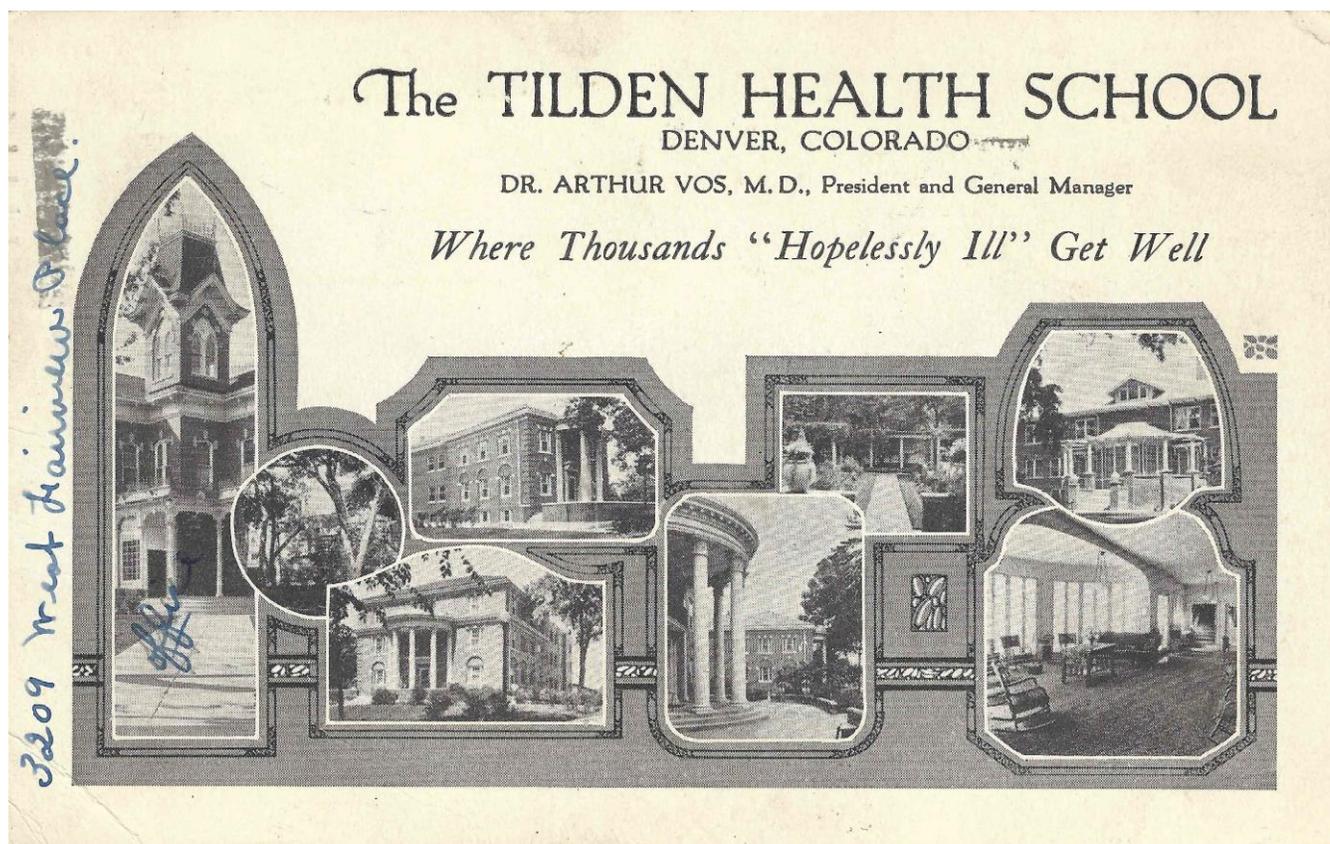


**An Application to the Denver Landmark Preservation Commission for
Landmark Designation**

**Tilden School for Teaching Health Historic District
Bosler-Yankee House – Administration Building
Patient Apartments – Building No. 1
Main Building – Building No. 2**



Historic postcard advertisement for the Tilden School
1928. SOURCE: Private collection of Steve and Jan
Davis

June 2019

Prepared by: Paul Cloyd, Arianthé Stettner and Fran Trujillo

1. Name of Properties

The Tilden School for Teaching Health Historic District¹

Historic Names:	Current Names:	Parcel Number
Bosler-Yankee House, Administration Building	Jan and Steve Davis Residence	02292-023-11
Patient Apartments, Building No. 1	Highland Park Apartments	02292-023-02 (excluding garage on lot 4)
Main Building, Building No. 2	Fairview Place Lofts	02292-023 (016016 thru 053053)

2. Location

Addresses:

3209 West Fairview Place Bosler-Yankee House - Administration Building
 3279 Grove Street Patient Apartments - Building No.1, (excluding garage on lot 4)
 3249 West Fairview Place Main Building - Building No. 2

Legal Description: All or parts of Lots 1-8 and 12-20, Block 24, HIGHLAND PARK, City and County of Denver, State of Colorado. The full legal descriptions for each property are found on pages 39 and 40.

