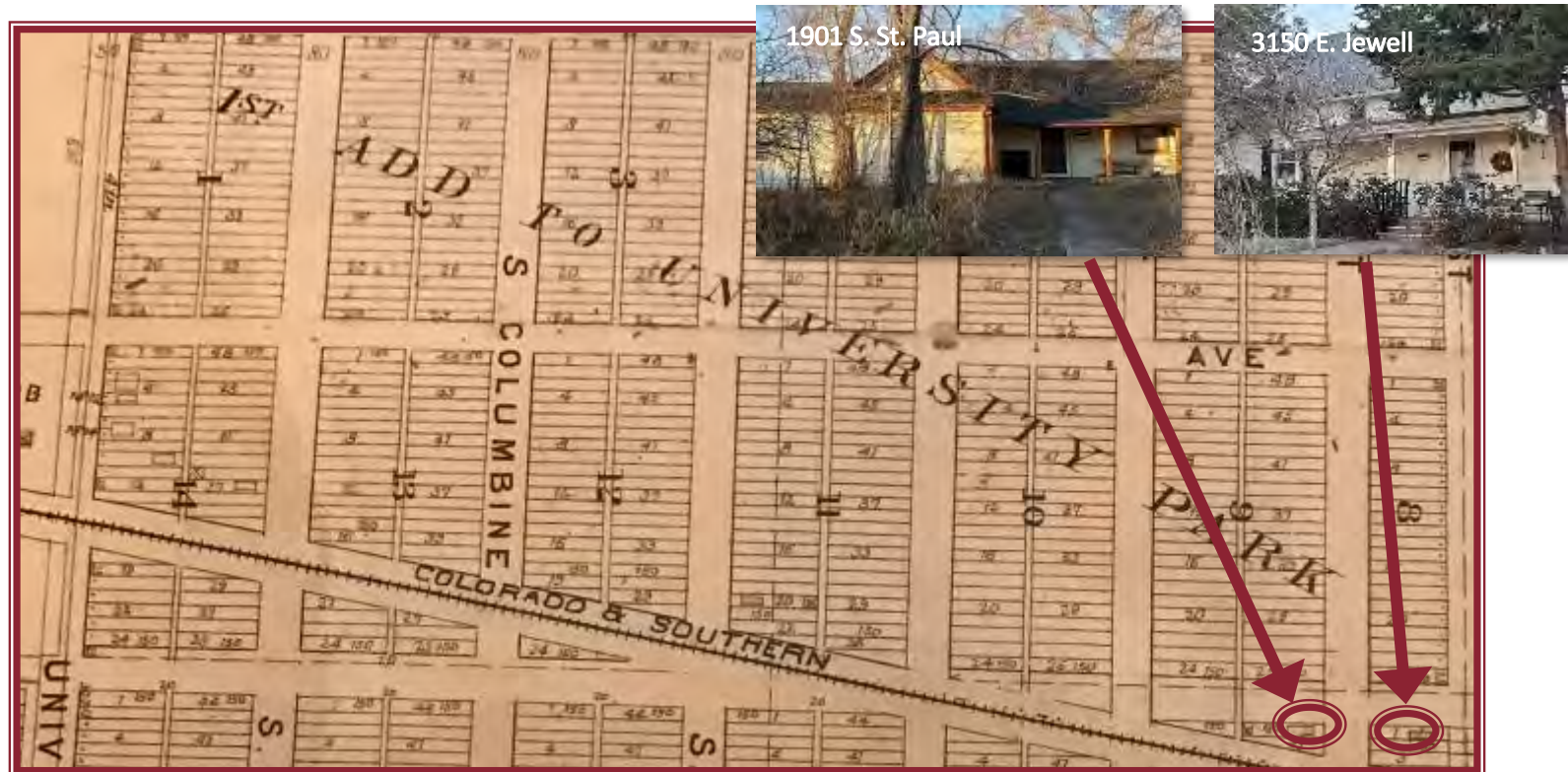
John Evans, back in control of the Denver & New Orleans Railroad, renamed the Denver, Texas & Gulf (DT&G) after a brief bankruptcy in 1885 (Ormes 1963:170), resumed the role he played as real-estate salesman at Northwestern University, for the new University Park Colony. "Evans himself brought prospective buyers out on the railway," described DU historian Breck (1997:74), "at five cents a trip" from Denver Union Depot. Arriving at the new depot or shelter of the DT&G Railroad at future S. Fillmore Street and E. Jewell Avenue, Evans loaded his customers into a waiting buggy, "placed his carriage at Hilltop...and addressed onlookers with his best oratory, reminiscent of his earlier days at Northwestern." Indeed, Evans had seen his dream at Northwestern University and Evanston, Illinois, unfold slowly but surely, where that Methodist college's main building, University Hall, had been completed in 1869—16 years after the founding of Evanston—and its companion neighborhood filled in around it (see Chapter A).

By early March 1887, Millington had sold several hundred lots, and



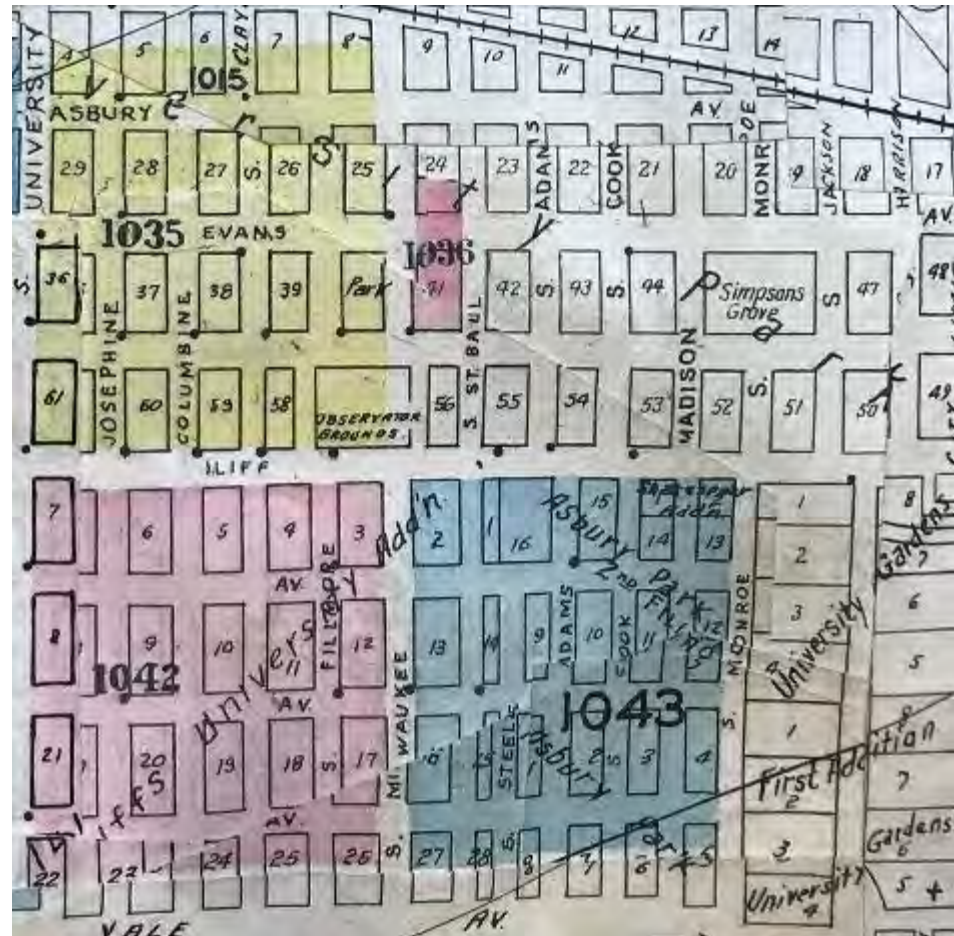
raised \$45,000 for the University. The temperance emphasis was reflected in deed restrictions prohibiting the sale and consumption of intoxicating liquors. The University Park Colonization Society was officially formed on April 17, 1888, to further promote the prohibition suburb, with General Robert Cameron, a leader of the Union Colony in Greeley, as president (University Park Colony n.d., Van Wyke 1991:47; Le Rossignol 1903:37).

Despite the fervent sales pitch of Colony proponents, the residential suburb did not materialize quickly. Slow progress on the university campus, combined with its stark landscape, remote location and water deficiencies, discouraged residential development initially. Still, land values in the subdivision had more than doubled by 1890, with lots selling for \$800 to \$1000 a pair, and anticipated to sell for more than \$1,000 by 1891 (Le Rossignol 1903:37).



Roger W. Woodbury was one of many wealthy real estate investors who purchased land around the DU campus in the late 1880s (Schwartz 2019). Woodbury's "1st Addition to University Park" of 1887 was a venture that had no direct ties to DU. Because the town of South Denver "fire boundaries" began south of the railroad, wooden houses were built in this area. Two early wood-frame survivors are shown above. DPL: Baist 1905 Map, #30.

The promise of a university south of Denver also produced significant land speculation around the planned campus and University Park suburb. By 1889, at least 18 subdivisions were adjacent to and in close proximity to DU, many with “University” in their titles. This included the “First Addition to University Park,” a subdivision platted by Roger W. Woodbury, a local banker, newspaper owner, and library patron (Schwartz 2019), as an investment property on April 19, 1887. This addition is just north of Evan’s railroad (now Buchtel Boulevard corridor), in what is now the northwest quadrant of the University Park neighborhood. Also in 1887, Rufus Clark founded his Evanston subdivision, just west of the DU lands he sold to the Colorado Seminary, specifying the same liquor restrictions as University Park deeds (see page 34). John Babcock continued to subdivide land in Section 25 south of the new University Park subdivision, including Asbury Park on April 22, 1888, followed by a second filing on May 22, 1890. Will Iliff, step-son of Elizabeth Warren, platted Iliff’s University Addition, in the southwest quadrant of what is now the University Park Neighborhood on December 9, 1890. While some agricultural activity occurred within these adjoining subdivisions, most of them would have to wait several decades to see any signs of substantial housing construction and residential occupancy (Le Rossignol 1903:37, Deardorff 1899).



This key map in Volume 5, of the 1929 (updated to 1961) Sanborn Fire Insurance Company map series shows the 1890 Iliff’s University Addition subdivision in pink on the lower left. Located in the southwest quadrant of the neighborhood, it is situated just west of John Babcocks’ 1888 Asbury Park Addition and 1890 Second Filing of Asbury Park. These three subdivisions were for all practical purposes “in paper only” since they did not begin developing until the 1920s. Sanborn Map, DPL.

Founding of South Denver

Back at South Broadway in 1885, 1½ miles west of Clark's Hilltop, the availability of water and affordable housing stimulated continued growth south of the Denver city limit at E. Alameda Avenue. This southerly residential growth, assisted by the Denver Circle Railroad for commuters on weekdays, began to overwhelm the entertainment section centered on Jewell Park, a staple of DCR business on week-ends.

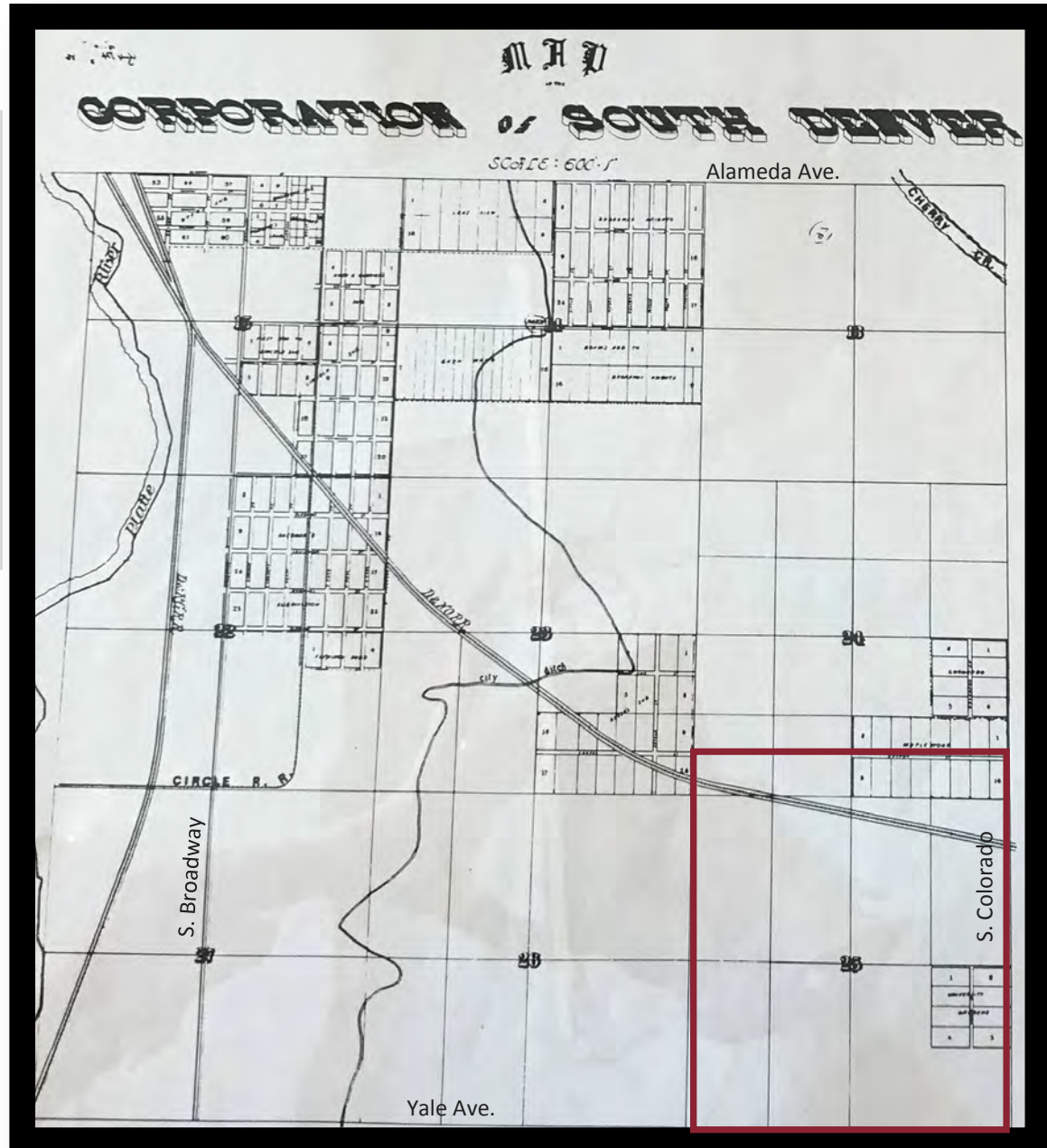
James Fleming and his growing South Broadway neighborhoods soon established a chorus of objections to saloons, gambling, and prostitution, all vices becoming synonymous by the mid-1880s with central Denver, South Broadway, and Jewell Park. Meanwhile, the area's venerable promoter and by some accounts its rowdiest raconteur, Rufus Clark, attended a Denver religious revival meeting. Soon after, he let his neighbors know he had sworn off alcoholic drink, "and began a life of prayer and service to his church and community" (Breck 1997:72). By late 1885—at the same time the University of Denver trustees began looking for a suburban location and investigated

(Above Right): This unadorned boxy house at 2525 E. Evans Avenue was the first one built in University Park. It was constructed in 1886 for cattleman John Clough, who made the investment to support his Methodist associates. The house today represents later alterations; its original style and configuration are unclear.

(Below Right): The modest Queen Anne-style house at 2168 S. Milwaukee Street (altered in 2020) was built in 1887 by Elizabeth Warren adjacent to her own temporary home, Gray Gables at 2184 S. Milwaukee. Both face onto Observatory Park, and housed many transient DU faculty over the years, as well as her stepson Will Iliff. Photos (2019): Square Moon.



Developers and property owners along South Broadway created the “Corporation” of South Denver in 1886 as a town with alcohol-abstinence values. The Colorado Seminary/DU merged interests with South Denver by supporting the inclusion of its new University Park campus and subdivision within the boundaries of the pious town. The approximate boundary of the current University Park Neighborhood is delineated by the crimson box on bottom right. DPL.



Clark's own offer—Fleming and Clark discussed forming a town separate from Denver, based on alcohol temperance and the resulting peace and quiet. Their desire to establish an alcohol-free community was influenced by the Temperance Movement, which had come into its own in the United States after the Civil War as women's organizations and religious groups sought to reform society by banning alcohol consumption (Willard House 2019).

In June 1886, James Fleming, Rufus Clark, DU trustee John Babcock, and others including fellow developer Avery Gallup and the Denver Circle Real Estate Company, filed a plat with Arapahoe County to incorporate the "Town of South Denver." The plat defined the town as nine sections in Township 4—including Clark's, Babcock's, and now DU's parcels in Sections 25 and 26—bounded on the west by the South Platte River, north by Alameda Avenue, east by the section line that would become Colorado Boulevard, and south by the section line that would become Yale Avenue (Van Wyke 1991:42). The Denver & Rio Grande Railroad ran along the river and west side, while the DCR along Logan Street served the most developed northwest quarter of the platted town, and the DT&G bisected the proposal diagonally from northwest to southeast (see page 35).

The county court set a July 1886 vote for residents within the platted area, and 65 of 104 voters within the town limits affirmed the question. South Denver became an unincorporated town in August, including the promising University Park Colony in its east sections. In September voters chose James Fleming as their mayor along with Clark, Gallup, and Babcock as the town trustees. At their second meeting that fall, the trustees passed a number of

ordinances, not banning recreational alcohol outright, but making its sale and public consumption so expensive as to banish it effectively from the town. Similar ordinances restricted dancing, prostitution, late-night carousing, gambling, and wandering livestock. Others banned dog fights, gun firing, and lewd dress (Van Wyke 1991:42–43). The University Park Colony now had a temperance-based government, with structure for pious behavior in addition to its own deed restrictions against alcoholic consumption.

Colony Pioneers

John A. Clough, successful Colorado cattleman, counted among the first to buy lots in University Park after they went on sale in March 1886, purchasing four for \$600. A Methodist from Maryland, Clough moved to Colorado in 1872 and built a Denver-based "cattle dealing and raising business" with stockyards, which he had sold for anticipated retirement the previous December. Clough built the first house in University Park that spring of 1886, "a two-story brick dwelling," according to a biographical article (Teetor 1890: 630) at today's address of 2525 E. Evans Avenue. However, Clough, no pioneer colonist, apparently moved that same summer back to Maryland to retire. He rented the house immediately to "a Mr. Bray" (Etter 1974:33) then for a time to John. L. Dyer, early Colorado pioneer and horseback mining-towns minister famous through the book he published in 1890, "The Snowshoe Itinerant" (Etter 1974:33). Clough returned to Denver in 1887 as president of the new Colorado Savings Bank (Teetor 1890:630), but probably never lived in University Park.

Elizabeth Warren, either pleased with the development of the University Park Colony, or embarrassed it was now developing without

her, or alarmed that the development was not advancing quickly, rejoined the South Denver enterprise. As a signal that she approved of the Hilltop site for reconstituting the University of Denver—but stopping short of reinstating her 1884 pledge of \$100,000, withdrawn in 1885, to endow the theology school—in 1887 Mrs. Warren bought four lots and quickly built a 2-story brick Queen Anne-style house, the second dwelling in the colony, with a large carriage house at 2184 9th (today S. Milwaukee) Street. The house, which she named “Gray Gables,” rose from the corner of Warren Avenue facing onto the platted park five blocks from the proposed Hilltop campus (Deardorff 1899, Etter 1974:2–3). The house was built to comfortably straddle four lots, giving it an expansive side yard.



The unassuming house of 1890 for Bishop Henry Warren at 2142 S. Milwaukee Street (intact, but an elaborate porch was added recently) is a remarkably early composition that forecast later popular Foursquare, or Denver Square, houses in the region. Its drawings (Iliff Archives) by Robert Roeschlaub are rare surviving documents for University Park. Square Moon; Dillenback 1892.



Further intending to assist DU and the colony by providing housing for professors and students and showcasing the success of the community to other potential buyers, Ms. Warren built a second, smaller 1½-story Queen Anne-style brick house. This home was built on her next lot to the north in 1887, at today's address of 2168 S. Milwaukee Street (altered in 2020) (Van Wyke 1991:35). Unfortunately, revealed University Park Historian Don Etter (1974:3), "both this house and Grey [sic] Gables stood vacant for nearly two years...because of the lack of adequate domestic water." Right after the town of South Denver extended a water line to University Park, the Warrens commissioned a third house at 2142 S. Milwaukee (see page 37) in 1890 on what would become known as Professor's Row.



Indeed, the closest water table under the Hilltop and University Park Colony proved to be deep and sparse. "The inhabitants of the Park," chronicled Deardorff in 1899, "from '86 to the spring of '89 hauled their water in

"Professors Row" Then and Now:

Lined up on S. Milwaukee Street facing onto Observatory Park is a grouping remarkably intact from the origins of the neighborhood. The first three houses (from right) were built by the Warrens, beginning with Gray Gables (Square Moon photo above), followed by the Vincent House, Hyde House, and 1888 Evans Building at the end (left). Historic photo from c. 1895 below. DU Archives.



barrels from the artesian well on Broadway.” Dr. Ammi Hyde, DU professor of Greek and Latin, lived in a new brick house at the southeast corner of S. Milwaukee and E. Evans (demolished in 2017): “Dr. Hyde relates his experience in hauling water... He calls it his exercise after his day duties as a teacher, to hitch up his wagon filled with barrels and go after water (Deardorff 1899). This house was almost certainly built by DU for use by Dr. Hyde given that records indicate that it remained in DU ownership until 1918 (Denver Assessor’s Office, DU Archives: DU Real Estate Records 1900-1911).

Following construction of the Warren and Hyde dwellings facing west onto 9th (S. Milwaukee) Street, “in the summer of 1887,”



The 1888 Evans Building (2084 S. Milwaukee), host for decades of the University Park Market, also housed the Park’s first Post Office and ticket sales for the electric streetcars that connected to central Denver from 1891 through 1950. The adjacent building (not extant) housed the later University Park Post Office. DPL.

continued Deardorff (1899), “the University authorities conceived the idea of having an artesian well in the Park, so that the good Park people might have the best of water right at hand.... Work was begun and the well was sunk about 750 feet and a supply of water provided.... Dr. Hyde says the well yielded about 1000 gallons of water and cost about 1000 dollars and then like an exhausted orator it dried up.” The well ultimately cost the University, and/or Elizabeth Warren, about \$3000 (Deardorff 1899).

A Modest Business Center

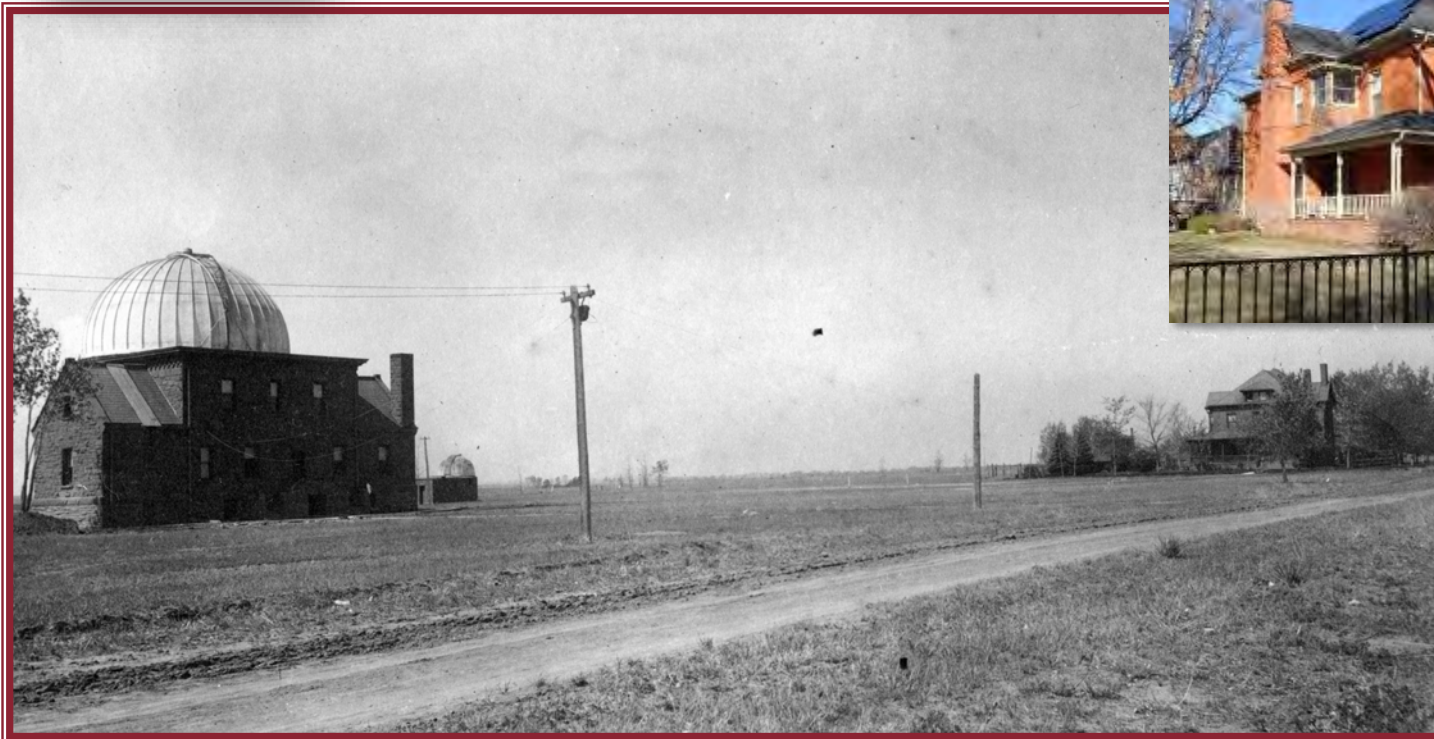
University Park observer Charles Mancil Deardorff (1873–1962), who assembled the colony’s first history by interviewing its pioneers and writing his DU thesis with the results, concluded that the only event “of note” in all of 1888 was the opening of the Evans Building at the northeast corner of 9th (S. Milwaukee) Street and Evans Avenue. John Evans commissioned the 2-story brick Italianate-style commercial building during the extended lull in colony activities, and from its opening and through 1968 it housed the University Park Market on the main floor. W.W. and Sarah Evans, no kin to John Evans, ran the store with its University Park Post Office window for many years, and lived upstairs. University Park Methodists first met in 1891 in the store (Van Wyke 1991:82). Bishop Warren settled into an office upstairs, and installed the Colony’s first telephone there, probably connected to the DT&G Railroad communication wires just two blocks north. Dr. Hyde, living across Evans at the corner of 9th and providing Deardorff with his most animated quotes, recalled “that he felt very much elated and flattered...that the Governor [Evans] thought so well of him that he put a store by him” (Deardorff 1899).



The Chamberlin Observatory of 1889–1894 still dominates Observatory Park, with its companion “Students Observatory” nearby (at its immediate right below). To the west (farther right) is the 1891 home of Herbert and Fannie Howe at 2201 S. Fillmore Street, designed with consultation of the Observatory’s architect Robert Roeschlaub. Howe (at left) was the Observatory’s devoted champion and guardian. Both, DU Archives. Their transitional house is today thoughtfully preserved. Square Moon.

A More than Modest Observatory

Professor Herbert Howe (1858–1926), associated with DU since 1880 as its instructor in mathematics, astronomy, survey, and manual arts, took on the observatory project as DU’s first academic-facility member in the Colony. Trained in astronomy at the University of Chicago where his father taught, Howe worked on the plans with Bishop Warren, a published authority on astronomy. After extended investigations in 1888, Howe, Warren, and John Evans selected the colony’s 14-acre Block 57 (today’s Observatory Park), previously set aside for residential lots.



Howe and Chamberlin then chose Denver architect Robert Roeschlaub as the observatory designer, and Howe—while visiting his family in Chicago—consulted with the architects, builders, and astronomers at the Dearborn Observatory in Evanston. Remarkably, Northwestern University started construction also in 1888 on its Dearborn Observatory at its Evanston, Illinois, campus. Chicago architects Cobb & Frost designed the stone Romanesque-style Dearborn building around a prestigious Alvan Clark telescope—at 18.5 inches in diameter the largest in the world at the time—acquired from and operated with the University of Chicago (Winter 2003:69–73, Northwestern University Archives 2019).

On Chamberlin’s signal, Howe ordered a 20-inch refractor telescope from Alvan Clark, and selected the Dearborn building’s dome designer, “Mr. Scherzer,” to construct the South Denver dome along with one for Howe’s smaller “Students Observatory” with a 6-inch telescope nearby (Winter 2003:69–73).

Howe, married in 1884 to DU trustee Joseph Shattuck’s daughter Fannie, in the meantime acquired two residential lots on the west side of Observatory Park, and built their house designed in consultation with Roeschlaub at 2201 8th (S. Fillmore) Street in 1891. Their 2-story brick residence is a transitional design with a Queen Anne-style 1-story wraparound porch embellishing an otherwise modest façade that forecast the modern Foursquare shape, or locally dubbed Denver Square (Etter 1974:8–9). The house is situated on four lots, providing a spacious parcel and southern side yard, similar to other early homes in the neighborhood. Howe’s diligent maintenance of a diary provides a highly detailed picture of early life in the University Park Colony, and of DU’s great projects in the 1890s from the Observatory to its first Hilltop campus buildings

nearby (Winter 2003).

In his diary, Howe recounted obtaining a building permit for his house. South Denver Ordinance 96 of June 23, 1891, established its “Department for the Inspection of Buildings” and a basic building code, requiring all persons wanting “to build, construct, alter or repair” an edifice to first obtain a permit. This ordinance also expanded the town’s fire boundaries to include the University Park subdivision south of the DT&G Railroad, making brick construction mandatory there (South Denver Ordinances 1891:112–130). Babcock’s University Gardens, and the subdivisions north of the railroad including Maplewood and the First Addition to University Park, were outside of the fire boundary, thus wood-frame construction was allowed in those areas.

Construction on the stone Romanesque-style observatory began in late 1889 and continued off and on, through completion and installation of the telescope in the summer of 1894. While “Chamberlin Observatory” is chiseled in stone over the entrance, delays in construction and telescope completion lay squarely on Humphrey Chamberlin, who reimbursed only some of the Howe, Roeschlaub, and Alvan Clark expenses reluctantly, and typically with land or other substitutes for cash. Chamberlin’s real estate gambles left him bankrupt after the 1893 international financial downturn, and he disappeared from the Denver development scene, dying in London in 1897 (Stencel, Stencel, and Montgomery 2006:94–95).

Securing Water for South Denver

Domestic water posed an immediate and critical issue to South Denver, even for the growing number of homes along the South Broadway corridor, and for undeveloped lots to the east, including

University Park. City Ditch meandered from south to north through the middle of the town, generally near Clarkson then Florida then Franklin Streets, but only for irrigation water to subscribers, and for ultimate delivery to Denver at the end of the ditch farther north at Capitol Hill. While the aquifer, or water table, under Denver provided adequate domestic well water for many home lots, its inconsistent nature left others with dry wells. Those homeowners closest to the South Platte River had the most success with individual water wells, but farther east into the rising ground and deeper into South Denver's potential development, water wells became unyielding at any depth (Deardorff 1899). This problem came to fruition in 1887 when University Park citizens on the east side of South Denver drilled a well (as noted previously) that only provided water for a short time.

The new town's first bond issue for \$160,000 in 1888 resulted in a pumphouse on the South Platte River near Petersburg, about three miles southwest of Fleming's house, and water mains, all operated by a private contractor (South Denver 1890:4-5,10). The steam-powered pumps drew water from "horizontal wells sunk in the gravel beds along the Platte River," a necessity since the river's surface flow was apportioned to other "first in time, first in right" users downstream. The pumphouse filtered and pressurized the water for distribution through

This South Denver pipeline installation appears to be a large-diameter water main. Construction in 1889 of the first water lines up E. Evans Avenue into University Park would have resembled this labor-intensive operation, about 1889. Denver Public Library.

the city's new 12-inch water main along South Broadway (Mosley 1966:76). By December 1889 the waterworks contractor claimed to deliver up to two million gallons per day along Broadway and north to Alameda Avenue, and attempted to create enough pressure to reach University Park (South Denver 1890:9-12).

The pipeline contractor also in 1889 installed several miles of secondary water mains from Broadway to reach central South Denver and extend east into University Park. One 8-inch main installed under E. Evans Avenue carried pressurized water from Broadway east across DU's future Hilltop campus and up Evans across Observatory Park to terminate at 12th (S. Cook) Street, very near John Babcock's house, 2300 S. Cook Street. Another secondary main of 6-inch pipe ran east from Broadway almost the same distance into University Park, splitting at 10th (S. St. Paul) Street into 4-inch lines, one running north one block to E. Asbury Avenue and the other running south one block to E. Warren Avenue (South Denver 1890:9-12). Any University Park colonists living within a block of



these mains should have enjoyed filtered and pressurized water as 1890 dawned, and indeed the first waves of colony housing construction remained within those service limits.

But even at this cost and effort, advertised efficiency, and growing population of University Park, an inadequate amount of water reached the colony. And once construction commenced in 1890 on DU's main building, University Hall, its builders likely took most of these pipelines' yield for construction and for Rufus Clark's requisite saplings planted around the Hilltop. "The flow," added Deardorff (1899), "was not sufficiently strong, for the water would often only flow in the cellars of the houses," lacking pressure to reach upper floors. Nevertheless, Bishop and Mrs. Warren moved into the house Lizzie built and named Gray Gables in 1889.

In 1890, prompted by these inadequacies and increasing demands on the little water available, DU trustee Walter P. Miller, one of the first University Park lot buyers and proud owner of the new Queen Anne-style house at 2160 6th (S. Columbine) Street, gained a position on the private waterworks board (Goodstein 2010:30). Miller "set about procuring better water service for the Park" (Deardorff 1899), and in due time the Denver provider extended a water main south from its Capitol Hill filtering and pumping plant—at the terminus of City Ditch, more than five miles northwest of University Park—south under University Avenue and likely connecting into the existing 6-inch and 8-inch secondary mains within the Colony. With water in short supply, early residential development in University Park clustered around the water pipes on the west half of the neighborhood for at least two decades.

Miller, whose own University Park house benefitted immediately from the arrangement, eventually became a manager of Denver's



DU trustee Walter Miller lived in this 1889 house at 2160 S. Columbine Street, a featured home in an 1892 (Dillenback) issue of The Coloradan magazine. Miller became a manager of the private, then public, Denver Water operations that brought service to University Park. His home was situated on 3 1/2 lots—more than 13,000 square feet total—affording his family a large north side yard, similar to Gray Gables. Square Moon.

consolidation of private water operators, the Denver Union Water Company (Etter 1974:37, Goodstein 2010:30). Since Denver and South Denver were two separate municipalities in 1890, Miller must have brokered a deal with City Ditch water subscribers in South Denver, perhaps including Clark and Fleming, to exchange their water rights for filtered and pressurized water downstream in Denver at the Capitol Hill plant. Nevertheless, Miller's heroic effort and others to follow did not satisfactorily quench University Park's thirst for domestic water, and the Colony suffered from periodic flows and low pressures for the next 20 years, curtailing its potential growth during that period (Mosley 1966:VI:9).

Transportation of People, Goods, and Water

The Denver Circle Railroad, on the brink in early 1887 of renegeing on its promise to extend east from Logan Street into the University



An electric streetcar and trailer of the Denver City Tramway Company, successor to the University Park Railway & Electric Company that entered the Park in 1891. The motorman and conductor wait at the Evans Building on East Evans Avenue for their return trip to central Denver. DPL.

Park Colony, found itself acquired that June by the Atchison, Topeka & Santa Fe Railroad, and its name changed to the Denver & Santa Fe Railway Company. While the AT&SF chiefly desired the DCR's valuable right of way from South Denver straight into central Denver for its standard-gauge railroad's advance from Pueblo into Denver, the larger transcontinental company also provided funds for the DCR, now D&SF, to meet its obligations, including the east extension. The *Rocky Mountain News* described how that summer, the commuter line's track ran up the dirt right of way of E. Evans Avenue, and the rail company planted "thousands of trees, both shade and fruit...in the Evanston Subdivision..."—where Rufus Clark platted his own speculation on the DU Hilltop success—"...and East Evans Avenue" past the campus and into its associated Colony (quoted in Robertson, Cafky, and Haley 1999:97).

The D&SF steam-powered narrow-gauge commuter line began service in November 1887 along E. Evans Avenue to terminate at a small depot in the middle of the avenue at 9th (S. Milwaukee) Street, across from Dr. Hyde's new house. The AT&SF meanwhile gave up on its Denver-entry plan along the D&SF and struck a deal with John Evans' Denver, Texas & Gulf Railroad to enter Denver from Pueblo and Colorado Springs on DT&G tracks near Broadway north into Denver Union Depot. Nevertheless, the D&SF management generated its promised four commuter trains per day to and from University Park Colony, a tremendous boost to DU's campus plans, and to the Colony's aspirations of becoming a prestigious college suburb (Robertson, Cafky, and Haley 1999:99). Further, while the D&SF remained 3-foot (36-inch) gauge, it conveniently interchanged with other Denver mainline narrow-gauge railroads, and thus could transport freight cars of building materials—and

probably much needed tank cars of water—directly to the construction site of DU’s planned flagship building, University Hall.

The next essential step in providing frequent local transportation for University Park “colonists” came with extension of South Denver’s new 3 foot-6 inch (42-inch) narrow-gauge electric streetcar line into the colony by the University Park Railway & Electric Company. The firm, whose managers included John Evans’ son William, applied a very new electric overhead-wire technology to the venture, at a time when other Denver companies had just built an extensive cable-car system in central Denver, and the D&SF operated steam commuter trains into University Park. Centered on an electric power plant at E. Alameda Avenue and S. Pennsylvania Street on the boundary between Denver and South Denver, the initial trolley line ran east along Alameda then jogged south to E. Virginia Avenue, then headed south on University Boulevard, halting at the DT&G Railroad in 1890 (Robertson, Cafky, and Haley 1999:152,185, 206).

Then with a \$10,000 loan from Lizzie Warren, in 1891 the trolley company crossed the railroad and extended along University Boulevard to E. Evans Avenue, then turned east to the Evans Building, which it apparently used as its depot, at 9th (S. Milwaukee) Street (Deardorff 1899). With the University Park Railway & Electric Company’s overhead wiring also came electricity for homes in the colony, as much of a modern-convenience leap as the trolleys themselves. The electric-trolley tracks stopped two more blocks east at 11th (S. Adams) Street, part of a triangular “wye” including a short track north on 9th, to turn the trolley cars for their return trips back to central Denver.

University Campus

In 1890, Bishop Henry Warren recommended that DU hire landscape architect and horticulturist Rudolph Ulrich to lay out and create a landscape plan for the new university grounds and its residential colony. Ulrich, a German native, had immigrated to California in 1868 to maintain the grounds of wealthy clients, and went on to design the grounds for several resorts owned by the Union Pacific Railroad, as well as for the Warrens’ home in Santa Cruz.

His 1890 plan for the DU campus included 10 buildings situated among extensive grounds, with tree-lined boulevards, a maze, botanical gardens, and winding walkways. His plan designated E. Warren Avenue as the central east-west axis through the campus. The two initial buildings (college hall and theological hall) were proposed to face one another along the axis across a formal oval court. Other future university buildings, accessed from curved drives and walkways, were planned to the west. The larger plan for the neighborhood called for tree-lined streets, and included the same three parks shown on the 1886 and 1891 University Park plats, although now a formal landscape for each park was developed. While the initial (and current) layout of University Hall and Iliff Hall reflected Ulrich’s plan, most of the other elements of his plan did not come to fruition because of the ensuing Panic of 1893. Soon after finishing the DU and University Park plans, Ulrich moved to Chicago where he worked with Frederick Law Olmsted Sr. to design the grounds for the World’s Columbian Exposition of 1893 in Chicago. He later oversaw parks in Brooklyn, New York, and completed plans for landscaping Indiana State University at Bloomington (Birnbaum 2009: 356-360).



Rudolph Ulrich's plan for the DU campus and University Park was developed in 1890, and was updated by the time this map was produced c. 1893. This oft-reproduced image shows the formal landscapes Ulrich designed for the three parks planned for the residential colony. His landscape plan for the Warrens' residence in Block 44 is also shown here. The map depicts rail lines—the Denver & Santa Fe (formerly Denver Circle) Railway and the University Park Railway & Electric on University Boulevard and then E. Evans Avenue—and buried water lines (light dashes) on E. Evans and 10th (S. St. Paul) Street. The renderings below advertise DU's completed buildings, including Wycliffe Cottage for Girls, 1892 (not extant). DPL.

University Hall

With the placement of the two inaugural campus buildings settled, DU leaders now turned their attention to the completion of the first building, University Hall. When Dr. Howe visited the Roeschlaub architecture office in Denver for the Chamberlin Observatory's progress in early 1890, he noticed "the entire force at work on competitive drawings for the new University building to be built in University Park," as reported in his diary. Howe advised the draftsmen on DU's expectations, "in the matter of study halls, Chapel, and other such functional school" spaces (Winter 2003:74). Roeschlaub won the competition and excavation began in March that year, courtesy of a supply, equipment, and water delivery spur from the nearby Denver & Santa Fe Railway. A large crowd turned out for the cornerstone laying on April 3 (photo at right), with oratory from John Evans, Bishop Warren, Dr. Hyde, and H.B. Chamberlin (Deardorff 1899).

The building, named University Hall in a common gesture for main buildings of higher learning but also another parallel to Northwestern University with its own University Hall of 1869, rose from the Hilltop as a sturdy 4-story stone Romanesque-style edifice. "University Hall originally housed all of [DU]'s functions on the University Park campus," described historian Don Etter (1974:47), "from a gymnasium in the basement to literary societies on the fourth floor." According to Etter, "the outstanding strength of University Hall is the massing of voluminous shapes under the great tent-like roof.... The color, texture and arrangement of the stone, the varied fenestration, and the carved stonework all contribute to the success of the building" (Etter 1974:47).



On April 3, 1890, a large crowd gathered at the cornerstone laying for University Hall on the Hilltop campus. An image of the building is hoisted above the speakers stand. DU Archives.

Construction apparently progressed with few interruptions of supplies, and under competent guidance of the architect and skilled workers. The building opened its doors on February 22, 1892, making the protracted dream of a new University of Denver campus a reality. "This was a great day for the Park also," scribbled appreciative student Charles Deardorff (1899).

