COMMUNITY PLANNING AND DEVELOPMENT MEMO REPORT
OF FINDINGS FOR DEMOLITION

June 19, 2018

Address: 155 Southmoor Drive

Legal Description: CRESTMOOR PARK 2ND FLG B20 L1 & PT L2 DAF BEG SW COR L1 TH WLY 5FT TH NLY ON STR LI TO NE COR SD L TH SLY ON ELY LI SD L TO POB

Current Building Name: 155 Southmoor Drive

Construction Date: 1954

Source of Information: Denver Assessor’s Office; Denver City Directories.

Architectural
Architectural Style: Ranch
Architect/Builder: James B. Mangnall, Builder
Source of Information: Denver Assessor Records; Denver City Directory, 1961

Historical
Original owner: Garrett-Bromfield & Co. Trustees
Original use(s): Residential
Current use(s): Residential
Historical background:

The house at 155 Southmoor Drive was part of the Crestmoor Park 2nd Filing, a Post World War II development by Crestmoor Realty Company and Colorado National Bank, platted in 1946 but developed several years later. The company was headed by Van Holt Garrett, husband of Dorothy Phipps Garrett who was a daughter of Genevieve Chandler Phipps and Lawrence Phipps, steel magnate and United States Senator from Colorado (1919-1931). Van Holt was a partner of the Garrett-Bromfield Real Estate Company, a well-known development entity in Denver. In addition to Crestmoor, the Garrett-Bromfield Real Estate Company also developed Belcaro Park, Country Club Annex, Cherry Hills Park and Chaffee Park. Their developments were considered very thoughtful in land use design and architectural integrity. They also included protective covenants that prohibited African Americans and other racial groups from home purchase.

Garrett-Bromfield & Co. Trustees purchased the property at 155 Southmoor Drive in 1949 and are listed as the original owner. At some point between 1949 and 1954 they sold the property to James B. Mangnall, a building contractor. It was common for real estate companies like
Garrett-Bromfield to loan builders funds to purchase land and provide construction loans. This could have been the arrangement at 155 Southmoor Drive.

No building permit could be found for the property, but one can deduce that Mangnall built the house at 155 Southmoor Drive and sold it to Robert D. Kincaid in 1954. Robert, a dentist, lived there with his wife Carol C. The two owned the home until 1960 when they sold it to Charles and Laura P. Klem. City directories indicate Charles was a life insurance broker, and that he and Laura had a son named Robert B. Charles died in 2006 and the deed was transferred that same year to Laura. The house remained in her ownership until it was sold to a developer in 2017. Impressively, the Klems owned the house for 57 years.


**Designation Eligibility Assessment**

**Integrity:** If a structure maintains its historic or physical integrity, it may be designated for preservation.

- Has integrity
- Does not have integrity

**Landmark Designation Criteria:** Does the property meet at least one (1) criterion in two (2) or more of the following three (3) categories

1. **History.** To have historical importance, the structure shall be more than 30 years old or have extraordinary importance to the historical development of Denver, and shall:
   
   - Have direct association with the historical development of the city, state, or nation;
   - Be the site of a significant historical event; or
   - Have direct and substantial association with a person or group of persons who had influence on society.

- Does not meet any of the above History criteria

2. **Architecture.** To have architectural significance, the structure shall have design quality and integrity, and shall:

- Embody distinguishing characteristics of an architectural style or type;
- Be a significant example of the work of a recognized architect or master builder;
- Contain elements of architectural design, engineering, materials, craftsmanship, or artistic merit which represent a significant or influential innovation; or
- Portray the environment of a group of people or physical development of an area in an era of history characterized by a distinctive architectural style.

- Does not meet any of the above Architecture criteria
3. Geography. To have geographical significance, the structure or district shall:

x  a. Have a prominent location or be an established, familiar, orienting visual feature of the contemporary city;

____ b. Promote understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity; or

____ c. Make a special contributing to Denver’s distinctive character.

_____ Does not meet any of the above Geography criteria

**Does the structure have potential for designation?**

x  Has potential for designation

_____ Does not have potential for designation

**Additional Information**

155 Southmoor Drive is an excellent example of Ranch Style architecture as evidenced by its elongated, asymmetrical façade; low, horizontal orientation; a low-pitched roof with wide overhanging eaves; minimal front porch; and picture window in the living room. The house appears to have maintained its original windows and has no notable alterations. As such, the property retains a high degree of material, workmanship, feeling, location, and association to convey its significance, and is potentially eligible under Criterion 2a.

The prominent corner location of the property on the northern border of Crestmoor Park also makes the property potentially eligible for listing under Criterion 3a. The location and lot reflect the development of the mid-Century Modern neighborhood, and more specifically the characteristic streetscape design of Garrett-Bromfield Real Estate Company developments, which included parks and open space like Crestmoor Park. Curvilinear streets with spacious Ranch and Split-level Style houses characterize this section of Crestmoor Park, developed in the 1950s as the Crestmoor Park 2nd Filing.

Preliminary research shows that the residence at 155 Southmoor Drive was owned by two families but did not indicate they were influential members of society, making it difficult to establish eligibility under the History category. Further research would be needed to establish an association between either family and the historical development of the City of Denver.