3. Owner Information

Bosler -Yankee House, Administration Building

Name: Jan and Steve Davis
 Address: 3209 West Fairview Place, Denver CO 80211
 Email: janisedavis@gmail.com, sdavis7625@gmail.com

Patient Apartments, Building No. 1

Name: Richard G. and Heather Sander, [3279 Grove Street LLC]
 Address: 3279 Grove Street, Denver CO 80211
 Email: rsander@shb.com, hsander@comcast.com

Main Building, Building No. 2

Name: See owner list on pages 42 & 43
 Address: 3249 Fairview Place, Denver CO 80211

4. Applicant/Contact Person (If other than owner)

Name: Rafael Espinoza, Councilman District 1
 Address: City and County Building, 1437 Bannock Street, Room 451, Denver CO
 Phone: 720-337-7701
 Email: Rafael.Espinoza@denvergov.org

¹ The property has been referred to by multiple names in the historic record. The 1918 *History of Colorado Volume III*, pg. 118 used the name *Tilden School for Teaching Health*. Dr. Tilden formed a corporation called the *Tilden Health School Association*. This name appears to have only been used as the name of the legal entity owning the property and this name was not used publicly. Dr. Vos used the name *The Tilden Health School* in the 1920s advertisements. This application at time uses *Tilden School* as a convenience.

5. General Data:

Bosler-Yankee House Administrative Building

Date of construction and major additions/alterations: original construction 1882, kitchen addition date unknown possibly 1891, major rehabilitation 2016-2018,

Sources of Information: County Clerk and Recorder, reception number 1883900448, Historic Structure Assessment, National Register listing, Denver Building Permits

Number, type, and date of construction of outbuildings: Not Applicable

Source of Information: Not Applicable

Approximate lot size and acreage: 12,500 square feet or about .3 Acres

Source of Information: Denver Assessor Records

Architect or Builder: John G. Weller

Source of Information: Denver Landmark Application, National Register listing

Original Use: Single family residential

Source of Information: Denver Landmark Application, National Register listing

Present Use: Single family residential

Source of Information: Denver County Assessor Records

Previous field documentation (date and surveyor): Denver Landmark Application, 1983,

Christine C. Smith

National Register of Historic Places, 1994/95,

Laurie and Tom Simmons, Front Range Associates Inc.

National Register Status and Date: listed on 7 September 1995

Patient Apartments - Building No.1

Date of construction and major additions/alterations: Original construction 1916, no major alterations

Source of Information: National Register Form, Denver Building Permits

Number, type, and date of construction of outbuildings: one story garage, 1924 (not included in landmark district)

Source of Information: National Register listing

Approximate lot size and acreage: 22,200 square feet or .5 Acres

Source of Information: Denver County Assessor Records

Architect or Builder: Harry W. J. Edbrooke

Source of Information: National Register listing

Original Use: Institutional-Residential

Source of Information: National Register listing

Present Use: Residential Apartment Units

Source of Information: Denver County Assessor Records

Previous field documentation (date and surveyor): National Register, 1994/95,

Laurie and Tom Simmons, Front Range Associates Inc.

National Register Status and Date: listed 7 September 1995

Main Building - Building No.2

Date of construction and major additions/alterations: Original construction 1919, Western 'L' addition 1921-22,
Condominium Rehabilitation 1995-2001

Source of Information: National Register listing, Denver Building Permits

Number, type, and date of construction of outbuildings: Three one story garages, 2003 (non-contributing)

Source of Information: Denver Clerk and Recorder Office Reception number 2006422263

Approximate lot size and acreage: 73,591 square feet or 1.7 Acres

Source of Information: Denver Clerk and Recorder Office, Reception numbers: 1999048196, 1999124405, 2006422263

Architect or Builder: Original construction - Harry W. J. Edbrooke; Condominium rehabilitation- Josh Comfort

Source of Information: National Register listing, Denver Building Permits
Original Use: Institutional-Sanitarium
Source of Information: National Register listing
Present Use: Multiple Dwellings - Condominiums
Source of Information: Denver County Assessor records
Previous field documentation (date and surveyor): National Register, 1994/95,
Laurie and Tom Simmons, Front Range Associates Inc.
National Register Status and Date: listed, 7 September 1995

6. Statement of Significance

History.