Iliff School of Theology

Realization of DU's school of theology—the original reason to search for a new campus and colony but the temporary victim of Lizzie Warren's withdrawal in 1885 of her offer to endow the school—waited while the trustees developed associated plans.



University Hall (above from the southeast) opened in 1892 as construction began on Iliff Hall (right from the northwest), which opened in 1893. The rail spur visible in the foreground at University Hall (above) was the Denver & Santa Fe Railway's connection to the campus, bringing construction materials, then coal for heating and probably water for DU and neighborhood consumption during the years that piped water service remained unreliable. DU Archives.



Although Lizzie joined the University Park Colony enterprise by constructing her Gray Gables residence in 1887, she did not renew her \$100,000 theology school offer until July 1889. Also that July, Lizzie's stepson and DU graduate, 24-year-old William Iliff, stepped forward and offered an additional \$50,000 for an independent building to host the theology school. The DU board of trustees gladly accepted both offers, naming the endowed program "The Iliff School of Theology" in honor of Will's late father, Lizzie's first husband, and originator of their fortunes, John Wesley Iliff. The trustees ensured that the program would follow "the discipline of the Methodist Episcopal Church," and set aside 10 acres at the southeast corner of the Hilltop campus for a forthcoming inde-

pendent building and landscaped grounds (Templin 1992:15-16).

The trustees likely conducted a second architectural competition through 1891 for "Iliff Hall" to join University Hall under construction. DU trustee and regional banker Charles Kountze, close associate of John Evans, had commissioned Albany, New York, architect Albert Fuller in 1882 to design his large stone mansion (not extant) in Denver's Capitol Hill neighborhood (Zimmer 2009:27). The next year Fuller formed a partnership with William Wheeler. The source of their invitation is unclear—Kountze might have suggested their names, and New Englander Henry Warren might also have known the firm—but Fuller & Wheeler submitted a design for "Iliff Hall" and won the competition. The cornerstone ceremony brought an-



Fitzroy Place (2160 S. Cook Street), the 1893 University Park Richardsonian Romanesque/Shingle Style estate of Bishop Henry and Elizabeth Warren, is anchored by the stone mansion (right, facing east) designed by New York architects Fuller & Wheeler, designers of 1893 Iliff Hall on the Hilltop campus eight blocks to the west. Henry died here in 1912 and Elizabeth died here in 1920. Elizabeth's daughter Louise Iliff lived in the house until her death in 1966. Note the barn-carriage house (center) and caretaker's house (all extant), and generous planting of saplings to forest the prairie. DU Archives.

other jubilant crowd to University Park Colony on June 8, 1892, with oratory led by Bishop Warren (Meschuk 2005:8/6).

Iliff Hall is at first glance a robust example of Richardsonian Romanesque style, a 2½-story pile with red granite base and red sandstone walls, all with rough surfaces and random ashlar joints. The pointed Gothic arch, however, is the predominant window motif, cleverly connecting the era's contemporary Richardsonian civic-building popularity with the religious and educational connotations of medieval Gothic architecture. Will Iliff fulfilled his pledge by directly paying the building's contractors and suppliers through his total gift of \$50,000 (Iliff Archives). When it fully opened for a fall 1893 class of 25, the building had cost \$62,500 (Templin 1992:16–17), the balance presumably covered by the trustees and/or Lizzie's own gift.

Other Developments of Consequence 1891 through 1894

By at least 1891, DU leaders realized that more housing was needed for students and faculty. DU built several homes on lots it owned in 1891, including the small temple-front “Honeymoon Cottage” at 2127 S. Fillmore Street (extant but altered), and a larger house at 2140 S. Clayton Street (extant).

With the Iliff School of Theology now under way, Henry and Elizabeth Warren decided to build a grand new home in Uni-

versity Park to show their unfailing support for the University of Denver and its associated residential colony. On April 23, 1892, Henry and Elizabeth Warren purchased Block 44 from the Colorado Seminary (and others), and in June of that year the couple paid Iliff Hall architects Fuller & Wheeler \$1,750 to design their new home. Completed in 1893, “Fitzroy Place” is a sprawling Richardsonian Romanesque-style 2½-story red sandstone mansion, featuring 13 rooms plus baths and 12 fireplaces. The completed estate, including a 2-story carriage house and gardener's cottage, reportedly cost the Warrens \$100,000 to complete (Van Wyke 1991: 80–83, Iliff Archives, Deardorff 1899). Ulrich, the landscape architect who developed a landscape plan for the campus and University Park, also designed a landscape for Fitzroy Place, partly followed (see pages 47 and 77) (Birnbaum 1009:357-360).

Nearby landowner John Babcock, who also served as a state legis-

John Babcock's 1892 house (pink footprint at right, extant, next page) stood alone in southeast University Park (2300 S. Cook). He donated land for the University Park School (pink footprint at left) opened in 1893. A c. 1900 photo of the original school (view looking east from S. Steele Street, not extant) is also shown. Baist map, photo from DPL.



lator and trustee of the town of South Denver, farmed much of the 160 acres he had purchased just south of the University Park subdivision and east of 14th (S. Steele) Street a few years earlier. In order to irrigate his crops, he constructed a lateral from the High Line Canal that ran down the south side of Iliff Avenue west from Colorado Boulevard to at least 14th Street where his property ended. In 1892, he built a large home at the southeast corner of 12th (S. Cook) and Iliff Avenue (today 2300 S. Cook Street) on 4 acres. Upon moving into his new home, Babcock donated seven lots on the far northwest corner of his property for the Colony's first school. This donation was not surprising given that Babcock had launched School District 35 and erected the Coronado School at S. Jackson Street and E. Florida Avenue in 1886. According to historian Deardorff (1899), DU patron and neighbor Elizabeth Warren donated the funds to build the school (Van Wyke 1991:36–38, 75; Denver Public Schools). In 1893, the new University Park School



The 1892 home of John Babcock (2300 S. Cook St.) was the first home built in University Gardens. While the stately Queen Anne Style house was substantially expanded in 1929, it still reads as a pioneer home in the neighborhood. Photo: Square Moon.



The c.1892 house at 2118 S. Milwaukee Street built for Methodist minister and early Colorado Seminary president Bethuel Vincent stands on Professors Row facing Observatory Park. Photo: Square Moon.

(demolished in 1973 for the current parking lot) opened at the southwest corner of 14th Street and E. Iliff Avenue, less than two blocks from Babcock's recently completed house.

Denver Annexation of South Denver

The Panic of 1893 that ruined Humphrey Chamberlin's real estate empire, and those of others including John Babcock, was a worldwide event stretching from the silver coinage of India to the silver mines of Colorado. The international boom of the 1880s and early 1890s came to an abrupt end with runs on the U.S. gold supply and on local banks. In July 1893, "twelve Denver banks closed," report-

ed Colorado historians Ubbelohde, Benson, and Smith (2006:217), “smelters stopped operating, real estate values tumbled, and every newspaper from the mining regions brought further disheartening reports of mine closures and business failures.”

With the general financial collapse came difficulty in servicing South Denver’s water system debt, and dashed hopes for improving the continually inadequate system through expensive new water pumps, expanded delivery, and a much-needed sewer system. A growing movement within South Denver to seek annexation with the more financially stable Denver stalled primarily over the ability to continue the temperance town’s alcohol restrictions and other vice prohibitions. DU trustee Joseph Shattuck and South Denver mayor, living just north of the Hilltop campus, resisted the annexation pressure, but after his replacement in 1893 the movement gained inevitable support from most of the population. With assurances in place that the wholesome and restrictive South Denver

ordinances could remain in place with annexation, the town of South Denver was ready to entertain a vote on the issue (Van Wyke 1991:87,90,92).

Following approval from the Arapahoe County Court for an annexation vote in January 1894, the issue passed with 288 for and 100 against. “On February 7, 1894,” summarized South Denver historian Millie Van Wyke (1991:90), “the Town of South Denver was formally dissolved and the city of Denver took over all nine sections, including the university.” An immediate financial audit ordered by Denver’s mayor found poor records, questionable practices, and a \$15,331.79 deficit in bond and other payments. Further, “the town had allowed thirty-three of its prominent citizens to use municipal water system at no cost.” For these and other reasons, amplified by the lingering national, state, and local financial picture, “annexation did not solve South Denver’s water problems.”



The Iliff family member who photographed an album of images in 1895 climbed to the cupola of University Hall to face east and record the progress of University Park. Warren Avenue is at right, with the Observatory’s shiny dome evident to its right (south) in the distance. DU Archives.

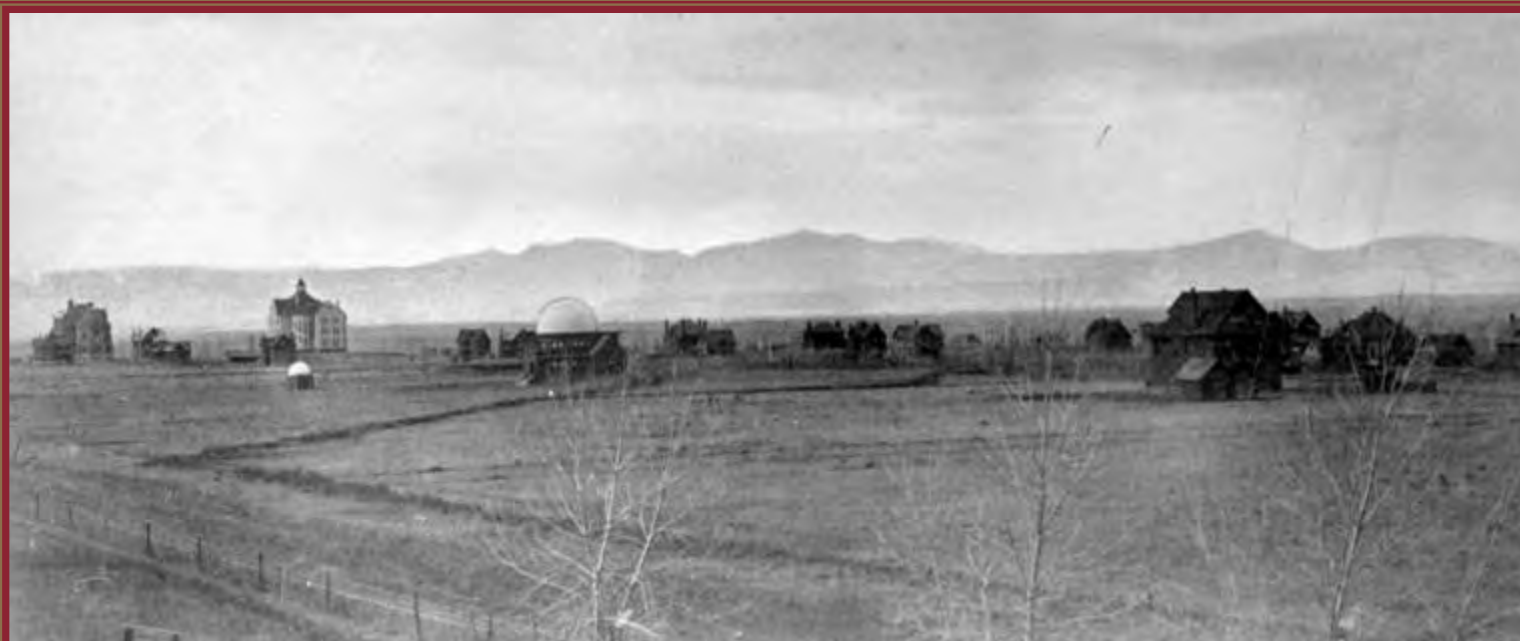
CHAPTER SYNOPSIS — UNIVERSITY PARK COLONY, 1885-1894

- The near-decade between 1885 through 1894 framed the generally successful beginning of University Park as a temperance-based “colony” developing in truth as a supporting village for the new campus of the University of Denver, and as the eastern anchor of the newly founded town of South Denver (1886).
- Early development included the initial construction of the Evans Building, and a dozen or so homes either directly or indirectly associated with University of Denver, including several featured in this section: Professors Row on Milwaukee between E. Warren and E. Evans Avenues, the Warrens’ Fitzroy Place, the Howe Residence, and the Walter Miller house.
- Other prominent residences include the 1890 Queen Anne house at 2122 S. Clayton (long-time home of Ira Cutler, professor of zoology), the Herbert E. Russell House at 2111 S. Fillmore (he later lived at 2163 S. Fillmore), the G.S. Welch/Professor Charles J. Ling House at 2215 S. Columbine, and the Frederick Walter house (pic on right).
- Most homes were situated on multiple lots to help achieve the agrarian healthy lifestyle endorsed by the Colony founders, and to accommodate cows, chickens and other necessities required for residential living so far from “modern” amenities.
- The occupants of early University Park homes changed frequently as well-heeled owners such as the Warrens rented out their houses to professors and students regularly. Eventually, many professors purchased their own residences.



Studies in surviving high-style and modest-cottage landmarks: at top right, contractor Frederick Walter’s “tower house” of 1890 at 2111 S. St. Paul Street is one of University Park’s most elaborate Queen Anne style survivors; below, the J.S. Dillenback house of 1891 at 2175 S. St. Paul Street (extant but drastically altered) was the home of The Coloradan magazine publisher. DU Archives.

- The Union Colony aspiration held its most promising fulfillment in John Babcock's University Gardens irrigated subdivisions. But when Babcock's diminutive farm lots proved too far from the DU Hilltop campus and probably lacked sufficient High Line Canal water themselves, and when the first handful of Colony home-builders immediately east of the campus discovered they had no domestic water supplies, the colony idea evaporated. By 1891, with the University Park revised plat of that year, its real estate promoters omitted "Colony" in the title.
- John Evans' 1881 Denver & New Orleans (reorganized in 1885 as the Denver, Texas & Gulf) Railroad (parallel to today's Buchtel Boulevard) also did not become a burgeoning trunk line of freight and passenger activities between metropolitan suburbs.
- The religious, emotional, and physical connections between Northwestern University and the University of Denver re-



View northwest toward the heart of University Park, c. 1895, from the turret-tower of John and Maggie Babcock's home at Iliff Avenue and S. Cook Street. DU's main buildings are at far left (west), with Chamberlin Observatory and its smaller Students Observatory at left of center. Houses in University Park are at center and right. "Babcock's Ditch" crosses the foreground then angles northwest, providing irrigation water for trees and gardens. Views of the Rockies from the Hilltop are evident in this scene before trees forested the prairie. DU Archives.

mained as steadfast as Evans' near-lifetime positions as president of both institutions' trustees. The Methodist origins and wellspring of supporters remained hallmarks of both institutions, including ever-present namesakes of Methodism founder John Wesley and the coming of Bishop Henry Warren to evangelize Methodism in Colorado, Denver, DU, and University Park.

- Campus facilities reflected favorably between Illinois and Colorado, exemplified by the fraternal-twin Dearborn and Chamberlin Observatories, and "University Hall" main buildings at both Methodist universities and colonies.
- The Denver Circle Railroad, derided at the time by rival financiers and subsequently diminished in South Denver and University Park histories, in fact made the entire new DU campus and residential suburb possible.
- Its successor Denver & Santa Fe Railway extended its steam-powered commuter trains into University Park in 1887, attracting students and DU professors who shuttled regularly between the downtown and Hilltop campuses. This connection made life in University Park possible for its early inhabitants, as they could shop in the commercial enclaves of South Broadway and central Denver during the day while retreating to their isolated Hilltop homes at night.
- Herbert Howe, DU professor, noted in his diary that large-building contractors required rail transport and large amounts of water; the D&SF and DT&G brought both within short distances of the first large endeavors of the observatory, University Hall, and Iliff Hall. These rail lines also brought coal for DU

and University Park furnaces.

- The arrival of electric streetcars in 1891 through extension of the fittingly named University Park Railway & Electric Company probably saved the tenuous foothold of the DU enterprise on the eve of the Panic of 1893.
- Finally, piped water problems for University Park persisted through annexation in 1894 by the city of Denver. The development proved too far from the pumphouses of South Denver and then central Denver to achieve desirable flow and pressure in most houses, and probably in the new academic buildings on the Hilltop.
- The location of early homes and businesses during this initial development era in University Park coincided with the water lines installed in 1889 and the location of rail and streetcar lines, and predicted where houses clustered. Refer to the historic map on page 47 that shows water line and electric streetcar locations within the amended 1891 University Park subdivision boundary.
- The locations of early surviving homes within all of the early subdivisions in today's more expansive neighborhood boundaries are also exhibited on the following page.



Map Showing Subdivisions from 1894 or earlier, and Properties surviving in University Park today that date from 1894 or earlier. Data from Denver Assessor, 2017. Five Points Geoplanning.

C. THE STRUGGLE FOR STABILITY, 1895-1899

A Fine Fix

With a fine new physical plant on the Hilltop campus, flanked by optimistic subdivisions including University Park and its collection of fine modern houses, all forested with saplings transforming the prairie, 1895 should have been a fine year for the Methodist village. Unfortunately, following South Denver's annexation by Denver that year, the University of Denver (DU) debt surpassed \$160,000, and other rippling hardships of the Panic of '93 reflected starkly in its enrollment. DU's registration dropped from a high—combined at the Hilltop and the downtown Denver campuses—of 848 in 1892 to a startling 282 in 1894 (Van Wyke 1991:93). Despite the additional assets of three commuter-rail connections between DU and central Denver, “many people did not have any nickels to spend on sandwiches and coffee – let alone streetcar transportation” (Robertson, Cafky, and Haley 1999:282), placing a severe strain on those private enterprises. Water service to University Park, also provided by Denver's private contractor, could not improve anytime soon and continued to bring problems instead of reliable flows to its residents and DU buildings (Moseley 1966:77–79).

The 1890s depression “was not a swift and sudden storm that came and went,” lamented DU chancellor William McDowell, who had overseen the tremendous 1890–1893 Hilltop campus projects

of University Hall, Iliff Hall, and Chamberlin Observatory. “It was sudden enough in its coming, but showed no haste in its departing” (quoted in Van Wyke 1991:93).

Haves and Have-Nots

John and Maggie Babcock, devastated by the collapse of Denver real estate values and their inability to repay debts incurred from University Park-area investments, ultimately “lost all...property and



Elizabeth and Henry Warren had just moved into their new estate on Block 44 of University Park in 1893 when the 1890s depression began. The landscape did not follow designer Rudolph Ulrich's 1890 plan (page 47), except to plant a generous forest of saplings. DU Archives.

money,” recorded South Denver historian Millie Van Wyke (1991:93). Although John was later able to re-subdivide his large University Gardens lots, by 1899 he “became a custodian at University Park School, the very school for which he had donated the land” (Van Wyke 1991:93) and worked there for the next 15 years (Denver Public Schools n.d.).

The Babcocks lost their lovely home on the corner of South Cook Street and Iliff Avenue and lived in an apartment in the basement of the school, next to the lunchroom. Salary was \$30 per month plus free rent, coal, and lights (Van Wyke 1991:93).

Elizabeth Iliff Warren and husband Bishop Henry Warren, in contrast, had advanced into the University Park development from a

different financial angle, probably paying cash for their lots and houses. By all accounts, in 1893 the two settled into their new Fitzroy Place mansion with daughters Edna and Louise, comfortable with electricity, telephones, horses and carriages, and water even if they paid to have it hauled to the house and barn. (The electricity eventually charged one of University Park’s first automobiles driven to and from visits, meetings, and shopping by Lizzie and Louise. The ladies drove through the neighborhood “very properly and stylishly dressed always with hat and gloves,” remembered Robert Shattuck [1986] from his youth in University Park.)

Lizzie Warren’s young stepson Will Iliff, who had paid cash for most of Iliff Hall’s construction costs through its completion in 1893, seemed also to retain cash on hand, and always to drive the latest automobile. Graduating from DU in 1888, he pursued a career with Denver financial institutions, and during the 1890s depression he managed to hold onto his job as a trust company vice president. As Will matured, Lizzie managed their considerable J.W. Iliff inheritance of Denver real estate and property loans, and increased her investments during favora-



Will Iliff’s friends, neighbors, family, and always a ready photographer all affirmed that he always drove the latest automobile, cared for in the carriage house of his and Alberta’s 1899 house at 2145 S. Adams Street. With recently planted saplings to begin their urban forest around the house (extant), Will posed with his electric automobile, probably a Fritchle “Victoria” made in Denver, about 1905. Ann Student collection.

ble conditions. Arapahoe County and City and County of Denver records show that in the 1890s Will pursued a checkerboard pattern of purchasing and selling numerous lots within University Park, as did his stepmother Lizzie, apparently to benefit both DU and their family real estate interests (Colorado State Archives 2018, Arapahoe County 1890s). And during this time Will lived at one or the other of the Warren's 1887 houses on S. Milwaukee Street.

DU founder and steadfast supporter John Evans suffered from the financial collapse as well, once again losing his Denver, Texas & Gulf (originally named Denver & New Orleans) Railroad. His business interests by 1894 had been largely assumed by his son William G., who contributed directly to University Park's well-being by extending his University Park Railway & Electric Company into the suburb shortly before the downturn. The University of Denver and University Park faced this latest challenge without John Evans, although in 1895 government geographers renamed a 14,271-foot mountain in the Front Range "Mount Evans" to honor him (U.S. Forest Service 2020). Evans retreated to his mansion at 14th and Arapahoe Streets in Denver, and died there at age 83 in 1897 (Kelsey 1969:228).

The University Has a Survival Plan

In addition to aid from those with cash and useful assets, such as Will Iliff and Lizzie Warren, DU devised its own emergency responses to the financial crisis. Under chancellor McDowell and with advice from DU trustees, the bargain-selling by DU of University Park lots came to a halt, with reasoning that the real estate would be more valuable after the depression, if held rather than sold too

soon. A previous informal gesture of giving DU-owned residential lots to professors and staff, and probably helping them with loans or advances to build their personal houses, shifted to a procedure of moving faculty into houses built and owned by DU. The dwellers then accumulated enough assets to move to better DU houses or build on their own.

For example, the small temple-front "Honeymoon Cottage" of 1891 at 2127 S. Fillmore Street (extant but altered) "was often rented to newly married Denver University faculty members," according to University Park historian Don Etter (1974:7,39), including chemistry professor Wilbur Engle and wife Emma in 1895. DU also retained lots just north of the Honeymoon Cottage at 2111 S. Fillmore Street



Russell-Trout-Pahl House, 2111 S. Fillmore, built in 1892 on lots retained by DU, then occupied by Professor Herbert Russell through 1896, then students through 1912, then Owen Trout who bought the property from DU in 1917. Photo: Square Moon.

(extant), occupied after 1892 by a much larger Queen Anne-style house and home of DU Prof. Herbert Russell through 1896. Others associated with DU lived in this house through 1912, when Prof. Owen Trout—then principal of Warren Academy and soon employed by DU—moved in. DU sold the lots and house to Trout in 1917 (Pahl 2019). Like many early homes in University Park, the house sits on a sizeable parcel containing two lots.

Consolidation on the Water Front

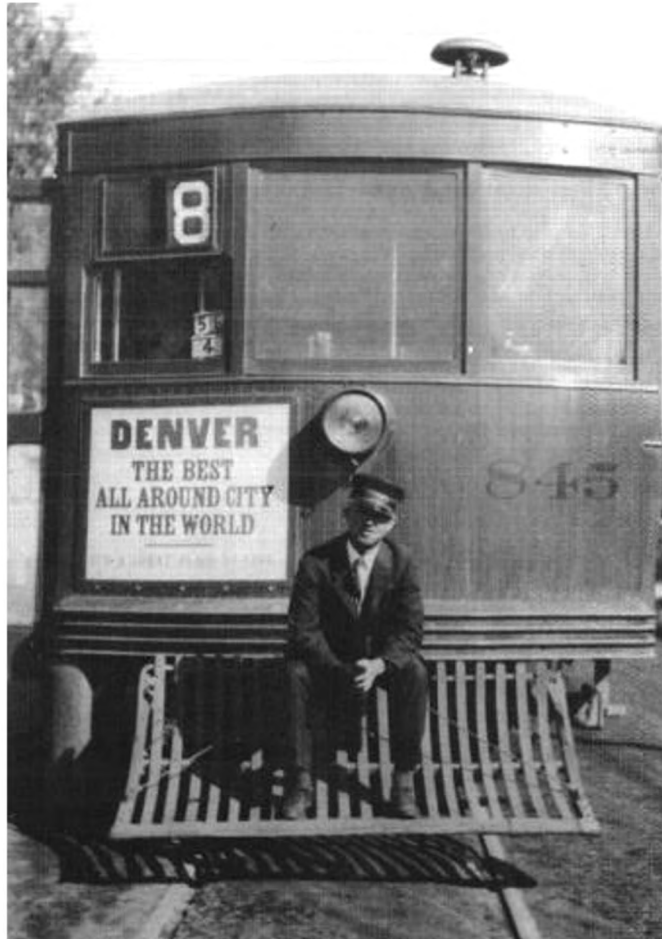
The expensive, frustrating, and unresolved South Denver water problems continued through the town's February 1894 annexation with Denver. Most administrative problems focused on a political and financial battle between the private Citizens Water Company and American Water Works Company, the former having operated South Denver's system initially and the latter winning a bidding war to operate it subsequently. The technical problems of former South Denver consumers, wrote Denver Water historian Earl Moseley (1966:83), "became largely those of poor pressure and indifferent water quality that became intensified as the summer [1894] season advanced, with both companies as well as Denver being subjected to criticism on this score."

Over the next several months, while Denver water officials debated how to ease South Denver water customers into their rate structure and settle the operation of South Denver's 1889 pumphouse, the two private companies and others serving various Denver suburbs merged. In November 1894 the Denver city council approved the leasing of all its water assets, including those former South Denver facilities, to the

Denver Union Water Company, whose investors included the John Evans family (Moseley 1966:83, Goodstein 2010:30). University Park pioneer resident Walter Miller, who had already found some solutions to the budding colony's piped-water challenges, became secretary of and a managing figure at Denver Union Water. Miller continued to assist his neighbors and DU on solving the "poor pressure and indifferent water quality" situation (Moseley 1966:83).



Early residents of University Park, finding their new homes without water, hauled the essential commodity from wells along South Broadway, almost 2 miles west of the neighborhood. Although this c. 1900 photograph depicts a water wagon for dust control on unpaved streets, the vehicles for delivery of potable water were the same or similar. Denver Public Library.



After abandonment about 1895 of the University Boulevard line of Denver's electric streetcar system, in 1899 Will Iliff and others built a new line to connect to the west with the Denver City Tramway system. DCT bought them out in 1900 and served the neighborhood for the next 50 years. Above, a car and its uniformed operator on the "Number 8 line" wait at the Evans Building at E. Evans Avenue and S. Milwaukee Street for the return trip to central Denver. DPL.

Consolidation of Transit Systems

The University Park Railway & Electric Company that had transformed accessibility and home conveniences when it arrived in University Park in 1891 found itself absorbed in 1893 into the much larger Denver Consolidated Tramway Company, co-managed by William G. Evans. Without enough business between downtown Denver and University Park as the 1890s depression wore on, Evans' transit company curtailed service on—and apparently then abandoned—the University Park end of its miles-long South University Boulevard line about 1895 (Robertson, Cafky, and Haley 1999:289,298-301).

With these mid-1890s cutbacks of electric streetcar service, the steam-powered Denver & Santa Fe Railway again became DU and University Park's main transit connection to central Denver. But, as in its monopoly years of 1887–1891 prior to electric streetcar competition, the steam-commuter line could only run two trains each morning and two each evening. Finally in March 1898 its AT&SF Railway corporate owner, as part of a larger reorganization to emerge from receivership and the depression, ceased D&SF commuter-rail services, and University Park lost its original smooth and relatively quick connection to South Broadway and central Denver (Robertson, Cafky, and Haley 1999:324).

Also in 1898 the standard-gauge railroad through University Park—John Evans' optimistic and occasionally profitable Denver & New Orleans trunk line—emerged from its latest bankruptcy as part of the new Colorado & Southern (C&S) Railway. The next year, C&S signed a deal with the AT&SF Railway to share heavy and frequent

Front Range mainline rail traffic on the latter's well-engineered line between Pueblo and Denver through Colorado Springs. Thereafter, the old Evans railroad track through University Park became a low-traffic branchline but continued to serve small industries in and around the neighborhood, including the brickyard to the west across University Boulevard at E. Colorado Avenue (not extant) (Jones 1997:105,119,172,181,244). The C&S Railway also provided seasonal special passenger trains delivering DU's sports fans and competing athletic teams from central Denver into University Park (Shattuck 1986).

Alarmed that DU and University Park had now lost their D&SF service, along with electric streetcars and frequent local passenger service remaining on John Evans' former railroad, Will Iliff and other investors established the University Park Street Railway Company in November 1899. "The new line was built by these real estate men," explained Robertson and Cafky (2004: 28), "to provide transportation for prospective buyers and the residents who lived along East Evans Avenue," and to address the predicament also endured by DU for commuters between its two campuses. The new University Park streetcar line connected to the larger Denver electric system at Pearl Street and Jewell Avenue in rapidly developing south Denver. New service extended ½-mile south to Evans Avenue, and east about 1½ miles to the Evans Building at S. Milwaukee Street. Since the new electric line's 42-inch gauge was not compatible with the defunct steam line's 36-inch gauge, the electric line probably installed new track in the old right-of-way along Evans Avenue.

The University Park Street Railway became an immediate success, not only with residents along Evans Avenue, but



This Denver Tramway map shows the University Park Street Railway Company line—Number 8—established by University Park promoters in 1899 and incorporated into the Denver Tramway system in 1900. The line's south-eastern terminus was on S. Milwaukee St. at the "wye" (indicated by the uptick at the end of the red line) north from E. Evans Ave. in University Park. DPL: Denver Tramway Map c. 1933.

also with residents of University Park [and commuters to and from DU], because it cut travel time between University Park and [central] Denver to at least 15 minutes less than on the Tramway's University Park Line [originally along University Boulevard] (Robertson and Cafky 2004:28).

Modern Houses

For the few University Park residents who could afford to build new houses in its struggling subdivisions between 1894 and 1899, residential tastes and architectural designs decidedly moved away from the Queen Anne style. One exception to this is the 1895 house at 2300 S. Milwaukee Street, with its asymmetrical design, shingled gable ends, and wraparound porch. By at least 1912, it was owned by Cannon Passover, operator of a downtown mercantile, and his wife Diana, along with their daughter Lucy, a medical doctor. This house is also the earliest documented residence in



Iliff's University Addition, and the second earliest surviving house in the neighborhood outside of the University Park subdivision (Denver City Directory [Ballenger & Richards] 1916).

In contrast to the Queen Anne style, most new houses during this period embraced the emerging "Foursquare" configuration, forecast by Bishop Warren's 1890 rental house on Professors Row at 2142 S. Milwaukee Street, designed by Denver architect Robert Roeschlaub (Roeschlaub 1890). That house joined Dr. Herbert Howe's boxy—but in retrospect, futuristic—house of 1891 at 2201 S. Fillmore Street to influence the design of other homes in University Park. Howe (2003:82) admitted that Denver architect Robert Roeschlaub helped him design the home facing their mutually conceived Chamberlin Observatory, and retained the wraparound porch and gabled side bay of nearby Queen Anne examples. But the main 2-story block of his brick house and Warren's nearby on S. Milwaukee each presented a modestly adorned façade plane with symmetrical window placement, and low pyramidal roof sporting a centered attic dormer, all characteristics of the coming national and local wave of Foursquares.

Roeschlaub, and his shift to simpler designs in the early 1890s, was on trend with other Denver architects, such as Frank E. Kidder and William Cowe, who advocated for and published sturdy rectangular residential designs which were more affordable to construct than complex Queen Anne house plans (Hanchett 1986: 7, 40-44). A locally and nationally influential example of a Foursquare design

The 1895 Queen Anne style house at 2300 S. Milwaukee Street is an early home in the neighborhood outside the 1886 University Park Subdivision, across from the southwest corner of Observatory Park. Photo: Square Moon.

was the Augusta J. Trott house, designed by Denver architect Frank Grodavent, at 2181 S. Columbine. Published in the popular *Carpentry and Building* magazine in April 1895, Grodavent's design represented the first publication of a Foursquare in a wide-circulation magazine, and the "first complete presentation of a Four Square design in any book or magazine" (Hanchett 1986:44). The photo and drawings included in the publication showed a rectangular brick block, capped by a tall hipped roof with central dormer and wide flared eaves. The house presents itself as a solid, dignified box with a striking lack of ornament, and no wraparound porch or projecting bays to remind one of Victorian house styles of

a bygone era. Brick banding and a full-width front porch are the house's only architectural relief, providing balance and horizontal grounding to the vertical brick box. The novel 2-1/2 story house eliminated all hallways on the first floor, creating substantial living space for Mrs. Trott, a widow and mother of three children, and was considered "a moderate cost brick dwelling," at \$3,500 (Ancestry.com; *Carpentry and Building* Magazine April 1895: 85).

These early Roeschlub and Grodavent-designed homes in University Park inspired the well-educated residents of University Park to construct a handful of additional Foursquare-influenced designs in the late 1890s. With few exceptions through 1900, University Park

builders adopted ever simpler square floorplans and symmetrical arrangements from the foundation up to the roof apex. The late 19th century architecture of University Park was progressive and modern, compared to most homes of this era in central Denver which still reflected Queen Anne preferences. By the early 1900s, the Foursquare style would gained immense popularity both in University Park and across the city, taking on the local term Denver Square (refer to chapter 4 for more examples).



BRICK RESIDENCE OF MRS. A. J. TROTT, UNIVERSITY PARK, COLORADO.

GRODAVENT BROTHERS, ARCHITECTS

The Augusta J. Trott house, 2181 S. Columbine, was an early Foursquare design by Denver architects, Grodavent Brothers. The 1895 design was featured in Carpentry and Building Magazine. The house remains today, although its noteworthy front porch and rectangular punched windows have been significantly altered on its front elevation (Carpentry and Building Magazine April 1895)

Several mostly unaltered more modern Foursquare-influenced examples from the 1895-1899 period survive in University Park:



2135 S. Columbine:

This 1896 house is related to Foursquares with its square-shape, hipped roof, and central dormer, but it is 1-story and smaller in plan than its 2-story cousin. With its full-width front porch and

shingled dormer walls, it anticipated the bungalow style that would later fill out much of this part of University Park. This house and the 1903 gambrel-roof cottage on the next lot north at 2131 Columbine were reportedly built by Walter Miller, who lived two lots south and across the street at 2160 S. Columbine Street, for his two daughters upon their respective marriages (Shattuck 1986:3).



2112 S. Milwaukee:

Located in the venerable lineup of Professor's Row, this house is similar in 2-story boxy symmetry to a Foursquare/Denver Square. But its offset entry porch, intricate

brick beltcourse between stories, and flattened roof apex with iron cresting reflect the popularity of revival styles, specifically the Federal style inspired by early post-Colonial days of the U.S. East Coast. The assessor provided a date of 1896, when the property was in DU ownership; if built at that time, then this house was built by and for DU. It was occupied by the George D. Kimball family beginning in 1903; Kimball was associated with Denver's Kimball Red Sandstone Co. (Denver Assessor's Office, Etter 1974:13).



2018-2020 S. Colum-

bine: The earliest known duplex in the neighborhood dates from 1897 and demonstrates the Foursquare's ability to stretch its broad 2-story face into two continuous house-

fronts. The symmetrical façade features a central porch serving both entries of the duplex. Flanking round-arch windows at the 1st level acknowledge that the Romanesque Revival influence of DU's University Hall, two blocks to the southwest, remained popular in the late 1890s.

2145 Adams: The imposing Will and Alberta Iliff house of 1899, still dominating its 9-lot wooded landscape, is very similar to Herbert Howe's trend-changing 1891 house three blocks to the west. The architect of Will and Alberta's house is unknown but their builder, Denver engineer and contractor Edward L. Grant, Jr.

(DPOL: City Directory [Ballenger & Richards] 1898), assembled the Denver Square massing and Queen Anne porch. This Iliff House, named Ormleigh by the family, became a Denver Landmark in 2018. (Square Moon Consultants 2017).



Not Out of the Woods Yet

Will Iliff, co-founder of the DU School of Theology, married Alberta Bloom in 1897 just after her graduation from DU. The couple first resided at Fitzroy Place, home of his step-parents Henry and Elizabeth Warren, then at the Warrens' house at 2168 S. Milwaukee Street—DU chancellor McDowell lived next door at Gray Gables—before building their own home in 1899 at 2145 S. Adams Street (Student 2017; Etter 1974). Will chose lots he owned in the center of the subdivision in Block 42 where little development had yet occurred, midway between Gray Gables and Fitzroy Place. Confirming that University Park still suffered from water problems, the Iliffs apparently had no running water at their new home, and for about three years they lived there only intermittently. A Denver Union Water Company record from November 1, 1905, clarified that the house finally had a water tap by that date, and it contained 14 rooms. The water-tap record also showed that the property included one horse, one cow, and two motor vehicles (quoted by

Student 2017).

Still suffering from the protracted financial depression, DU through the late 1890s cut tuition in some programs and offered campus jobs in lieu of financial aid. Students worked on and off campus around University Park, noted historian Van Wyke, and professors struggled as well. (Van Wyke 1991:79,93).

In 1898 horticulturist Dr. Ira Cutler joined the DU faculty and moved into the 1890 Queen Anne house at 2122 S. Clayton Street (extant), no doubt with assistance from DU. The university then gave Cutler the two open lots to the south “in lieu of salary” during the ongoing crisis (Etter 1974:29). DU staff devised other ways to survive in the late 1890s as well, according to the interpretive fold-



DU biology Professor Ira E. Cutler (1863–1936) joined the faculty in 1898 and thereafter with his wife Amelia lived in the 1890 Queen House at 2122 S. Clayton Street. Two of their five children lived there throughout their own lives, including Marjorie, who served as the DU registrar from 1937 to 1970. She lived there until she died in 1990. DU Archives.

er installed by later university staff at the Buchtel Bungalow:

The faculty were obliged to keep cows, chickens and yes, even goats, and to have gardens, for salaries were among the items of indebtedness. But so loyal were they to this college that they went without a salary rather than desert at this time. Mr. W.W. Evans, proprietor of [the] small grocery store at the end of the No. 8 [street-]carline at Evans and South Milwaukee Streets, allowed the faculty to run accounts over a protected [sic] period of time (University of Denver 1973).

By 1898 DU's enrollment began to recover, with 607 students registering that year, climbing from the low of 282 five years earlier. Athletic programs began to recuperate as well, and DU developed a sports complex on S. Fillmore Street, near the Union Pacific, Denver & Gulf Railway. DU hosted events on this baseball and football field with running-track and bleachers until 1901 when those activities moved out of University Park (Van Wyke 1991:78,80,93).

Yet the university's debt had risen to at least \$170,000 even by optimistic calculations, one factor in the departure of Chancellor William McDowell in 1899 (Breck 1997:90). Partly in response that year, aging Rufus Clark, on whose investment property DU started its Hilltop campus, sold a large part of his languishing residential Evanston Addition west of the campus. Only some of his \$60,000 sale went "to help rescue the university from its perilous debts," described Van Wyke (1991:94).

Unfortunately, by 1900, the Iliff School of Theology, part of DU and suffering with shared financial problems, could not be rescued. Dedicated income that year for the school, announced Bishop War-

ren, was "\$6,000 whereas it needed \$15,000 for the ensuing year" (Templin, ed. 1992:35). In addition, Warren struggled during the financial crisis with the DU trustees and his own chosen director for the school, Arthur Briggs, in a complicated battle for control of the theology school, its faculty, and its philosophy. Briggs, who in the meantime married Lizzie's daughter Edna Iliff without the bishop's full blessing, aimed to make the school independent of DU, apparently inspired by a move in Illinois to separate Northwestern University from its Garrett theology school. In the summer of 1900, Warren effectively dismissed the entire Iliff faculty and closed the school, all a compounded blow for residential occupancy and property values in University Park. "The process of arranging a legal separation from the University of Denver was begun," wrote Iliff historian Alton Templin (1992:40):

The choosing of a separate [Iliff School of Theology] board of Trustees took some careful thought. The choosing of a new faculty and administration was in the hands of Bishop and Mrs. Warren, while they also sought to increase the endowment. All these matters extended over a period of ten years [during which the school remained closed].

CHAPTER SYNOPSIS — THE STRUGGLE FOR STABILITY, 1895-1899

- Developer John Babcock’s financial losses in the mid-1890s demonstrated how devoted University Park founders remained even in adversity. He and wife Maggie became among the poorest neighborhood residents, but they survived as employees of the public school, on land they had donated.
- The University of Denver dealt with the financial downturn partly by halting the bargain sales of University Park lots and investing in small and larger houses for its faculty and staff to establish housekeeping—and personally weather the crisis—in the neighborhood.
- As Denver recovered from the “Panic of 1893” in the late 1890s, University Park experienced a much slower comeback, partly due to the oppressive DU debt, and partly because of continued low domestic water pressure throughout the neighborhood.
- Essential public transportation for University Park took its worst backstep when the Denver & Santa Fe Railway abandoned its route from central Denver to University Park in 1898. But neighborhood resident Will Iliff and other investors built the University Park Street Railway Company from South Denver into University Park the next year, service that continued for the next 51 years.
- University Park homebuilders led the way for the regional “Denver Square” development beginning in the early 1890s, including one of the nation’s first publicized examples in 1895 at 2181 S. Columbine Street (extant but extensively altered).



The 3-foot-gauge Denver Circle Railroad ran regular steam-powered commuter trains to University Park from central Denver using equipment very similar to this 3-foot-gauge Denver & Rio Grande Railroad locomotive and cars. The DCR/D&SF Railway line served University Park from 1887–1898. DPL.

D. THE BUCHEL ERA: A SOUTH DENVER SUBURB TAKES SHAPE, 1900-1920

Leadership Changes at DU

With McDowell's departure as DU chancellor in 1899, venerable and versatile Prof. Herbert Howe served as interim DU administrator (Van Wyke 1991:94). Howe and Prof. Ammi Hyde, two figurative and literal anchors of University Park with prominent homes in the neighborhood, remained as the last of the original DU faculty (Breck 1997:100). Bishop Warren headed the chancellor search to locate Henry Augustus Buchtel (1847–1924), the robust Methodist minister who first visited Denver in 1884. After Buchtel had orchestrated funding and construction of downtown Denver's Trinity Methodist Episcopal Church, opened in 1888, he moved back to Indiana and then to New York and New Jersey where he took several pastoral posts and built several corresponding church buildings. Impressed from the first with Buchtel's preaching abilities—"vivid, intense, commanding, framed in lyric words, filled with hyperbole, and directed to the conversion of hearers" (Breck 1997:98)—Warren, fellow DU trustees, and Denver Methodists seemingly drafted Buchtel as their only choice to rescue the University of Denver, and by extension University Park.

Warren called on Buchtel in East Orange, New Jersey, and the bishop persuaded the pastor to "have the spirit of sacrifice in sufficient measure to come and get under our load" (quoted in Breck 1997:98). Buchtel agreed to be in Denver by the 1st of January

1900 and to begin the new century with a renewal of the Methodist educational enterprises in Denver. Lizzie Warren quickly "spent a year's rent," refurbishing Gray Gables as the new chancellor's University Park address (University of Denver 1973:2).



DU Chancellor Henry Augustus Buchtel (seated, center) started on the first day of 1900 tackling the university's large debt and creating a larger-than-life image for himself. He held regular meetings with students, faculty, staff, neighbors, and donors in his home, starting with his family's occupancy of Gray Gables (here) in his first years. DU Archives.

“He found the University in a sad state,” described DU historian Allen Breck (1997:98,100), “every square foot of land and buildings [including lots and houses throughout University Park] mortgaged, [and the nine remaining] faculty salaries in arrears. The debt, as far as anyone could estimate it, was approximately \$200,000.” While Buchtel acclimated to the crisis and raised \$50,000 through the summer of 1900 (Breck 1997:99), he encountered the bitter conflict between the Warrens, their son-in-law Briggs, and DU trustees, followed by the closing of the Iliff School of Theology. With that setback and realization that the downtown DU campus labored under the most problematic mortgages, Buchtel focused on stabilizing and indeed expanding the Hilltop campus in University Park. He traveled throughout Colorado and neighboring states, signing onto the Chautauqua speaking circuit, a popular and financially lucrative schedule of lectures in community auditoriums. “Buchtel’s approach was simple,” summarized Breck (1997:99):

He was available to speak at the dedication of a church, to preach at any time, to meet prospective donors and students individually, and to give formal lectures to all kinds of audiences.... He was particularly successful in his lectures on Theodore Roosevelt and Lincoln, especially on the Chautauqua lecture circuit through the Midwest.... Chautauqua alone produced some \$27,000 between 1909 and 1917. Most of his [speaking fee] money went directly into the University treasury....

Buchtel’s family joined him at Gray Gables that summer of 1900, including wife Mary, daughters Emma and Mary, and Henry Jr. Their eldest child Frost studied medicine at the time in Pennsylvania. That fall, DU enrollment increased slightly to 640, evidence

that the downward trend of the 1890s had been reversed (University of Denver 1973:3, Breck 1997:98).

Early in 1901, 5-year-old Henry Jr. died and Mrs. Buchtel, following funeral services at Gray Gables and then at the family center in Indiana, remained in Indiana for a time. Their son Frost joined the chancellor in Denver, and the household moved from Gray Gables to “Waterbury Cottage” at 2167 S. Fillmore Street, a large carriage house at the back of that lot (extant but heavily altered) (University of Denver 1973:3, Etter 1974:9).

Buchtel’s fundraising and growing community support prevented foreclosure in late 1901 on University Hall, and thereafter the DU debt continued to shrink. In early 1902, William G. Evans and fellow trustees pledged to accelerate the fundraising effort. “The team of Buchtel and William Evans,” wrote Breck (1997:100), with Evans as president of the board of trustees, “exemplified not only a firm friendship but an ability to conjure up money from unlikely places.”

Bishop Warren at the same time agreed to devote much time and travel to raise and personally match substantial amounts. By mid-1903, Warren paid off the Chamberlin Observatory mortgage of almost \$4,000 and he retired mortgages of almost \$40,000 on downtown DU buildings. In a complicated deal full of incentives for all parties, that year the Warrens contributed still more dollars toward the remaining DU debt, in return for Buchtel and the trustees’ agreement to grant the Iliff School of Theology its autonomy complete with the 10 southeast acres of the 40-acre Hilltop campus. The university “burned the last mortgage in September,



Another driver in the Will Iliff family, another new car. Probably Wes Iliff, oldest son, is in the driver's seat with his mother and siblings in front of their 1899 house on S. Adams Street, c. 1915. Ann Student collection.

1903,” and the theology school gained its independence, although Iliff Hall remained closed while the Warrens along with Will Iliff and his sister Louise raised additional funds to reopen Iliff Hall’s doors, someday (Templin 1992:46–47).

Another positive development in 1903 was a Colorado Supreme Court decision which held that the tax exemption provisions in the Colorado Seminary’s 1864 charter pertained to all properties owned by DU, not just buildings and properties used explicitly for higher learning. Since at least 1882, DU had been involved in a series of entangled court cases by county governments claiming that the university needed to pay property taxes on non-campus properties consistent with the 1876 Colorado constitution. With earlier

cases not finding in DU’s favor, several county governments had assessed large tax bills on DU properties, and even taken ownership of several properties. With all mortgages paid and no property taxes owed, “the clouds had vanished” and “the university was saved,” ready for a robust period of growth (Doud 1932:10).

With DU’s economic troubles largely solved, the university turned its attention to leveraging its real estate assets to solving the university’s housing shortage. Many students and faculty members still “bunked” in housing owned by DU or stalwart founders of University Park. In 1899, Reverends Albert Knudson and John Robert Van Pelt, both theology professors at Iliff

School of Theology, as well as DU Chancellor William McDowell, lived in residences owned by Elizabeth Warren on Professor’s Row. (Corbett & Ballenger 1899; 1900 Census). In his 1900 annual report, new Chancellor Buchtel lamented the time and cost of students “who are living in the city and going out in cars.” Early in



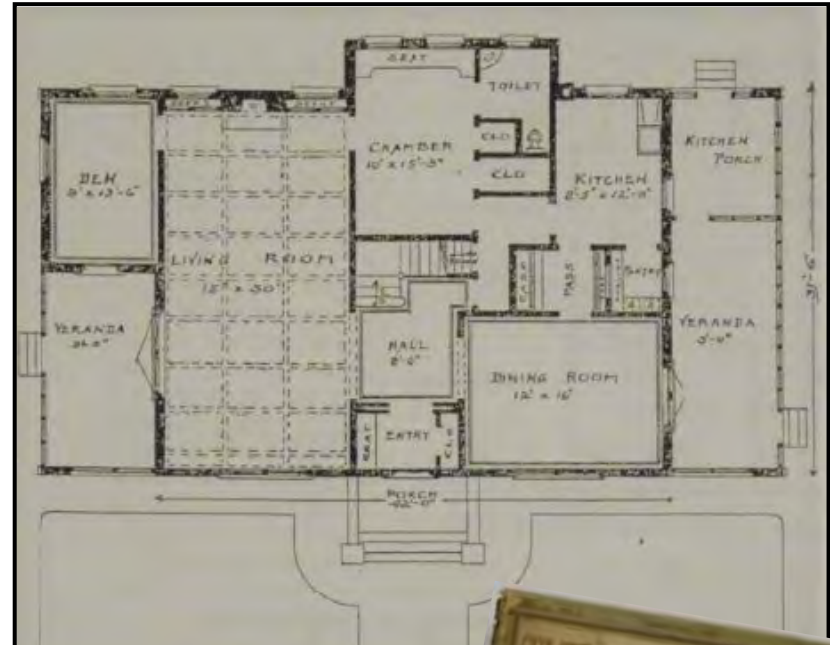
Popularity of the individual automobile caused the ultimate decline of rail transit between University Park downtown Denver. Another Iliff run-about, perhaps a Buick, about 1910. Ann Student collection.

1901, the DU trustees committed to setting up a corporation to construct 15 new houses to provide a place “where families can live and accommodate students” and to give University Park “more of a town like appearance” (*Colorado Transcript* January 2, 1901).

Buchtel Bungalow

Now with DU free of long-term debt, Chancellor Buchtel more freely devoted his time and energy to the student body, the curriculum, and campus development extending into University Park. He and Mary decided to build a permanent home in University Park, not far from the Hilltop campus and with a floorplan that fit the chancellor’s hosting of breakfasts with small groups of students, meetings with faculty and donors, and evening entertainment on a modest scale. In 1905 they commissioned Denver architect Harlan Thomas (1870–1953) to design a large bungalow-style house for the southeast corner of E. Evans Avenue and S. Columbine Street, about three blocks northeast of University Hall. The house was completed in 1906 (DU Archives: Real Estate Records).

Architect Thomas, born in Iowa and maturing in Fort Collins, Colorado, worked in the late 1880s in Denver as a carpenter and draftsman. He received an engineering degree from Colorado State College in 1894 and then studied architecture for a year in France (Michelson 2018). Before and after that first time in Europe, Thomas drafted and designed numerous religious, academic, residential, and ornamental commissions in and around Denver. His credit for the Richardsonian Romanesque-style First Methodist Church of 1891 in Boulder (Noel 1997:174) surely



DU Chancellor Buchtel’s own new house at 2100 S. Columbine Street found itself in the March 1906 pages of The Craftsman magazine, the journal of the American Arts & Crafts Movement, in an article by the architect, Harlan Thomas. The floorplan was designed for entertainment, and served as the Governor’s Mansion, 1907–1909. DU Archives.

attracted the early admiration of Rocky Mountain Methodist leaders. Thomas had recently returned in 1904 from another year-long tour of Europe when approached by the Buchtels. Since Thomas' Denver portfolio included few individual residences, the Buchtels might have put forth the bungalow idea, and Thomas excelled with their commission and others for University Park.

If Thomas had not been especially known for bungalows prior to the Buchtel project, his design skills rose quickly to the national stage with his own article on the style in the March 1906 *The Craftsman* magazine of editor and furniture maker Gustav Stickley. The essay, "Possibilities of the Bungalow as a Permanent Dwelling," acknowledged that at least in Colorado the bungalow first found popularity as a seasonal mountain retreat but, with "double construction" of a central concrete-block core finished in standard bricks and flanked by all-weather porches, would be comfortable year-round in an urban neighborhood (Thomas 1906:859–863).

The bungalow built for Chancellor Buchtel shows an exterior that is especially attractive, with its low, widely overhanging roof, supported by massive brackets, and its arrangement of windows and verandas.... In interior arrangement the Buchtel bungalow is roomy and convenient.... (Thomas 1906:859).

Thomas revealed his engineering background through the use of concrete blocks for the core walls in this and other University Park house examples in *The Craftsman* article. He inferred the durability and efficiency of the concrete's thermal mass for Denver's wide seasonal temperature swings. A shorter article featuring Thomas' University Park bungalows in the monthly *The Cement Age* (1906:162) of June 1906, "A Concrete Bungalow in Colorado," re-

peated the advantages of the core material and "double construction" with finish-bricks on the outside, for any climate. Later that year Thomas moved to Seattle, Washington, launched a prolific architectural practice, and directed the University of Washington's School of Architecture from 1926 through 1940 (Michelson 2018).



The architect of the 1906 Buchtel Bungalow, Harlan Thomas, designed two other bungalows in University Park, the Roberts House next door at 2112 S. Columbine (extant, pictured above in *The Cement Age* 1906, see page 81) and another at 2266 S. Columbine (demolished in 2018).

Economic Recovery and Improving Water Service

To improve University Park's troubled water service and stimulate new development, Denver Union Water Company in 1905 installed a "stand pipe," a 45-foot-tall steel storage tank, on a rise at the north side of E. Iliff Avenue between S. Jackson and S. Harrison Streets (not extant), just west of Colorado Boulevard. The 660,000-

gallon tank received water from the provider's Capitol Hill pumping station flowing south through its 10-inch north-south "Conduit No. 2" pipe under University Boulevard, then 12 blocks east under E. Iliff Avenue to the tank. Water "could be fed into the tank during periods of low demand," according to Denver Water historian Earl Moseley (1966:27–28), then the tank's elevation and large supply would boost pressure throughout the neighborhood and meet high demand periods from its substantial stored supply. However, the system only somewhat improved "pressure conditions during peak periods of consumer demand," Moseley (1966:27) admitted.

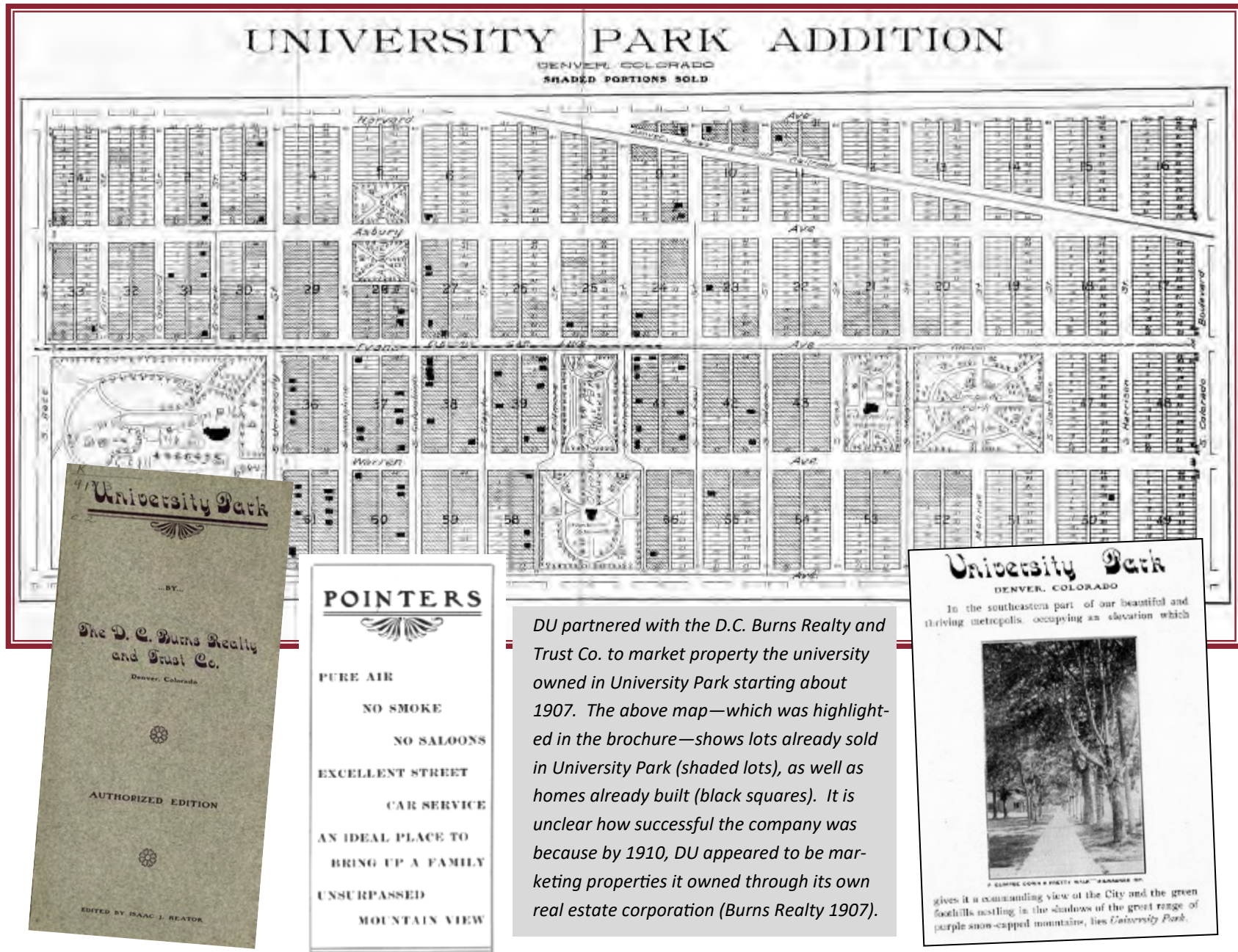
With improving domestic water service, DU's debt eliminated, and a recovering economy in the city, state, and nation, after 1905 University Park construction activity began slowly to rise. DU began ramping up its efforts to sell off land in University Park, targeting not only loyal Methodists and university affiliated persons, but also



Will and Alberta Iliff's three children—left-to-right: Seward, Alberta "II," and Wes—about 1912 in their yard near the carriage house on S. Adams Street. Alberta married neighbor Robert Shattuck and lived at his family home nearby until her death at age 101 in 2011. Ann Student collection.

private parties with cash on hand. And DU had much land to sell. A 1907 map of the neighborhood (see next page) showed only seven houses east of South St. Paul Street, including Fitzroy Place, the W.S. Iliff house, and the Beggs residence. A 1907 real estate brochure produced by the D. C. Burns Realty and Trust Co. marketed University Park as a place of "beauty and attractiveness" with "pure air." The brochure further promoted University Park's low prices and easy access to the University Park streetcar line as an "ideal location for a home or for investment" (Burns Realty 1907). These efforts were supported by DU's real estate arm, the University Land and Building Company incorporated in 1910 (Colorado State Archives: Incorporation Records January 4, 1910). Construction activity in University Park picked up in the years that followed, with the City and County of Denver issuing 36 building permits in University Park from 1906 to 1914 (Denver Permit Records).

While some professors and others with university ties purchased newly available lots in University Park, developers and individuals without any affiliation to DU also began to live there. Fueled by Denver's economic recovery, University Park now became attractive to prospective home buyers who worked in downtown Denver. With the Buchtel's landmark endorsement of the bungalow style close to the campus, S. Columbine and S. Clayton Streets developed into the new Professors Rows as those streets' new bungalows appeared closer to the DU campus and to University Boulevard. Sales were largely concentrated close to DU and the University Park streetcar line, with DU continuing to own almost all of the blocks and lots north of Asbury Avenue and south of Jewell Avenue between S. Josephine and S. Colorado Boulevard in 1911 (DU Archives: Real Estate Records May 1, 1911).



UNIVERSITY PARK ADDITION

DENVER, COLORADO
SHADED PORTIONS SOLD

University Park
...BY...
The D. C. Burns Realty and Trust Co.
Denver, Colorado
AUTHORIZED EDITION
EDITED BY ISAAC J. REATOR

POINTERS
PURE AIR
NO SMOKE
NO SALOONS
EXCELLENT STREET
CAR SERVICE
AN IDEAL PLACE TO
BRING UP A FAMILY
UNSURPASSED
MOUNTAIN VIEW

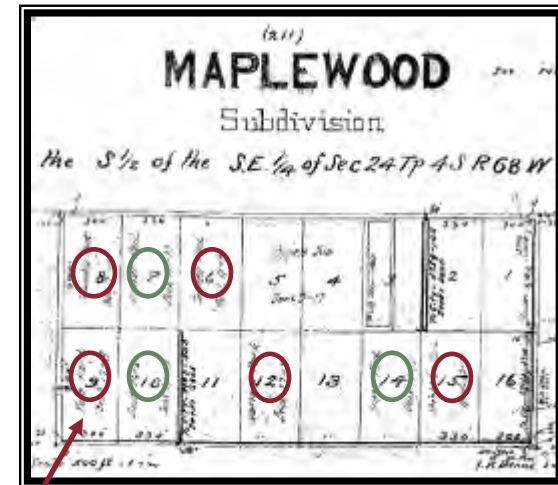
DU partnered with the D.C. Burns Realty and Trust Co. to market property the university owned in University Park starting about 1907. The above map—which was highlighted in the brochure—shows lots already sold in University Park (shaded lots), as well as homes already built (black squares). It is unclear how successful the company was because by 1910, DU appeared to be marketing properties it owned through its own real estate corporation (Burns Realty 1907).

University Park
DENVER, COLORADO
In the southeastern part of our beautiful and thriving metropolis, occupying an elevation which

gives it a commanding view of the City and the green foothills nestling in the shadows of the great range of purple snow-capped mountains, lies University Park.

As probable testament to the influence of Chancellor Buchtel and Bishop Warren—whose Fitzroy Place suffered a serious fire in 1910 (Van Wyke 1991:83)—in 1911 the city’s private water provider invested in more infrastructure for University Park and other neighborhoods of “the district lying east of Washington Park” (Moseley 1966:2). At the southeast corner of University Boulevard and Jewell Avenue, the Denver Union Water Company installed a steam-powered pumping station (replaced in 1932) with one 2-million-gallon “pumping engine,” and added another of similar capacity in 1912. The company also dug up street rights of way “laying mains to and from [the pumping station] for the purpose of improving peak load pressures” (Moseley 1966:9). Paving of most streets in University Park—at the time, typically crushed and rolled stone sealed with oil—soon followed this disruptive construction, improving life at several levels for DU and the neighborhood (*Municipal Facts* April 12, 1912). Also in 1912, a \$16,110.88 contract was let to install new sewer lines in the West and South Side Sanitary Sewer District, including running 8-inch vitrified-clay sewer pipe to University Park (*Municipal Facts* April 12, 1912). All of these improvements helped to make University Park more viable and attractive as a residential settlement and suburb of Denver.

The strengthening Denver economy and positive outlook for University Park led to increasing optimism regarding the prospects for redevelopment in adjoining subdivisions as well. Maplewood, the plat just north of University Park (north of E. Jewell Avenue) consisting of 16 blocks each 4-to-5 acres in size, had seen little to no development activity since its recordation in 1883. Out-of-state investor James A. Hill re-platted five of these spacious blocks (6, 8, 9, 12 and 15) in 1907, creating the new subdivisions of Columbia



Beginning in 1907, optimistic land speculators began replatting the 4-to-5-acre “lots” in the 1883 Maplewood Subdivision into more urban-sized lots, anticipating residential suburban development there. James Hill replatted Maplewood lots 6, 8, 9, 12, and 15 (shown in red above) into 48 approximately 25’ by 125’ lots each in 1907. One example of this is lot 9 of Maplewood (above) which was replatted as Yale Park (left). In 1908, William Scott re-platted three more of the large garden lots in Maplewood (7, 10, and 14) into subdivisions with 48 lots each, also. *Denver Subdivision Plats.*

Park, Cornell Park, Harvard Park, Princeton Park, and Yale Park. Each of these “Ivy League” subdivisions contained 48 urban lots, approximately 25’ by 125’ in size, with half of the lots facing east and west respectively, and all lots backing onto a north-south center alley. In 1908, William Scott of Denver re-platted three of the Maplewood blocks (7, 10 and 14) as Irene Park, Scott Park, and Weaver Park, laying them out similarly to the five James A. Hill plats (Denver Subdivision Plats)

That same year John Babcock’s dire financial straits led him to re-subdivide the approximately 4-acre homestead tract he had set aside for his family as part of Asbury Park 2nd Filing in 1890 into Shakespear [sic] Addition. This tract abutted E. Iliff Avenue on the south, extending between S. Cook and S. Monroe. The re-platted addition consisted of two blocks, each with 24 lots of similar size and configuration as the “Ivy League” subdivisions of 1907. These reconfigured subdivisions were now ready to accommodate new homes for Denver commuters with a preference for small suburban lots.

Several blocks from DU and the University Park streetcar line, the re-configured subdivisions of 1907 and 1908 did not attract suburban residential development as anticipated, with a few exceptions. (These plats would have to wait until Denver’s next housing boom after World War II to see development.) (Denver Subdivision Plats)

The promise of a simple agrarian lifestyle in south Denver still attracted a few takers during this period. In 1900, a small house was built on one of the 5-acre irrigated tracts in the First Addition to University Gardens, currently addressed as 2631 S. Jackson Street (heavily altered with a new house in the front yard in early

2020). Five years later, a farmhouse in the National Folk genre was built on Block 3 of University Gardens at 2408 S. Monroe. Carroll and Goldie Craven were living there by 1910 operating a “home dairy,” and were still residing there in 1937 (Ancestry).



Few bought into Babcock’s 1885 University Gardens and First Addition to University Gardens in 1886, both consisting of 5-acre “garden lots,” given the remoteness of the location. The 1905 Baist Map (DPL) shows a surviving (in 2020) 1900 farmhouse in the First Addition to University Gardens on lot 3. A surviving (in 2020) farmhouse on lot 3 of the original University Gardens was built in the same year as the map’s issuance.

Bungalows of the New Century in University Park

Bungalows were relatively new to University Park with the Buchtel's house. The style decidedly ushered in the new century locally and throughout the nation, a favorable parallel to Buchtel's 1900 arrival in University Park. The style and typically horizontal form appeared in New England and matured in California in the 1890s, joining the American Arts & Crafts Movement—heavily promoted by Gustav Stickley and *The Craftsman* magazine—and gaining rapid popularity through printed and mailed periodicals and inexpensive house plans. With broad attachment to their residential lots, most often 1-story and frequently with generous attic rooms extending into large dormers, bungalows incorporated wide front porches or sunrooms to blur distinction between indoors and outdoors, ideal features for Denver's mild summer climate.

As with the Buchtel Bungalow, for some new University Park houses local architects responded to client preferences with custom designs. And as the mail-order kit- or catalog-house—from Sears, Roebuck and others—became an economical option for buyers, the bungalow proved a popular style in that medium as well, particularly for the middle-class. Further, local lumber companies offered their own lines of bungalows, Foursquares, and other styles for custom assembly and perhaps speculation in University Park. Builders—such as Fred T. Adams who constructed the Buchtel Bungalow and other houses in University Park (Etter 1974:31)—played the essential role of assembling the design, whatever its origin, on the buyer's lot.

One of the earliest bungalows in University Park—and a predecessor to the Buchtel Bungalow—is the 1901 house at 2300 S. Clayton



The California-influenced 1901 bungalow at S. 2300 Clayton Street was one of the earliest of the style in University Park and thus in Denver, and was featured in historian Don Etter's 1974 (40–41) classic Denver University Park. Unfortunately, recent "pop-up" and rear expansions have re-cast the house into a non-historic appearance. Photo: Don Etter.

Street, with its generous front porch supported by brick plinths and geometric wood columns, bracketed eaves, and exposed rafter ends (extant, but the house has endured recent extensive alterations). Also dating from 1901 was a more transitional-style house at 2061 Clayton Street (extant). This house still has the steep front gable of a Queen Anne house but sports an expansive front brick porch with square columns in the bungalow style. Another early example is the Shultis house of 1900 at 2105 S. Fillmore that acknowledges the cleaner lines, symmetry, and full-width porch of its Denver Square and bungalow neighbors elsewhere in University

Park, but also borrowed from Queen Anne gable-fronts and decorative bargeboard along the front eaves.

The early bungalows of University Park, including the 1901 house at 2300 S. Clayton and the 1906 Buchtel residence at 2100 S. Columbine, undoubtedly influenced the design of other bungalows in the neighborhood, bringing bungalows to University Park relatively early for Denver. Whereas most bungalows in Denver had front-facing roof and porch gables, in University Park these homes typically followed the side-gable tradition established by the earliest neighborhood examples. Most of these homes are on two to three lots, following the tradition of spacious residential parcels in the neighborhood. Other notable early bungalows in the neighborhood that remain intact and largely unaltered include:

2112 S. Columbine:

In tandem with the Buchtel Bungalow commission, architect Harlan Thomas designed two other large interpretations of the style, one next door to (south of) the Buchtels at 2112



S. Columbine Street. Fred T. Adams built this 1906 concrete bungalow for Dr. Frank Hunt Hurd Roberts, an experienced history and government educator who received his PhD from DU and then joined its faculty in 1903 (Etter 1974:35, Johnson, ed. 1903:330–331). The other Thomas-Adams concrete bungalow, built in 1907

for merchant William E. Miles at 2266 S. Columbine Street, was recently demolished (Etter 1974: 41).

2254 S. Adams: This unusual side-gabled bungalow from 1911 is



covered in wood shingles, sports three bracketed front dormers, an enclosed front porch, and a Colonial Revival door surround and front window configuration (additional research is needed to confirm this

is original and not an infill). An early house by prominent Denver architect William M. Bowman, it was occupied by Albert R. Merritt, “commercial traveler,” in 1915 (Ancestry: Denver City Directories).

2337 S. Cook (1909), 2111 & 2309 S. Clayton (1910), 2065 & 2280



S. St. Paul (1911), 2150 & 2144 S. Josephine (1914 & 1918), 2171 & 2148 S. Columbine (1918 & 1919). Many of these houses were occupied by middle-class owners, such as the bungalow at 2337 S. Cook

Street, occupied by John D. Richards, a bookkeeper in 1915, and

the house at 2065 S. St. Paul Street, home to a broom maker in the same year. The house at 2065 S. St. Paul Street was designed by architect William Child and built by T. Rushnevsky for Robert H. Beggs, probably as a rental. Permit records for the bungalow at 2280 S. St. Paul Street listed W.H. Edwards as the architect, and George H. Munch as the contractor (Denver Permit Records, Denver City Directories).

Governor Buchtel and a Growing University of Denver

Chancellor Buchtel's far-flung speaking, preaching, and fund-raising throughout Colorado attracted attention beyond Methodists and educators. In 1906 the state Republican Party drafted Buchtel to run for governor, a position he won handily late that year. A gala inauguration assembly followed in January 1907 at Denver's Trinity Methodist Episcopal Church, with participants escorted by DU students four blocks to the State Capitol. During his two years in office, 1907–1908, Buchtel insisted that his home in University Park serve as the governor's mansion, thus increasing activity and exposure for the neighborhood and adjacent DU (Breck 1997:104,106). The reliable Denver City Tramway Company, with its University Park streetcar line running along Evans Avenue by Buchtel's home, served as the major official link from the Capitol in central Denver. As governor, Buchtel achieved much in two prosperous years for the state (Colorado State Archives 2019):

Buchtel accomplished the development of a stringent pure food law, the creation of a functional Railroad Commission, and the passing of a well-written Colorado insurance code.... Buchtel left office authorizing a peerless public building program which was responsible for the creation of 48 [state] building



The 1906 Buchtel Bungalow served shortly after completion as the Colorado Governor's Mansion upon election of the DU Chancellor as governor in late 1906. The expandable interior offered intimate and larger spaces for meetings and receptions. DU Archives.

projects and twenty-eight bridges throughout the State.

Meanwhile, as DU chancellor, Buchtel applied to New York philanthropist Andrew Carnegie for funds to build a separate library building at DU's Hilltop campus. Carnegie committed \$30,000 in 1906 to an equal match by DU, and by 1908 the very busy Buchtel and his DU trustees raised the required funds. "The Carnegie" as the Robert Roeschlaub-designed Classical Revival-style library (not extant) came to be called, opened in 1909 just west and slightly downslope of Roeschlaub's Richardsonian Romanesque-style University Hall. Roeschlaub also drafted a new DU campus plan (Van Wyke 1991:80) and his library effectively re-oriented the campus—

since Iliff Hall now stood on separate property to the south—in design and direction. “The Carnegie” and its companions that soon followed featured primary façades facing north onto Evans Avenue and away from the theology school (Breck 1997:102).

The Hilltop’s new Alumni Gymnasium of 1910 (not extant) and Carnegie-financed Science Building of 1912 (not extant) joined

Roeschlaub’s lineup of north-facing Hilltop campus facilities along Evans Avenue. With funds raised by Colorado Methodists, construction also started in 1910 on DU’s large Chapel, credited to architect Thomas Barber (Van Wyke 1991:80), between the gym and the science lab along Evans Avenue. (The Chapel later was re-named Memorial, then Buchtel Chapel. It was destroyed by fire in 1983; one of its two bell towers is extant.) The fledgling University



The DU Hilltop campus and several blocks of University Park about 1920, facing northeast. Campus buildings of the Buchtel Era facing north away from 1893 Iliff Hall (lower right) are (from lower left toward the center): 1912 Science Hall, 1909 Carnegie Library, 1917 Buchtel Chapel, 1892 University Hall (extant), and 1910 Alumni Gymnasium. A few pictured neighborhood houses along S. Josephine Street survive in 2020. DU Archives.

Park Methodist Episcopal Church, formed in the chapel of University Hall, met in the new Chapel for the next decade through 1928 (Fisher and Wilson 2018:39,44; Breck 1997:106; Van Wyke 1991:82; Shattuck 1986:4).

Of significance for the adjacent University Park neighborhood, DU started construction in 1907 on a 3-story brick men's dormitory, Templin Hall (not extant), at the northeast corner of E. Evans Avenue and S. Josephine Street (Breck 1997:106). The tall Denver Square-style building would not have been thinkable without the 1905 domestic-water stand pipe nine blocks southeast. Templin Hall, one block west of the Buchtel Bungalow along the chancellor's stroll toward the Hilltop campus, complimented the 1892 Wycliffe Cottage women's dormitory (not extant) also inside the neighborhood on DU lots, one block north of the chancellor at Columbine Street and Asbury Avenue (Fisher and Wilson 2018:46). With these Hilltop and University Park support buildings, and a stabilized downtown campus as well, DU enrollment in the fall of 1910 topped 1,020 (Breck 1997:102).

Iliff School Re-Opens, Potato Clark and Bishop Warren Depart

In September 1910 with a \$200,000 endowment accumulated by the Warrens, Iliffs, and other Colorado Methodists, the Iliff School of Theology reopened after a 10-year hiatus (Breck 1997:101). Its 1893 main building, Iliff Hall, now stood on 10 acres transferred from the University of Denver as part of the theology school's independence granted in 1903. The long-dormant building, according to Iliff historian Templin (1992:49) "had been redecorated, there was some new furniture, and a pipe organ...had been installed in

the chapel, the gift of Mr. William Seward Iliff." The faculty numbered three, including Bishop Warren and the new president Harris Rall, the student body numbered 16, the library held 5,300 books, and the new board of trustees included Will Iliff and his sister Louise, both nearby residents of University Park (Templin, ed. 1992:48–50).

In October 1910, Rufus "Potato" Clark, whose 1886 enticement of land placed both the theology school and the University of Denver on their shared Hilltop campus, died in Denver at age 87. The farmer-turned-developer became "in his own way one of Denver's movers and shakers," described South Denver historian Van Wyke (1991:112):

He had lived to see his potato farm transformed into [South Denver's Platt] park, his prairie land into a fine [University of Denver] campus, and the Town of South Denver [with its University Park] into one of Denver's prime locations.

The Denver theology school conducted a rededication ceremony for Iliff Hall in February 1912, with the main speech delivered by Bishop Warren (Templin, ed. 1992:64). Still active in local and national Methodist affairs, the 81-year-old patriarch of DU, Iliff School, and University Park fell ill after a June 1912 sermon in central Denver. Warren died of pneumonia at his Fitzroy Place mansion in July, probably a short time after completion of repairs following the fire two years earlier. He had been a minister for 57 years, including 32 years as a bishop, and had lived in University Park for 25 years (Templin, ed. 1992:66, Van Wyke 1991:83).

Rallying for the World War

DU enrollment climbed steadily in the 1910s, with 1,695 on both campuses in the fall of 1916 (Breck 1997:100). With the United States' entry into the World War in April 1917, the University of Denver "moved with dispatch," wrote DU historian Breck (1997:110), to incorporate military training. Under the government's Student Army Training Corps (SATC), DU committed three professors to classroom warfare instruction, including Dr. Ira Cutler of 2122 S. Clayton Street in University Park. More than 250 DU students initially enrolled in the training of combat techniques for men and field nursing for women. The 1910 Alumni Gymnasium became barracks for the men and the new Chapel's basement became their mess hall. Open DU fields north across Evans Avenue and east across University Boulevard in University Park, including the grounds around Chamberlin Observatory, served for the male students' "drilling, hand-grenade throwing, bayonet practice, charging, and elements of trench warfare," according to Breck (1997:110).

Breck (1997:106) recorded that 566 DU students served in the armed forces—with 11 killed and 18 wounded—before the end of the war in November 1918. Also, the worldwide flu epidemic associated with the war hit Denver—more than 13,000 Denverites caught the virus from which 1,500 died in the pandemic (Leonard and Noel 1990:167–168)—and University Park in the same years, remembered Dr. Robert Shattuck (1986:14). To honor its own students and others making sacrifices during the war, DU named its newly com-

pleted sanctuary/mess hall "Memorial Chapel" in December 1917 (Breck 1997:106).

The end of the World War brought a backlash against military training at DU and at the same time opened controversy among Denver Methodists over religious doctrine at DU (Breck 1997:101,111). Accusations of "infidelity" at DU, revolving around



When the United States entered the World War in April 1917, DU responded with campus programs and student enlistment. Drilling for men included trench-warfare practice in University Park open spaces north of the Hilltop campus. DU Archives.

the acceptance of the theory of evolution, ran into the large figure of Chancellor Buchtel. He replied through local newspapers throughout 1919, Breck (1997:102) related, “that the University had produced more than 200 ministers of a variety of denominations...” He further implied that DU’s recent economic recovery and academic success had created an academic institution larger than the boundaries of Methodism, stating that only “30 percent of the students in the whole University were from Methodist families.” The university’s aggressive physical expansion and Buchtel’s widening views led to increased student enrollment, and in turn brought greater development interest and activity in the University Park neighborhood.

The Departures of Matriarch Warren and Chancellor Buchtel

Elizabeth Fraser Iliff Warren—stepmother of Will Iliff, mother of Edna (Briggs) and Louise Iliff, and widow of John Wesley Iliff and then Henry White Warren—died at age 76 in Fitzroy Place in University Park on Valentine’s Day, February 14, 1920. Lizzie Warren had been a colonist of University Park since 1887, co-founded the Iliff School of Theology in 1892, funded associated endowments and relieved debts large and small, and helped re-open the theology school in 1910. She built and managed several houses in University Park, starting with Gray Gables on 6th (S. Milwaukee) Street and extending that first Professors Row with other residences. Her landmark Fitzroy Place of 1893, shared with Bishop Warren, endorsed the early colony with its largest residence and center of social events for the evolving neighborhood. With the passing of her second husband in 1912, Lizzie retreated to Fitzroy Place with daughter Louise (who lived there through 1966), while stepson Will Iliff assumed the family’s leadership position in Denver land, fi-

nance, religion, and education pursuits (Van Wyke 1991, Find A Grave 2019).

Henry Augustus Buchtel—rousing minister and public speaker, unparalleled fundraiser, DU chancellor, and Colorado governor—suffered a stroke in September 1920 and retired from the chancellor position that December at age 73 (DU Archives 2020). He and Mary continued to live in the Buchtel Bungalow during his retirement (and he died after another stroke in October 1924; see Chapter 5) (Breck 1997:111).

Other University Park Houses and House Styles

As many as 75 new houses appeared in University Park between 1900 and 1920, its largest period of growth thus far. Still, hundreds of home sites—including many recently re-subdivided parcels in the northeast and southeast areas of the neighborhood—remained vacant at the period’s close. Despite DU’s steady growth, aggressive real estate marketing efforts in the neighborhood, and more reliable water service from the 1911 pumping station at University Boulevard and Jewell Avenue, residential lots in University Park continued to fill in at a relatively slow pace. University Park’s distance from downtown Denver and its infrastructure deficiencies were contributing factors. And although Denver voters approved an almost \$14 million bond issue in 1918 to create a public water service—the Board of Water Commissioners, popularly “Denver Water”—to absorb the troublesome private domestic water providers, University Park still needed, and still waited, for more infrastructure improvements to boost water pressure and availability (Moseley 1966:VI/37,9).

One-story Classic Cottages and 2-story Denver Square-style houses continued to be a popular house type in University Park through 1920. As in previous decades, most of these homes were built on two to three lots, continuing the generous spacing of homes throughout the neighborhood.

A few important and intact examples, some with important historic associations, include:



2026 S Columbine: This 1900 Classic Cottage shows no sign of Queen Anne styling, with squarish windows, and classically detailed garlands and swags, and door surround. This house was home to a

Mrs. Cora Chapmen Harrison by 1905 (City Directory [Ballenger & Richards] 1905).



2288 S. Milwaukee: The Dr. Edward Jackson (Jackson-Willard-Taylor) House was built in 1902 to the design of Denver architect G.W. Huntington. Facing onto Observatory Park, this is

a Foursquare in the simplicity of its flat-plane 2-story façade. Its orderly window arrangement is not symmetrical, its entry porch is offset, and its pyramidal roof is not interrupted by a central front dormer. The Jackson-Willard-Taylor House became a Denver Landmark in 2019 (Taylor 2019, Etter 1974:13).

2075 S. Columbine: The somewhat petite 1906 Denver Square at



2075 S. Columbine Street with a wide, centered front porch, was acquired by the University Park Methodist Episcopal Church as its parsonage even before construction of a sanctuary (see Chapter 5).

2257 F. Fillmore: The 2257 S. Fillmore foursquare of 1906 exhibits



a holdover Victorian wrap-around porch. Probably built by DU, this residence housed many professors over the years, and appears to have conveyed from DU to Reverend David D. Forsyth and wife Myra

in 1911. Dr. James E. Le Rossignal, a well known economist who

taught at DU, who also lived there for a number of years (Ancestry: Denver City Directories).



3109 E. Warren: The side-gabled Four-square of 1910 at 3109 E. Warren was home to Edward W. Milligan, an executive with the Kistler Stationer Co. and his wife Ella Metsker Milligan, whom he married in 1911. Ella was DU's first Dean of Women, serving in that capacity from 1906-1911, and professor of Latin

and Art History at DU for many years (Etter 1974:15, Gerda 2004:293, DU Archives: Ella photograph from *The Kynewisbok* 1908:17).

In addition to Denver Squares and bungalows, University Park also hosted other architectural styles in the 1910s, reflecting the diverse educations and backgrounds of its many DU-associated residents. A few of the most noteworthy examples from this period are highlighted below, and include:



Victorian Throwbacks: 2284 S. St. Josephine and 2220 S. St. Paul.

A few impressive houses from the early 20th century continued to hang on to late Victorian asymmetrical massing and styling, albeit with simpler detailing and more modern porches. The house at 2284 S. St. Josephine (1910, shown above) was once part of a matching trio of houses including 2130 and 2140 S. University Boulevard (both now gone). It was owned by Mary R. Iliff and her husband, famed Methodist Rev. Dr. Thomas Corwin Iliff, a cousin to Will S. Iliff. The Rev. Dr. Iliff, a Civil War veteran who marched with Sherman to the sea in 1864, served as an Iliff Theology School Trustee from 1909-1917, as an early Methodist minister in Utah and Montana, and in many other prominent roles in the Methodist church until his 1918 death in Denver, apparently while residing at this home in University Park (Etter 1974:52–53, Find A Grave). Elsewhere, the 2 1/2-story Queen Anne inspired house at 2220 S. St. Paul (1905) was home to Herbert E. Johnson, assistant manager of Colorado Milling & Elevator Company by at least 1911 (Denver Assessor's Office, Ancestry, newspapers.com).