The structures of the Tilden School for Teaching Health district range in age from 137 to 98 years of age. The initially constructed portion of the Main Building (the original east “C” portion) celebrates its centennial in 2019.

The Tilden School for Teaching Health district meets History sub-criteria A, holding direct association with the historical development of the city of Denver.

By the early 1900s, the operation of medical sanitariums had become a major component of the Denver economy. These facilities provided care for thousands of patients from across the country, as physicians believed that Colorado's climate and altitude were beneficial to those suffering from a variety of illnesses. Dr Tilden methods were described in 1918 as “... *unique and original and, what is more, they are effective. He teaches his patients how to cure themselves. He protests that doctors can't cure disease; that disease is caused by wrong life and the doctor's prerogative is to teach the patient how to get well, and the patient must cure himself. He has fearlessly combated medical error and is still at it. ... His methods are strictly dietetics and hygiene.*”²

The Tilden School for Teaching Health is significant as representative of this era of the city's history, reflecting the popularity of private medical institutions which developed innovative medical regimens for their patients.

The Tilden School for Teaching Health district meets History sub-criteria C, possessing direct and substantial association with a person or group of persons who had influence on society.

The district holds direct and substantial association with its founder, Dr. John Henry Tilden, who developed and extensively wrote about his treatment theories and who was affiliated with the facility from 1915 to 1924. A 1918 description of Dr. Tilden's influence noted “*He has fought a successful fight for his ideas are being adopted by lay and professional people all over the world, which certainly proves the truth of his theories*”³.

The Rocky Mountain News wrote on December 18, 1924, that his “*theory with reference to proper treatment of disease... has become famous.*”

The Bosler-Yankee House, is associated with early Denver pioneers and businessmen, Ambrose Bosler and William H. Yankee and subsequent association with Dr. Tilden as the school's Tilden School Administration Building.

Architecture.

The Tilden School for Teaching Health district meets Architecture sub-criteria A, as it embodies distinguishing characteristics of an architectural style or type.

The Bosler-Yankee House provides an example of late Victorian Italianate style. It is a rare remaining example of a large residence in this style in the West Highland neighborhood.

The Patient Apartments and the Main Building portray Classical Revival and Craftsman designs. These reflect the attempt to create medical buildings which incorporated popular elements of residential architecture. As many patients stayed for extended periods at the school, the buildings were designed to invoke a feeling found in the solid apartment buildings and well-crafted homes of the era. The substantial raised porches and bright sunrooms were also utilized in medical treatment to provide access to the fresh air and sunshine which were considered vital components of a healthy lifestyle and keys to recovery from disease. The abundant use of large windows in the design of the buildings also reflected the importance of ventilation and light in medical

² *History of Colorado, Volume III, Pgs 118-120*

³ *Ibid, pg 120*

theories of the period.

The Tilden School for Teaching Health district meets Architecture sub-criteria B as a significant example of the work of a recognized architect.

The district presents a collection of buildings reflecting the work of prominent Denver architect Harry W. J. Edbrooke. According to Arthur Vos, Jr., the only architect involved in the construction of the ‘new’ buildings for the Tilden School for Teaching Health was Edbrooke. Harry W. J. Edbrooke (1873-1946) studied architecture and engineering in his home town of Chicago at the University of Illinois and the Armour Institute of Technology. After establishing a practice in Chicago, Harry W. J. Edbrooke was invited to join the firm of his uncle, Frank Edbrooke, who was one of Denver's most successful nineteenth century architects. Harry Edbrooke was associated with Edbrooke and Company from 1908 until his uncle retired in 1913. During this period, such significant Denver buildings as the First National Bank and the Gas and Electric Building are attributed to Harry W. J. Edbrooke. Edbrooke then established his own practice and designed additional major buildings in Denver as listed later in this application. In 1918, Historian Wilbur Fisk Stone cited the Patient Apartments among Architect Edbrooke’s notable building designs.⁴

The Tilden School for Teaching Health district meets Architecture sub-criteria D. The district portrays the environment of a group of people or physical development of an area in an era of history characterized by a distinctive architectural style.

The campus provided an environment for a specific group of people, i.e. patients from across the country. Those patients were housed and educated on a campus with unifying architectural elements. The Tilden School for Teaching Health is an example of an intact campus for patients of an early twentieth century sanitarium employing nontraditional treatment methods to restore and maintain health. The Tilden Health School for Teaching Health is significant for the type and methods of construction displayed, which represent early twentieth century theories regarding patient treatment and building techniques integral to medical facilities of the period and their adaptation utilizing popular architectural styles of the early twentieth century.

Geography.

The Tilden School for Teaching Health district meets Geography sub-criteria A, having a prominent location or be an established, familiar, and orienting visual feature of the contemporary city.

The Tilden School for Teaching Health campus sits within the far west portion of the Highland Park subdivision, block 24. The campus sits on the west side of Grove Street, just across from a city park also named Highland Park⁵. The campus provides a grouping of large institutional buildings situated in a residential area of comparatively small houses. The setting provides a broad expansive view of the campus from the open public space of the Highland Park on the east, inherently creating an established, familiar, and orienting visual feature. From the south, the Main Building’s near 300 feet length, footprint of more than 13,000 square feet and rising two and a half stories has visually dominated this block of West Fairview Place since its completion in the early 1920s. Generous sized front lawns tie the Bosler-Yankee House, Patient Apartments and the Main Building to the neighborhood streetscape. Historic lampposts along Fairview Place remain as evidence of the historic entries to the campus.

The Tilden School for Teaching Health district meets Geography sub-criteria B, promoting understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity.

Highland Park subdivision is the home of the Tilden School for Teaching Health campus. The Highland Park subdivision, originally designed in 1873, was platted by the Highland Park Company in 1875. The Highland Park Company developed street layout to follow the natural contours of the land allowing an appreciation of the urban environment’s topography. The president of the Highland Park Company, Dr. William A. Bell, was particularly concerned with the design. Dr. Bell, wanting the area to suggest something of his Scottish heritage, applied street names such as Roxburgh Court (now Grove St.) and Inverness Drive (now west 34th Avenue). The organic design was based on Riverside, an elite subdivision development located north of Chicago, Illinois. This subdivision features a distinctive physical characteristic with a unique curvilinear

⁴ *History of Colorado, Volume II*, Page 220. The Patient Apartments had been built in 1916 while the other Architect Edbrooke designed campus buildings would not be built until after the 1918 publication of *History of Colorado Volume II*.

⁵ The National Park Service placed Highland Park on the National Register of Historic Places in 1986, Reference # 86002248. This listing addresses multiple Denver city parks including the city park named “Highland Park”.

layout diverging from the typical development pattern of streets following the Platte River or the traditional north-south east-west grid. The streetscape is defined by the geography of the site and follows a natural hill slope. The Highland Park subdivision is cited as one of the few examples of nineteenth century picturesque community planning in the region.⁶

The grouping of buildings that formed the Tilden School for Teaching Health district provides a prominent gateway to the West Highland neighborhood. The Tilden School for Teaching Health district remains as a rare remaining example of sanitarium health campuses of this scale and age in Denver.

⁶ Highland Park (Scottish Village) Historic District, National Register of Historic Places Registration, 18 January 1985, Reference # 85000082. While the nomination addresses an eastern portion of the Highland Park subdivision, the text applies to the entire original subdivision.

7. Architectural Description⁷

Site

The Tilden School for Teaching Health covered approximately 3.0 acres and encompassed a large portion of the block bounded on the north by West Highland Park Place (West Bosler Place), on the east by Grove Street (Roxburgh Court) with Highland Park, on the south by West Fairview Place. Classic cottage residences at 3287 and 3285 West Fairview Place occupy the adjoining property to the west.

Starting in 1914, Dr. Tilden adapted the Bosler-Yankee House Italianate style house originally constructed in 1882⁸ for use as the Administration Building of the Tilden School for Teaching Health. The remainder of the buildings were constructed during the school's period of operation, 1915-1931. The Patient Apartments, Building No.1, constructed in 1916, sits immediately north of the Bosler-Yankee House. To the west of the Bosler-Yankee House is the Main Building (Building No.2), built in 1919 and 1921.

Constructed between 2003-2005, three one story garage buildings occupy the property on the northwest side of the site. Stucco and horizontal lap siding walls and a hip roof with composite shingle roofing enclose these garages. The original grounds were extensively landscaped with walking paths, benches, shade trees, and other vegetation, the natural setting considered essential for healing.