Mission Revival: 2260 S. St. Paul. This impressive 1-1/2 story 1905 house at 2260 S. St. Paul Street is Mission Revival style, rare for Denver. It was built by Chancellor Buchtel as a duplex, presumably as an investment on a

slow-to-develop street in University Park close to the elementary school. In 1921, the building became the Ramoth-Gilead Home, and sold to Oliver Fogarty in 1937 (Etter 1974:27, Denver Assessor's Office).



Georgian Revival: 2187 S. Adams. In 1907, Will Iliff sold Robert H. Beggs lots 23 to 26 of Block 42 in University Park. Beggs that year built the second house on block 42, a Georgian Revival-style residence, addressed as 2187 South Adams Street. Beggs was principal of

Whittier School and a trustee of DU for many years, but had previously found wealth owning a dry goods store in Leadville. He donated \$10,000 to alleviate DU's debt in 1902 (Denver Permit Records, Ancestry: City Directories, *Denver Post* December 16, 1914).

CHAPTER SYNOPSIS — THE BUCHEL ERA: A SOUTH DENVER SUBURB TAKES SHAPE, 1900-1920

- Henry Augustus Buchtel arrived with the new century in 1900 to save the University of Denver as its chancellor for the next 20 years. He spun off the theology school, reinvigorated the neighborhood, and put DU on the state map. He served as Colorado governor for one term in 1907–1909, and made his University Park bungalow the governor’s mansion.
- Construction of DU’s Templin Hall in 1907 signaled a gradual transition to a boarding campus rather than day school, with resulting impacts on University Park housing and transportation.
- The passing of the Warrens and Buchtel, and rise of the next neighborhood generation like Will Iliff and Hubert Shattuck in their iconic family homes, tracked the gradual changes in the appearance of University Park and with the University of Denver.
- University Park also hosted other architectural styles, reflecting the diverse educations and backgrounds of its many DU-associated residents, including examples of the Mission Revival and Colonial Revival architectural styles .
- University Park homebuilders put Denver on the national bungalow map in 1906 with architect Harlan Thomas’ design and *The Craftsman* article on the Buchtel Bungalow. Many of the surviving Foursquare and bungalow examples in University Park are early and well-detailed examples for Denver.
- The map on the following page shows houses built in the University Park neighborhood up to 1920.



The Buchtel Bungalow, left, and the Roberts house, right, both designed by architect Harlan Thomas, shortly after completion in 1906. Note that S. Columbine Street is neither paved nor curbed, but sidewalks and trees are in place. DU Archives.



Map Showing Subdivisions from 1920 or earlier, and Properties surviving in University Park today that date from 1895-1920. For numbered subdivisions, reference the Subdivisions map on p. iii of this report. Properties Data from Denver Assessor, 2017. Five Points Geoplanning.

E. MATURING SUBURB, 1921-1937

Maintaining the Credit of the School

Dr. Wilbur D. Engle, chemistry professor at the University of Denver since 1895, stepped temporarily into the DU chancellor position upon the retirement of Dr. Henry A. Buchtel in late 1920. Wilbur and Emma Engle lived in University Park at 2233 S. Columbine Street (extant but heavily altered) in a Denver Square they built in 1909, following housekeeping in two other University Park homes, the “Honeymoon Cottage” at 2127 S. Fillmore (extant, heavily altered) and the “tower house” at 2111 S. St. Paul (extant) (Breck 1997:114, Etter 1974:39, Shattuck 1986). The Engle family’s home occupations fit a succession pattern that affirmed the sturdiness and continued desirability of the neighborhood’s older housing stock as well as attraction of open lots for new homes. The pattern also sustained active DU connections with University Park. Other DU and Iliff School professors in the 1920s lived throughout University Park, including aging Ammi Hyde and Herbert Howe, and veteran faculty and staff members Ira Cutler, Lindsay Longacre, and Herbert Russell (Shattuck 1986).

“As the long and difficult search began for a new chancellor who would be as good as Buchtel,” recorded DU historian Allen Breck (1997:114), “Engel saw his job as one of maintaining the [financial and academic] credit of the school.” The acting chancellor’s financial assignment became much easier in 1921 when the endowment for DU reached its initial goal of \$400,000 (about \$5.5 million

in 2020 dollars) (Breck 1997:104). When DU selected English-born, Methodist minister and educator, and World War veteran Dr. Heber Reece Harper as its new chancellor in November 1922, the university remodeled a c. 1897 home at 2255 S. Columbine Street into a Federal Style edifice (extant) suitable for its leader (Breck 1997:114, Etter 1974:39). DU enrollment that fall term of 1922 recorded 3,504 on both campuses (DeBoer 1923:3).



The Colorado Seminary probably built the house at 2255 S. Columbine in 1897. Wilbur F. Steele, a professor at DU, and his wife Rose, resided there for several years. In 1907, DU sold the property to Della Elizabeth McLaughlin. DU re-purchased the property to convert it to the Chancellor’s residence in 1922 (Denver Assessor’s Records:Block 60).

DeBoer Plan of 1923

As the 1920s unfolded, the University of Denver moved to leverage its still-substantial real estate holdings outside the Hilltop campus and inside University Park. In January 1923 DU platted undeveloped land it owned in “Simpson Park,” an unusual enclave of vegetation earlier called Simpson’s Grove at the eastern part of University Park’s prairie bounded by Evans and Warren Avenues, S. Madison and S. Jackson Streets, 9 blocks east of the campus. Another of DU’s large holdings originally called Asbury Park, straddling Asbury Avenue 2 blocks northeast of the campus between S. Josephine and S. Columbine Streets, remained un-platted in DU’s possession (and hosted in coming decades a series of DU dorms, services, and a hospital) (Van Wyke 1991:66, Sanborn Maps 1929–1961).

Distinguished landscape architect, city planner, and civil engineer Saco Rienk DeBoer (1883–1974) of Denver completed a “Report” and sweeping landscape design in July 1923 to focus DU and University Park’s post-World War aspirations. The report was commissioned by the University Park Community Association led by five residents: Edmund Cressman, DU Chancellor Heber R. Harper (2255 S. Columbine), William S. Iliff (2145 S. Adams), DU Latin Professor Ella R.M. Milligan, former Dean of Women (2182 S. St. Paul), and Will H. Wade. The designer addressed “that area of the City of Denver bounded by Race Street on the west [the west edge of the DU Hilltop campus], the Colorado and Southern Railroad [parallel to today’s Buchtel Boulevard] on the north, the City limits on the east [Colorado Boulevard] and south [Yale Avenue]” (DeBoer 1923).

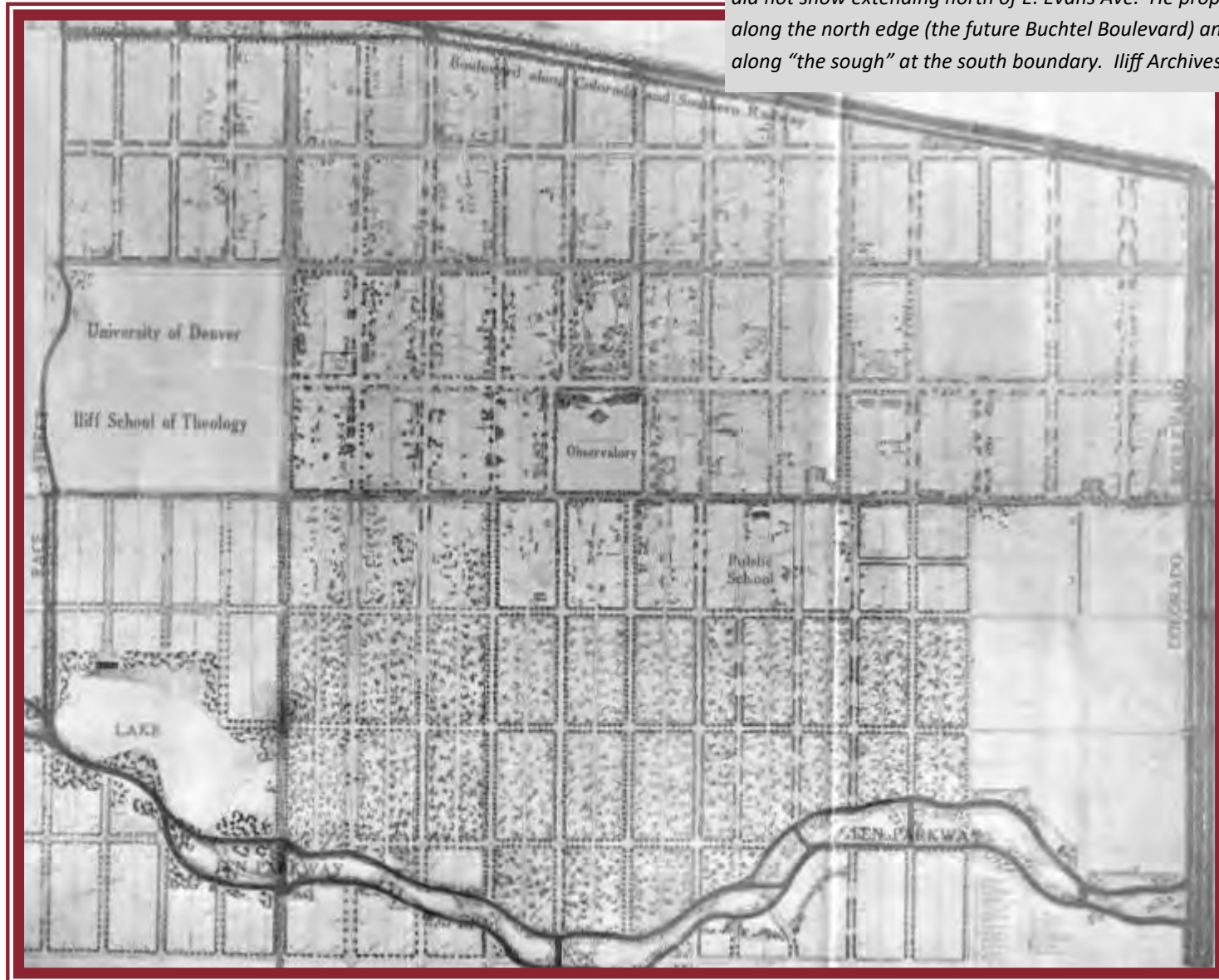
Born in the Netherlands to an architect father, DeBoer studied en-



Engineer and landscape architect Saco DeBoer’s neighborhood report of 1923 included this photo of a tree-lined gravel pathway along E. Warren Avenue—also gravel—in University Park. DeBoer praised DU and the neighborhood for their tree planting efforts (DeBoer 1923:3)

gineering and architecture in Holland, and horticulture in Germany. Suffering from severe tuberculosis, DeBoer immigrated to New Mexico, then to Denver by 1909 when his sanitarium moved to 4400 E. Iliff Avenue (long-named Bethesda Sanitarium and Hospital, extant as Denver Academy), 5 blocks east of University Park. He soon became the city’s official landscape architect under City Beautiful-promoting Mayor Robert Speer (Summers 1988, Van Wyke 1001:106, Breck 1997:97, Etter 2000:85–88). DeBoer also set up private practice with partner Walter Pesman in 1919, then

Saco DeBoer's University Park report of 1923 included this fold-out map of the subject area including the DU and Iliff School Hilltop campus, which he did not show extending north of E. Evans Ave. He proposed a boulevard along the north edge (the future Buchtel Boulevard) and a scenic parkway along "the sough" at the south boundary. Iliff Archives: DeBoer 1923.



took a break in 1922 to tour European cities, “and returned to Denver with a notebook overflowing with ideas from European city planning,” according to biographer Joyce Summers (1988). DeBoer believed, Summers wrote, “that homes in residential districts should be located around open parks and that residential streets should be pleasantly curved and planted...DeBoer held that traffic arteries should skirt the edges of these areas, making the neighborhoods quiet but accessible.” At the time DeBoer issued his University Park Report, he lived not far from the suburb, 20 blocks west at 515 E. Iliff Avenue (extant) (Summers 1988).

With exception of curving interior streets that would disturb University Park’s existing gridiron street plan, these ideals applied perfectly to the neighborhood and generally drew from its 1890 Ulrich Plan (see Chapter B). DeBoer complimented the “residence section of the University,” for its fine houses and “pleasant location,” and for planting many trees “since the eighties” to turn a “bleak, wind-swept, dry ridge...into a finely shaded suburb” (DeBoer 1923:3). He detailed a block of University Boulevard between Evans and Asbury Avenues as the “Business Center” (extant) for both DU and the neighborhood (DeBoer 1923:11). For DU, he produced a bird’s-eye view of a very rectilinear campus along the central axis of E. Warren Avenue with a new main entrance on the west. The projection placed existing University and Iliff Halls—in a seemingly reunited campus for DU and the Iliff School of Theology—flanking a proposed large, domed academic hall straddling Warren Avenue, backing onto University Boulevard and disconnecting the neighborhood to the east (DeBoer 1923:2).

DeBoer sought above all to address the persistent “isolation” of University Park from central Denver, noting that “the electric car

line” ride took 35 minutes to travel between the two, and automobiles could close the distance “in 20 or 25 minutes.” To decrease those travel times and encourage more development between central Denver and University Park, DeBoer suggested rapid commuter rail service along the existing railroad, and mapped a “direct [automobile] traffic route to City along C&S R.R.,” the first suggestion that soon became part of Buchtel Boulevard (and later a crucial segment of today’s Interstate Highway 25). Along the neighborhood’s south edge, DeBoer proposed “Fen Parkway,” a curving and divided drive along a seasonally flooded gulch called “the slough” (which in the 1960s became much-improved and flood-controlled Harvard Gulch and a linear park, but not a parkway, extending west to DeBoer’s home) (DeBoer 1923:5–8).



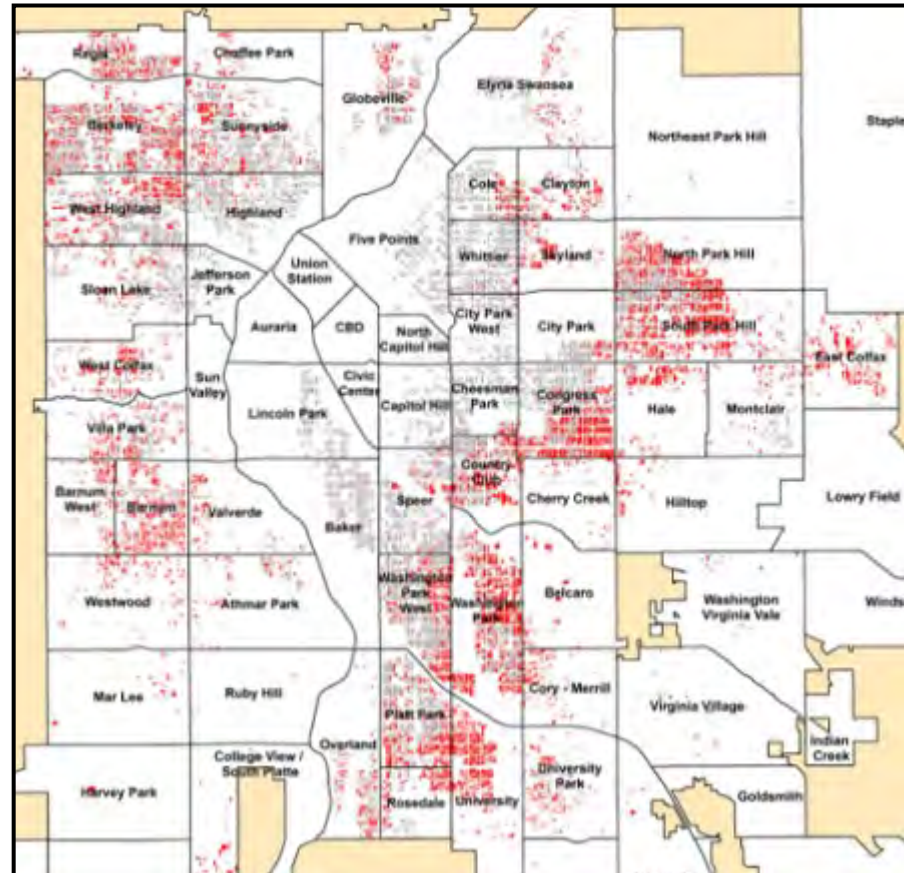
Large trees in front of Will and Alberta Iliff’s house at 2145 S. Adams Street. Will was on the University Park Community Association board that commissioned the 1923 DeBoer study. The plan recommended more tree plantings throughout the neighborhood. Square Moon.

University Park Housing Activity in the 1920s

By 1920, Denver's population had reached 256,491, nearly double that of 20 years earlier. Denver was poised to grow in all directions following the World War, including University Park with its streetcar connections, tree-lined streets, clean air, and—occasionally—clean tap water. Indeed, subdivisions radiating from central Denver filled in and expanded in the 1920s. The neighborhoods around City Park, Cheesman Park, Congress Park, Park Hill, and Sloan's Lake, along with Hale, Valverde, Barnum, West Highlands, Globeville, Skyland, Berkeley, and Regis supported the densest growth along the city's extensive streetcar system.

During the 1920s, more than 13,000 single-family detached homes were built in Denver (DenverInfill 2020), as the local economy boomed. Much of this construction occurred in neighborhoods outside central Denver, such as Congress Park and Park Hill to the east, Berkeley to the northwest, and Washington Park, Platt Park, and University Park to the south. University Park's housing boom was also fueled by DU's considerable growth in the decade following the World War, creating additional housing demand for both students and professors (DenverUrbanism.com 2020).

Many homes built during this period in University Park were 1 or 1 ½ stories and tended to be modest and relatively small. Some homes were wood frame while others were brick. The "brick bungalow" at 2273 S. Josephine (Denver Permit Records) was built in 1923 with dimensions of 30 by 34 feet, or 1,020 square feet, for an estimated



This map shows construction dates for single-family homes in Denver from 1920 to 1929. The University Park neighborhood is in the bottom center-right. The gray areas are previously developed, and the red shading depicts new construction during the 1920-1929 decade. DenverUrbanism.com.

\$4,000. Few houses in the neighborhood built during the 1920s were more than 1,600 square feet in size, and most were under 1,400 square feet (Denver Permit Records). This was in stark contrast to the larger 2-story homes most common in the neighborhood prior to 1900.

Small Houses and Their Architects

As Denver neighborhoods began to fill in, the bungalow style remained popular in Denver through the 1920s. However, revival styles—Classical, Dutch, English, French, Italian, and Spanish/Mission—emerged for variety and exterior distinction across the city (Historic Denver 2020).

The “Architect’s Small House Service Bureau,” founded in 1919 by Minneapolis members of the American Institute of Architects, opened a Mountain Division in 1921 in Denver. Several prominent local architects—William N. Bowman (2254 S. Adams, p. 81), Fisher & Fisher (see Hilltop Stadium below), Harry J. Manning (see Mary Reed Library below)—and others pitched in to create “quality, low-cost, small house plans of architect design” (Historic Denver 2020:3–5) for working- and middle-class families. In 1922 they published *How to Plan, Finance and Build Your Home* including 52 small-house plans of three to six rooms and distinguished on their exteriors with stylistic details of Colonial (Dutch, Georgian, or Spanish/Mission) Revival, Italian, French Country, and English Cottage. These standardized but distinctive houses appeared all over Denver in the 1920s (Internet Archive 1922).

These small houses date from the 1920s, and include advanced design and stylistic details for such modest residences, although the associated lifestyle didn’t include a front porch. The two houses at 2263 and 2273 S. Josephine (top) dating from 1923 have Dutch Colonial references, such as their stepped side-gables, multi-lite windows, and dentil molding cornices. The small red brick house at 2023 S. Clayton (middle) dates from 1926, and features a tile roof, pedimented awning with brackets at entry, and multi-lite windows. The cross-gabled stuccoed house at 2018 S. Clayton (bottom) features a tile roof, a front chimney with brick ornamentation, and multi-lite windows with brick sills. Square Moon.



No specific examples of Small House Service Bureau houses were identified in University Park by the authors and neighborhood sleuths. But several small stylized houses from the 1920s are likely architect designed and bear similarities to the homes in the service's plan book, including houses at 2261 S. Columbine, 2263 and 2273 S. Josephine (both built in 1923), 2311 S. Josephine (1925), and a number of houses in the 2000 block of S. Clayton (such as 2015, 2018, 2023 and 2050 S. Clayton, all dating from 1926). These residences have more architectural stylistic references and details than small homes generally in University Park. The house at 2261 S. Columbine is an interesting example (below). It may have been



“Bowman” appears on the 1922 Denver building permit as “contractor” for the Georgian Revival-influenced house at 2261 S. Columbine Street. William Bowman, a member of the Denver-area Architect’s Small House Service Bureau at that time, was likely the architect. Details include multi-light windows and a segmental pediment with brackets and dentil molding over the doorway. Square Moon.

designed by Service Bureau member William Bowman (a “Bowman” is listed as contractor on the city building permit) in 1922. It was first occupied by Orrin W. Auman, district superintendent of the Denver area Methodist Episcopal Church and a leader with the Methodist’s World Service Commission (it was later home to a dentist and then Public Service Company of Colorado superintendent) (ancestry.com, newspapers.com).

An Expanding School

In response to the growth of University Park’s population, Denver Public Schools in 1924 expanded the University Park School at 2300

S. St. Paul Street (the original 1893 building was demolished in 1973). The initial and ample land donation by John and Maggie Babcock at the southeast corner of Iliff Avenue and S. St. Paul Street accommodated the 2-story \$85,000 brick schoolhouse addition designed by Lester E. Varian of Denver. The expanded facility soon became the training school for DU student teachers (Denver Public Schools 1957, University Park Elementary 2020). Varian had studied architecture at Pratt Institute in New York and in France, and through European travels. He joined the Denver practice of his father, Ernest P. Varian, in 1910 and designed numerous area homes and small institutional buildings, apparently all outside University Park (History Colorado 2020, Kirkland Museum 2020). University Park Elementary’s 1924 entry pavilion (altered) in Spanish Renaissance style, with subtle geometric diaper-pattern bricks, faces north onto Iliff Avenue. A largely blank west wall predicted a later and similar classrooms addition (the 1949 wing there is of a different and larger design).

Farewell to Henry A. Buchtel and William G. Evans

Retired DU Chancellor Buchtel, confined to his University Park home at 2100 S. Columbine Street since a stroke in the fall of 1920, celebrated his and wife Mary's 50th wedding anniversary at the Buchtel Bungalow in 1923 (Colorado State Archives 2019). Buchtel had reversed DU's severe 1890s financial and enrollment decline, diplomatically spun off the theology school, embarked on an ambitious campus building program between 1908 and 1917, and initiated the university's first secure endowment. Yet, Buchtel had saved little for himself and the Buchtel Bungalow carried a debt for his family of several thousand dollars. The next year, on October 22, 1924, Buchtel suffered another stroke and died at the age of 77 (*University of Denver Magazine* 2007, Van Wyke 1991:95). William G. Evans, eldest son of University Park co-founder John Evans and heir to his father's business and transportation interests, died the day before Buchtel, on October 21, 1924, at age 69 (Find a Grave 2020). W.G. Evans had been a staunch supporter and fundraiser for DU, partnering with Buchtel and fellow trustees to rescue DU from its \$200,000 debt by 1903 (Breck 1997:100-104).



Buchtel Bungalow, 2100 S. Columbine St.

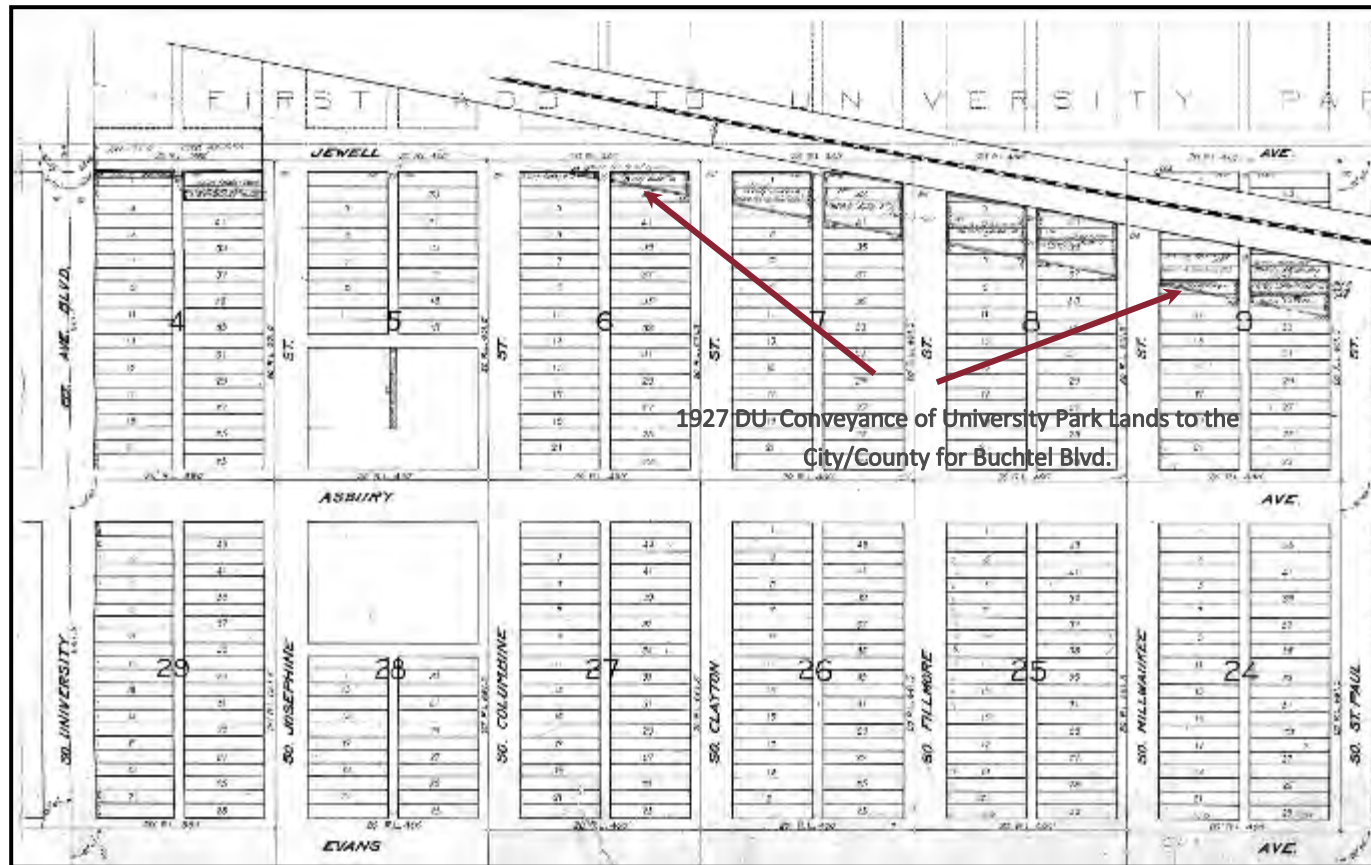


Denver Public Schools added a large 2-story wing onto the 1893 University Park School (in background) in 1924 for the growing neighborhood and arrangement with DU for practice teaching. Architect Lester Varian designed a signature entrance, intended to be central to another planned expansion, hence the largely blank wall behind the front doors (which were removed in the 1949 expansion). At left, schoolkids will be schoolkids. DU Archives (below), DPL.



Searching for suitable memorials to Buchtel, DU and the City and County of Denver turned in 1925 to DeBoer's plan for a parkway boulevard to link University Park directly with central Denver. The university then surveyed and in 1927 and 1930 donated to Denver a 101-foot-wide strip of its original University Park land along the south side of patriarch John Evans' railroad, between University and Colorado Boulevards, exactly where DeBoer mapped a critical segment of his proposed parkway (Denver Assessor's Office, Adams 1992:10). The City/County thereafter named the thorough-

fare Buchtel Boulevard but probably made minimal initial improvements as a roadway until Depression-era funding came into place (see The Next Big Economic Depression below). If nearby Evans Avenue had not already existed, the boulevard could have commemorated the multi-generation Evans family as well, since it followed John Evans' 1881 railroad alignment that became a major factor in the 1886 location for University Park and DU's Hilltop campus.



John Evans' Denver & New Orleans Railroad secured a 100-foot-wide right of way for construction in 1881 through Sections 24 and 25. A half-century later, DU donated an additional 101-feet along the railroad to the City and County of Denver for constructing Buchtel Boulevard to honor the late DU chancellor and Colorado governor. Denver Subdivision Plats.

Post-World War Growth of DU

Chancellor Harper pursued a campaign to integrate DU into the business and intellectual communities of Denver, noting in 1923 that 77 per cent of his students came from the Denver area. Harper reorganized his faculty and programs to produce graduates valuable to Denver's future, spearheaded by DU's law school and school of commerce. For both the downtown Denver and Hilltop campuses, Harper and his trustees in late 1924 launched a \$2.5 million fundraising campaign. In further proof that DU had fully recovered from its 1890s through early 1900s financial woes, Harper and his trustees—now headed by John Evans II, son of W.G. Evans and grandson of DU co-founder John Evans—agreed to expand athletic programs and support construction of a football stadium at the Hilltop campus. The community integration campaign paid off with Denver voters passing a bond issue in 1924 to support the stadium's initial price of \$475,000 and provide Denver overall with its first large and formal outdoor-events venue (Breck 1997:115,117).

Landscape architect DeBoer modified his DU campus plan by 1925 in response to Harper's campus-expansion plans. Instead of confining the campus to the south half of Rufus Clark's original Hilltop 80 acres, DeBoer now drafted a dramatic leap north across E. Evans Avenue into long-platted but sparsely occupied residential lots that DU had platted as part of University Park after Clark's land transfer. One of those parcels hosted the large Queen Anne style house of first DU Dean Joseph Shattuck at E. Asbury Avenue and S. York Street (not extant) (Shattuck 1986:3). The first major DU project for the expansion would be the new football stadium, which DeBoer projected along with a cleared allée (this area unfortunately

soon became a parking lot) linking the 1912 Science Building's central entry through an axis north across E. Evans and E. Asbury Avenues (DeBoer 1925). DU fundraising for aptly named "Hilltop Stadium" fell happily to DU trustee Will Iliff, an organizer and captain of DU's first football team in 1884 (Student 2017), and University Park resident. Iliff commissioned Denver architects Fisher & Fisher—William E. Fisher and brother Arthur A. Fisher—for the final design, with groundbreaking in March 1925. The enormous all-concrete structure could seat 30,000 fans upon crescent-shaped stands on the west side of the multi-purpose playing field and track, with plans for expansion through similar seating on the east side (Goodstein 1991:162–163). Hilltop Stadium debuted in September 1926 for DU's football season opener against the Colorado School of Mines from Golden, with DU's Pioneers winning 27–7 (Fisher 2006). The newly completed stadium brought considerable crowds and activity to DU and the University Park neighborhood (but times change: DU discontinued football in 1961).



Denver water, wastewater, and stormwater managers struggled after South Denver annexation in 1894 through the early 20th century to provide adequate service to University Park. In 1929 contractors installed a new storm drain along E. Jewell Avenue, facing west. University Hall's cupola is in the left background. DPL: Municipal Facts July-August 1929.

Not all of DU's Hilltop growth in the late 1920s jumped Evans Avenue to move the campus north. DeBoer's 1923 plan projected a new building south of Evans Avenue on the original 40-acre campus just north of University Hall, tucked into Buchtel's row of north-facing DU buildings from the previous decade. Chancellor Harper probably made the decisions to fill that slot with a new liberal-arts building and to re-focus the campus' many architectural-style experiments back to Gothic Revival motifs—pointed arches, tight bands of windows, impressive and colorful masonry—introduced with Iliff Hall in 1893. Funding for the new building came from Mary Dean Johnson Reed, widow of Colorado mining and oil millionaire Verner Z. Reed, and mother of DU graduate and faculty member Margery Reed Mayo, who died in 1925 at age 30. The next year, Mary Reed gave DU \$100,000 to begin work on what became Margery Reed Mayo Memorial Hall (extant), and in 1927 Reed provided another \$100,000 to complete this large classroom building near the southwest corner of E. Evans Avenue and S. University Boulevard (Breck 1997:119–121, Thompson 2014).

Philadelphia architect Charles Z. Klauder designed Margery Reed Mayo Memorial Hall in Collegiate Gothic style, his specialty for recent works at Princeton University. Klauder designed a large H-plan, raised 2-story academic hall of dappled-red English-bond brick—alternating courses of headers and stretchers—with soaring



Margery Reed Mayo Hall of 1929 honored the DU professor and daughter of philanthropist Mary Johnson Reed. Its Collegiate Gothic design gave the campus and neighborhood a common academic style. Square Moon.

2-story pointed-arch windows along the center auditorium block's north side, and bands of tall casement windows on the wings, all framed with gray cast-stone trim. Margery Reed Mayo Memorial Hall was completed and dedicated in April 1929 (Thompson 2014). (This building influenced design of several buildings in the University Park neighborhood for the next 20 years and again in the 2000s.)

New Church for University Park

Despite the rock-ribbed formation in 1886 of University Park by Methodists, the colony did not build a free-standing Methodist sanctuary for more than four decades from that date (Templin 1956:158,221,241). Meanwhile, a small University Park congregation of Methodists first met as a Sunday School group as early as 1891 in the Evans Store at E. Evans Avenue and S. Milwaukee Street. They formed University Park Methodist Episcopal Church in



The University Park Methodist Episcopal Church congregation built its first sanctuary and services in 1928 (left) across University Boulevard from the DU campus (2180 S. University). Historic photo: DPL, in State Register of Historic Properties application. Current photo: Square Moon.

1894 with 56 members and met in the chapel (room not extant) of DU's University Hall. The congregation acquired the Denver Square-style house at 2075 S. Columbine Street (extant) sometime after 1906, when the residence was constructed, as its parsonage. The group held its Sunday services in DU's Buchtel Chapel (only one tower extant) after its completion in 1917 (Templin 1956:158, 221,241; Etter 1974:33).

Finally, in 1927 the University Park Methodists raised funds to build their own new sanctuary on the northeast corner of E. Warren Avenue at 2180 S. University Boulevard (extant) just east of the DU campus and University Hall. The clean-lined Gothic Revival style sanctuary of structural red brick is oriented with the altar at the south end, resulting in the original main entry porch and tall pointed-arch art-glass windows on the west side facing DU. The raised 2 ½-story education wing at the north end is Collegiate Gothic style

in simple details of contrasting creamy terra cotta lintels and sills framing banks of tall narrow 10-lite casement windows. The University Park Methodist Episcopal Church sanctuary was completed and occupied in 1928 (History Colorado 2020, Kirk 2006:1,5).

The 1928 Methodist sanctuary's architect, Walter H. Simon, had worked for the Fisher & Fisher firm in Denver and opened his independent practice in 1925. Since his design coincided closely in timing with development of DU's Margery Reed Mayo Memorial Hall, the choice of similar Collegiate Gothic styling provided a coordinated vision between DU and University Park, and a pleasing historical link between the two. Unfortunately, the shared intersection of University Boulevard and Warren Avenue, the best symbolic connection between DU and University Park, never physically advanced beyond their shared Collegiate Gothic embrace in the

1920s and 1930s (see Mary Reed Library, page 111). Simon subsequently produced numerous Denver apartment buildings, at least one school and the Rio Grande County Courthouse, small institutional buildings, and other church commissions (History Colorado 2020). (The University Park church expanded with major additions—not designed by Simon—in 1953, 1963, and 2000. The 1928 sanctuary, now Wasser Chapel, was listed in the Colorado State Register of Historic Places in 2007 [Kirk 2006:1,5].)

Eclectic Housing of the 1920s

In addition to the small houses discussed previously in this chapter, bungalows remained popular in University Park through the 1920s and even into the early 1930s. Side-gabled examples, sometimes with porches situated under intersecting front porch gables, remained prevalent. Front gabled examples tended to have interesting details, such as clipped gables and false half-timbering. Intact and representative examples with a relatively high level of craftsmanship from this period include:

- **Side-gabled:** 1952 S Columbine (1922), 1960 S. Columbine (1922), 2255 S. Clayton (1924), 1800 S. St. Paul (1929).
- **Front-gabled:** 2432 S. Clayton (1922); 2150 S. St. Paul (1929).
- **Cross-gabled:** 2332 S. Columbine (1922), 2251 S. Cook (1929).
- **Hipped:** 2208 S. Clayton (1923).

City Directories for Denver reveal that the neighborhood's bungalows were occupied by professors and employees at DU, as well as other Denver citizens commuting to work elsewhere in the city. A 1925 city directory indi-

Bungalows were the most common house type in University Park from 1905-1930. Many examples in University Park are nicely detailed including the arched motifs on the 1924 house at 2255 S. Clayton (top), the half-timbering in the 1922 bungalow at 2432 S. Clayton (middle), and the L-brackets in the clipped gable at 2208 S. Clayton (bottom). Square Moon.





cated that 1952 S. Columbine Street was occupied by Ora C. and Ethel Bradbury, while 1960 S. Columbine Street was home to Grove S. and Olive B. Dow, both professors at the adjoining DU campus (Ancestry: City Directories).

Few Foursquare houses were built in Denver in the 1920s. One example from 1920 is found at 2052 S. Fillmore Street. Anne McKeen Schuler, second dean of women at DU, acquired the lots from the university in 1919. She and husband Lawrence constructed the substantial house in 1920. The latest known Foursquare built in University Park is the expansive home at 2287 S. Columbine, built in 1922. That year, Henry M. Pingree, a Methodist minister, and his wife Edna, purchased two lots in University Park from the Warren-Iliff family, and built the large 2-story home. By 1929, the house had conveyed to Edmund D. Cressman, a university professor of Latin and Greek, and his wife Ruth; the Cressman family lived in the house for many years (Denver Clerk and Recorder, DPL: Corbett & Ballenger City Directory 1923).

The Spanish Colonial Revival style became popular in the United States, and especially in California and the southwest, after the Panama-California Exposition held in San Diego in 1915 that introduced Spanish Colonial Revival architecture to the general population. This style was less popular in Denver, but a few excellent examples survive in the University Park neighborhood including 2230 S. Cook (1925) and 2235 S. Adams (1926). The house at 2230 S. Cook was commissioned by its owner J.H. Newlan in 1924, who estimated its cost at \$11,000 (Denver Permit Records).

The 2-story Foursquare house proved so popular in greater Denver from the 1890s through 1920 it took the local name Denver Square. The Schuler house (top) at 2052 S. Fillmore Street was completed in 1920. The Pingree house (middle) at 2287 S. Columbine Street, extended the style's influence to 1922. Thereafter, revival styles became more popular, such as the Spanish Colonial Newlan house of 1925 at 2230 S. Cook Street. Square Moon.

The Tudor Revival style gained popularity in the late 1920s, but was more prolific in the 1930s. This style is loosely based on a variety of early English building traditions. Two prominent examples include 2300 S. Monroe Street, started in 1912 as a farmhouse on several irrigated lots in the University Gardens subdivision, transformed with a large 1929 expansion designed by Denver architect Gordon D. White (Norgren 1982, Capetto 2020). The house at 2261 S. St. Paul Street from 1925 is more loosely based on folk cottages, with a thatched roof appearance and curved porch awning. These romanticized cottages are sometimes called Storybook style. This one was built by Leslie James Pigott, a journalist and editor for the *Denver Post*, who served in Europe during the World War. Many soldiers such as Pigott who served overseas were enamored with rustic country houses observed during the war in Europe, and came back to the U.S. to recreate suburban versions for their own homes (Heit 2020). Another high-profile Tudor Revival example is the 1928 house at 2235 S. Fillmore Street (extant, not shown), facing Observatory Park.

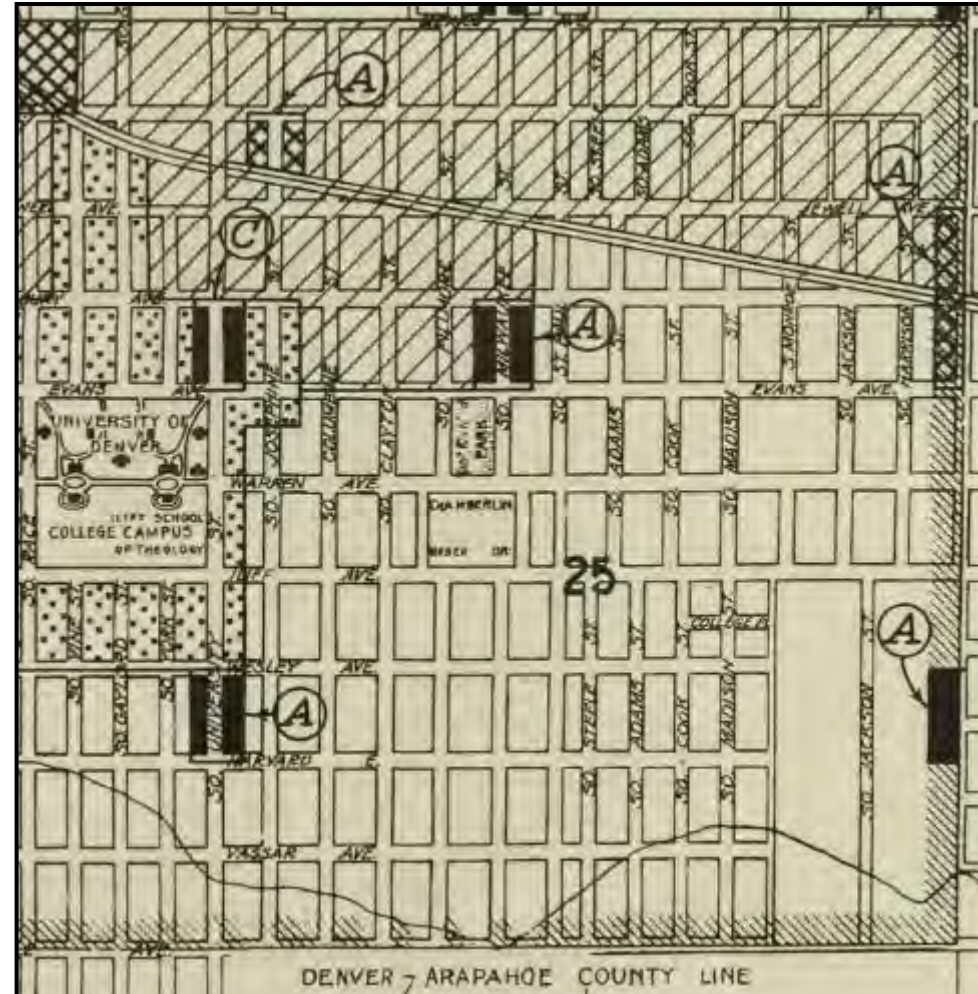
The Johnson House at 2300 S. Monroe Street (top) is a large Tudor Revival example in University Park, starting off as a farmhouse in 1912 and greatly expanded in 1929. The smaller Tudor Revival house of 1925 at 2261 S. St. Paul Street achieves “Storybook style” status with its whimsical details, possibly from an architectural plan book. Square Moon.