The nominated district includes a major portion of the school's campus.

Bosler-Yankee House -Administration Building, John G. Weller, 1882

The Administration Building (see Figure 2) was the only building included in the Tilden School for Teaching Health which was not specifically constructed for the institution. Originally serving as a single-family home, the two-story red brick dwelling atop a stone foundation displays an asymmetrical composition with gabled and hipped projections and features a (now reconstructed) third-story square tower on the southeast facade. The low-pitched truncated hipped roof of composition shingles has widely overhanging eaves with decorative brackets beneath and a wide paneled frieze. Tall, narrow, one-over-one-light, double-hung windows have segmental arches, tooled stone sills, and crowns composed of brick and stone with tooled keystones. The projecting gables on the southern and eastern elevations display two-story bay windows.

A one-story porch partially wraps around the southern and eastern elevations. The porch, with a low mansard roof with triangular panels, is topped by cresting and supported by square posts with beveled corners ornamented with etched brackets. A secondary porch with similar design elements is located on the northern end of the eastern elevation. The segmental arched entrance on the south elevation has paired, paneled entry doors with large panes, sidelights, and a transom with crown which mimics those of the windows. On the second story above the entrance are paired windows.

Major alterations to the residence, include:

- Removal of the third-story tower (possibly in the 1960s) and its reconstruction in 2018.
- A small early (c.1890s) kitchen addition at the northeast corner of the house. This one-story, shed roofed brick addition includes a later alteration of glass bricks on its eastern wall which has been recently infilled with matching brick.
- Comprehensive interior and exterior rehabilitation from 2016 to 2018.
- An attached garage was added to the north end of the west elevation in 2017.
- Extensive floral and vegetable gardens are now in place at the south and east lawns.
- A wide concrete walkway from the intersection of Grove St. and West Fairview Place to the south porch has been restored.

There are no plans to modify the building exterior.

Patient Apartments - Building No. 1, Harry W. J. Edbrooke, 2016

Dr. Tilden built the Patient Apartments, Building No.1 in 1916. This was the first new building constructed for the Tilden School for Teaching Health. The facility consisted of furnished apartments in which patients resided while learning to medically care for themselves. Architect Harry W. J. Edbrooke designed the Classical Revival Style with solidly crafted construction similar to the residential apartment buildings then achieving popularity in Denver's Capitol Hill neighborhood. Later city directories suggest as many as 30 apartments were located in the building. The three-story, truncated hipped tile

⁷ Significant portions of this narrative are derived from the 1995 National Register listing for the Tilden School for Teaching Health.

⁸ Previous surveys indicate an 1875 construction date. However, deed records indicate Bosler did not acquire the property until April, 1882. Denver County Clerk and Recorder, Reception No.1883900448, This building was designated an individual Denver Landmark (number 153) in 1984.

roof building is dominated by a central, circular, two story entry portico composed of smooth columns with Corinthian capitals supporting a third story uncovered balcony with solid balustrade. French doors provide access to the third story balcony. The symmetrical building features an elaborate wooden entrance surround with pilasters and consoles supporting a second story balcony with wrought iron balustrade accessed by French doors. A transom and sidelights with tracery accent the main door which is illuminated by a hanging metal lantern.

The building foot print is approximately 100 feet in overall length. The east most 40 foot portion is about 50 feet wide. The remainder of the building is roughly 48 feet wide.

Brick quoins ornament the corners of the front (east) section of the building. The front section walls are of red and dark brown brick placed in a Flemish bond pattern. The front section is slightly larger in width than the rear west section of the building. The rear section of the building is composed of less expensive unvariegated brick. The building is crowned by a banded cornice and red barrel tile roof and divided on the forward portion by a secondary cornice between the second and third stories. The evenly spaced six-over-six light double-hung windows of the building were essential to interior ventilation and illumination and have divided sidelights and tooled stone sills. The first story windows of the forward section are slightly inset and are topped by semi-circular blind arches filled with contrasting diagonally coursed decorative brickwork. Decorative brickwork panels are also found beneath the first story windows. Second and third story windows have flat arches with brick and stone lintels. Architect Edbrooke's window head detailing recalls John Weller's treatment of the window heads at the Bosler-Yankee house with the three stone elements used to accentuate this element on both structures.

Side elevations of the rear portion of the building display less elaborately ornamented tripartite windows, including columns of specially designed recessed bay windows with casements which open inward.