Apartment Buildings of the 1920s

Denver adopted its first zoning code in February 1925 (quickly amended in 1929). The zoning code was intended to dictate where residential, commercial, and industrial uses could be situated in the city, and “put the right occupation in the right place and keep it there” (Cole 2014:27,29-40). The code placed a heavy emphasis on single-family housing. Most of University Park was zoned as Residential “A,” an area restricted to single-family homes on lots 6,000 square feet or more. The blocks of the neighborhood north of Evans (with exceptions) allowed homes on smaller lots of 3,000 square feet, and the blockface of S. Milwaukee Street north of E. Evans Avenue (including the Evans Store at 2084 S. Milwaukee) was called out for commercial uses. Denser residential uses, such as apartments up to 50 feet high, were allowed on S. University Boulevard and east on E. Evans Avenue to and including limited frontage on S. Josephine Street, under the Residential “D” District (DPL: Building Zone Map 1929).

Early apartments soon appeared at the E. Warren Avenue and S. Josephine Street intersection, the “Evans Avenue” apartments at 2375-2385 E. Evans Avenue, and the “University Apartments” at 2370 E. Evans Avenue (2101 E. Josephine Street). The Spanish Renaissance Revival apartments at 2375-2385 E. Evans Avenue picked up on motifs found in the 1924 University Park School. The 2½ story red brick apart-



Denver's first Building Zone Map. Most of University Park is zoned for single-family homes on lots 6,000 square feet or more in size (unshaded areas), while the diagonal shading identifies areas allowing homes on lots of 3,000 square feet or greater. The dot-shading around DU allowed unrestricted housing including apartments up to 80 feet in height. The black-shaded areas around E. Evans Ave. and S. Milwaukee St. and fronting S. University Blvd., and the X-shaded areas north of Buchtel Blvd. were called out for commercial uses. Note campus plan. DPL 1925, amended 1929.

ment building with terra cotta ornamentation was built in 1928 at an estimated cost of \$65,000, and included 24 units. The applicants for the permit were Finn & Minard, a construction company owned by Harold Finn and partner Basil W. Minard. The company built numerous apartment buildings in Denver during the 1920s including the “Betty Ann” apartments at 844 Ogden and the “Annette” apartments at 1324 Ogden, also built in 1928 (extant) (Discover Denver 2020; Denver Building Permits). The 43-unit U-plan “University Apartments” building at 2370 E. Evans Avenue is also 2½ stories in height, but larger, accommodating 43 units. While it had a plainer exterior than its street-facing cousin across E. Evans Avenue, its blonde-brick exteriors, low hipped roof, ga-

bled roof entry with half-timbering, and gabled side porch were all in keeping with the stylistic features of bungalow homes in the neighborhood (Sanborn, 1929-30). The 2½ story apartment tradition continued south on S. Josephine Street with the smaller red brick Tudor Revival complex at 2121 S. Josephine Street in 1938 and the blond brick Spanish Colonial Revival apartment building with tile roofing at 2125 S. Josephine Street of 1936. All these early apartments were consistent with the architectural styles, quality materials, and craftsmanship found in the neighborhood’s higher-end single-family homes of this period.



Major Developments of the Early 1930s

With departure of DU Chancellor Harper in 1927, Vice Chancellor Wilbur Engle once again stepped into the acting role of managing the institution while living nearby in University Park on S. Columbine Street. That year the university purchased the Buchtel Bungalow, 1½ blocks north of Engle's home, from the late chancellor's daughter for a token \$10 and the balance of a \$6,000 loan against the house. (While not immediately serving again as the chancellor's residence, the house served DU for decades as the faculty club, student residence, intimate meeting place, and fraternity hall. Later uses included the home of DU's last football coach in 1960, then finally again in 2007 as the chancellor's official home.) (*University of Denver Magazine* 2007).

Dr. Frederick M. Hunter, a Missouri native with education and experience in New York and California, arrived in 1928 to live in the DU chancellor's residence at 2255 S. Columbine Street in University Park. Hunter, a Congregationalist and thus DU's first non-Methodist leader, expressly accepted the Chancellor job with emphasis on academic development (Breck 1997:122–124). Denver philanthropist Mary Dean Johnson Reed stepped forward again in 1929 to make the fund-raising duties easier for Hunter, providing \$500,000 for



The University of Denver (center) and the west-central blocks of University Park (right) in a c. 1935 aerial photograph looking northwest. Surviving major buildings, with exception of Hilltop Stadium demolished in 1971, are labeled with their completion dates. DU Archives.

a new library to replace “The Carnegie” DU library of 1909 (Thompson 2014). The new library, adding a major building astride the E. Warren Avenue axis between University and Iliff Halls—somewhat as projected by the DeBoer Plan of 1923 but fortunately on the older buildings’ west sides instead of blocking the campus off from University Park on their east—became the Mary Reed Library (today the Mary Reed Building with administrative offices after subsequent DU library moves).

Denver architect Harry J. Manning, an architectural apprentice-trained native of Peoria, Illinois, arrived in Denver in 1904 (History Colorado 2020). He designed the Mary Reed Library in Collegiate Gothic style but on a much grander scale than nearby Margery Mayo Hall and University Park Methodist Church. Manning had produced one of Denver’s earliest Collegiate Gothic examples with the imposing Byers Elementary School (extant) of 1922 (Noel 1997:89). Taking a cue from Margery Mayo Hall’s 1929 architect Charles Klauder, who installed the University of Pittsburgh in his 1921–1931 Collegiate Gothic skyscraper (University of Colorado Boulder 2020), Manning accented the DU library with a 126-foot central tower, creating the “anchor of the campus,” in Noel’s (1997:114) estimation. The tower is visible from University Park in winter months when trees are bare, looking west from any position along E. Warren Avenue. Similar external detailing of red bricks in English bond with light gray limestone accents around doors, small windows, and banks of generous pointed-arch windows made the Reed Library imminently compatible with the near-

by Mayo Hall as well as nearby Iliff Hall and the Methodist Church. The library was dedicated in a 3-day ceremony in October 1932, and the Carnegie building became the campus’ Student Union (DU Archives 2020b, Breck 1997:125).

In 1932 the Denver Board of Water Commissioners upgraded its 1911 steam-powered pumping station at S. University Boulevard and E. Jewell Avenue, closing a segment of Jewell Avenue for additional real estate. The new building (extant) housed electric pumps, pipes, and valves supplying water to DU, University Park, and southeast Denver, and provided a dramatic contrast to the large corrugated iron-covered barn preceding it. Denver architect Robert Ewing Stiffler designed the building to complement the neighborhood, inspired by sophisticated brick patterns from the 1924 University Park School as well as Collegiate Gothic touches from recent DU buildings of red brick with terra cotta window sur-



1932 Einfeldt Pump Station, 1894 S. University Boulevard

rounds and subtle crenellations on projecting bays. Stiffler had moved to Colorado in 1904 from his home in Missouri and received an advanced degree in manual training from the Colorado State Teachers College in Greeley in 1911. He taught at Sterling High School until moving to Denver in 1921 and commencing architecture practices with W. Gordon Jamieson and Eugene Groves. Stiffler opened his own office by 1932 when he received the Denver Water commission for the University Park pumping station. Denver Water named the new station immediately for Charles M. Einfeldt, a member of the Board of Water Commissioners who conducted a 1931 study that recommended such upgrades (Mosley 1966:9, University of Northern Colorado 2020, Bieluczyk 2011:6).

The Next Big Economic Depression

Riding the optimism of successful academic programs and the security of substantial gifts led by local philanthropist Mary Reed, the University of Denver continued into the 1930s with campus expansion and Collegiate Revival-style building efforts north of Evans Avenue. Committed to remaking the Hilltop and its residential borders in collegiate architectural motifs, DU contracted in 1929 with four national social fraternities—DU likely provided the lots and the organizations funded construction—for “four large [dormitory] houses in Collegiate Gothic style along East Evans and South Gaylord. The houses [two are extant] were occupied in late 1929 and 1931” (Breck 1997:125, Fisher 2009:76). However, as another national economic depression started with the late-1929 stock market crash in New York, DU enrollment began to decline. DU historian Breck (1997:127) provided only the downtown-campus School of Commerce figures: from an all-time high in 1930 of 1,059 to about half that number in 1933. Ironically, enrollment at the Iliff

School of Theology increased during that time period, from 50 in 1930 to 59 in 1933, but that was not an unusual trend for the neighbor in Iliff Hall (Templin 1992:448–449).

For survivors in University Park and at DU of the prolonged “Panic of 1893” international financial downtown, the growing effects in Denver from the latest financial tumble must have seemed unpleasantly familiar. “Between 1929 and 1932,” wrote historians Leonard and Noel (1990:204) of the latest slide, “the number of employed household heads in [Denver] fell from 87 to 68 per cent. By 1933 one in every four Coloradoans was out of work.” Historian Goodstein (2007:219) found that “Denver had budgeted \$153,000 for relief in 1932 [but then] spent \$460,000 to assist needy individuals.” By the time longtime DU faculty member David S. Duncan became the next DU chancellor in 1935, the university’s annual deficits rose alarmingly high and the faculty once again accepted large cuts in salaries and corresponding curbs in their programs (Breck 1997:127).

Natural disasters compounded the widespread economic troubles, as severe drought in the early 1930s devastated Colorado plains farmers, then enormous floods characterized the mid-1930s. In May 1935 a series of storms in Elbert County washed out miles there of the Colorado & Southern Railway’s line—John Evans’ original Denver & New Orleans Railroad—passing through University Park. The railroad in late 1936 abandoned service beyond S. Holly Street to the east and south, retaining its track through University Park to serve a few industries in south Denver including the University Park Lumber Company, and to host special passenger moves of football fans who detrained and strode about a half block south to Hilltop Stadium (Jones 1997:319,344,359).

Silver Linings

The University of Denver received good tidings shortly after Christmas 1934, when the Colorado Supreme Court reaffirmed DU's tax-exempt status following another attempt by a governmental entity—this time the City and County of Denver—to assess its many holdings outside the two campuses. At stake was an unbudgeted and unaffordable amount exceeding \$200,000 in taxes and penalties if DU had lost this legal battle in the midst of the Great Depression (Breck 1997:126).

Other good news for University Park came during and after 1933 from extraordinary federal assistance to local and state governments during what had become the Great Depression. President Franklin D. Roosevelt's New Deal of public works employment agencies, such as the Public Works Administration (PWA) and

Works Progress Administration (WPA), facilitated federal labor for projects on land usually provided by the local sponsor. Buchtel Boulevard, named in honor of the late DU chancellor and Colorado governor, started in 1927 as a city project (see Farewell to Buchtel above) upon a 101-foot-wide swath of donated DU land along the south side of the Colorado & Southern Railway tracks, from University Boulevard southeast to the city limits at Colorado Boulevard (Adams 1992:17, Goodstein 1991:189–190). In mid-1936 PWA funding completed the next segment of Buchtel Boulevard in the opposite direction from University Boulevard northeast to S. Logan Street at Mississippi, using “two 37 ½-foot strips of right-of-way adjacent to [each side of] the tracks,” as documented by historian James R. Jones (1997:352). The WPA probably improved the original University-to-Colorado Boulevards segment as well, including the planting of more than 125 trees (some extant) lining Buchtel



Seemingly all south Denver turned out in June 1936 for dedicating the second segment of Buchtel Boulevard, between S. University Boulevard and S. Logan Street. On hand to mark the occasion, the “silver streak” streamliner Mark Twain Zephyr trainset, operated by C&S Railway’s parent Burlington, parked between the two new traffic lanes. Denver Post June 20, 1936, reproduced in Jones 1997:338.

Boulevard (Adams 1992:9,16). That completed a 40-block-long “oiled and landscaped roadway, which gave University Park a fast, diagonal traffic lane to the heart of Denver” (Jones 1997:338,351–352), as planned since DeBoer’s 1923 design for the neighborhood.

DU could be generous in the 1920s with land donations, such as the Buchtel Boulevard right-of-way. But during the 1930s Depression, even open and somewhat distant DU properties needed market-value sales for the trustees to release lands they had owned since 1886 in University Park. Likewise, while philanthropists such as Mary Reed could afford large outright gifts to DU, other wealthy individuals during the Depression preferred something of value for their contributions. Such an arrangement probably led to the sale in 1937 of three whole blocks of DU land—east of S. Monroe Street between E. Evans Avenue to the north and E. Warren Avenue to the south, all the way to Colorado Boulevard—to Denver socialite Florence Martin (1867–1957) (Denver Assessor’s Office: Blocks 46–48). This included the eastern half of the lots platted by DU in 1923, formerly part of Simpson’s Grove.

Martin, born in Australia and an accomplished physicist by the 1890s, in 1905 befriended Denver department store heir William C. Daniels and his wife Cicely on their mutual world travels. When both Daniels died in 1918 during the worldwide flu epidemic, Martin inherited part of their fortune and moved to Denver in 1919. She built a working ranch and summer retreat on a 1,000-acre hilly parcel southwest of Denver overlooking the Plum Creek Valley with stunning views of the Rocky Mountains Front Range. When Martin’s house there burned down in 1936, she donated her ranch in the Daniels’ name to Denver Mountain Parks, bought the large DU parcel in eastern University Park, and built a large 2-story “Regency

villa” house there at 3825 E. Warren Avenue (not extant) with extensive flower gardens (Home 1986, Owens 2018). (See Chapter F for the eventual large-scale development of this University Park property after 1959.)

Notable Houses of the 1930s

For University Park in the Great Depression, housing construction tapered off as existing residents faced falling incomes, few newcomers sought homes in the neighborhood, and surviving Denver banks shifted from loans to foreclosures (Goodstein 2007:204–206). Some of the more intact and interesting examples from this period are:

- The concrete-panel Modernist style house with a low domed roof at 2340 S. Josephine Street was designed in 1932 by Denver architect-builder Eugene Groves for DU professor Mary Holland. Groves was a Harvard-educated architect who constructed four Denver houses of concrete using a technique he eventually patented. His goal was “to create simple, low-cost,



1932 Holland House at 2340 S. Josephine Street

efficient, durable and fireproof buildings.” The house received Denver Landmark designation in 2010 (Kenneally 2010, Denver Architecture Foundation 2020).

- Two of the more elaborate Tudor Revival examples in the neighborhood are 2032 and 2040 S. Fillmore Street (both shown below) and both date from 1936. They were built by contractor C.H. Carlson. Other intact Tudor Revival style houses completed during the 1930s include 2243 S. Adams Street (1933) and 2351 S. Josephine Street (1937).
- Two intact and good examples of the Colonial Revival style include 2111 S. Adams Street (1935), and 2020 S. Fillmore Street (1936). The latter house is shown above right.
- A sprawling Spanish Colonial Revival example survives at 2201 S. Columbine (1937), and is pictured on bottom right.



The Great Depression did not completely halt home construction in University Park, as proven by these custom homes for buyers with considerable assets for the time. Revival styles remained popular in the 1930s for individual statements, such as the pair of fancy 1936 Tudors at 2032 (left) and 2040 S. Fillmore Street; 1935 Colonial grandeur at 2020 S. Fillmore Street (above); and 1937 Spanish Colonial arts and crafts at 2201 S. Columbine Street. Photos: Square Moon.

CHAPTER SYNOPSIS — MATURING SUBURBS, 1921-1937



The University Park Lumber Company, founded in 1925 (DPL: Business Directories) north of the railroad and between S. Josephine and S. Columbine Streets (DPL: Sanborn Maps) supplied the steady growth of University Park. Its servicing railroad (siding at south end of lumberyard) cut back service in 1936, on what had once been a mainline to Texas, to switching moves for this and other industries near University Park, as well as special passenger excursions to football games at Hilltop Stadium (see Chapter F).

- The 1920s began with a renewed and strong bond between University Park and the University of Denver: In 1922 DU purchased the house at 2255 S. Columbine (extant) and remodeled it in Federal Style for its new chancellor. DU continued to own residential properties throughout University Park including dormitories for men and women, and social sororities began to occupy neighborhood houses close to the campus.
- University Park experienced a building boom in the 1920s. This resulted in many small well-crafted cottages and homes with Colonial Revival, Spanish Colonial, and English Cottage influences. Also, numerous bungalows, the last Foursquare houses, and a few Tudor Revival houses date from this period.
- Denver engineer and landscape architect Saco DeBoer produced a report in 1923 that envisioned a densely developed and combined University of Denver and Iliff School of Theology campus, and an expanding tree-lined University Park. The most successful DeBoer suggestion of a motor-vehicle artery linking with central Denver became Buchtel Boulevard after 1927, with extensive federal New Deal-assisted improvements using adjacent railroad right-of-way in the 1930s.
- Former DU Chancellor Henry A. Buchtel died in October 1924 in his home on S. Columbine Street after four years of declining health. DU bought Buchtel's 1906 bungalow in 1927 for various uses of the university.

- Denver's 1925 zoning ordinance, as well as the housing crunch in Denver and around DU, led to the construction of several well-designed apartment buildings at and around the E. Evans Avenue and S. Josephine Street intersection.
- DU and the University Park Methodist Episcopal Church each planned major new buildings in 1926 and 1927, respectively, both re-introducing Gothic Revival through Collegiate Gothic architectural details to the campus and the neighborhood upon completion. The Methodist sanctuary, completed in 1928, and Margery Reed Mayo Memorial Hall, completed in 1929, both still stand about one block apart on each side of University Boulevard between E. Evans and E. Warren Avenues.
- With construction of four fraternity houses (two extant) between 1929 and 1931 on the north side of Evans Avenue at S. Gaylord Street, then the signature Mary Reed Library (extant as Mary Reed Hall) in 1932, DU invested heavily in Collegiate Gothic as the campus style, inspired by nearby Iliff Hall of 1893. The Mary Reed tower is visible from University Park looking west along E. Warren Avenue.
- The Denver Board of Water Commissioners, "Denver Water" since creation of the public agency in 1918, built a new pumping station in 1932 at the corner of University and Buchtel Boulevards, ensuring University Park and DU of adequate volume and consistent pressure for domestic water after decades of uncertainty.



- As the Great Depression took hold in Denver, few Depression DU buildings and University Park homes were built. Several homes with Tudor Revival, Spanish Colonial Revival, and Colonial Revival influences came to fruition during this period, albeit most homes from this period were less elaborate than the prior decade. The Modernist Holland House at 2340 S. Josephine Street forecasted a shift to more modern and forward-thinking architectural trends in the neighborhood.



Construction in the 1920s of several large apartment buildings near the DU campus resulted in the bungalow-detailed "University Apartments" at 2370 E. Evans/2101 E. Josephine Street. The Tudor Revival house at 2251 S. Clayton Street is another example of that popular style in the 1930s. Square Moon.



Map showing subdivisions from 1937 or earlier, and properties surviving in University Park that date from 1921–1937. For numbered subdivisions here, reference the Subdivisions map on p. ii of this report. Data from Denver Assessor 2017. Five Points Geoplanning.

F. ARSENAL OF DEMOCRACY AND MID-CENTURY BOOM, 1938-1969

DU Emerges from the Great Depression

By 1938, Denver, University Park, and the University of Denver seemed to have survived the worst of the Great Depression. Denver meanwhile had lost many of its substantial industries, from smelting to automobile manufacturing. But two of the city's largest surviving industries with substantial payrolls churned out their products not far from University Park along Broadway: Shwayder Brothers luggage and furniture makers (renamed Samsonite in 1965) and Gates Rubber Company that produced automotive tires,



Hilltop Stadium football games brought trainloads of fans from Denver and the region to University Park through at least the 1940s. Parked on Buchtel Boulevard, a short stroll from the stadium, is such a move on December 6, 1947. R.W. Andrews photograph in Jones 1997:344.

fan belts, and hoses. These two large manufacturers received vital railroad service partly or wholly from the Colorado & Southern Railway branch that ran through University Park, sustaining—along with several smaller industries—the passage of locomotives and a few freight cars daily across University Boulevard and east past Colorado Boulevard. The University Park Lumber Company, for example, received bulk lumber and building materials from its rail siding along this track (see page 114), but also from trucks that easily reached the neighborhood on the relatively new and parallel Buchtel Boulevard (Goodstein 2007:82–83, Jones 1997:319).

In 1938 the Carnegie Foundation provided \$550,000 to endow the “librarianship school” in DU’s Reed Library, a contribution encouraged by the 1932 conversion (rather than demolition) of the 1906 Carnegie Library building into the DU Student Union (Breck 1997:125,129). This huge gift signaled that DU’s enrollment steadily rose in the late 1930s—up to 3,259 in the fall of 1938—and that the university’s financial distress steadily recovered as well. With a fine Hilltop campus of academic, religious, athletic, and social-life buildings, DU comfortably accommodated a student population on both campuses of 3,255 in the fall of 1940 (Breck 1997:140).

DU’s enrollment, faculty, and staff numbers always affected adjacent University Park. With the university’s economic recovery in the late 1930s, neighborhood construction included a new church and sorority houses near the campus. At 2290 S. Clayton Street on

the northeast corner with E. Iliff Avenue in 1939, Episcopalians finished a dedicated church building for their St. Mary's congregation after worshiping for six years in the residence at 2010 St. Clayton Street (extant) (*Rocky Mountain News* 28 September 1939, Denver Permit Records). (The small Episcopal building dedicated in 1939 was expanded into a larger concrete-block sanctuary in 1950 at the same address [extant]. See page 132 for the next part of the St. Mary's odyssey.) Exactly two blocks to the west, the national sorority of Gamma Phi Beta about 1940 acquired the charming lot and probably an existing small house at 2280 S. Columbine Street on the northeast corner of E. Iliff Avenue, about three blocks southeast of the campus. By 1941 its 1 ½-story Georgian Revival sorority house (extant, see page 139 for evolution of this building) graced the intersection with its red brick and white-trimmed Colonial details (Denver Permit Records).

Federal Housing Administration Influence on University Park

New single-family housing in University Park, with scores of undeveloped lots available from DU, DU supporters, and private developers, rebounded in the late 1930s as well. The federal New Deal included the National Housing Act of 1934 that encouraged banks and investors such as insurance companies to finance small working- and middle-class single-family homes and modern apartment buildings through federal loan protection. The act established the Federal Housing Administration (FHA) to oversee these loans and to require resulting residences and apartments to meet modern living standards. The initial FHA loan standards of 1934 required a 20 per cent down payment and a 20-year mortgage. Amendments to the act in 1938 lowered the down-payment requirement to 10 per cent and lengthened the loan period to 25 years. This last stimulation, including creation of the Federal National Mortgage Association ("Fannie Mae") to buy bundles of mortgages and sell them to investors, caused a tremendous national post-Depression jump in housing starts, including new resi-



St. Mary's Episcopal Church (top) at 2290 S. Clayton Street, 1939 building on corner with its recent north wing at left (see page 130). The 1941 Georgian Revival sorority house nearby at 2280 S. Columbine Street was converted into a Quaker meeting house (see page 137) about 1960.

dences throughout University Park (Ames and McClelland 2002:27,28,30).

FHA design standards started with neighborhood requirements of adequate transportation and automobile traffic separated from pedestrians. For University Park with its considerable supply of existing open lots on rectilinear streets, the FHA landscape standards accommodated—according to historians David L. Ames and Linda F. McClelland (2002:50) in their *Historic Residential Suburbs*—“small uniformly sized lots to provide both views and privacy.” Other FHA building-lot standards already familiar to University Park included “...integration of landscape features, such as lawns, fences, hedges, shrubbery, and specimen trees, to organize space and give the landscape a flowing, sculptural quality.”

Federal house design standards started with the “FHA minimum house” of between 534 and 624 square feet with “a small kitchen and larger multipurpose living room...across the front of the house, while two bedrooms and a bathroom were located off a small hallway at the back of the house.” To meet the FHA mantra of

“providing a maximum accommodation within a minimum of means,” the resulting houses were well-proportioned but small 1-story boxes under moderate-pitch gabled or hipped roofs with no eaves, regularly spaced small windows, and slightly raised front doors perhaps with a classical surround of pilasters and cornice. These “Minimal Traditional” style homes were characterized by their boxy shapes and stripped-down Colonial details.

“The basic two-bedroom FHA model could be varied by using different [exterior] building materials,” according to Ames and McClelland (2002:62), “adding stylistic ornamentation [typically at the front door/stoop], or by turning the house so that the gable faced the street.” With adjustments to the standards in 1940, the “minimum” model “became the starting point from which many variations arose as rooms were added or extended to increase interior space, often forming an L...plan,” capable of rising to 1 ½ or 2 stories, and approaching 1,000 square feet of living space.

Most late 1930s, FHA-backed or inspired houses in University Park were built by “operative builders,” as categorized by Ames and



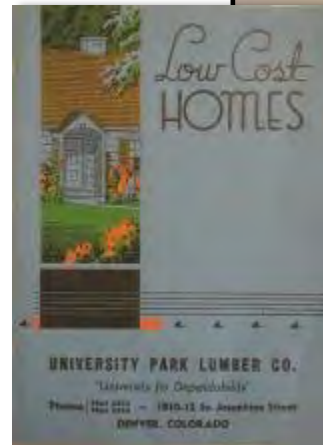
1936 Model FHA Minimum House



1941 House at 2447 S. St Paul

McClelland (2002:28), who organized their efforts for economy of scale. The operative builders in University Park were relatively small-scale—typically building homes on 10-to-48 lots at a time, not necessarily adjacent. The University Park Lumber Company itself probably became an operative builder within its namesake neighborhood. This builder profile elsewhere at the time meant construction of large newly platted subdivisions with dozens of adjacent houses lining curvilinear streets, assembled by a moving series of specialized workers who staged their components—site preparation and plumbing, foundation, framing and wiring, roof trusses, exterior finishes, and finally interior completion. But in University Park the system worked well for filling many open lots fairly close to one another, a few in the western part of the partly developed neighborhood, and many in the central, northern, southern, and eastern blocks.

The Maplewood Re-Subdivision of 1940—north of Jewell Avenue between S. Cook and S. Madison Streets and south of E. Colorado Boulevard—largely survives (in 2020) as almost an entire block of more than 20 FHA “minimum” model residences. Adolph Crede platted garden lot 11 of the 1883 Maplewood subdivision, creating 48 lots, each about 25 by 127 feet in size. In the same year he sold all of the land in the subdivision to the Small Homes Company, an operative builder, which then built small FHA homes in the subdivi-



An owner of a vacant lot could peruse the c. 1938 University Park Lumber Co.'s Low Cost Homes booklet and choose a house model to his/her liking. This 1949 home at 2349 S. Madison Street is a close match for the company's Oregon model, with side addition. The 2-story house at 2435 S. St. Paul Street resembles the Olympia model. DPL: Clippings Files.



FHA Houses in the 1940 Replat of Mapewood, Looking Northwest on S. Madison from E. Jewell

sion over the next few years and sold them to individuals and couples (Denver Subdivision Plats, Denver Assessor's Records). The blocks in this area to the west, all platted earlier, also developed with the same type and size of housing, as did infill lots in University Park itself. Most of these 1940s residences were originally clad with the popular asbestos-cement siding featuring pressed-grain patterns resembling wood shingles (Wilson and Snodgrass 2008:4–6). Some builders and one-off contractors constructed more stylistic and sturdy brick homes that exceeded FHA minimum standards, such as 2232 S. Clayton Street, and 2054 and 2060 S. St. Paul Street.

This period of Minimal Traditional style for single-family houses contrasted dramatically in scale and materials from the older brick Queen Anne, Denver Square, bungalow, and revival styles scattered throughout the west-central blocks of University Park. Yet, such housing met the neighborhood's growing late-1930s through 1940s demands, provided modern shelter for its new residents, and ultimately fulfilled the ambitions of the Methodist colonists a half-century earlier.

Custom Built Depression-Era Homes

While hundreds of Minimal Traditional homes appeared in University Park during the late 1930s and 1940s, a number of more substantial and customized homes were also built. As Denver's housing shortage increased during the years leading up to and during World War II, DU and others who still held lots in University Park were

keen to sell them, two to four lots at a time, to individuals seeking to build individualized "one-off" homes. One such home is the Colonial Revival style house built of clinker bricks at 2275 S. Madison Street. Clinker bricks have distorted shapes and intense hues due to over-firing, and were at one time considered discarded waste from the brick-making process. Structures made entirely of clinker bricks are uncommon, require labor intensive construction, and



1939 Clinker Brick House at 2275 S. Madison Street

have an unusual rustic appearance. Stephen E. Smith, a civil engineer with the U.S. Bureau of Reclamation, and his wife Marion purchased 3 lots in University Park in 1939. Stephen served as contractor and may have also designed the house. While its Colonial Revival styling is of the period, its construction method using clinker bricks is unique to University Park.

Two other Colonial Revival homes of interest during this period include the houses at 2160 S. Clayton (1938) and 3535 E. Warren (1943, an unusual mid-war project). The two houses have Georgian Revival influences, but the house on E. Warren Avenue is more elaborate. DU in 1938 conveyed lots 23-27 in Block 45 to Humphry G. Owen, a DU professor of zoology. His house then transferred ownership to Myron D. and Shirley R. Neusteter in 1946, serving as their residence for more than 25 years. Myron was the son of Meyer Neusteter, co-founder of the Neusteter Department Stores (which operated six stores in Denver during its peak in the 1970s). Myron became the president of Neusteter's in 1948, a position he held for many years, while active in local civic affairs (ancestry.com: City Directories, Find A Grave.com, Rudolph 2016:29).



1943 Georgian Revival House at 3535 E. Warren Avenue



1941 House at 2275 S. Columbine Street

In some cases, “one-off” custom homes were more ordinary, such as this brick 1-story early Ranch style house (at left) from 1941. Better Built Homes con-

structed the 1,900-square-foot house for G.S. Willey at 2275 S. Columbine Street for \$6,000. It included a rear garage and some custom-built details (Denver Permit Records).

World War II and University Park

Homegrown DU chancellor David S. Duncan, guiding the university through the worst and out of the Great Depression, then ready to resume teaching, planned to step down in the summer of 1941 but died that March. At his eulogy Duncan received credit as “the right man for task to be done. He balanced the budgets and paid the debts; until today [1941] the school is out of debt and has a modest surplus” (Breck 1997:129). That fall the DU enrollment admitted a modest record 3,277 students shortly after the new chancellor, 37-year-old F. Caleb Gates Jr., took office. Then in December, the United States entered World War II, and DU with University Park faced a familiar challenge as in 1917, but on a far greater scale for far longer and with more sacrifice of students, faculty, and funding than ever. Chancellor Gates, for example, joined the U.S. Army in 1943 with plans to return to DU, and served in western and eastern Europe during and following the war (Breck 1997:129,132, 134). By early 1944, 75 faculty members

and 1,800 DU students had joined the armed services and 34 had thus far died in those duties (*Denver Post* March 8, 1944).

Greater Denver left the Great Depression far behind as new and expanded industries and military bases appeared across the region by 1942. In Lakewood a huge ammunition factory, the Denver Ordnance Plant, appeared on a cattle ranch (evolving after the war into the Federal Center) and employed up to 20,000 commuting workers at the height of the war. Near Commerce City, the Rocky Mountain Arsenal took over thousands of farmland acres at the farthest reach of the High Line Canal, to produce chemical weapons throughout the conflict. In Aurora, the Army's World War I-founded Fitzsimons Hospital trained medical staff and offered treatment and convalescence to wounded troops. Closer to University Park to its northeast, the Army's Lowry Field and Buckley Field, opened in the late 1930s, became homes for bomber-crew training and many other duties. And to the west old Fort Logan bustled once again as an administrative adjunct to Lowry Field (Goodstein 2007:428–430).

Turning much of its Hilltop campus and faculty over to military training as in World War I, DU created the Department of Glider Flight and Construction in support of unpowered-flight training at Lowry Field. Classes in construction produced gliders and other students learned to fly them. Basic engineering and combat engineering courses took over classroom spaces. "Civilian men began to disappear from campus," remembered Breck (1997:134), "to be replaced by military units."

Meanwhile, the enrollment of regular students dropped from 3,277 in the fall of 1941 to 2,329 a year later, to 2,106 in 1943,

and finally to a low point that spring [of 1944] of 1,708.

"Many young women," added interim Chancellor Ben M. Cherrington, "were employed [elsewhere] in the war effort, resulting in a definite shrinkage in the enrollment of women students." Despite the decline in "regular students" including women, the Hilltop campus "acquired a definite military aspect," Breck (1997:136) continued, "as soldiers moved into the fraternity houses and dormitories" including 1907 Templin Hall (not extant) at the northeast corner of E. Evans Avenue and S. Josephine Street. They drilled and exercised around those buildings and once again around Chamberlin Observatory in the heart of University Park. For this dense pop-



University Park's many parks and open spaces during World War II allowed DU's student-soldiers to drill outdoors. While not the early 1940s, this 1950 scene of ROTC students in Observatory Park is similar. DU Archives.

ulation of students and soldiers without off-duty transportation, DU installed dining halls in the Student Union (former Carnegie Library, not extant) and in the Buchtel Bungalow at 2100 S. Columbine Street.

The DU Campus, the GI Bill, and University Park

The New Deal largely retreated during World War II, but its promoters and reformers still had some progressive ideas to address this next national crisis after the Great Depression. With urging from World War I veterans who had struggled for their own meager post-war benefits, Congress passed and Roosevelt signed the Servicemen's Readjustment Act of 1944—commonly called the G.I. Bill of Rights after the era's "Government Issue" nickname for servicemen—to assist on an immense scale with vocational and college education for returning veterans. The gesture, summarized Breck (1997:138), "guaranteed the discharged military man or woman college tuition plus \$90 (later \$120) per month, in addition to books and other perquisites." The impact on U.S. higher education, including the University of Denver after the war ended in September 1945, was astounding and overwhelming.

DU interim Chancellor Cherrington and his trustees understood the coming need for more Hilltop campus buildings and they acted quickly to expand the 80-acre campus south beyond Iliff Avenue to Harvard Avenue and west beyond S. Race Street to S. High Street (Breck 1997:142). Beginning in the fall of 1945, most of the student-soldier uniforms were gone but the campus began to resemble a World War II training base with uniform wooden barracks, row upon row, to the north, west, east, and south of the core campus. DU also built a large hospital (not extant) of repurposed war-

time buildings on its Asbury Park land in University Park at the southeast corner of S. Josephine Street and E. Asbury Avenue (Sanborn 1961).

Temporary buildings began to rise, and 23 [wooden] buildings were moved [onto the campus], set up, and equipped. They came—old barracks, recreation quarters, and the like—from Camp Hale [Colorado's 10th Mountain Division training post near Leadville], Camp Amache [the Japanese-American incarceration camp at Granada], Fort Logan, and Buckley Field, giving the University more than 115,000 square feet of classroom, office, hospital, maintenance, and dormitory space. (Breck 1997:142).

That fall of 1945, 3,637 signed up for programs at both DU campuses, more than double the low number of 1943, then enrollment shot up to 5,810 in the spring of 1946 (Breck 1997:143). Next on the Hilltop campus came waves of prefabricated Quonset huts—round-arched buildings of steel ribs clad with corrugated steel sheets (none extant)—probably from U.S. Navy surplus and probably shipped as small pieces in boxcars to a University Park siding of its neighbor Colorado & Southern Railway. DU also received 60 "Butler Units," prefabricated duplex houses (that would later be called "double-wides").

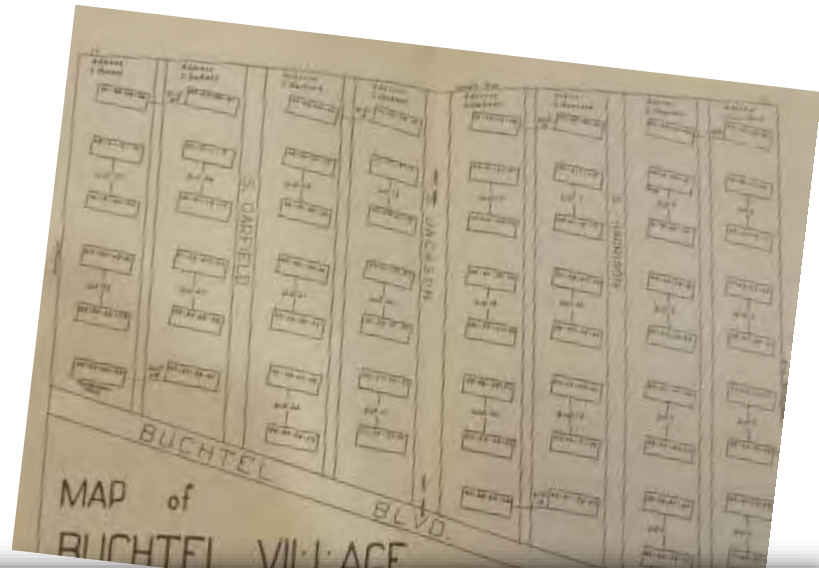
Workers assembled the Quonset huts, Butler Units, and wooden barracks in groups wittily dubbed Pioneer Village and Buchtel Village on DU land. Buchtel Village was located on undeveloped DU lots in the far northeast corner of University Park (see photo on the next page). Now the campus and University Park bulged with dozens of war surplus temporary buildings, serving as classrooms, labs,

and housing for enrollment that continued to climb up to a breathtaking 11,300 students in the fall of 1948 (Breck 1997:141, University of Denver 1948:18).

Farewell to Will S. Iliff

William Seward Iliff Sr. had been a student at DU's downtown campus when the University Park Colony and associated suburban campus ideas formulated among DU trustees. Son of John Wesley Iliff, namesake of the theology school and most Iliff place names in University Park, and stepson to Elizabeth "Lizzie" Iliff Warren, Will inherited a daunting legacy. He personally paid for Iliff Hall's 1892 construction and thereafter contributed to the theology school and DU while he served as a trustee of both. Will in 1890 established University Park's Iliff University Addition—24 blocks between University Boulevard and S. Steele Street, E. Iliff and E. Yale Avenues, busy in the 1940s with new-house construction—and continually juggled ownership of lots throughout the greater neighborhood. He and wife Alberta built their family home in 1899 on nine lots at 2145 S. Adams Street (extant, Denver Landmark). Will's business ca-

DU moved war-surplus barracks to its undeveloped lots in the far northeast corner of University Park, to accommodate returning veterans attending college, dubbed Buchtel Village. A large 1963–1971 apartment complex is now on this parcel. DU Archives.



reer followed the state's roller-coaster economy throughout his life, but he made time in the 1920s to oversee design and construction of DU's Hilltop Stadium, where he died in 1946 at age 81 doing what he loved most, supporting DU and its Pioneers team (Student 2017).

University Park: Opportunistic Speculators and Builders

The wartime economy of scarce and restricted building materials, plus a cultural pause in activities such as new home building while everyone focused on winning the war, severely limited new construction in the U.S. from 1942 through early 1945. By the spring of 1945, however, with the end of the war in sight, military production past its apex, and government officials openly planning for the postwar world, at least one more Denver individual, besides Prof. Humphry Owen nearby, tapped his success and influence to create a significant personal statement in University Park: a new modern home. George Veto, a north Denver Sunnyside resident and nightclub owner at age 35, received his building permit and War Production Board waiver for structural steel in April 1945 to build a \$10,000 brick 2-story house on the corner of six lots at 2200 S. Monroe Street (extant). Contractor C.E. Chumley assembled Veto's house that, at the time, rose south across E. Warren Avenue and slightly to the west of Florence Martin's large house and gardens (Ancestry, Denver Permit Records). Veto's flat-roof International Style house (designer unknown) consists of a rectangular central block with an integral, slightly protruding 2-car garage on the north side of the west façade, and a 1-story rounded wing with a continuous band of curving windows on the south side.

Immediately after the war and following lessons learned from the



post-World War I return of veterans in huge numbers in a short time, the G.I. Bill helped deflect a sudden glut in the national workforce. Further, the slow retooling of industries from war to peacetime production, along with the backlog of orders for building materials at dealers such as University Park Lumber Company, stalled the housing industry once again.

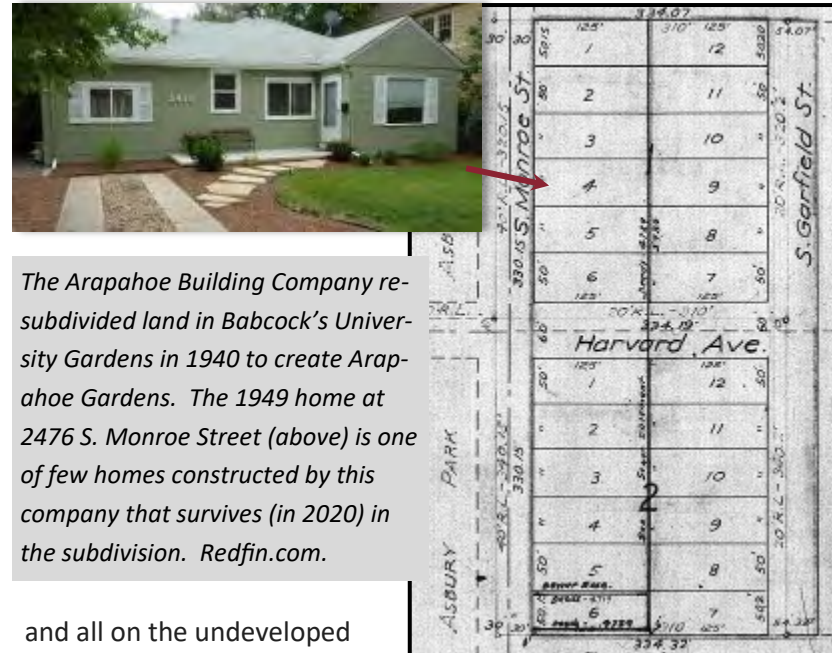
One immediate post-war, block-size effort to promote new housing in University Park occurred in the Douglas Park plat of 1946 by Georgia D. Hurst, north of E. Jewell Avenue between S. Monroe and S. Garfield Streets. Douglas Park originated as Block 13 of the 1883 Maplewood subdivision. Ms. Hurst sold off the lots, two at a time, for several years to individuals and couples who then commissioned builders to construct homes. This development resulted in about 15 houses of various styles and sizes (many extant but altered) dating from the late 1940s and early 1950s (Denver Subdivision Plats, Denver Assessor's Office). Other builders on blocks to the west, platted earlier, continued to fill small lots with small

houses during this construction chapter (Denver Subdivision Plats, Denver Assessor's Office, Denver Permit Records).