A raised, uncovered platform porch with concrete base and now surrounded with a low metal railing in front of the building was utilized for heliotherapy and relaxation. Low brick walls originally enclosed this porch. Mature hedges now enclose the front lawn. Along the south property line, a wood fence separates the Patient Apartments from the Bosler-Yankee house.

No major alterations are known to have been made to the building exterior. There are no plans to modify the building exterior.

Main Building - Building No. 2, Harry W. J. Edbrooke 1919 & 1921

The Main Building at 3249 West Fairview Place remains the largest structure erected on the Tilden School for Teaching Health campus. This structure sits on a landscaped site gently sloping down from the northwest to the southeast.

Dr. Tilden had the building constructed in two stages. The eastern U-shaped part built in 1919⁹ and the western L started in 1921¹⁰, resulting in the massive E-shaped form.¹¹

Non-contributing garages constructed in the early 2000's replaced the historic gardens on the north side of the property. The Main Building retains mature trees and shrubbery, character-defining features of its cultural landscape along the extensive south and east lawns.¹² The original wrought iron street lamp posts with (new) circular globes stand in front of the building along West Fairview Place, as well as a wrought iron fence along the sidewalk, installed in 1994.

The original building would have had as many as 100 apartments for patients along with the sunrooms, lecture room, dining room and other support spaces. The building permits show the cumulative estimated costs for the Main Building at \$135,600 or \$2.1 million in 2018 dollars.¹³

In round numbers the 'spine' of the "E" is 266 foot long and 27 feet wide. The three wings project 53 feet out from the spine and are 38 feet wide. 76 feet separates the wings. The overall historic building footprint is 13, 225 square feet.

The original two-story running bond red brick Craftsman influenced building with raised basement level (garden level) is divided by a slightly projecting soldier brick belt course between the basement and first story. The original roof consisted of a low hipped 6/12 slope with exposed decoratively shaped joist tails at the overhanging eaves. At the western center area, decorative knee brackets perched on corbeled brick support the eaves. (See Figure 28) Most likely asbestos cement tiles

⁹ Building permit 1441, dated 30 June 1919.

¹⁰ The 1995 National Register listing reported the west addition construction date as about 1923. However, building permit 4445, dated 21 October 1921, indicates this earlier construction start date.

¹¹ The 1995 National Register listing refers to foundations for an additional wing that were put in at the northwest corner of the Main Building for an addition that was never completed.

¹² Fairview Tree Inventory 2018 sketch map prepared by David Boswell, Integrity Tree Service.

¹³ Denver Building Permits nos., 1441, dated 6/30/1919, 1584 dated 7/15/1919, and 4445 dated 10/1/1921 and CPI calculator

served as the original roofing and were still in place as of 1994¹⁴. Historically there were five gabled dormers on the south roof face with exposed rafters, stucco, and multi-light triple windows. These historic dormers remain. More dormers of matching design were added with the condominium rehabilitation in the late 1990s. Triple windows compose the fenestration on the south facades wall of the three projecting wings. There are paired double-hung windows on south face of the central spine portion of the building. Along the east and west elevations of the projecting wings and at the building north elevation are one-over-one-light double-hung windows. All windows have soldier brick course lintels, rusticated stone sills and align vertically from garden level to the second floor.

Loadbearing masonry walls support both portions of the building. Conventional wood framing supports the first and second floors of the original east “U” 1919 portion. Interestingly, architect Edbrooke changed to concrete beam and slab for the first and second floor structure of the 1921 western “L” addition.¹⁵

First floor entrances to the building were originally centrally located on the south facade of each projecting wing. Additional first floor entrances were located at the raised porches of the half round projecting sunrooms. Originally small wood framed flat roof canopies with decorative braces sheltered the entrances that adjoined either side of the sunrooms. Glass block infilled these entrances as part of the 1995-2000 condominium rehabilitation project. However, the original canopies and decorative support braces remain in place.

Original garden level entries remain located at the west elevation of the center wing and at the southeast corner of the east wall of the east wing. These entries retain their original canopies supported by knee brackets. A c. 1950 photograph shows a small shed roof wood frame enclosure adjoining the Main Building which no longer exists. This may have been an enclosure vestibule for the southeast garden level entry. A third original garden level entry existed at the east end of north elevation and was closed with condominium rehabilitation project.