Looking forward in its own way to post-war growth, the Denver Catholic Archdiocese through Archbishop Urban J. Vehr in 1946 acquired 46 lots at the far east edge of University Park along Colorado Boulevard between E. Warren and E. Iliff Avenues. The property would eventually, the archbishop reasoned, serve a new parish in rapidly expanding southeast Denver with a church and elementary school. (Indeed, in 1952 Vehr created Most Precious Blood Parish for the area and began the process of building its church and school here. See below in this chapter on those developments) (*Denver Catholic Register* 9 February 1961:10–11).

The next new subdivision—Arapahoe Gardens of 1948 between S. Monroe and S. Garfield Streets and evenly centered on Harvard Avenue—featured as many as 24 FHA “minimum” models, some with modest extended wings and most with detached garages (Denver Subdivision Plats). This subdivision was platted into two blocks—each with 12 lots approximately 50' by 125' in size—by the Arapahoe Building Company. Similar to contractors in the 1940 re-subdivision of Maplewood, the Arapahoe Building Company was an operative builder that constructed homes throughout the subdivision, primarily in 1948 and 1949, and sold them to individual homeowners as they were completed. (This example subdivision has been the target for newer, much larger houses in the past decade, but a few 1940s homes survive [in 2020]: 2466 and 2476 S. Monroe, 3635 Harvard Avenue, and 2555 S. Garfield Street.).

In 1949 and 1950, operative builders filed four new subdivision plats, all modest in numbers—between 11 and 20 lots to develop—



The Arapahoe Building Company re-subdivided land in Babcock's University Gardens in 1940 to create Arapahoe Gardens. The 1949 home at 2476 S. Monroe Street (above) is one of few homes constructed by this company that survives (in 2020) in the subdivision. Redfin.com.

and all on the undeveloped southeast boundaries of University Park. Three of the four further developed open areas of Babcock's original University Gardens subdivision of 1885. For the Iliff Gardens plat of 1949 and Iliff Gardens No. 2 plat of 1950, Roberts Construction Company took advantage of the Catholic archbishop's acquisition to the north and the Colorado Boulevard artery, which had become a busy if little improved thoroughfare by mid-century, for direct entry into their streets, Jerome Avenue and Wesley Avenue respectively (Denver Subdivision Records). Both of these subdivisions featured FHA “minimum” models with some variations in street facades. (Several 1949–1950 houses survive here [in 2020]; rising commercial lot values facing onto Colorado eventually erased the houses closest to Colorado.)

“Victory Housing Corp.” platted the Wellshire Heights 2nd Addition

of 1949 on the north side of Yale Avenue between S. Monroe and S. Jackson Streets, but quickly resold 14 of its lots to two other operative builders, Warren W. Adams and Zuni Home Builders Inc. Victory Housing was apparently a subsidiary of the Barr Lumber Company at 1295 S. Broadway (*Westminster Journal* July 7, 1953; DPL: photo X-24256; Denver Assessor's Office).

"Real Estate Equities Inc." platted the Wellshire Hills Filing No. 1 of 1950 along the north side of Yale Avenue between S. Steele and S. Monroe Streets, for 16 lots in University Park and another 30 to the southeast outside the neighborhood along Nielson Lane and S. Madison Street. Both these subdivisions took their names from another very large early 20th century development, Wellshire Park to the southwest below Yale Avenue. (These University Park "Wellshire" pretenders reveal their post-war FHA housing assistance and standards with several surviving [in 2020] "minimum" 1-story examples. However, the 21st century redevelopment trend has reached these streets and lots as well.)

Scattered Development Progress From 1948 –1950

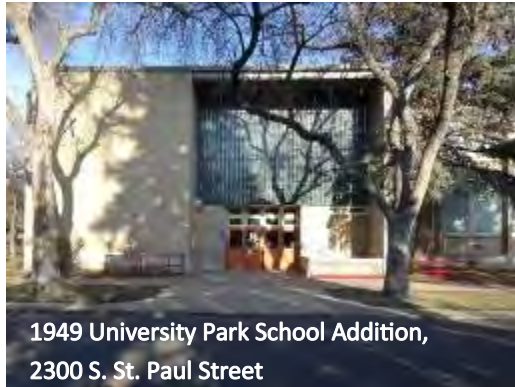
Not far from Wellshire Hills Filing No. 1 and Arapahoe Gardens, along S. Jackson Street—called Cottonwood Lane for its enormous trees (extant) left from the irrigation ditches that once ran through Babcock's 1885 University Gardens colony—the Zumwinkel family built its dream home in 1948. Otto and Essie Zumwinkel had access to freshly cut pine logs from their national forest inholding with rental cabins at Allens Park near Rocky Mountain National Park, as they told Pat Gilmore, whose family bought the house in the 1960s. Otto and son Jack—who helped finance the venture with his own G.I. Bill assistance following service in World War II—

cut the logs and hauled them to Denver, and Essie personally peeled each log. Carpenter John Milliken and stonemason Glenn Tallman assembled the 1-story cabin with huge stone fireplace and radiant-heat floors, along with a 3-car log garage (later connected to the house), to become 2474 S. Jackson Street (extant) (Gilmore 2005).

Denver Public Schools, in cooperation with the student-teacher program at DU, responded in 1949 to the post-war suburban growth in University Park and south Denver by expanding University Park School at 2300 S. St. Paul Street/3140-3160 E. Iliff Avenue. Connecting to the 1924 building and moving west, the new west and south wings (extant) exhibited International Style architectural influences with visible concrete structural framing of window



In 1948, Otto and Essie Zumwinkel and son Jack built the family's log house at 2474 S. Jackson Street—which they called Cottonwood Lane—from trees they felled and peeled, with help from carpenter John Milliken and stonemason Glenn Tallman. Square Moon.



1949 University Park School Addition,
2300 S. St. Paul Street

groups accented with tan bricks. The addition applied \$675,000 of a recent bond issue and provided 18 more classrooms, an auditorium, cafeteria, library, and other needed services (Denver Public Schools 1957).

Architects Hegner, Moore and Smith designed a new main entrance at the southeast corner of E. Iliff Avenue and S. St. Paul Street, with Modernist framing of the entry doors under a large inset panel of glazed tiles, and closed the 1924 entry with a window set that matched the older wing. The designer-partners—

Casper Hegner, Thomas Moore, and Dudley Smith along with G. Meredith Musick—also in 1949 designed DU’s newest downtown-campus International Style Business Administration Building at 1445 Cleveland Place (extant as part of the city and county’s Wellington Webb Building in Civic Center) (History Colorado 2020).

The FHA architectural hallmarks of 1-level, 1-story residences with simple floorplans under low-pitch roofs reflected a parallel trend for the overall simplicity of Modernism for residences that began in the 1920s. But that design approach was not limited to small houses, as demonstrated by the Robert H. and Nadine D. Gaiser residence finished in 1950 at 3451 E. Asbury Avenue (extant), with 2,760 square feet on four lots facing south onto a generous shaded lawn along the avenue. The linear footprint of the \$10,000 house, with a long shallow inset entry gallery and “dovecote” front gable—a popular but curious and impractical feature of the era—

reflected the emerging Ranch Style, usually built in new subdivisions platted with wide and shallow lots, in contrast to most narrow and deep lots throughout University Park. Gaiser, an Ohio native who served in World War II and attended DU with G.I. Bill assistance, by the early 1950s became a major Denver-region developer with his father, building homes in Holly Hills and Holly Ridge, then commercial, apartment, and office centers along



1950 Gaiser House at 3451 E. Asbury Avenue

Monaco Boulevard and Yale Avenue. Gaiser supported development of the YMCA in University Park, resulting in the Schlessman Branch YMCA swimming pool opened in 1948 at 3901 E. Yale Avenue (original building possibly extant within current larger building) (Denver Permit Records, *Denver Post* October 8, 2017).

The small St. Mary's Episcopal Church congregation that formed in 1933 and built a small sanctuary in 1939 at 2290 S. Clayton Street worked all through the 1940s to expand the facility into an imposing chapel. After receiving building permits in 1946 and 1948, the group and its original vicar, the Rev. Gustave Lehman, completed the concrete-block Gothic Revival building (extant with north addition, see below) in 1950 for \$10,000 (Denver Building Permits, *Rocky Mountain News* September 28, 1939, *Denver Post* October 30, 1950). Its walls are stacked concrete masonry units (CMUs) in a horizontal pattern of alternating stretchers and "half-hi-s," with colorful, intricately detailed art-glass windows in pointed-arch openings along Iliff Avenue. (St. Mary's next chapter began in 1976 when the congregation seceded from the Episcopal Diocese of Col-



St. Mary's 1950 Sanctuary
(right), 2290 S. Clayton Street

orado over changes in the main church's policies toward women, and toward divorce. A U.S. Supreme Court decision in 1986 left the congregation without ownership of the building, but the group eventually acquired the 1950 sanctuary and worships there today [2020] as St. Mary's Anglican Catholic Church. The congregation completed its large Parish Center addition to the north in 2002 [*Rocky Mountain News* October 7, 1986, July 7, 2003].)

The Federal Housing Administration's small-home loan guarantees and building standards starting in 1934 profoundly impacted University Park by inspiring the infill of long-empty lots, as well as motivating operative builders to fill long-empty blocks, with new houses through the 1940s. The FHA's building standards also applied to apartment blocks and particularly "apartment villages" when coupled with post-war FHA financing that included loans to institutions such as the University of Denver (Ames and McClelland 2002:28,69). In 1950 with FHA financing, DU threw up no fewer than seven relatively large 3-story dormitory blocks, each with a staggered-axis S- or Z-plan, as a "village" to replace the temporary World War II buildings of Pioneer and Buchtel Villages. The new dormitories on the west-central part of the campus along S. High Street south of E. Evans Avenue took names such as Pioneer Hall and Frontier Hall (Breck 1997:346). (In recent redevelopment of the campus, only Hilltop Hall remains in 2020 from the 1950 dormitory boom.)

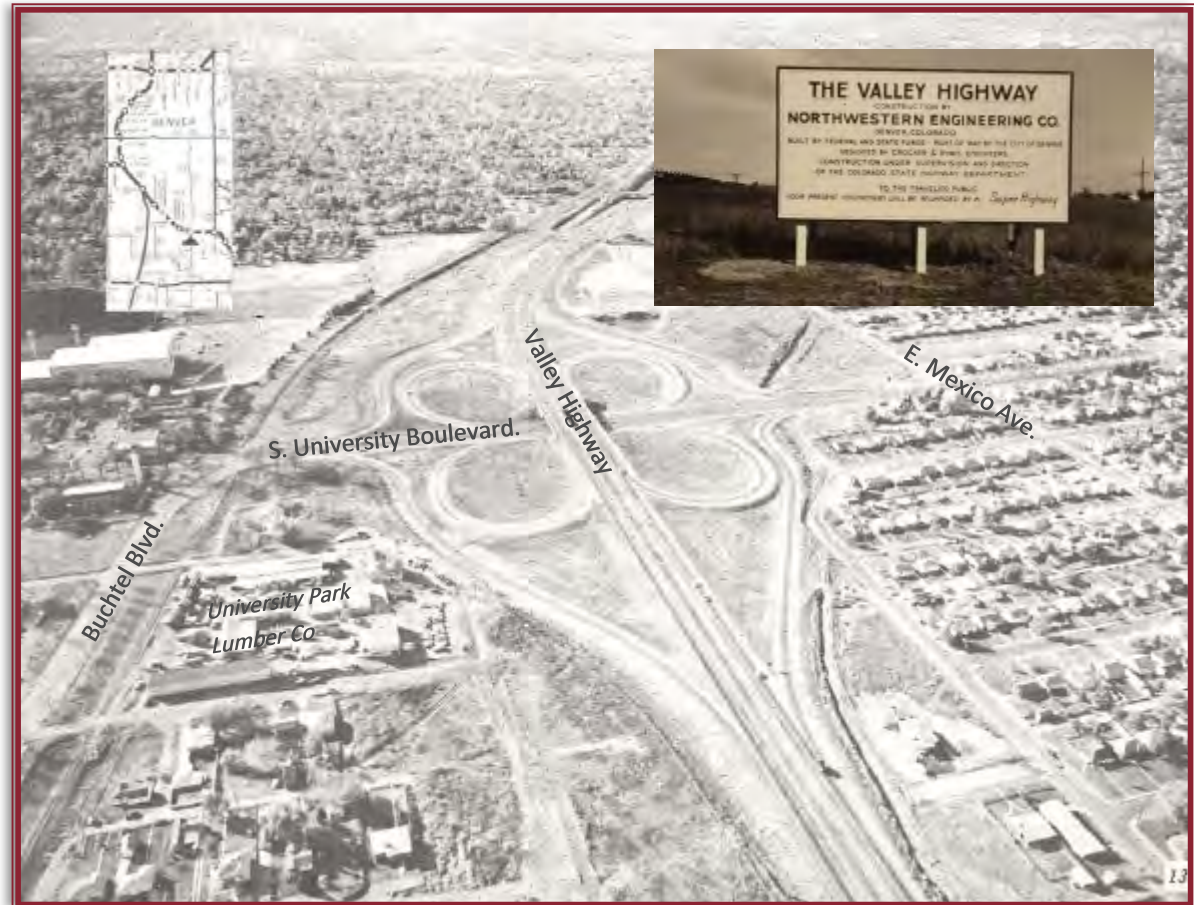
Valley Highway Leads to Mid-Century Housing Boom

Denver's Santa Fe Drive served as the Denver-Colorado Springs Highway, U.S. Highway 85 and the city's main south entry for the majority of interregional motor vehicle traffic, from the 1920s

through the 1950s. New Deal improvements in the late 1930s of widening and paving Santa Fe Drive were at first segmented and then halted by World War II. “Our streets and highways were built for the horse and buggy era,” complained a 1942 Denver traffic study, skipping over the city’s extensive streetcar system, “and, without much change, are expected to carry the traffic created by this population and vehicular growth” (quoted in Hermesen and Fraser 1999:15).

In 1944, the Colorado Department of Highways commissioned consulting engineers Herbert S. Crocker and Alfred J. Ryan to produce “an exceedingly specific plan for a Denver freeway,” which they called the Valley Highway, as a major re-routing of U.S. 85 (Hermesen and Fraser 1999:18).

Their limited-access median-divided freeway began with an extremely complicated circumvention of and connections with downtown, then bridged across and drilled through south Denver. The Colorado & Southern Railway and Buchtel Boulevard already followed a geographically friendly route—relatively level between low hills—southeast out of town through University Park, and the highway engineers recommended building the Valley Highway along



The colossal Valley Highway project, planned during World War II with right-of-way acquisition beginning in 1944, started construction in 1948, with the cloverleaf interchange at University Boulevard completed in 1954 (above, altered c. 2005) . The aerial photograph above (Colorado Department of Highways 1958), facing west, includes (left center) University Park’s Buchtel Boulevard, the University Park Lumber Company, and one residential block to its east. The project’s first 11.2 miles, completed in 1958, connected downtown with E. Evans Avenue. It is now Interstate Highway 25. Inset: DPL Clippings Files.

the north side of that corridor, then turning southeast at E. Jewell Avenue into open country. The route would clip the northern blocks of the greater University Park neighborhood (Hermesen and Fraser 1999:27), but affected the First Addition to University Park of 1887 and several one-block subdivisions to its east hosted only a handful of homes even by the end of World War II. This part of the route received very little resistance in land costs or politics in University Park, as opposed to controversial disruptions in central Denver, and coincidentally would fulfil the DeBoer plan of 1923 by connecting central Denver with University Park via a broad roadway.

The City and County of Denver began acquiring Valley Highway right-of-way after 1944, then construction began in 1948 on the central Denver segments and moved south. Segmented construction in University Park started in early 1953 with assembly of the S. Steele Street underpass finished that August (replaced about 2005), and in 1954 with the University Boulevard overpass (replaced about 2005) finished that June minus the cloverleaf connectors. Construction of the traffic lanes between S. Downing Street and Colorado Boulevard came next at a cost of \$1.3 million, completed in 1955. Because of slow right-of-way acquisition elsewhere, work on the entire Valley Highway halted after that segment. But the next year President Dwight Eisenhower—an occasional visitor to his wife Mamie’s parents in Denver—signed the Federal-Aid Highway Act of 1956 that established the Interstate Highway System and 20-year support for its construction. “For Denver,” summarized engineering historian Clayton Fraser (Hermesen Consultants 1999:37), “the new program was a boon: the Valley Highway became immediately eligible for extensive fed-

eral funding.” Work resumed in 1956 and contractors completed the 11.2-mile enterprise from downtown to Evans Avenue in October 1958 (Colorado Department of Highways 1958).

University Streetcars Final Run

A startling consequence of the local automobile-culture embrace into the 1940s, at least for University Park’s strong history and tradition of public rail transit, was the shutdown in 1950 of the Denver Tramway Corporation’s streetcar service, including the University Park line “No. 8”. The system’s cutbacks began in the 1920s with the rise of motor vehicle ownership, but Denver’s streetcars



The final run of the University Park line “No. 8” and all other electric streetcar service in Denver occurred with bittersweet celebrations and photographs on June 3, 1950. This group, probably connected to DU, looks happy because buses immediately replaced the trolleys, but really the automobile and the Valley Freeway killed the reliable service. DPL.



helped the city through private transportation retreats in the Great Depression and World War II. Following the war, with the costs of maintaining tracks and electric infrastructure rising and expenses of bus operations falling, the tramway company ceased streetcar operations on June 3, 1950 and converted all its routes to rubber-tired vehicles (Robertson and Cafky 2004:525–530).

More Modernism in University Park

Construction of the Valley Highway greatly stimulated commercial and residential development along its route, even before the roadway's completion, particularly home construction in University Park. Small single lots throughout the neighborhood's oldest plats, and larger tracts on its perimeter acquired after World War II, again attracted numerous "operative builders" and one-off contractors, and individuals who assembled several lots for their new and individualistic homes.

Directly west across the street from the individualistic 1948 log house of Otto and Essie Zumwinkel, Denver architect Norton

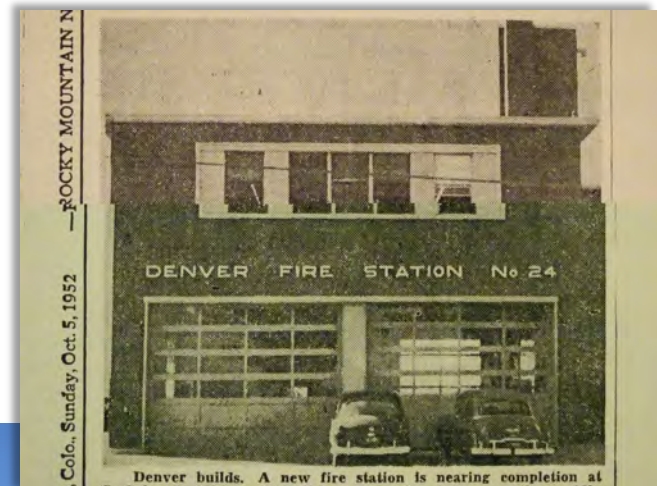
Denver Architects Henry B. Baume and Norton Polivnick designed the 2-story Usonian-influenced house (below, *Square Moon*) in 1954 at 2240 S. Cook Street for Robert R. Post. A 2nd-story glassed verandah provides western views to the Rockies. Polivnick in 1951 designed his own family's home at 2475 S. Jackson Street (above right, *Square Moon*), and received favorable publicity in the Denver Post's Empire Home Builder section, October 5, 1951 (DPL Clippings Files). Until alterations added a story and masked the street view, Polivnick's house closely followed Frank Lloyd Wright's Usonian 1-story, 1-level, open-interior characteristics.



Polivnick built his family's 1,500-square foot "pleasant and warm" home at 2475 S. Jackson Street (extant with additions). Designing in a Modernist style that resembled renowned architect Frank Lloyd Wright's contemporaneous "Usonian" concept of 1-level entry and floorplan, flowing interior spaces, and mostly built-in furnishings, Polivnick finished the house exterior in 1951 with wide horizontal boards under a flat roof with extended eaves above small high-placed windows (*Denver Post, Empire Home Builders* Section October 5, 1951). (The house was altered by a subsequent owner with a 2nd story [Denver Public Library].)

Along with persistent water quantity and pressure problems in south Denver, solved in 1932 with completion of Denver Water's new pumping station at S. University and Buchtel Boulevards, the neighborhood lacked a fire station within close distance. As part of a citywide expansion of services to meet the post-war housing boom, the Denver Fire Department started construction on two new stations in early 1952, No. 23 for Westwood on Federal Boulevard and No. 24 for University Park and adjacent new subdivisions, at 2695 S. Colorado Boulevard (extant) on the northwest corner of E. Yale Avenue. The two new red-brick-clad stations shared the same (unknown) designer, with No. 23 a 3-bay model and No. 24 a 2-bay, 2-story configuration in International Style with a façade of two large engine doors, a band of en-framed dormitory windows above, and a flat roof with slightly projecting eaves. In the rear corner a 4-story tower offers mid-rise rescue training and hanging space to dry hoses. The F.R. Orr Construction Company built Station No. 24 for \$122,341 after overcoming Korean War steel I-beam shortages with structural modifications for steel bar joists, completing the station in late 1952 (*Rocky Mountain News* January 12 and October 5, 1952).

In December 1954, John B. Hunting filed his Hunting's Subdivision plat as a re-survey of about two-thirds of Block 3 in the sparsely developed 1886 First Addition to University Gardens. His 11 polygonal lots lined the new S. Garfield Way curving from S. Monroe Street on the



west to E. Vassar Avenue on the north. Hunting or a successor owner built all 11 houses (all extant, most altered) in 1954, following the successful model underway on a much larger scale in southwest Denver's Harvey Park, where FHA and G.I. Bill loans could purchase \$12,000 to \$15,000 homes. While building permit applications were not found for the houses in this subdivision, one of the prolific builders at Harvey Park, 30-year-old Lou Carey, promoted a very public partnership with Denver architects Baume & Polivnick. Carey's architects—designers of at least two Modernist houses in



University Park (see above)—produced “Holiday Home” and “Young Executive” designs for Carey that closely resembled Hunting's small but efficient low- and glass-gabled houses with stilted carports in Hunting's Subdivision of University Park (*Denver Post* May 3, 1953:62, *The [Denver] Daily Journal* June 17, 1954, Denver Permit Records, Denver Subdivision Plats).

Catholic School, Convent, and Church

With University Park growing rapidly through post-war housing that finally occupied its hundreds of vacant lots, and accompanied by many other new neighborhoods to the south and east, Catholic Archbishop Urban Vehr in 1952 created a new parish for southeast Denver. He named the community Most Precious Blood—a traditional Roman Catholic reference to the sacrifice of Jesus for the redemption of followers—and moved forward with facilities to

serve the population with a parish hall, rectory with basement chapel, and eventually a school, convent for teachers, and a large church on the land he had purchased in 1946 on the west side of Colorado Boulevard between Warren and Iliff Avenues (*Denver Catholic Register* February 9, 1961). The first phase of buildings, the parish hall and offices, and a residential-like rectory with large basement for services, cost \$174,000 and opened in early 1954 at 3959 Iliff Avenue (extant with additions). Denver architect John K. Monroe, a prolific designer of postwar Catholic Archdiocese facilities, developed the “semi-modernistic” parish hall, as de-

scribed in the *Denver Catholic Register* (April 29, 1954), “so designed for conversion to schoolroom space at some future date.”

Indeed, in 1961 the Most Precious Blood Parish completed its 2-story \$239,500 classroom wing along Iliff Avenue (extant), designed in International Style by architect Roland Johnson of Aurora.

At the same time the parish converted an existing Ranch Style residence west across the street at 2201 S. Harrison Street (extant) to a convent for Daughters of Charity teachers who supported the school. The teaching staff also included priests of the Vincentian Fathers living at the St. Thomas Theological Seminary about 1 mile to the north-northwest (*Denver Catholic Register* February 9, 1961:10–11). In 1963 the parish completed a 2-story convent on the Most Precious Blood School property along S. Harrison (not extant) to house six Daughters of Charity teachers. Designed by Denver architect Henry J. DeNicola, the building cost \$127,384 plus furnishings of \$3,500. At the time, Archbishop Vehr still prepared “for erecting a large church at some future

time,” reported the *Denver Catholic Register* (November 14, 1963:1–2) while announcing the new convent. (The iconic Modernist-style Most Precious Blood Church, designed by Denver architect Roland Johnson, completed the complex in 1971 [Noel 1989]).

Other New Neighborhood Churches

As proven by the Catholic archbishop’s immediate post-war interest in University Park for a large new parish center, the neighborhood was certainly no longer a Methodist colony and grew less and less connected to the Methodist-origin University of Denver. Other congregations during that era also saw opportunities in the area through available lots and a growing, diverse population.

- The Church of the Nazarene, with turn-of-the-20th-century origins in Methodist Episcopal leadership, organized a Denver congregation in 1908 and took the name First Church of the Nazarene in 1919. Gaining in membership and worshipping in a succession of Denver locations, the group in 1960 built a large brick Mid-Century Modern sanctuary and support facilities at 2000 S. Milwaukee Street (extant). The Nazarenes moved to their current church complex in 1974 in Englewood and sold their University Park build-



Most Precious Blood Church (wing at left) and Hall, Denver

*On a University Park block purchased by Archbishop Urban Vehr in 1946, the Most Precious Blood Parish in 1954 built a Parish Hall (left, *Denver Catholic Register* April 29, 1954) at 3959 E. Iliff Avenue. Next came a School addition in 1961, a Convent in 1963 (not extant), and the large sanctuary at the north end of the property, designed by Roland Johnson and dedicated in 1971. Square Moon.*

ings to the current University Church of Christ congregation (Denver First Church 2020, DPL Clipping Files).

- A Denver area Quaker group, Mountain View Friends, about 1960 acquired the Georgian Revival former sorority house at 2280 S. Columbine Street (see page 120) as its current home.
- The local Church of Christianity congregation, formed in 1962 by Orlando M. Wanvig, built a small sanctuary by 1964 at 1939 S. Monroe Street (extant). The group changed its name in 1973 to the Church of Truth, and is now the Rocky Mountain Miracle Center (DPL Clipping File, Church Cornerstone).
- The All Saints of Russia Orthodox Church was formed at Denver in 1952 by several congregants with ties to Eastern Europe and old Russia. “In 1966,” the congregation’s history (rocadenver.org 2019) records, “a parishioner found a church building already prepared to be moved. A site was purchased in a lovely residential area within blocks of the University of Denver,” at 3274 Iliff Avenue, “and through the collective efforts of the parish’s talents, skills, and hard work, the structure was relocated to its present location.”



Church of the Nazarene, 1960



Church of Christianity, 1964



All Saints of Russia Orthodox Church, building relocated 1966

The Private Apartment Surge

As the G.I. Bill population surge at DU wound down in the late 1950s and the university’s enrollment stabilized at about 5,000 students per term, DU’s Hilltop had decidedly swung from a majority commuter campus in the 1930s to a majority resident campus. After completion of DU’s residential Johnson-McFarlane Halls in 1957 at E. Iliff Avenue and S. High Street (extant)—a Modernist Style 3-story diagonal, bristling Z-plan complex with continuous concrete folded-plate roofs that evoke Gothic pointed arches—university leaders paused in building more on-campus housing (Norland 1963:93). During that critical pause, the private-apartment market resurged in University Park, particularly along S. Josephine Street from E. Asbury Avenue south to E. Iliff Avenue, then along S. University Boulevard south of E. Iliff Avenue. Other similar apartment buildings appeared in the Hilltop’s north-campus area (many extant). Most of these 1958–1961 apartment buildings in University Park (all extant), likely built with FHA loan guarantees, are brick-clad and 3-stories in height. The majority have central interior double-loaded corridors, and no exterior balconies, following a raised-basement configuration for the 1st level that maximiz-

es use of the ambient ground temperature and retains warmth within all apartments during winter months. A few representative examples:

- Two International Style examples from 1957 stand at 2250 and 2259 (“Observatory West”) S. Josephine Street. The “University Park” from 1958 is similar at 2320 S. University Boulevard. The “Josephine” is also an International Style building from 1960 at 1977 S. Josephine Street, as is another from 1961 at 2155 S. Josephine Street.
- A “side-loaded” International Style 4-story building from 1961 at 2340 S. University Avenue (“South University Apartments”) follows the general dimensions of these others but offers individual-unit balconies stacked on its north side.
- The outstanding exception for these popular configurations from this period is the 3-story building of 1959 at 2401 E. Warren Avenue on the corner with S. Josephine Street, featuring long inset galleries accented with white balustrades facing south to E. Warren Avenue.

This private apartment boomlet ended in 1961 with DU’s addition of the two large Centennial Halls towers—commemorating DU’s coming centennial in 1964—on S. High Street along Buchtel Boulevard (extant) (Norland 1963:93).

Park Villa Subdivision, Single-Family Homes of the 1960s

When Florence Martin, purchaser of three University Park blocks from DU in the northeast area of University Park in 1937 (see Chapter E), died in 1957, her niece liquidated Martin’s holdings over the next two years. In 1959, Denver developer H. William “Bill” Hewson and partners bought Martin’s University Park property, from S.



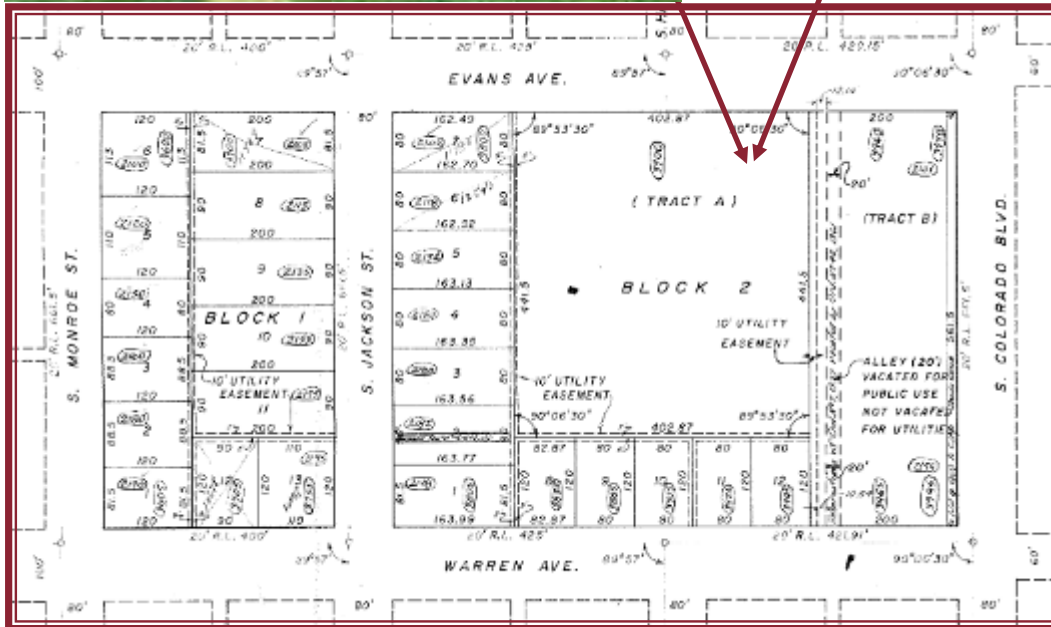


Colorado Boulevard east to S. Monroe Street between E. Evans and E. Warren Avenues. Hewson filed the Park Villa subdivision plat for the parcel in 1960, although building permits indicate that construction began within the parcel in 1959. Hewson's plat set aside S. Colorado Boulevard frontage for commercial development, then carved out a 375 by 450-foot area for a large condominium complex facing E. Evans Avenue (Block 2 Lot A), and divided the remainder into 25 generous lots for houses facing E. Warren Avenue and S. Jackson Street, and on the east side of S. Monroe Street (Denver Subdivision Records, Denver Permit Records).

Building permits for the Park Villa development were not located, but other accounts show the developer working a short time later with Denver architect Roland A. Wilson, and Wilson launched his practice in 1959 (*Denver Post* November 1, 2009). Both collaborated in 1963 on a 10-story \$2 million apartment (today [2020] condominiums) building in El Paso, Texas, when Hewson moved temporarily to El Paso and set up an office for his Hewson Construction Inc. there (*El Paso Times* June 23, 1963:1). The Fair-



Park Villa Condominiums, 3900 Block of E. Evans Avenue (south side)



The 1961 Park Villa units (all extant), which Hewson claimed to be “Denver’s first condominium apartment” (*El Paso Times* October 16, 1964:11), offered a setting and lifestyle uncommon to Denver at the time. Hewson’s wife Joyce recalled that he spent time in Phoenix, Arizona, making notes on postwar garden apartments there before starting the Park Villa complex (Hewson 2018). Ten 2-story hipped-and-gabled roof

pavilions face onto a large common courtyard with lawns, a swimming pool, and cabana. Second-floor apartments open onto balconies with white railings—said to be a trademark of architect Wilson (*Denver Post* November 1, 2009)—and open stairways to sidewalks. Parking for residents is in enclosed garage spaces lined up on the east and west back sides of the pavilions, connected by a loop drive around the complex. Visitor parking is a linear lot between the in-and-out drives from E. Evans Avenue. Pedestrian entry into the complex is centered on the visitor parking lot.

mount tower is about 8 blocks northeast of the University of Texas at El Paso campus and 12 blocks from Interstate 10, characteristics shared with Hewson’s Park Villa condominiums of 1960 in University Park, 12 blocks east of the University of Denver and 3 blocks from Interstate 25.

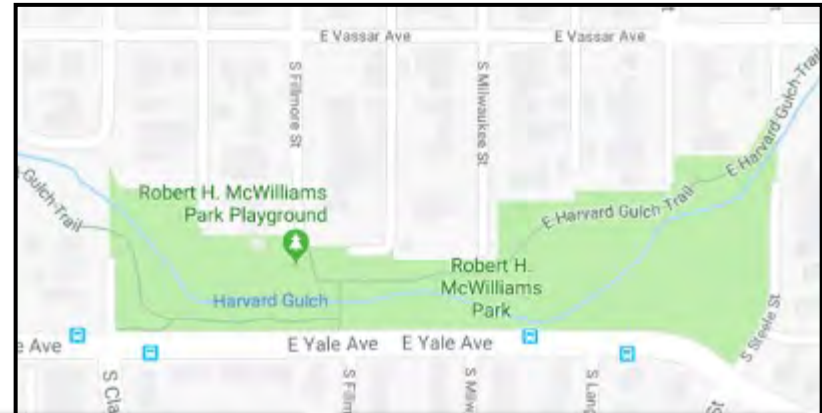
Developer Hewson’s Park Villa single-family homes (all extant) are largely screened from the Park Villa condominiums, and the lineup of houses facing E. Warren Avenue in turn screens the condominiums from street traffic. The E. Warren Avenue houses are 1-story variations on similar Ranch Style floor-plans with attached 2-car garages. Most of the balance of Park Vil-

la homes are 1 ½-story and 2-story models in revival and Minimal Traditional styles, but three large 1-story Ranch Style homes are mid-block on the west side of S. Jackson Street. All six houses on the west end of the development facing S. Monroe Street, Joyce Hewson remembered, are the same 2-story plan with attached 2-car garage, varied by changing orientation of the plan and embellishing the exteriors with distinctive finishes—Dutch Colonial, English Colonial, Minimal Traditional, and Ranch Styling (Hewson 2018).

Another multi-unit venture, “Wellshire Arms” of 1962 at 2499 S. Colorado Boulevard (extant), offered 12 stories of balcony apartments (Stoffel 2020). Other Ranch style houses—mostly of brick—were constructed during the 1960s, filling in many remaining vacant lots. These homes are 1– or 2-story, larger than their 1950s counterparts, situated on large lots, and sported attached garages. Colonial Revival homes also remained popular. One unusual example is the 1963 Saltbox house at 2278 S. Milwaukee Street (extant), based on the early New England Colonial c. 1748 Richardson House now at Old Sturbridge Village, Massachusetts. Don and Carolyn Etter adopted plans by architect-publisher Irving E. Palmquist (Etter 2020).

Harvard Gulch

A persistently undeveloped area of University Park followed what Denver engineer/landscape architect Saco DeBoer labeled “the



Map: emilyparks1; Photos: Square Moon

slough” in his 1923 report on the planning and beautification of University Park. The natural drainage meandered along an east-to-west course that stymied development across the southern length of the neighborhood subdivisions from University Gardens on the east through Asbury Park and Iliff’s University Addition on the west. Platting the ditch and its floodplain from the 1880s with uniform street, block, and lot lines on maps remained folly until DeBoer recommended turning the corridor into “Fen Parkway” to control floodwaters and offer recreation space to neighborhood resi-

dents. But not until Denver City Councilman (1947–1955) Robert H. McWilliams Sr.—resident of University Park, retired DU sociology professor, then councilman—brought attention to this and similar problems throughout Denver, did DeBoer’s proposal attach to the broader community support and financing needed to civilize “the slough.” Regional flooding that encompassed southern University Park in 1956 and again in 1965 provided additional wakeup calls to address the situation (DeBoer 1923, Etter 1972, Goodstein 1991:175–177, Van Wyke 1991:37–38, Prendergast 2015).

A 1964 Denver bond election for \$25 million covered several projects such as southern University Park drainage at \$2.3 million. The bond issue passed and the city-and-county, with additional lessons from the 1965 flooding, thereafter lined parts of the ditch with concrete, constructed step dams and retention basins, and installed a conduit for the last run of floodwater from Harvard Gulch Park west to the South Platte River. From the watercourse’s long run along the Harvard Avenue alignment southwest of DU, Harvard Gulch and Harvard Gulch Park took their new names to dignify “the slough” (Goodstein 1991:176). In 1966 the Denver Council passed a resolution to name the green-space floodplain between S. Clayton and S. Steele Streets as McWilliams Park (Etter 1972, University Park Community Council 2020). Another preserved floodplain west of McWilliams Park and south of the DU Hilltop campus, between S. York and S. Race Streets, took the name DeBoer Park to honor the esteemed planner’s initial vision to beautify the drainage’s course. “Wright-McLaughlin Engineers designed the entire [Harvard Gulch] project,” chronicled historian Goodstein (1991:176), “which received national acclaim from civil engineering groups.”

The completed project was dedicated, complete with a plaque at the northwest corner of Harvard and Ogden, on April 23, 1967, coming in at \$12 under budget (Goodstein 1991:176).

Rounding Out the Neighborhood in the 1960s

The 1950s and 1960s were Denver’s top two decades for new construction, with 31,000 single-family detached homes built from 1950 to 1959 and another 9,500 added from 1960 to 1969. The majority of this new construction occurred in south Denver neighborhoods, including University Park, and adjacent Wellshire, Virginia Village, University Hills, and Southmoor Park. While more homes were built in University Park during the 1950s than the 1960s, more homes survive today from the latter decade. Undoubtedly, many of the 1950s homes in University Park were small “minimum” FHA houses intended as starter homes. These compact residences have become easy tear-down targets in the neighborhood’s 21st-century redevelopment surge. Many of the Ranch-style houses from the 1960s are more substantial, and were designed for middle- to upper-middle-class urban dwellers, making them more prone to continued improvement and reuse. By 1970, residential development in University Park slowed as the neighborhood largely filled out, and prospective residential dwellers preferred locations farther south and east, and in adjoining counties. While nearly 300 homes survive today from the 1960 to 1969 decade, only 32 date from the 1970s, making 1969 an appropriate cutoff date for this study (Denver Assessor’s Office).

CHAPTER SYNOPSIS — ARSENAL OF DEMOCRACY AND MID-CENTURY BOOM, 1938-1969

- By the late 1930s, much of the nation along with Colorado, Denver, University Park, and the University of Denver emerged from the Great Depression and entered a short and prosperous “post-Depression” period before the U.S. entry into World War II in December 1941.
- Housing activity throughout University Park from 1938 through 1941 showed that economic recovery was aided and sustained by the Federal Housing Administration with its generous home-loan conditions and guarantees, and the resulting lot sales for new but “FHA minimum” houses, most built by “operative builders” throughout University Park.
- Fewer and fewer of these new University Park residents had connections to the University of Denver, further transforming the neighborhood into an extension of greater Denver’s growth.
- University Park also hosted a few new large houses in the period 1938–1941, built for buyers more successful than most, and who found University Park to be an ideal distance from central Denver.
- World War II caused private construction in University Park to all but halt, and briefly diminished DU’s non-military enrollment. But DU soon played a major role in supporting regional military bases and posts, with resulting activities throughout University Park.