The south facade of each projecting wing contained a central first floor exterior door flanked by divided sidelights which was reached via stairs with brick sidewalls. These entrances were originally sheltered by small gabled canopies supported by decorative knee braces which in turn rested on corbeled supports projecting from the masonry wall. While the gabled canopies were removed with the 1972 metal fire stair installations, the corbeled brick details remain. (See Figure 8)

The sunrooms had truncated conical roofs and multiple light doors. These doors opened onto a raised uncovered porch area with a low brick wall. The western sunroom was historically topped by a balcony with metal balustrade accessed by three sets of doors and the eaves above the sunroom feature decorative brackets. The raised porches were originally covered by pergolas extending from the sunroom roofs and supported by slender columns atop brick piers. (See Figure 4)

The eastern elevation of the building faces a raised brick patio adjacent to the lawn area facing the Bosler-Yankee House.

A basement-level boiler room topped with brick walls extends from the north east rear area of the building. This historically housed two banks of coal-fired Burnham boilers and a large water heater. The original tall brick chimney remains located at the rear of the structure by the northeast corner. Steam lines ran through underground tunnels to heat the other buildings in the complex. The roof of the boiler room now serves a common space patio.

1923- 1995 Modifications

Few major modifications were made prior to the 1995-2000 condominium rehabilitation. Primary alterations include: In 1972 exterior alterations to the south wall of the wings included the removal of the first- floor entry gabled canopies, adding metal fire stairs served by added second story entrances with glass block sidelights.¹⁶ Paint ghosts of the hoods and brick corbel supports remain. (See Figure 27) By 1977 stucco had been applied to the exterior stair sidewalls at the projecting wings entries and the sunroom entries.

1995-2000 Condominium Rehabilitation

The 1995-2000 rehabilitation created 36 condominium units within the building. Modifications include:

- Most interior non-load bearing partitions were removed and floor plan reconfigured.
- The 1972 second floor metal fire stairs at the south elevations of the three wings were removed.
- Exterior brick and concrete stairs and wing walls at south elevation removed.
- Stucco finish applied where brick and concrete exterior stairs had been removed.
- Raised porches were reconstructed.

¹⁴ Building Permit #09017, dated 19 February 1985 and Building Permit, dated 10 April 1980 (permit number illegible). The latter referred to “slate” tiles around the chimney. 1995 National Register listing refers to asbestos tile roofing.

¹⁵ Building permit #4445 dated 21 October 1921 and 1998 Josh Comfort Architecture drawings sheets A2.1 thru A2.3

¹⁶ Building permit 141154, dated 30 March 1972.

- Composition shingles replaced asbestos cement tiles.
- Several gable roof dormers added. New dormers designed to match the historic gable roof dormers.
- Garden level windows added where sunroom exterior stairs were removed.
- Attic space converted to living space with addition of extended shed dormer along the north and gable roof dormers added to south and wings. North shed dormer wall constructed with stucco finish.
- Former exterior stair landings location converted to 1st floor porch/patios.
- Two exterior stair towers and one elevator tower, all with stucco finish were added to the North elevation.
- Original one over one wood sash/frame windows replaced with aluminum clad one over one sash.
- Dormer windows sash configuration modified.
- Window sash and door light configuration at sunrooms changed.
- The south entries at wings were reconfigured from single leaf with adjoining 6 light side lights on each side to sidelights removed and two door leaf configurations installed.
- Balconies installed at 2nd floor south elevation of three wings.
- Conical metal roof removed and new 2nd floor balcony placed at roof of east sunroom.
- 2nd floor windows converted to doorways and balconies added on both sides of both east and west 2nd floor sunroom balconies.

There are no plans to further modify the building exterior.

The historic district retains its historic integrity.

The buildings in the district retain their original setting, building and roof form and proportions. Original brick, and other exterior finish materials remain. Original window and entry configurations are largely unchanged.

Lost elements at the Bosler-Yankee House (Administration Building) including the original double hung windows and the 3rd story tower have been carefully restored to match original based on historic documents and physical evidence.

The Patient Apartments are unchanged from its original construction. Its original exterior form, scale and finishes remain.

The main building retains its original 'E' form massing, proportion and the bulk of the original hip roof with wide eaves forms. The south and east lawn are retained. Historic lampposts mark historic location of entry walkways.

The district holds integrity in building materials as provided by the original brick and stone.