1955 House at 2635 S. Garfield Way in Hunting's Subdivision

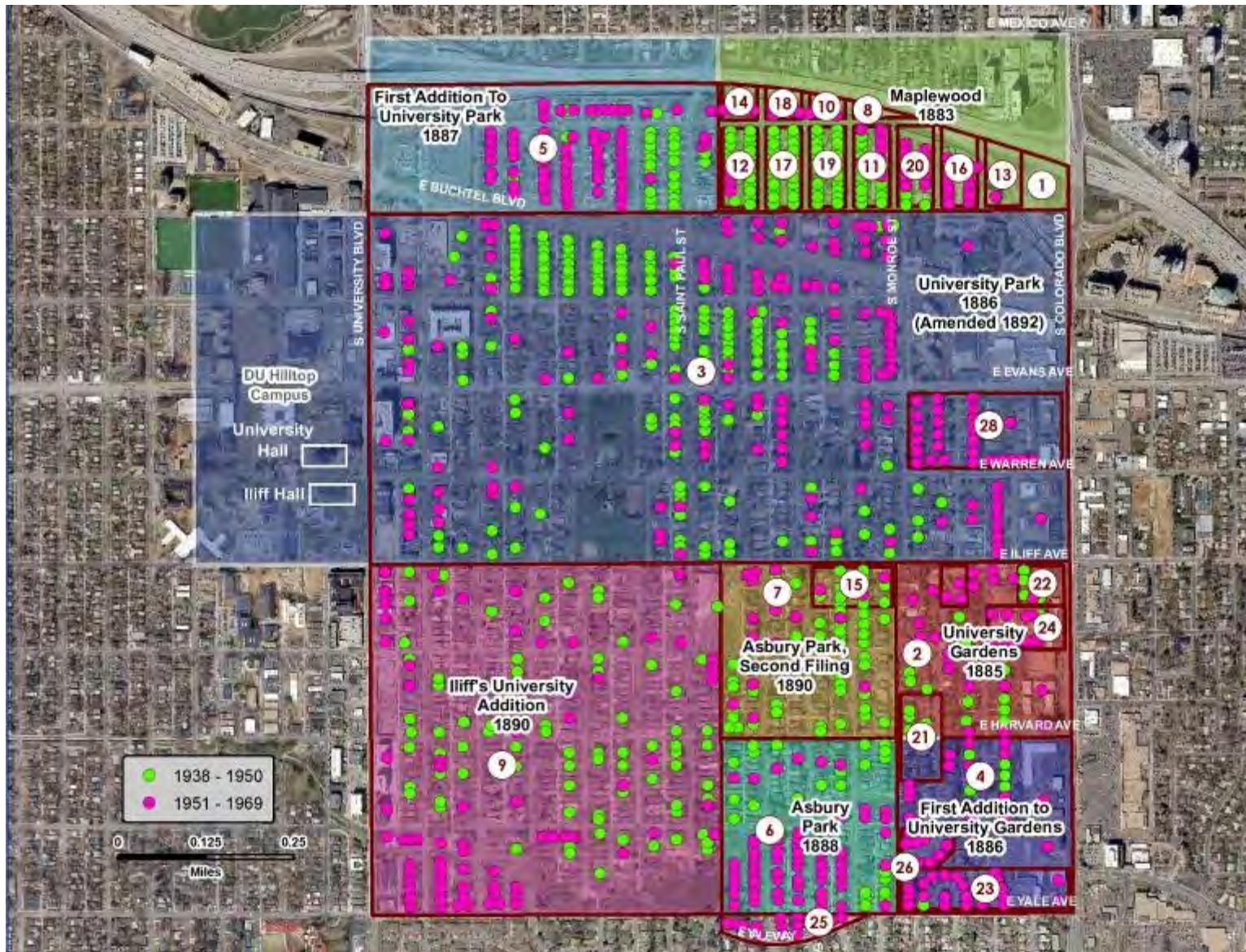
- Post-war house construction in University Park was in full swing by the late 1940s, with old lots infilled throughout the west-central neighborhood and several new re-subdivided blocks adding new houses on the south, east, and north edges. The FHA “minimum” house configurations once again dominated new construction, but gradually more buyers built larger and more customized homes on choice central-neighborhood lots.
- More than 62 years of commuter-rail transit for University Park ended in 1950 with abrupt conversion of Denver Tramway Corporation electric streetcars to rubber-tired vehicles.
- DU continued to sell off land through the 1950s and 1960s. Recognizing that University Park was now an integral part of the

city, DU conveyed Observatory Park (with exceptions for the Observatory and Students Observatory) to the City and County of Denver in 1952 (Denver Subdivision Plats: 8B-40).

- University Park in the 1950s hosted a few individualistic statements of Modernist houses, highlighted by the 1951 personal home of architect Norton Polivnick on S. Jackson Street, and the Hunter's Subdivision of small but fully modern houses on S. Garfield Way.
- The Park Villa development, plus nearby small University Park subdivisions and the new Catholic parish complex, all reoriented the east side of the neighborhood toward Colorado Boulevard, as it rapidly became a commercial strip with many automobile-reached services and the gateway to many new neighborhoods to the east and south of University Park.
- Louise Iliff, last direct descendant of John Wesley Iliff and last Iliff-Warren family occupant of their Fitzroy Place estate, passed away in 1966 while still living in the mansion at age 90. She left the estate to the Iliff School of Theology, which sold it in 1967 to the Randell School, a longtime Denver private academy and predecessor of the occupant in 2020, Accelerated Schools (Goodstein, 1991:167, Accelerated Schools 2020). The year after Louise died, Alberta Bloom Iliff, wife of Will Iliff and a resident of University Park since their marriage in 1897, passed away in 1967 at age 92 while living in the Iliff House, "Ormleigh," at 2145 S. Adams Street.
- A major Denver public works project—vastly improving drainage in south University Park as "Harvard Gulch"—after 1967 opened up formerly unbuildable lots for the neighborhood's last major single-family housing infill during the Period of Significance through 1969, and created McWilliams Park, itself dedicated in 1966 by the governor, city officials, and two marching bands (Etter 2020).



1950s–1960s houses on S. Garfield St., south of E. Iliff Ave. in the University Gardens Replat of 1956. Square Moon.



Map showing subdivisions from 1969 or earlier, and properties surviving in University Park today that date from 1938–1969. Data from Denver Assessor 2017. For numbered subdivisions here, reference the Subdivisions map on p. ii of this report. Five Points Geoplanning.

III. ARCHITECTURAL STYLE GUIDE FOR UNIVERSITY PARK

INTRODUCTION

This section identifies the architectural styles most prevalent in University Park, 1886—1969. The architectural classifications for University Park are based in large part on *A Field Guide to American Houses* by Virginia Savage McAlester (Alfred A. Knopf, 2013) and *A Guide to Denver's Architectural Styles and Terms* by Diane Wilk (Historic Denver, 1995). Both sources are recommended for additional guidance and information on the neighborhood's marvelous and variable architectural qualities from the late 1880s through the 1960s. Wilk includes an extensive "Terms" chapter, and a handy glossary of architectural terms is available at the end of this section. This style guide includes example photographs as well as references to other photographs in the Historic Context section (II.) on their page numbers preceding this section.

This guide is divided into six encompassing style groups, and each group has related styles distinguished and described under the group headings. The six style groups delineated in this architectural

- Victorian
- Romantic
- Foursquare
- Bungalow
- Revivals
- Modernism

Origins and history for each of the six style groups are provided below. Character-defining features of each individual architectural style and representative examples are also included. For a property to have historic significance for its architecture, it typically must embody the distinctive visible characteristics of an architectural

style or type.

Style nomenclature is more art than science, and design rules along with typical time periods are highly flexible in this neighborhood. For a vibrant place such as University Park, architectural examples and such flexibility make its historic collection of buildings unique and identifiable to its own rich history and associated creative individuals. Early architects, builders, and owners in University Park were not afraid to experiment and mix architectural styles, or to introduce "new" architectural trends to the Denver area.

The earliest houses in the neighborhood date from the late 1880s and were Victorian Era, most notably Queen Anne style, with their irregular and complex massing, asymmetrical facades, side and wraparound porches, and frilly ornamentation. Queen Anne style homes appeared in the neighborhood through about 1910.



The 1891 Herbert and Fannie Howe House (2201 S. Fillmore) is an early example of a transitional Foursquare. The house's boxy front and lack of ornamentation identify it as a foresighted Foursquare, while its wraparound porch with turned porch columns and projecting side bays are holdovers from the Queen Anne style. All current photos: Square Moon.

However, by the early 1890s, some homes reflected a more modern aesthetic, influenced by local architects such as Robert Roeschlaub who had an early presence in University Park (University Hall, 1890, and Chamberlin Observatory, 1890–1894). In 1890, Roeschlaub designed 2142 S. Milwaukee St. (picture on

right), an unassuming boxy house that foreshadowed the Foursquare that would gain enormous popularity as the Denver Square throughout the region in the early decades of the 20th century. Then in 1891, Roeschlaub consulted with Herbert and Fannie Howe on the

design of their home at 2201 S. Fillmore St. (see picture on prior page). The design of this house pushed a modern aesthetic even further, by substituting the partially shingled façade of 2142 S. Milwaukee St. with a flat-surfaced brick front on a broad boxy bay, although it still included projecting side bays and a wraparound porch.

With the 1895 Augusta Trott house at 2181 S. Columbine St., Grodavent Brothers architects pushed the box even further, elimi-

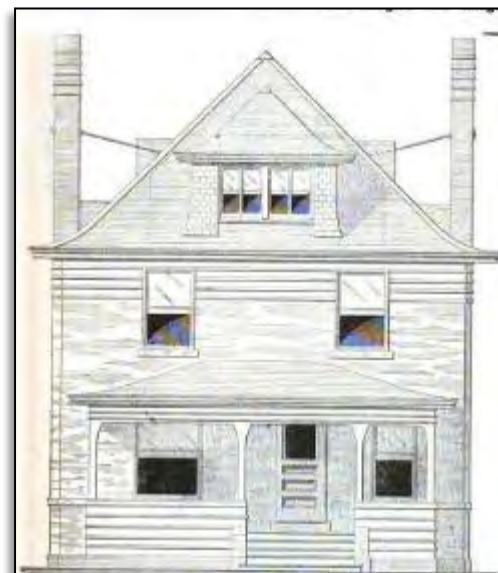


House at 2142 S. Milwaukee Street (intact, but an elaborate porch was added recently) is a remarkably early composition that forecast later popular Foursquare, or Denver Square, houses in the region. Dillenback 1892.

nating all Queen Anne features, such as wrap-around porches and projecting side bays (picture on right). Other Foursquares soon appeared in the 1890s throughout University Park, a decade or more before this house type became commonplace in the Denver region.

The neighborhood's penchant for being on the architectural cutting edge extended beyond the Foursquare. The Buchtel Bungalow (2100 S. Columbine St.) of 1906 was featured in *The Craftsman* magazine and

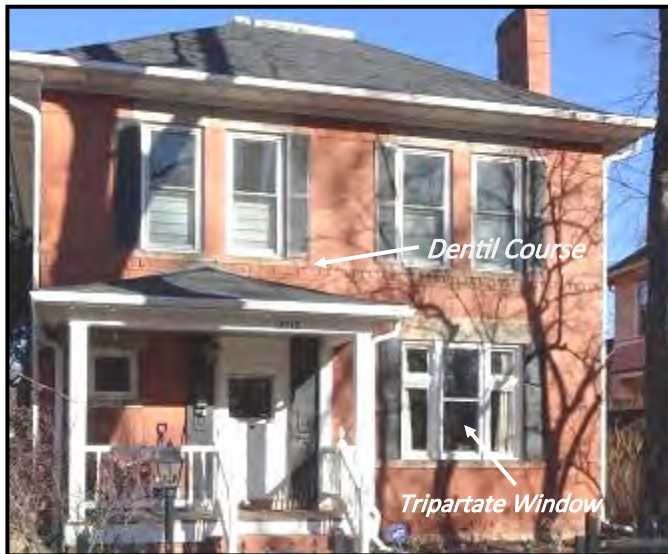
represented an early high style example of an Arts & Crafts bungalow in Denver, built of concrete block clad with brick and featuring a low-slung roof with crafted brackets and details (see picture on p. 160). This 20th century house displayed a very modern aesthetic at a time when some owners in the neighborhood still preferred Queen Anne styling. Some bungalows attempted to bridge the gap, featuring extended side bays and shingles reminiscent of the prior century, but also sturdy front porches with brick columns.



*The Augusta J. Trott house, 2181 S. Columbine, was an early Foursquare design, completed by Denver architects, Grodavent Brothers. A drawing of the house, featured in the April 1895 issue of *Carpentry and Building Magazine*, is shown above.*

The Buchtel Bungalow attracted other early bungalow designs in University Park during the early 1900s, many with side-gables similar to the Buchtel Bungalow. The bungalow did not attain high popularity in Denver until after World War I, more than a decade after University Park boasted its first Arts & Crafts house.

This pattern of University Park experimenting with architectural trends continued with the Colonial Revival style. While the Philadelphia Centennial of 1876 and the Chicago Exposition of 1893 both stimulated interest in architecture from America's colonial past, Colonial Revival architecture remained uncommon in Denver and the western United States in the following decades. Yet, in



An early home built by DU in Professor's Row, the 1896 home at 2112 S. Milwaukee exhibits Federal Revival influences, including a low hipped roof, dentil course between the upper and lower stories, tripartite first-story window with dentil molding, and decorative column ornamentation. The offset porch and entry is a University Park characteristic.

University Park, numerous homes of the late 19th and early 20th century boast Colonial Revival influences, such as the 1896 Federal Revival influenced house at 2112 S. Milwaukee St. (see picture to left) and the 1907 Georgian Revival inspired residence at 2187 S. Adams St. (featured on p. 163 of this chapter). These houses reflect the tradition of stylistic flexibility and overlapping preferences of architecture prevalent in the neighborhood from the early 1890s through at least 1940.

Property owners in University Park frequently updated a home's architecture to reflect stylistic preferences of the day, a decade or two after initial construction. The addition of a 1910s or 1920s bungalow porch on an 1880s Victorian-Era house is typical. One illustration of this is the 1889 Walter Miller House at 2160 S. Columbine St., which originally featured a wooden wraparound porch. By the 1920s this porch had lost its wraparound motif, replaced with a front verandah, brick knee walls, and square porch columns to correspond with modern bungalows and Foursquares of the day (see pictures on next page of this report). Modern updates of this nature typically do not diminish the architectural significance of a house, particularly when the changes occurred more than 50 years ago within the neighborhood's Period of Significance, and help to convey the evolution of the house's history.

The buildings highlighted in this section are representative examples of architectural styles, taking into account the overlapping and flexibility of stylistic features as described above. Featured buildings also retain historic integrity, meaning that their original design, materials, and workmanship remain prominent. Alterations, when present, are minimal and occur within the neighborhood's Period of Significance, 1886-1969. Homes that once epitomized



The 1889 Walter Miller house shown with its original wrap-around Queen Anne porch with slender wooden columns on left (Dillenback, 1892). By the 1920s, the house was modernized with a sturdier brick porch across only the front façade, shown on right.

an architectural type or style, but have been heavily altered in modern times and/or with large recent additions that overwhelm their historic character, are generally not featured in this chapter.

Other character-defining features of buildings within the neighborhood that merit mention include:

- **Large lots.** Many late 19th and early 20th century homes in University Park were built on multiple lots, often with large side lots providing considerable space between homes. This pattern was intended partially to promote a healthy lifestyle espoused by early Colony settlers, but also to accommodate livestock and poultry required for residential living far from modern amenities. Many side lots have been sold off and infilled with later homes over the years. Early neighborhood houses that retain their substantial land holdings (particularly homes with 3 lots or more) and spacing are particularly noteworthy since they evoke the early agrarian character of the neighborhood. Large lots were also commonplace in the

southeast blocks of the neighborhood where early subdivisions were designed to accommodate substantial garden plots and small-scale farming.

- **Mature vegetation.** From the establishment of University Park in 1886, the University of Denver and its founders promoted landscaping and the planting of trees throughout the neighborhood in an attempt to make the prairie Colony more attractive to potential settlers. Landscape plans by landscape architects and horticulturalists Rudolph Ulrich (1890) and Saco DeBoer (1923), as well as the presence of DU botanists in the neighborhood, reinforced the trend of planting streetside trees and diverse vegetation throughout the neighborhood. The neighborhood's expansive tree canopy and mature vegetation are unique and identifiable characteristics of University Park, distinguishing it from adjoining areas.
- **Tree lawns with sidewalks.** The oldest blocks of University Park feature wide tree lawns or strips separating the street from a public sidewalk and adjoining private property. Sandstone walks were common in the early development of the neighborhood. The expansive tree lawns with mature street trees and flanking sandstone or early stamped-concrete sidewalks are defining characteristics of the neighborhood.

VICTORIAN

“Victorian” is an era named for the reign of Great Britain’s Queen Victoria, from 1837 through 1901, during which art, architecture, and other creative pursuits flourished in Britain and its colonies. The United States also embraced the Victorian Era, most enthusiastically after the nation’s 1876 Centennial celebration in Philadelphia, where the British built a large exhibit of quaint buildings they called “Queen Anne” style. Other architectural styles emerged from the Victorian Era from the 1880s past 1900 to provide models for larger homes and institutional buildings. These styles include the Romanesque Revival, eventually Americanized with the robust and durable Richardsonian Romanesque style.



The 1895 Canon Passover house, 2300 S. Milwaukee, is Queen Anne style

QUEEN ANNE IN UNIVERSITY PARK

The 1876 British examples at the Philadelphia exposition established the style’s characteristics as asymmetrical massing (the right side doesn’t perfectly reflect the left side), textured surfaces, and milled-wood embellishments. The Queen Anne style gained popularity in the United States and in Denver as growth of the middle- and upper-classes and industrialization simplified house shapes and encouraged exuberance. Americans often added offset towers and turrets, and wraparound porches, to adapt the Queen Anne style to U.S. tastes. Examples in University Park tend to be large 2-story affairs with large prominent front gables with wood shingles and other milled wood decoration. The Queen Anne style was popular in University Park from the late 19th century into the early 1900s.

Character-Defining Features

- Brick house with asymmetrical massing
- Projecting and recessed wall planes, such as window bays and towers
- Complex steep roofs, typically with a front-facing gable
- Decorated and textured wall surfaces, banding, and chimneys
- Partial, full-width, or wraparound 1-story porch
- Milled wood ornamentation, such as turned columns and ornate brackets on the porch, and shingles and decorative bargeboards in gable-ends of the complex roof
- Vertically-oriented windows, often grouped, and often with an arched lintel or art glass transom window

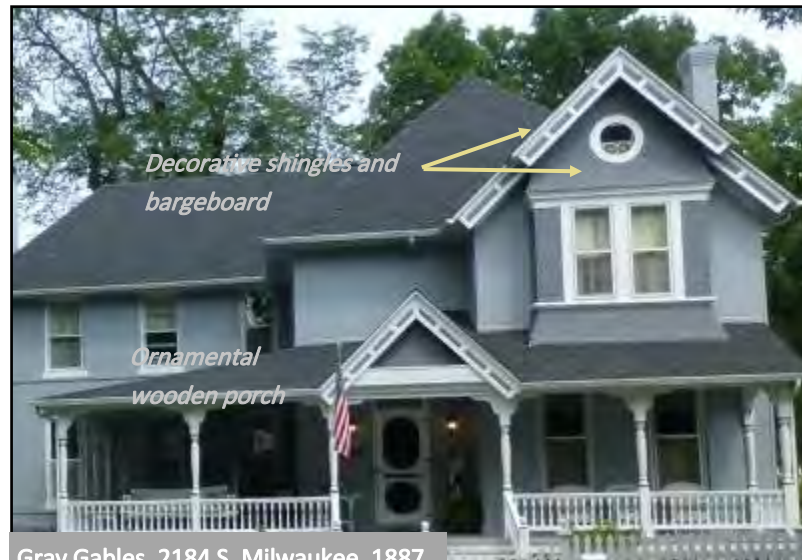
Queen Anne—continued



2111 S. St. Paul, 1890 - example with tower



2215 S. Columbine, 1891



Gray Gables, 2184 S. Milwaukee, 1887



2122 S. Clayton, 1890

ROMANESQUE REVIVAL IN UNIVERSITY PARK

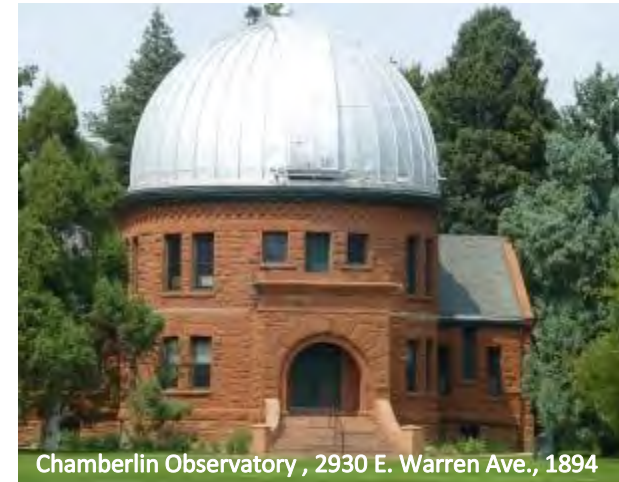
The ancient Romans invented the round arch for structural stability through simple construction in brick and stone. Then the Romanesque period following the 1st millennium produced large churches and castles based on the round arch as both structure and style. During the Victorian Era, Romanesque Revival allowed large houses and institutional buildings to be quickly and attractively constructed, and the round arch to become a popular and signature style. In the late 19th century, Boston architect Henry Hobson Richardson blended Queen Anne asymmetry, and its related Shingle style, with round arches and massive stonework to create the sub-style Richardsonian Romanesque. The latter style defined the Warrens' expansive abode, Fitzroy Place (1890), as well as DU's Chamberlin Observatory of (1889-1894) and University Hall (1892). Rounded Romanesque arches are a common theme in many late 19th and early 20th century houses in University Park, as architects and builders readily borrowed motifs from several styles to create a blended result. One such example is the 1897 duplex at 2018-2020 S. Columbine which adds Colonial Revival and Romanesque features to a boxy Foursquare form.

Character-Defining Features

- Masonry walls, typically rough-faced stone
- If Shingle Style, wood framing is covered with shingles
- Rounded arches over entry and/or windows
- Deeply cavernous entryways and window openings



2018-2020 S. Columbine, 1897



Chamberlin Observatory , 2930 E. Warren Ave., 1894



Fitzroy Place, 2160 S. Cook, 1890

The Shingle Style Carriage House at Fitzroy Place (see above) features rough-faced stone at its base with wood-shingle cladding above. 1972 photo from DPL.



ROMANTIC

The Romantic styles are separate from often concurrent Victorian-Era styles in that they originated outside Great Britain before the prosperity associated with Victoria's reign. In the mid-to-late 19th century, pattern books of house styles popularized house designs based on Medieval precedents, which led to the Gothic Revival style, and Italian Renaissance traditions, which led to the Italianate style. Architects and builders who produced homes in the Romantic styles typically followed pattern books to replicate architectural details, such as bracketed roof cornices or pointed arches. Gothic Revival style buildings, often executed in stone with intricate details, were complicated to produce, making this style more popular for large institutional and commercial buildings than residences.

ITALIANATE IN UNIVERSITY PARK

The Italianate style in the 19th century distilled the great palaces and country villas of the Italian Renaissance into smaller and charmingly simple plans, facades, and details with symmetrical massing and repetitive window bays. Windows and doors are often stabilized with segmental tops (a slightly arched curve rather than a full half-round arch) and capped with hood molds (thick arched projections of stone and/or brick or cast iron to throw off water). Roof-level cornices are often highly textured and more important for the viewer than the roof itself. During University Park's initial building period, Queen Anne styling was favored over Italianate, although both were popular architectural styles in Denver during the late 19th century. Several early homes in the neighborhood (such as the Clough House, 2525 E. Evans) were probably originally Italianate, but were later "modernized."

Evans Store, 2084 S. Milwaukee, 1888; Inset: DPL



Character-Defining Features

- Building is tall, narrow and boxy in shape
- Flat or low hipped roofs
- Emphasized roof cornices, typically with corbelled brick
- Simple, tall and narrow windows with single panes in the upper and lower sashes
- Windows topped with raised hood molds of stone or brick
- Limited ornamentation on wall surfaces



GOTHIC REVIVAL AND COLLEGIATE GOTHIC IN UNIVERSITY PARK

While the round arch signified the Roman structural innovation and became symbolic of the early Middle Ages, subsequent refinement of the pointed arch defined the Gothic period of architecture. The pointed Gothic arch made possible many of the great cathedrals and early institutions of learning in Europe during the 12th to 15th centuries. The Renaissance ended the Gothic period with a return to Greek and Roman Classicism for architectural inspiration. But in the 19th century the Gothic Revival returned the pointed arch to new buildings of religion, learning, and living as an alternative to Classicism. DU today features early Gothic Revival buildings Evans Chapel (1878) and Iliff School of Theology (1893). In 1928, both DU and Methodists in University Park built major new buildings in the Collegiate Gothic style, adapting Gothic motifs to modern materials, with DU's Margery Reed Hall, and University Park's Methodist Episcopal Church. These prototypes inspired other buildings in University Park to adopt updated Gothic Revival styling and motifs for the next two decades, and again on DU's Hilltop campus in recent decades.

Character-Defining Features

- Masonry buildings with rectangular plans
- Projecting front gables, with masonry materials on the building mass continued on parapet-gable ends
- Extensive use of arches, typically pointed, and multi-light windows
- Crenelated parapets reminiscent of Medieval castles
- Buttresses, or additional exterior supports on the wall face
- Stone, cast stone, or limestone moldings and carvings around doors, windows and at entry



FOURSQUARE / CLASSIC COTTAGE

The Foursquare configuration, not really a style until hints of stylistic ornament were attached, appeared in the U.S. starting in the 1890s. Its large cubic form was nothing new, evolving from symmetrical 2-story Georgian plans that divided the whole interior with a central hall, allowing flanking spaces to accommodate public-private and other dichotomies of use. The Foursquare dropped the central hall, which made the exterior more “square” but caused the entry door to typically be offset, and allowed its generous interior to meet modern uses. This practical and sturdy house featured four nearly equal sized rooms per floor, and proved so popular throughout the Denver Basin between the mid-1890s and 1930, it took on the regional name Denver Square. One-story versions called Classic Cottages were also popular for more modest households, and could be constructed in brick and embellished with stylistic elements to add character.



Lawrence and Ann Shuler House, 2052 S. Fillmore, 1920

FOURSQUARES IN UNIVERSITY PARK

Denver architect Robert Roeschlaub produced a decidedly unadorned cubic house in 1890 at 2142 S. Milwaukee St. (see page 37). The next year, Roeschlaub consulted with the Howes to produce a substantial 2-story home at 2201 S. Fillmore St. (see page 149), presenting a relatively flat face and symmetrical window placement, low pyramidal roof, and centered dormer, all characteristics of the coming national and local wave of Foursquares. The 1895 Augusta J. Trott House (pages 150, 158), designed by the local architectural firm Grodavent Brothers, pushed the unadorned box further, stripping it of all ornamentation, with only a full-width front porch and horizontal banding to provide architectural relief. The square house form arrived early to University Park, remaining popular through the early 1920s. More examples are found on pages 87–88 and 106.

Character-Defining Features

- 2-story boxy brick house on raised foundation.
- Low hipped roof with central front dormer and deep overhanging boxed eaves (often flared) to provide horizontal emphasis
- Flat relatively unadorned facade with rectangular windows
- Off-centered (typical) front door, entered off a partial-or full-width 1-story front porch with hipped roof
- Variations in porch design, including brick knee walls and columns, and classical wooden or boxy brick columns
- Early examples tend to be more eclectic, with wraparound porches, projecting side bays, and other Queen Anne details



Above: The boxy plan for the 1895 Augusta Trott Foursquare at 2181 S. Columbine called for four primary rooms on each floor to maximize room sizes and eliminate unnecessary hallways and bump-outs. Carpentry and Building April 1895:83.

CLASSIC COTTAGES IN UNIVERSITY PARK

One-story versions of the boxy Foursquare arrived in University Park in small numbers beginning in the mid-1890s, and were built until about 1915 (see page 67). This small house was not as common in University Park as its larger 2-story counterpart. It was sometimes elongated off the rear to accommodate additional living quarters. Related to Foursquares with their symmetry, high

central dormers, but smaller in plan than their 2-story cousins, most of these are known in Colorado as “Classic Cottages.” With a full-width front porch and often shingled dormer walls, these houses also anticipated the bungalow style that would later fill out much of west-central University Park.

Character-Defining Features

- 1-story boxy brick house on raised foundation
- Steeply pitched hipped (or pyramidal) roof with central front dormer and flared overhanging eaves
- Partial– or full-width front 1-story porch with low hipped roof, similar to the Foursquare, sometimes with Classical or bungalow porch posts or columns
- Side-bay window, art glass transom windows, and other transitional Queen Anne features are often present



Classic Cottage, 2360 S. Milwaukee (1910)

BUNGALOWS

The bungalow joined U.S. home types at the turn of the 20th century, offering a small single-family home alternative to Victorian cottages. The bungalow with its typically horizontal form, appeared in New England and matured in California in the 1890s, joining the American Arts & Crafts Movement heavily promoted by Gustav Stickley and *The Craftsman* magazine. Bungalows *per se* could be found with ornament from different styles such as Colonial, Classical, or Spanish, but most often with Arts & Crafts features, such as hand-crafted wooden brackets, tapered columns, and stickwork in gable ends. Bungalows gained rapid popularity nationwide through printed periodicals along with inexpensive house plans and kits. They were most often 1-story, frequently with generous attic rooms extending into large dormers, incorporating wide front porches or sunrooms to blur distinction between the indoors and outdoors.



Arts & Crafts Bungalows, 2000 and 2010 S. Fillmore, 1927 and 1928

BUNGALOWS IN UNIVERSITY PARK

A handful of examples appeared in University Park around 1900, with the Buchtels' Arts & Crafts style bungalow of 1906 (2100 S. Columbine) showing that a prestigious client and architect loved bungalow living as much as any teacher or clerk with a Sears catalog house kit (see pages 74–75). This house's low-slung 1-story broad side-gabled roof and open house plan influenced an early wave of *The Craftsman* magazine-influenced bungalows in University Park, with the latest neighborhood examples dating from the early 1930s (see pages 80–81, and 105–106 for examples and more information). A few early bungalows in the neighborhood are transitional, exhibiting Queen Anne features, such as steeply pitched roofs with shingles, and projecting—bumped-out—side bays.

Character-Defining Features

- 1- or 1-1/2 story brick house of modest size
- Low-slung roof, typically side-gabled, with deep overhanging eaves and exposed rafter tails (low-pitched front-gabled and hipped roofs occasionally), some with dormers
- Full-width front porch under side-gable, or projecting front-gabled or hipped roof porch
- Porches often feature blocky brick columns (sometimes battered) and knee walls, or sometimes wood posts on brick knee walls
- *Craftsman*, Arts & Crafts-influenced styling, such as brackets, false half-timbering, and stickwork

Transitional 1901 Classic Cottage/Bungalow, 2061 S. Clayton



1914 Bungalow, 2150 S. Josephine



1906 Arts & Crafts Bungalow, 2100 S. Columbine



REVIVAL STYLES

By 1900 revival-styles for single-family homes strongly favored (East Coast) Colonial Revival. Interest in exploring the architecture of America's colonial period increased after the Columbian Exposition of 1893 in Chicago. Builders and architects generally added miniature Classical Doric and Ionic columns to porches attached to otherwise practical boxes. To demonstrate American patriotism, the "Federal Revival" allowed a homeowner to declare freedom from British colonialism by copying stylistic features of early homes built in an independent America. Then Arts & Crafts Movement followers gazed upon Spanish Colonial examples in the U.S. Southwest and revived their stuccoed walls, tiled roofs, and simple carved woodwork with wrought-iron hardware, which could all be attached to a Denver Square cube or presented as a hacienda with rambling connecting rooms. Revivalism pulled in other precedents—Dutch, Tudor, and Mission—as the 20th century progressed through the 1930s. Colonial Revival remained popular through the 1960s, with details added to simple tract homes.



The 1943 Georgian Revival Owen-Neusteter House, 3535 E. Warren

COLONIAL REVIVAL IN UNIVERSITY PARK

"Early examples of the style are free interpretations," described Denver historian Diane Wilk, "with details often exaggerated and borrowed from one or more Colonial precedents," most notably Georgian and Federal. A few neighborhood examples date from the early 1900s as Denver's City Beautiful Movement revived Classical precedents. A greater number of Colonial Revival homes date from the 1920s through 1940s, reflecting a more sincere attempt to replicate historic precedents. Examples from the 1950s and 1960s were often inspired by simpler and romantic New England Colonial precedents, with saltbox shapes, symmetrical facades, and/or Classical entries. Dutch Colonial is covered separately.

Character-Defining Features

- Brick, stuccoed, or clapboard house of rectangular shape
- Hipped or side-gabled roof, often with emphasized cornice (often with dentil molding), dormers, and flanking chimneys
- Symmetrical façade with centered or off-center entry, typically with paneled door and Classical door surround/pediment
- Façade divided into 3 or 5 bays, often with lower side wings
- Windows are divided light, often with shutters
- Classical details, such as fanlights, columns, and balustrades

1907 Georgian Revival, 2187 S. Adams



1926 Colonial Revival, 2265 S. Clayton



1936 Federal Revival, 2020 S. Fillmore



1963 Colonial Revival, 2278 S. Milwaukee

DUTCH COLONIAL REVIVAL IN UNIVERSITY PARK

New Yorkers in the early 20th century were not about to let Americans forget that the Netherlands colonized their state in the early 1600s long before the British, and built distinctive houses with 2nd stories under large Gambrel-Roof or Dutch-gables and -dormers. The Dutch history campaign had help from the house-plan publishers and house-kit makers, who produced many single-family home models that took advantage of the efficient roof form. An early neighborhood example is the house at 2131 S. Columbine, which served as a honeymoon cottage for one of Walter Miller daughters. Other Dutch Colonial Revival inspired examples with stepped parapets draw from European models, such as the small homes at 2263 and 2273 S. Josephine (see page 98).



1903 Dutch Colonial Revival, 2131 S. Columbine

MISSION AND SPANISH COLONIAL REVIVAL IN UNIVERSITY PARK

The Spanish missions of the Mexican border states—Texas, New Mexico, Arizona, and California—indeed originated in the real Spanish Colonial period. The overall Spanish Colonial Revival started with the Mission Revival in the 1890s, inspired by authentic Spanish missions churches, with

their curved-parapet entry bays, offset or twin bell towers, and—from California—red-tile roofs. When the State of California built its exhibit at the 1893 World's Fair in Chicago as a large, broad, and new Spanish Colonial church, the Mission Revival was born. The design possibilities offered by simple stuccoed walls, tile roofs, stylish curved parapets, and fine details around entrances and windows adapted well to new tract homes small and large. "Denver's dry, sunny desert climate," explained Diane Wilk, seemed 'Spanish' to some architects as well, hence the style's popularity here." Soon, U.S. architects and builders were also studying the



1905 Mission Revival, 2260 S. St. Paul

many historic buildings from Spain's Renaissance peaking in the 1700s at home and throughout its colonies, including rambling hacendadas and adobe homes. They applied dazzling brick patterns, raised plaster relief, ornate window and door surrounds (often adapted to the new material of glazed terra cotta), arch motifs, and metal fixtures applied to otherwise simple stuccoed facades.



1925 Spanish Colonial Revival, 2230 S. Cook

TUDOR REVIVAL IN UNIVERSITY PARK

A number of separate house styles, starting with the 1876 British exhibit in Philadelphia that introduced Americans to “Queen Anne”—actually romanticized Tudor style with half-timbered walls, multiple tall gables, and high brick chimneys—came together by the 1920s for the Tudor Revival. “During the 1920s and 1930s” in Denver, explained Wilk, “with innovations in brick veneering techniques, even small inexpensive houses could be built in the [Tudor]



1937 Tudor Revival, 2351 S. Josephine

style, and it became extremely popular.” Once the whimsical line from the modest bungalow was crossed, these “simple” houses became more elaborate, with

half-timbered gables, heavy-plank front doors, wrought-iron accent lamps, and multi-light leaded-glass windows. With no small influence from



1925 Storybook Style, 2261 S. St. Paul

Hollywood movies, by the mid-1920s the Storybook Style version of Tudor Revival took “whimsical” to more playful extremes, such as the impression of a thick thatched roof at 2261 S. St. Paul St. and presentation of large walls of half-timbering at 2300 S. Monroe St.



1929 Tudor Revival expansion of a farmhouse on the large parcel by architect Gordon White, 2300 S. Monroe

Character-Defining Features

- Asymmetrical massing is typical
- Modest examples feature one or more steeply pitched front-facing gables on a main side-gabled roof
- Façade often features multiple materials, including brick and stuccoing
- Entries often feature round-arch doorways or awnings, and are often emphasized with catslides, quoins, and other whimsical and exaggerated details
- Prominent chimneys and false half-timbering are common
- Windows are often multi-lite with vertical emphasis

MODERNISM

With the stories of styles influenced by Medievalism, Classicism, Revivalism, and even bungalows with too many brackets and gables, no wonder a handful of architects and clients searched at the turn of the 20th century for more simplicity, more practicality, and less cost. Architectural Modernism in the U.S. began through attempts to throw off the baggage of European heritage, led by Louis Sullivan of Chicago, Greene brothers of California, and others. In the Midwest, Frank Lloyd Wright invented his Prairie School houses after 1900. Most of these Modernists also experimented with concrete. U.S. housing generally went in two directions just before and following World War II: down one road went architects like Wright who insisted that a skilled designer would best satisfy the client. Down the other road went mass-market builders who industrialized all these good ideas with the resulting Mid-Century Modern small- to medium-size houses, some extraordinary and some “...little boxes made of ticky tacky,” as the not-so-childish song goes, “and they all look just the same.”

EARLY MODERNISM IN UNIVERSITY PARK

Bungalows heralded Modernism in University Park after 1900, but they nevertheless relied on conventional masonry and carpentry, and their Arts & Crafts Movement retained fine and expensive interior woodwork. Even the Buchtel Bungalow of 1906 and its Harlan Thomas-designed neighbors used concrete in relatively new ways, but they still dressed up with exaggerated porches, brackets, and dormers. Then in the 1930s, architect Eugene Groves threw his talents and clients’ trust into his patented system of concrete construction that assembled very unconventional—but surprisingly comfortable, durable, and timeless—houses. A grouping of modernist homes was built in Huntings Subdivision in 1954.



Architect Eugene Groves’ 1932 home for DU Professor Mary Holland at 2340 S. Josephine is an early “form follows function” Modernist example.

INTERNATIONAL STYLE IN UNIVERSITY PARK

By the 1930s, European Modernism settled into “machines for living,” boxy volumes highlighted with horizontal bands of windows, and the occasional curved accent or wing for distinction but no other exterior ornament. A well-publicized 1932 exhibit in New York’s new Museum of Modern Art defined International Style, which became the favored institutional style for decades after the war. A close cousin, Streamline Moderne, combined the International Style with more curves from pre-World War II Art Deco, popular for buildings from single-family homes through courthouses and factories. A few International Style buildings are found in University Park.



International Style, 1946 George Veto House, 2200 S. Monroe

USONIAN (WRIGHTIAN) IN UNIVERSITY PARK

Frank Lloyd Wright, the pioneer of Prairie School who mastered at least three other stylistic phases thereafter, helped convince the most sensitive of young architects in the 1930s through 1950s that Americans deserved high-quality, low-cost homes. His Usonian style—a name based on “U.S.” rather than broadly “American”—was intended to be reproduced by the dozens in planned communities. But even as individual tract homes, they featured ground-level entry doors, one-level living, open interiors with built-in furniture, and concrete floors (stained red) with radiant heating, ideal for Denver’s climate. A few examples of Usonian inspired homes are found in University Park, including the 1952 Robert Post House, 2240 S. Cook, designed by Baume & Polivnick architects.



Usonian, 1952 Robert Post House, 2240 S. Cook

Character-Defining Features (Modernist, International, Usonian)

- Simple rectangular mass, typically with a horizontal emphasis
- Flat or low-sloped roofs
- Simple in design, typically with one primary exterior material on facade
- Smooth unornamented wall surfaces with unobtrusive entries
- Curved projections and shapes can occur with Modernist and International Style
- Windows set flush with outer walls; banded horizontally in International Style
- Usonian houses are small, made of brick, wood, and other natural materials, often with clerestory windows

MINIMAL TRADITIONAL IN UNIVERSITY PARK

When the Federal Housing Administration (FHA) entered the small-home market in the 1930s through guaranteed loans and associated design standards, many of the resulting houses were called “minimal.” Combined with intentionally comfortable scale and materials, the resulting FHA style was “Minimal Traditional.” (See pages 120–121.) Taking cues from Colonial Revival through symmetry and upper half stories, New England Cape Cod cottages with shingled walls ready for winter gales, and International Style by reducing ornament and overhangs, the Minimal Traditional style proved enormously popular with the FHA, local banks, operative and merchant builders, and starter-home couples. Many minimal traditional homes are found throughout University Park, but these small homes are most prevalent north of Buchtel Boulevard.



1942 House, 1961 S. Clayton



1941 House at 1850 S. Milwaukee

Character-Defining Features

- 1-story small houses rectangular in shape, sometimes with side wings
- Low- or medium pitched gabled or hipped roofs with minimal roof eaves
- Side-gabled examples modeled on Cape Cod homes
- Exteriors can be brick or wood/wood-like horizontal siding
- Some homes feature a 1-car attached garage
- Entries are simple, sometimes under an awning
- Minimal added architectural detail

RANCH STYLE IN UNIVERSITY PARK

When outlying post-World War II automobile subdivisions offered larger lots inviting wider, horizontal homes and enough surrounding yard to be a romantic “ranch” for raising a family, the American Ranch style took hold during the Mid-Century Modern period. Ranch tract homes could simply be stretched FHA Minimal Traditionals, or could feature all the porch and carport columns, large chimneys, picture windows, and rail fences that movie-cowboy Roy Rogers might specify for his own ranch home-on-the-range. Ranch homes filled in most of the remaining vacant lots in the University Park neighborhood during the 1950s and 1960s, with the greatest concentration of ranch homes found in the Park Villa and Shakespear Addition subdivisions.



1950 Gaiser House at 3451 E. Asbury Avenue



1960s Ranch homes on E. Warren Avenue in Park Villa

Character-Defining Features

- 1-story sprawling houses located low to the ground
- Low pitched gable and hip roofs, often with moderate or wide roof overhang
- Gable ends typically feature horizontal wood siding
- Exteriors can be brick or wood/wood-like horizontal or vertical siding, or some combination
- Front entry typically off-center, sometimes under a portico sheltered by main roof of house
- Picture windows and horizontally-oriented multi-lite windows
- Some examples have shutters, cupolas, and dove cotes

GLOSSARY OF ARCHITECTURAL TERMS USED IN THE STYLE GUIDE

Baluster:

The vertical pickets present within a porch or stair guardrail or handrail assembly, usually spaced uniformly, to form a safety barrier at the edge of the structure. A section of railing composed of multiple railings and a top and bottom rail is referred to as a balustrade.



Bargeboard:

Heavy fascia board applied to the edge of a roof overhang, and having ornamental relief or carving or applied ornament.



Bay window:

A structural element containing a group of windows, usually having angled walls, that projects out from the building wall face, and including the supporting floor beneath. Often also has additional ornamentation applied.



Buttress:

An exterior support, usually of masonry, projecting from the face of wall to provide support, sometimes intended to resist the side thrust created by the load on an arch or a roof.



Catslide Roof:

A gable roof with one side longer than the other, and thus closer to the ground. Sometimes used interchangeably with saltbox.



Column, battered:

A tapered wood or stucco porch support found on Craftsman style and Bungalow form houses. Columns with a greatly exaggerated taper may be referred to as elephantine columns.



Column, Classical:

A round porch support column constructed of wood, straight or slightly tapered. Typically has a simple molding at top and bottom. The group of columns shown here are Doric. Other more ornamental column styles are called Ionic or Corinthian. but those are uncommon.



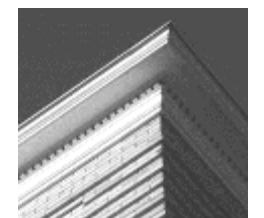
Column, turned:

A supporting vertical element (post) found on porches, constructed of solid wood; may be shaped by turning in a lathe to create decorative forms or may be simple round or square form. Typically slender in shape.



Corbel (Corbelled brick):

Decorative brick pattern formed by the staggering or offsetting of bricks out from the face of the wall to form shadow lines. Typically found at the roof cornice.



Cornice:

A decorative horizontal element applied at the top edge of a building facade, using moldings or a change of materials to impart a shadow or design relief.

Dentils:

Small “teeth” repeated in an ornamental pattern that are typically applied in a horizontal band beneath cornices or on bands across the middle of buildings.

***Dormer:***

A secondary roof structure applied to the primary roof, having a window. A dormer may be functional and serve an occupied space or an attic or be purely decorative.

***Eave:***

The projecting overhang at the lower edge of a roof, intended to throw water clear of the walls below. Deep overhanging eaves extend six inches or more out from the wall, and are typically found in Bungalows and Foursquares.

***Gable roof:***

A triangular wall segment that occurs at the end wall of a building beneath a double-pitch roof form. The triangular wall face that encloses the triangular space at either end of the gabled roof is called a gable end.

***Gambrel roof:***

A ridged roof having two slopes on each side, transitioning from the shallower slopes of the upper portion to a steeper pitch for the lower portion.

***Half-timbering (false):***

False half-timbering is a wall design treatment at a gable end using trim boards placed in a pattern with stucco applied in between. In true half-timbering, the wooden members serve as the structural frame.

***Hip roof:***

A roof shape with four uniformly sloped sides converging at a point or ridgeline. When roof is steeply sloped, also called pyramidal.

***Hood mould:***

An external molded upside down U-shaped projection over an opening to throw off rainwater. Also called drip mould. It can be arch- or square-shaped. A hood mould can also serve as a lintel (as shown).

***Knee wall:***

A short wall typically under three feet in height, typically on the front porch of a Bungalow to contain the porch area; often the wall supports columns above.

***Lintel:***

A lintel is a structural horizontal block or group of structural elements above a window or door to provide structural support.

Multi-light (or lite) window:

A window with small panes of glass separated by wooden or lead glazing bars. Most windows with multiple panes of glass in the upper and lower window sash in University Park are found on Colonial Revival style homes.



Parapet:

A wall that projects above an adjacent roof which occurs behind it, typically applied on a residence or commercial building to impart a stylistic appearance.



Parapet, Crenellated:

A parapet with rectangular cut-outs or indentations, with origins from Medieval castles. Also called battlement.



Pediment:

The ornamental triangular formed by a gable roof or any similar triangular decorative piece over a doorway or window. A pediment can be “broken” (shown on right) when there is a gap in the triangle at the bottom or top. Pedimented ornamentation is common in Colonial Revival buildings.



Quoins:

Masonry treatment used to accentuate building corners or openings by changing color, size, or offset of a pattern of alternating corner stones.



Rafter Tails (or Ends):

A roof that is framed with rafters that run diagonally from the peak of the roof down to the exterior walls. The lower ends of the rafters that extend beyond the walls are called rafter tails.



Sash Window:

A window with two stacked sash elements, constructed to slide vertically for ventilation. Upper sash may be divided into multiple panes for style effect.

Sill:

A window sill (or ledge) is the exterior shelf-like flat piece projecting out from the bottom of a window which helps water to run out and toward the ground.



Stick work:

Decorative wood trim applied to the exterior of a building to emphasize the wood frame underneath, and to provide ornamentation.



Transom Window:

A window stacked directly above a door or another window and divided by a horizontal cross-member.



GLOSSARY ADAPTED FROM:

“Historic Westside [Colorado Springs] Design Guidelines” (Parish and Herrington 2009).

IV. RECOMMENDATIONS

This section of the report lays out historical designation recommendations for individual structures and groupings of properties as historic districts. Currently, University Park Neighborhood has only 5 designated Denver Landmarks, beginning with Chamberlin Observatory (both observatories) in 1994. This is a relatively small number of locally recognized properties given the neighborhood's storied past and rich architectural heritage, and its extensive boundaries encompassing more than 1,400 properties more than 50 years of age. The urgency to identify and protect the neighborhood's most valuable historic resources is emphasized by the high rate of demolitions. Since 1995, nearly 600 new homes have been built in the University Park Neighborhood, nearly all on lots formerly occupied by small- to medium-size older homes. It should be noted that in terms of individual designations in Denver, the terms "structure" and "property" are used interchangeably, while both typically refer to a historic building and its associated lots or legal parcel as defined by the Denver Assessor's Office.

The University Park Community Council has actively supported historic preservation initiatives over the past two decades. The neighborhood unsuccessfully pursued Denver Landmark designation for University Manor, a 1930–1931 Art Deco apartment building at 2100 S. University in 2008. A year prior, neighborhood support led to the Denver Landmark designation of Fitzroy Place (2160 S. Cook) the substantial home of University Park pioneers Henry and Elizabeth Warren. Property-owner support has led to several recent Denver Landmark designations, including the Holland House (2340 S. Josephine) in 2010, Ormleigh (2145 S. Adams) in 2018, and the Jackson-Taylor House (2288 S. Milwaukee) in 2019. The five Denver

DENVER LANDMARK DESIGNATION CRITERIA (Denver Revised Municipal Code, Chapter 30)

To qualify as a Denver Landmark, a structure (property, site) must maintain integrity, be at least 30 years old or be of exceptional importance, and meet at least three (3) of the following 10 criteria:

1. Have a direct association with a significant historic event or with the historic development of the city, state, or nation;
2. Have direct and substantial association with a recognized person or group of persons who had influence on society;
3. Embody the distinctive visible characteristics of an architectural style or type;
4. Be a significant example of the work of a recognized architect or master builder;
5. Contain elements of design, engineering, materials, craftsmanship, or artistic merit, which represent a significant innovation or technical achievement;
6. Represent an established and familiar feature of the neighborhood, community or contemporary city, due to its prominent location or physical characteristics;
7. Promote understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;
8. Represent an era of culture or heritage that allows an understanding of how the site was used by past generations;
9. Be a physical attribute of a neighborhood, community, or the city that is a source of pride or cultural understanding;
10. Be associated with social movements, institutions, or patterns of growth or change that contributed significantly to the culture of the neighborhood, community, city, state, or nation.

Landmarks in University Park are listed in Table 1.

This section also identifies high priority properties and districts for preservation in the neighborhood, identified through a “windshield survey” of the neighborhood. While other designation options are possible other than those indicated below, the recommendations in this section are those that are best supported by the historical research and historic context, the character-defining features of the resources themselves—their architecture, physical features, and integrity—and the authors’ professional knowledge of the listing criteria for Denver Landmark designation.

Denver Landmark Designation

This report evaluates the ability of properties in the University Park neighborhood to qualify either as individual Denver Landmarks (structures) or as Denver Landmark Districts (historic districts). These designations honor and protect individual properties and or historic districts of historic, architectural, geographical, and/or cultural importance. The Denver Landmark designation criteria are delineated on the right side of the prior page, and are found in Chapter 30 of the Denver Municipal Code. Other types of designations, namely listing in the National Register of Historic Places and Colorado State Register of Historic Properties, are outside the scope of this study, but apply similar criteria and integrity.

It is important to note that to qualify for local designation an individual property or the majority of structures in a historic district must be at least 30 years of age, have “integrity” and meet at least three designation criteria. Integrity is the ability of a property or historic district to convey its significance, based on seven aspects: location, design, setting, materials, workmanship, feeling, and asso-



DU erected the quaint Honeymoon Cottage (2127 S. Fillmore, above) in 1891 to house newly married faculty members. Photo: Don Etter. The house now (below) presents itself as a well-executed faux Queen Anne mansion. Although the façade of the cottage remains, the large 2-story additions obscure the original small 1-story abode. As such, the property lacks historic integrity, rendering it ineligible for Denver Landmark designation.

ciation. Major changes to a property, including a building's architectural features or materials, or large additions that make it difficult to distinguish the original building mass from new construction, can substantially diminish a property's integrity, rendering it ineligible for Denver Landmark designation.

Both designation types—a structure and a district—result in a city ordinance that confers a Denver Landmark overlay on the selected boundaries of the protected structure or groups of properties contained in a historic district. Each designated structure or district is assigned a period of significance, which is the time period when important events occurred in the history of the structure or district (such as building construction dates, and/or the period of occupancy when an important individual lived in a house).

The designation of a “structure” typically consists of one building, or a main building and an associated accessory building or structure (such as a house with garage), and associated land. The boundary typically includes open spaces integral to the structure's original design, and historic setting and use. In most cases, designation boundaries correlate with the historic boundaries of a property, or the current legal parcel containing historic building (s).

This report has identified 48 properties (26 “critically high priority” and 22 “high priority”) that are believed to qualify definitively for individual Denver Landmark designation. All of these properties have significance under the historic context “University Park: Utopian Colony and Suburb on the South Denver Plains, 1885-1969.” Additional information on these properties, including tables and maps, are provided later in this section. Given the large number of properties that qualify for individual designation, and the extent of

teardowns in the neighborhood, Denver Landmark Preservation may want to consider grouping a number of individual Landmark designation applications together and allowing somewhat abbreviated individual information for each one. This approach seems feasible in light of the extensive historical research and information contained in the historic context. Alternately, all 48 of these properties strongly relate to the historic context, and could be included in a discontinuous historic district (refer to the discussion below). The city could further demonstrate support for a grouping of individual designations if a member of City Council or the Director of Denver Community Planning and Development initiates the designation process, allowing for application fees to be waived. It is assumed that this grouping would only include structures with individual property owner support.

A “historic district” designation is appropriate for a grouping of buildings and properties (such as parks) united historically, and/or aesthetically by plan or physical development. A district should encompass the extent of the significant resources and land areas associated with those resources and their collective history. Similar to an individual designation, a district boundary should include open spaces, and landscapes integral to the district's original design, as well as historic setting and use. Historic districts typically include numerous parcels in separate ownership. To avoid “donut holes,” a district boundary includes small areas that are disturbed or that lack significance (such as a modern or highly altered building) if they are surrounded by other historically important resources. Properties are considered either “contributing” or “noncontributing” to a historic district. “Contributing properties” add to the historic, architectural, geographic, or cultural signifi-

cance of the district; date from the period of significance for a historic district; and retain integrity. “Noncontributing” properties either post-date the period of significance, or if built during the period of significance, have lost integrity.

This report has identified three priority historic districts, University Park (critically high priority); the Park Villa Historic District, and Buchtel Boulevard Corridor Historic District (both high priority). More information on these districts is provided later in this section. The proposed University Park Historic District includes 52 properties (1887-1963), with 42 of these, or 81%, contributing to the historic district’s significance. Of the 42 contributing properties, 15 individually qualify as Denver Landmarks and are currently undesignated. While the proposed district boundaries are somewhat jagged, it is a contiguous historic district organized around the 1890s Observatory Park, and includes many of the neighborhood’s most significant structures, as well as a broad spectrum of architectural examples. Given the imminent threat of teardowns in the neighborhood, the proposed historic district boundary could capture many of the neighborhood’s earliest and most significant structures in a single designation, and protect them from demolition. The historic context created for University Park could also satisfy the historic context requirement for a historic district designation.

The proposed boundaries for the three districts are recommendations. Further discussions with the Denver Landmark Preservation staff and property owners may necessitate boundary adjustments. While a discontinuous historic district is not prohibited by the Denver Landmark Preservation Ordinance, and the Downtown Denver (Commercial) Historic District (2000) is such a district, all residential districts in Denver have been contiguous. It is possible that the

Denver Landmark Preservation staff and the Denver Landmark Preservation Commission may be amenable to a noncontiguous district in University Park, particularly in light of the strong neighborhood themes identified in the historic context, the high rate of teardowns in the neighborhoods, and the large number of highly significant properties in the neighborhood that relate strongly to the historic context. The 48 “critically high”/“high priority” properties share a common history and relate strongly to the historic context themes. While some of them are proximal to one another, many are scattered throughout the neighborhood, surrounded by new construction and, as such, are not readily assembled into a regular historic district arrangement. An even tighter noncontiguous district could focus on pre-1920 homes associated with the early university colony, including homes built by DU to house faculty and students, and residences built by DU professors and leaders.

Locally designated structures and districts are protected by the Landmark Preservation design- and demolition-review processes. These reviews are triggered by exterior work requiring building, demolition, or zoning permits. Designation also qualifies owners to compete for grants from Colorado’s State Historical Fund, and giving property owners the opportunity to apply for state historic preservation tax credits for qualifying rehabilitation projects.



View looking south at early homes in the 2100 block of S. Fillmore. This block is within the boundaries of the proposed University Park Historic District.

Properties Recommended for Individual Landmark Designation

In performing the “windshield survey” and historical research for the historic context, the project historians organized collected information on individual properties into a database. This database focused on properties dating from the earliest surviving building of 1886 through 1969, the period of significance for the historic context on University Park. After assembly of the database, Square Moon historians then reviewed the information and identified those properties possessing the most historic or architectural significance, and the greatest potential to individually meet Denver Landmark designation criteria. These properties were then sorted into preservation priority categories 1+, 1, 2, and 3. Properties dating from 1886 to 1969 but excluded from categorization were determined unlikely candidates for individual designation. However, while many unranked examples do not stand alone as potential Landmarks, they still might be potentially contributing properties in a historic district. The 1+, 1, and 2 ranking system was also applied to potential historic districts.

A general explanation for the rankings of Preservation-Priority Properties is provided below.

“1+” Ranking: This categorization means that the property or district is regarded as **a critically high priority** for preservation. These properties meet more than three Denver Landmark designation criteria, and conform with most or all of the following factors:

- 1) Highly significant for its surviving architectural design and features,
- 2) Associated with significant persons in University Park history,

- 3) Outstanding in “geography,” including its location, position, and prominence in the neighborhood, and
- 4) In critical danger of total loss, inappropriate alterations, neglect, or loss of its neighborhood setting due to direct or adjacent redevelopment.

The 27 properties with the “1+ ranking” are of the upmost importance to neighborhood history, character, and identity. These properties are listed in Table 2 , and depicted on Maps 1 and 2 later in this section. With the “+” in the “1+”-ranking, the property should be part of a concerted and immediate neighborhood initiative—including extraordinary efforts to complete Denver Landmark applications utilizing all available University Park Neighborhood Council resources. Given the propensity for teardowns in the neighborhood, considerable urgency exists to recognize, preserve, protect, and honor these properties, as soon as possible. Considerable information is readily available on these properties in the University Park historic context to facilitate the preparation of local Landmark designations.

All of the above listed factors listed above also apply to ranking as a “1+” historic district. The proposed University Park Historic District is categorized as a “1+” district. Recommended boundaries have been drawn to maximize “contributing” numbers of individual properties, minimize “noncontributing” individual properties, and incorporate as much historic landscape, open space, and vegetation as possible for preserving the setting and feeling of the district. More information on this district can be found on Table 3 and on maps 3 and 4.

“1” Ranking: This ranking means that the property or district is regarded as **a high priority** for preservation. Properties with a “1” ranking are believed to meet at least three Denver Landmark designation criteria, and satisfy one or more of the following:

- 1) Significant for its surviving architectural design and features,
- 2) Associated with significant persons in University Park history, and
- 3) Outstanding in “geography,” including its location, position, and prominence in the neighborhood.

The 21 properties with a “1” ranking are significant and recognizable historic properties in the neighborhood. While these properties are important to preserve, they do not warrant the “all out” concerted preservation effort of the “1+” properties, either because they do not appear to be immediately threatened or because they might not yield information readily in order to assemble a local Landmark designation. Without the “+,” a “1”-ranked property should be part of an ongoing comprehensive neighborhood initiative, relying primarily upon the individual property-owner’s participation, to recognize, preserve, protect, and honor the property. The 21 “high priority” properties identified as “1” are depicted on Table 4, and shown on Maps 1 and 2.

For a recommended “1” historic district, the factors discussed above also apply to this ranking. Two proposed historic districts were categorized as a “1”: the Park Villa Historic District and the Buchtel Boulevard Corridor Historic District. The Park Villa Historic District correlates with the 1960 boundaries of the Park Villa subdivision, and includes a cohesive collection of 25 single-family ranch

and 2-story contemporary homes, situated around the 1961 Park Villa condominium complex, reportedly the first condominium development in Denver. This district is very intact, with few “noncontributing” properties. The Buchtel Boulevard Corridor Historic District is proposed to include the 200’ wide right-of-way consisting of the abandoned C&S Railroad right-of-way and the right-of-way limits of Buchtel Boulevard, a 1927 roadway first suggested by local landscape architect Saco DeBoer in 1923. For more information on these districts, refer to Table 5 and Map 4.

Other rankings have been considered for properties that meet some “immediate” criteria and/or longer-term circumstances:

“2” ranking: This categorization means that the property appears to be significant (or has at least medium significance)—for association through preserved design and outstanding geography—and might meet the criteria for designation as a Denver Landmark, but more information is needed on the people and events associated with the structure. In-depth research will address the needed information gap for these properties, and would be undertaken primarily through the efforts of interested property owners, with more neighborhood support than initiative. In all, 28 properties were given a “2” ranking. These properties are included in Table 6.

The same factors as described above would apply to a “2” ranked district. The Evans-Josephine Apartment Historic District is recommended as a small “2” historic district, consisting of four intact apartment buildings dating from the 1920s and 1930s, representing the Spanish Renaissance/Colonial Revival, Arts & Crafts Bungalow and Tudor Revival styles. Refer to Table 7 and Map 4.

“3” ranking. This ranking means that the individual property is highly significant and would with restoration individually qualify for Denver Landmark designation, but it has been exceedingly and unsympathetically altered and thus has lost its integrity. If these alterations were reversed, these properties could be categorized as a “1+” property. Each of the five properties given a “3” ranking is:

- 1) Highly significant for its original architectural design and features,
- 2) Associated with significant persons in University Park history, and
- 3) Outstanding in “geography,” including its location, position, and prominence in the neighborhood.

Such properties would not presently meet the Denver Landmark designation criteria, but with considerable and qualified rehabilita-

tion could someday become Denver Landmarks. The University Park Neighborhood Council should whenever possible, and periodically attempt to, educate the owners of these properties or potential buyers, and offer design assistance when the timing is right for recovering the lost University Park history and respect for these important historic properties. The “3” ranked properties are shown on Table 8.

Square Moon Consultants encourages the University Park Neighborhood Council to develop action sub-committees to pursue the preservation recommendations that go with the rankings. One of the toughest assignments will be for a sub-committee to address the owners of “3”-ranked properties so that these significant historic resources will someday recapture their integrity of design, materials, workmanship, setting, feeling, and association.

TABLE 1: HISTORICALLY DESIGNATED PROPERTIES IN UNIVERSITY PARK

Address #	Direction	Street Name	Street Type	Current Designation	Construction	Additional Information
2145	S	ADAMS	ST	DL	1899	Ormleigh / Will and Alberta Iliff House (with 9 lots)
2160	S	COOK	ST	DL; NR	1890	Fitzroy Place (includes east entrance at 2155 S Madison and Carriage House at 2143 S Madison)
2340	S	JOSEPHINE	ST	DL	1933	Holland house
2288	S	MILWAUKEE	ST	DL	1902	Jackson-Taylor house
2390	E	WARREN	AVE	DL	1894	Chamberlin Observatory, Students Observatory

Please note that “DL” means currently designated Denver Landmark, “NR” means listed in the National Register of Historic Places, and “SR” means listed in the Colorado State Register of Historic Properties.

TABLE 2: CRITICALLY HIGH PRIORITY STRUCTURES (1+)

Address #	Direction	Street Name	Street Type	Construction Date*	Additional Information
2187	S	ADAMS	ST	1907	Built by Robert H. Beggs, principal of Whittier School. Founded the Beggs-Crews dry goods store in Leadville, gave \$10,000 to debt of DU in 1902. Living there in 1910 census and 1908 city directory. 1907 building permit. Large unusual Georgian Revival house on corner with multiple lots.
3451	E	ASBURY	AVE	1950	Large ranch house in north part of neighborhood; Built by Robert H. Gaiser, important builder and philanthropist (YMCA, etc.).
2122	S	CLAYTON	ST	1890	Early Queen Anne home in neighborhood. Residence of Ira Cutler, horticulture professor at DU from 1898-1934 (included genetics, eugenics, ornithology, botany and geology). He cultivated exotic plants on the property, and kept goats. He cultivated the "Denver Rose," oversaw DU's ROTC program during WW I, and reportedly organized the first Boy Scout troop west of the Mississippi River. His family lived there until the 1960s. House has large additions. Family papers are at DU.
2100	S	COLUMBINE	ST	1906	One of largest and earliest bungalows in Denver. Architect Harlan Thomas. Built for Henry A. Buchtel, Chancellor of DU and Governor. House served as governor's mansion 1907-1909.
2112	S	COLUMBINE	ST	1906	Home of Frank Hunt Hurd Roberts, professor of history at DU from 1903-1914. Also, designed by Harlan Thomas. Featured in <i>The Craftsman</i> magazine and <i>Concrete Today</i> ; early bungalow for neighborhood and for Denver.
2160	S	COLUMBINE	ST	1889	Early Queen Anne home in neighborhood built by Walter Miller. One of first purchasers of lots in University Park, he lived in the home for 20 years. He worked for the various water providers of South Denver, and facilitated water improvements for the neighborhood.
2255	S	COLUMBINE	ST	1897	House was built in 1897 by DU for Wilbur F. and Rose Steele. Steele was professor at DU and Iliff School of Theology (Dean of Iliff School of Theology in 1892). He was living there in 1905 city directories. DU acquired the house around 1922 and remodeled it in the Federal Revival style for the chancellor's residence. Many chancellors lived there. Today it is in private ownership.
2240	S	COOK	ST	1954	Modern "Usonian" home designed by Baume & Polivnick Architects for Robert R. Post. They did Modernist inspired homes in Harvey Park. Harry B. Baume papers are at DPL.
2300	S	COOK	ST	1892	Queen Ann house with some additions. House of John Babcock, DU trustee and real estate promoter, who platted University Gardens and donated land for University Park School. Prominent corner location.

TABLE 2: CRITICALLY HIGH PRIORITY STRUCTURES (1+) - Continued

Address #	Direction	Street Name	Street Type	Construction Date*	Additional Information
2052	S	FILLMORE	ST	1920	Large Foursquare with front porch; built 1924 by Ann M. Shuler and Lawrence Shuler; Ann was the 2nd dean of women at DU, lived here a long time.
2111	S	FILLMORE	ST	1892	Russell-Trout House. Early Queen Anne house and example of an early house built by DU for its faculty and staff, first occupied by Prof. Herbert E. Russell. Purchased in 1917 from DU by DU Registrar Owing B. Trout, Sr.; widow Louise Trout lived here until 1962.
2201	S	FILLMORE	ST	1891	Home of Herbert A. and Fannie (Shattuck) Howe. Howe was early astronomy professor at DU who oversaw the design and construction of the Chamberlin Observatory across the street. He held many positions at DU over many decades. House is a very early transition from Queen Anne to Denver Square. Robert Roeschlaub, architect.
2257	S	FILLMORE	ST	1906	Nice 2-story Foursquare with wraparound porch, probably built by DU. Various professors lived here including Rev. David D. Forsyth (1913-1915). DU conveyed property to Myra E. Forsyth in June 1911. Dr. James E. Le Rossignol a well-known economist and prof University of Denver also lived here 1907-1910. Served as a sorority house at one point.
2474	S	JACKSON	ST	1948	Post WW II individualistic statement by Zumwinkel family who had access to logs and GI bill funding to build unique log cabin house.
2284	S	JOSEPHINE	ST	1910	Victorian throwback of 1910. Lone survivor of a trio of matching houses (two others were on S. University). Seminary sold lots to Mary R. Iliff March 1, 1910. Thomas Corwin Iliff, Reverend, husband, living there in 1911. He was Cameron Methodist Church minister, Iliff Theology School Trustee from 1909-1917, early Methodist minister in Utah and Montana, served many prominent roles in the Methodist Church over many decades. He died at the house in 1918.
2275	S	MADISON	ST	1940	Very nice clinker-brick Tudor. Built by the owner Stephen E. Smith, engineer with Bureau of Reclamation, and wife Marion. Unique house to University Park.
2084	S	MILWAUKEE	ST	1888	First commercial building in area. Built by John Evans, co-founder of DU and University Park. Housed a store, post office, streetcar ticket window, and first meeting place of University Park Methodists.
2112	S	MILWAUKEE	ST	1896	George D. Kimball was early occupant; he was associated with Kimball Red Sandstone Company. Early Federal Revival (if this is original, and date is correct) house in Professors Row. House could be built by DU, and likely had DU professors as occupants in its early years.

TABLE 2: CRITICALLY HIGH PRIORITY STRUCTURES (1+) - Continued

Address #	Direction	Street Name	Street Type	Construction Date*	Additional Information
2118	S	MILWAUKEE	ST	1892	Home of Bethuel Vincent, third president of Colorado Seminary, and a trustee. Professor of Iliff School of Theology. Living in house in 1895 and 1896 city directories. House featured in <i>Coloradan</i> .
2184	S	MILWAUKEE	ST	1887	Gray Gables. Early Victorian-Era Queen Anne house in University Park on Professors Row, built by Elizabeth Warren, one of the early promoters of University Park. Henry and Elizabeth Warren moved into the house in 1889. Eventually the home of chancellors, professors, and guests. Featured in many early photographs and articles on University Park. Also includes 3033 E. Warren Avenue which is the home's 1891 carriage house.
2300	S	MILWAUKEE	ST	1895	Large Queen Anne house, earliest surviving house in Iliff Addition. Early resident was Canon Passover (acquired by him in 1912); he owned a downtown mercantile and his daughter Lucy lived there, a physician.
2200	S	MONROE	ST	1946	Fabulous Streamline Moderne house. Built for George Veto, night club owner. Received building permit during WW II (April 1945). C.E. Chumley contractor.
2300	S	MONROE	ST	1929	Frederick and Lena Bettray built a farmhouse there - he was a taxidermist - owned an entire lot in University Gardens. Gordon White, architect, did a substantial 1929 remodel of earlier farmhouse, converting it into a large Tudor Revival example for the neighborhood.
2111	S	ST. PAUL	ST	1891	Frederick Walter's house. Water was involved in construction of Fitzroy Place. Substantial and high-profile early Queen Anne house for neighborhood. High style example. Early property owner in University Park.
3109	E	WARREN	AVE	1910	Unusual side-gabled Foursquare. Edward W. and Ella Metsker Milligan house. Edward was an executive with Kistler Stationer Co. and wife was first dean of women at DU, and professor of Latin and Art History. Still living there 1934.
3535	E	WARREN	AVE	1943	Large 2-story Georgian Revival. Built by DU professor Humphry Owen, professor of Zoology. Myron and Shirley Neusteter purchased house in 1946 and lived there more than 25 years. He ran the Neusteter department store chain for many years and was a prominent philanthropist.

* NOTE: The provided construction dates do not always match the dates provided by the Denver Assessor's Office. When these dates differ, it is because historical research, including Denver building permits, city directories, architectural plans or other sources, identified an alternative date. For most individual properties, the period of significance is the construction date plus the date range that significant individuals resided or were associated with the property.

TABLE 3 : CRITICALLY HIGH PRIORITY DISTRICT (1+)

District Name	Boundary	Period of Significance	Denver Landmark Criteria	Additional Information
University Park Historic District	S. Fillmore from E. Asbury to E. Iliff, S. Milwaukee to north side of E. Evans Ave. to south side of E. Iliff Ave. (with exceptions). See map.	1887-1963	1, 2, 3, 4, 6, 7, 9 & 10	Encompasses the heart of University Park, including Observatory Park in full (two observatories are individually Landmarked), Evans Store, Professor's Row, and prominent early houses that front onto the park. The district boundary encompasses a few prominent peripheral homes including the Walter House (2111 S. St. Paul), Tibbels House (2153 S. St. Paul) and Passover House (2300 S. Milwaukee). An extension north of Evans Avenue along S. Fillmore includes an intact grouping of typical post-1900 historic development in the neighborhood.

TABLE 4: HIGH PRIORITY STRUCTURES (1)

Address #	Direction	Street Name	Street Type	Construction Date*	Additional Information
2140	S	CLAYTON	ST	1891	Early neighborhood house, reportedly built by DU as a rental property. Sold to John B. and Mary Agnes Reed and Carrie Ruth Bell in 1915.
2695	S	COLORADO	BLVD	1952	Fire Station #24. Opening ceremony in October 1952. First fire station for University Park, one of the last major municipal services to be provided for the neighborhood. Very good example of International Style.
2075	S	COLUMBINE	ST	1906	Foursquare built as parsonage for University Park Methodist Episcopal Church, long before the congregation had completed church building (1928).
2131	S	COLUMBINE	ST	1903	Reportedly, built by Walter Miller (2160 S. Columbine) for one of his daughters (also built the adjacent 1896 house at 2135 S. Columbine). By 1914, it was the home of George A. Warfield, dean of DU's School of Commerce, Accounts and Finance from 1913 until his death in 1939. Later it was the home of Moras Shubert, DU botanist, from the late 1950s; he conveyed the house to DU in 2004 for one dollar. Beginning in the late 1950s, he was a trustee of the Denver Botanical Foundation which later became Denver Botanic Gardens, and was secretary of the Garden's board until 1998. He played a major role in the beautification and creation of a trail along Buchtel Boulevard. If house is designated, a joined Landmark designation with 2135 S. Columbine would be ideal.

TABLE 4: HIGH PRIORITY STRUCTURES (1)

Address #	Direction	Street Name	Street Type	Construction Date*	Additional Information
2215	S	COLUMBINE	ST	1891	Welch-Ling House. Queen Anne with round-arch motif characteristic of University Park. George S. Welch is featured as owner in <i>Coloradian</i> (article on him in the December 15, 1892 <i>Coloradian</i>). He was a Methodist and listed in 1891 city directory as secretary of the Silver State Building and Loan Association. His wife was active in Methodist charities. Charles Ling, a subsequent owner, was an early instructor at the Manual Training School in Denver. The house has been stuccoed.
2261	S	COLUMBINE	ST	1923	Nice Georgian Revival influenced house. "Bowman" was listed as contractor on permit, so William Bowman probably was architect. First occupant was Orrin Auman, Methodist district superintendent. In 1927, occupied by Lester C. Wheelr and wife Mary K; he was a dentist. In 1937 occupied by Warren D. Haradway public service official.
2280	S	COLUMBINE	ST	1942	Gamma Phi Beta sorority constructed Georgian Revival building in 1941. In 1960, the building was acquired by Mountain View Friends, a Quaker congregation, which still owns the building in 2020.
2375	E	EVANS	AVE	1928	Evans Avenue Apartments. Spanish Renaissance Revival red brick building with terra cotta ornamentation. Contractor was Finn & Minard.
2525	E	EVANS	ST	1886	Clough was a Methodist investor who built the house but did not live here. John L. Dyer, a prominent itinerant minister, lived early-on in the house.
3902-3980	E	EVANS	St	1961	Park Villa Condominiums. Supposed to be Denver's first condominium complex, influenced by garden apartments in Phoenix. Developed by Bill Hewson.
2667	S	FILLMORE	ST	1891	Observatory Park – north half. Includes historic-age restroom building.
3140	E	ILIFF	AVE	1924	University Park School. Located on land donated by John Babcock. Designed by Lester Varian, architect, originally as an addition to the 1893 school (later demolished), in the Spanish Renaissance Revival style. 1949 addition completed in the International Style, designed by Hegner, Moore and Smith.
2144	S	JOSEPHINE	ST	1918	Very good example of WW I-era side-gabled bungalow. Represents the threatened character of the west end of the neighborhood closest to DU. House was likely built for Joseph N. Rodeheaver, a professor at the Iliff School of Theology.
2150	S	JOSEPHINE	ST	1914	Very good example of WW I-era side-gabled bungalow. Represents the threatened character of the west end of the neighborhood closest to DU. Built for John C.F. and Ida Clark, who had a ranch in Elbert County (per city directories and his will is on Ancestry.com).

TABLE 4: HIGH PRIORITY STRUCTURES (1)					
Address #	Direction	Street Name	Street Type	Construction Date*	Additional Information
2408	S	MONROE	ST	1905	National Folk-form farmhouse, located in block 3 University Gardens. Only early house remaining with a relatively intact setting in University Gardens. Carroll and Goldie Craven lived there from 1910 through 1930s operating a home dairy.
2153	S	ST. PAUL	ST	1907	Parcel sold from DU to Edith Tibbals and Alvira Barton 1/22/06. Foursquare house. In 1923 Edgar R. Tibbals was vice president of Broadway National Bank and residing there.
2220	S	ST. PAUL	ST	1905	Late substantial Queen Anne, prominent house on four lots. 1911 city directory: home of Herbert E. Johnson, assistant general manager Colorado Milling & Elevator Co.
2260	S	ST. PAUL	ST	1905	Early and unusual Spanish Colonial Revival house. Built by Henry Buchtel as a duplex rental. Housed the Ramoth-Gilead Home organization for some years.
2261	S	ST. PAUL	ST	1925	Unusual storybook style Tudor Revival house. Built for Leslie James Pigott who was a writer and editor for the <i>Denver Post</i> and served in Europe during World War I where he may have been influenced by country houses in England and France.
1894	S	UNIVERSITY	BLVD	1932	Einfeldt Pump Station. Art Deco/Collegiate Gothic/Spanish Colonial Revival industrial building. Replaced a 1911 pump station on the same site. Architect was Robert Ewing Stiffler.
2180	S	UNIVERSITY	BLVD	1928	University Park Methodist Episcopal Church. Sanctuary is Gothic and attached education wing is Collegiate Gothic. Architect was Walter H. Simon. Additions in 1953, 1963, and 2000. First church built by the University Park Methodists, which is significant given that DU and University Park colony founders were Methodists.
2930	E	WARREN	AVE	1894	Observatory Park south half. Chamberlin Observatory and Students observatory footprints are designated as individual landmarks, not Observatory Park itself.

* NOTE: The provided construction dates do not always match the dates provided by the Denver Assessor's Office. When these dates differ, it is because historical research, including Denver building permits, city directories, architectural plans or other sources, identified an alternative date. For most individual properties, the period of significance is the construction date plus the date range that significant individuals resided or were associated with the property.

TABLE 5: HIGH PRIORITY DISTRICTS (1)				
District Name	Boundary	Period of Significance	Denver Land-mark Criteria	Additional Information
Park Villa Historic District	Boundary correlates with the Park Villa Subdivision boundaries, with E. Evans on the north, Park Villa condominiums on the east, E. Warren on the south, and S. Monroe on the west.	1959-1965	1,2,3,4,6	Started with a parcel purchased by Florence Martin from DU in 1937. When she died in 1957, Bill Hewson acquired the property and subdivided Park Villa in 1960. It includes 1961 Park Villa condominiums and the neighborhood's best collection of ranch houses and mid-century Revivals. ADD
Buchtel Boulevard Corridor Historic District	200' right-of-way of Buchtel Blvd, including the street on the south side and the trail on the north side, extending between S. Josephine on the west and S. Monroe on the east.	1881;1927	1,2,6,7,8,9	Buchtel Boulevard Corridor Historic District. The Corridor includes the alignment of John Evans' 1881 Denver & New Orleans Railroad that operated until 1993, and now accommodates a hiking trail, and the adjacent roadway. The roadway originated in 1927 as a memorial to Henry Buchtel, former DU Chancellor and Colorado Governor.

TABLE 6: MEDIUM PRIORITY STRUCTURES (2)					
Address #	Direction	Street Name	Street Type	Construction Date*	Additional Information
2111	S	ADAMS	ST	1935	2 -story Colonial Revival
2160	S	ADAMS	ST	1959	High style Ranch
2235	S	ADAMS	ST	1926	Spanish Colonial Revival
2050	S	CLAYTON	ST	1926	Nice raised parapet cottage
2061	S	CLAYTON	ST	1901	Transitional Victorian-Era Classic Cottage/bungalow

TABLE 6: MEDIUM PRIORITY STRUCTURES (2)					
Address #	Direction	Street Name	Street Type	Construction Date*	Additional Information
2160	S	CLAYTON	ST	1938	Nice 2-story brick Colonial Revival
2208	S	CLAYTON	ST	1923	Very nice bungalow
2255	S	CLAYTON	ST	1924	Bungalow cottage, permit by Colorado Seminary. No contractor or architect listed on permit.
1960	S	COLUMBINE	ST	1922	Nice brick bungalow
2018	S	COLUMBINE	ST	1897	Unusual late 19 th century duplex for neighborhood
2026	S	COLUMBINE	ST	1900	Unusual Classic Cottage
2131	S	COLUMBINE	ST	1896	Early Classic Cottage for neighborhood. Built by Walter Miller, a prominent resident, for one of his daughters (his house is at 2160 S. Columbine). The neighboring house at 2135 S. Columbine was also built for one of his daughters. Thereafter, no known important residents lived in this house. As such, it may be a better candidate for Landmark designation if designated jointly with adjacent 2135 S. Columbine.
2148	S	COLUMBINE	ST	1919	Nice front-gabled bungalow
2171	S	COLUMBINE	ST	1918	Nice side-gabled bungalow
2174	S	COLUMBINE	ST	1919	Large foursquare with front porch needs research; DU Prof David S Duncan (Laura W) lived here 1923
2201	S	COLUMBINE	ST	1937	Spanish Colonial Revival
2287	S	COLUMBINE	ST	1922	Large late 2-story Foursquare, apparently built for Reverend Henry M. (Edna B) Pinigree (1926 city directory). By 1933, occupant was Edmund D. (Ruth) Cressman professor at DU. Brick is stuccoed.

TABLE 6: MEDIUM PRIORITY STRUCTURES (2)

Address #	Direction	Street Name	Street Type	Construction Date*	Additional Information
2230	S	COOK	ST	1925	Spanish Colonial Revival. Owner J.H. Newlon.
2020	S	FILLMORE	ST	1936	House built by J.J. Cunningham per permit. Owner was a C.O. Meyers; 2-story Colonial Revival
2032	S	FILLMORE	ST	1936	Same contractor as 2040, great Tudor Revival
2040	S	FILLMORE	ST	1936	Contractor C.H. Carlson, great Tudor Revival
3224	E	ILIFF	AVE	1966	All Saints Russian Orthodox Church; building moved here 1966 according to church website. Building probably ca. 1950 LDS church at a different location.
3150	E	JEWELL	ST	1891	Early house north of Railroad/Buchtel Corridor, worker cottage
2125	S	JOSEPHINE	ST	1936	Spanish Colonial Revival apartments
2258	S	JOSEPHINE	ST	1949	Collegiate Gothic Delta Zeta sorority house. It was part of the neighborhood's embrace of a common architectural style with DU.
2000	S	MILWAUKEE	ST	1960	Denver First Church of the Nazarene (now Church of Christ). Large mid-century modern religious building.
1901	S	ST. PAUL	ST	1891	Early cottage north of Railroad/Buchtel Corridor
2280	S	ST. PAUL	ST	1911	Nice bungalow. Edwards, W.H. architect; Murch, Geo H builder and owner, listed in 1910 city directory as general contractor (probably built on speculation). Murch is listed in 1912 as a builder. Dormer alteration with plate glass, could be reversed. Painted brick.

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TABLE 7 : MEDIUM PRIORITY DISTRICT (2)				
District Name	Boundary	Period of Significance	Denver Landmark Criteria	Additional Information
Evans-Josephine Apartment Historic District	Boundary contains the following four property parcels: 2375-2385 E. Evans, 2379 E. Evans, 2121 and 2125 S. Josephine	1928-1938	1, 3, 6, 7	Includes the earliest grouping of apartments in the neighborhood, representing a range of architectural styles. Two buildings date from 1928 (2375 E. Evans and 2101 S. Josephine), one from 1936 (2125 S. Josephine) and one from 1938 (2121 S. Josephine).

TABLE 8: HIGHLY SIGNIFICANT ALTERED STRUCTURES (3)					
Address #	Direction	Street Name	Street Type	Construction Date*	Additional Information
2181	S	CLAYTON	ST	1902	Hubert L Shattuck house, son of DU founder Joseph Shattuck; a prominent local attorney (Whitford & Shattuck); Deputy District Attorney (1905); and District Judge (died 1939). Fisher & Huntington architect, Simmons & Wolf contractors. Son Dr. Robert Shattuck grew up in the house and lived here with wife Alberta (II) Iliff Shattuck. Recent alterations changed the porch, roofline, and added large additions to side and rear. Picture of pre-alterations in Etter's <i>Denver University Park</i> (1974), p. 28.
2181	S	COLUMBINE	ST	1895	The Augusta J. Trott house. This is an early Foursquare design by Denver architects, Grodavent Brothers. The 1895 design was featured in <i>Carpentry and Building Magazine</i> , and was the first complete presentation of a Foursquare in a wide-circulation magazine in the United States. This is one of the earliest known pure foursquare examples in Denver. The house has lost its brick porch walls and the front second-story windows have been shortened.
2233	S	COLUMBINE	ST	1909	Wilbur and Emma Engle house. Built by R.R. Houghton, a local builder. Wilbur was periodic acting chancellor and dean of college of engineering and science and graduate school. House was stuccoed with arches added to front and red tile roof. Picture of pre-alterations in Etter's <i>Denver University Park</i> (1974), p. 38.
2142	S	MILWAUKEE	ST	1890	Prototypical early Denver Square designed by prominent Denver architect Robert Roeschlaub for Bishop Henry Warren on Professors Row. Original drawings at Iliff School of Theology. Unfortunate non-historic wraparound porch added.
2590	S	ST. PAUL	ST	1915	Large farmhouse that is heavily altered, including infilling of front porch.

* NOTE: The provided construction dates do not always match the dates provided by the Denver Assessor's Office. When these dates differ, it is because historical research, including Denver building permits, city directories, architectural plans or other sources, identified an alternative date.

Map 2. Blow-Up Map of Properties Recommended for Individual Denver Landmark Designation in Observatory Park Area.



Map 3: Proposed University Park Historic District.



Map 4: Proposed Historic Districts for University Park.



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