The district exhibits integrity of workmanship through the skilled carpentry and masonry work in place. The tradesman's aesthetic sense is expressed in the architectural features including:

- Running, Flemish and diagonal masonry bonds
- Decorative quoins and soldier masonry courses
- Rusticated window sills and keystone pieces
- Decorative brackets at the eaves
- Decorative cornices and friezes
- Decorative knee brackets/brick corbels at canopies

The district maintains its representation of the influence of early twentieth century medical theory upon building construction. The Craftsman elements of the 'new' buildings reflect the attempt to create medical buildings which incorporated popular elements of residential architecture. As many patients stayed for extended periods at the school, the buildings were designed to invoke a feeling found in the solid apartment buildings and well-crafted homes of the era.

The Bosler-Yankee House (Administration Building) retains its association with Messrs. Bosler, Yankee and Dr. Tilden.

The buildings carry integrity of historical association, setting and feeling as a remaining link to the original campus development pattern of the district. They retain their association with Dr John H. Tilden and architect Harry W. J. Edbrooke.

8. History of the District and Its Associations¹⁷

To advance his ideas on health, diet, and medical treatment, Dr. Tilden established the Tilden School for Teaching Health in northwest Denver. Dr. Tilden began in 1914 with acquiring the house located at 3209 West Fairview Place. The house had been designed by Architect John G. Weller and constructed in 1882 for Ambrose Bosler. Ambrose Bosler was a North Denver pioneer who was active in the Union Ice Company and other ice ventures. William H. Yankee bought the dwelling in 1890 and undertook extensive landscaping and other changes. Colonel Yankee had substantial mining interests in Clear Creek, Gilpin and Park counties. Dr. Tilden engaged the well-known Denver architect Harry Edbrooke to design the new structures of the campus between 1916 and 1924.

County records show Abbie O. Megrue, Sarah S Megrue and Mattie Franks sold lots 1,2,3,18,19 and 20 to Ambrose Bosler via an agreement dated 4 April 1882¹⁸. The Bosler-Yankee House sits on Lot 20, the Patient Apartments occupy the southern portion of lots 1, 2 and 3. The Clinical building occupies the northern portion of lots 1, 2 and 3. The eastern portion of the Main Building sits on lot 18. Records suggest Abbie, Sarah and Mattie were sisters originally from Ohio¹⁹. Abbie and Sarah married the Megrue brothers, Mark and James respectively.²⁰ No specific record has yet been located showing when the sisters purchased lots from the Highland Park Company. However, the 1882 purchase agreement notes Mr. Bosler would assume, from the sisters, their debt payments to the Highland Park Company for Promissory Notes with a “bearing date” of 15 May 1881. The 1882 purchase agreement reflects Ambrose paid a total of \$2,328 for the property or just over \$57,000 in 2018 dollars.



The Bosler family c. 1885. Source: Denver Public Library, Western History Photograph Collection [Undigitized], People Folder.

Bosler-Yankee House

Located at the southeastern corner of what would become the Tilden School campus, architect John G. Weller designed the house c.1882 for Ambrose Bosler.²¹ Mr. Bosler was a North Denver pioneer who was active in the Union Ice Company and other ice ventures.²² His 1927 obituary noted:

[He was] one of the first members of a small community that formed the nucleus around which north Denver was built...Mr. Bosler came to Denver in 1874, and established an ice plant near Rocky Mountain Lake. Later, he operated an ice plant in the vicinity of Highland Lake. Mr. Bosler organized a group in 1887 that founded an artificial ice company on West Colfax Avenue. When he retired from active business in 1902, he also owned ice cutting houses at Buffalo Creek and Crystal Lake, in South Platte canyon. Born in Spencer county, Indiana, March 1, 1847, Mr. Bosler ran away from home at the age of 9 years. When he was 15, he bought a team of horses and drove them to Owensboro, Ky., where he became owner of twelve teams of horses and four Ohio river freight barges. Five years after his marriage in 1869, Mr. Bosler came to Denver.²³

The granddaughter of Ambrose Bosler, Edna Jennings, recalled in 1983....*"There must have been a real large carriage house because mother used to tell me that he thought more of the horses than he did of his family. If a load of ice was too heavy for the horses and he thought they would be harmed, he 'd make everybody get out and walk to save the horses."²⁴* Possibly the “carriage house” is the indeed large structure seen to the right of the main house in the illustration of the W.H. Yankee House.

¹⁷ Significant portions of this narrative are derived from the 1995 National Register listing for the Tilden School for Teaching Health.

¹⁸ Denver County Clerk records reception number 1893900488. The 1983 Denver Landmark designation and virtually all subsequent surveys regarding the Bosler house show 1875 as the construction date. This date was apparently derived from scrap books held by descendants of Ambrose Bosler. However, this agreement document shows Bosler did not own the property until April 1882.

¹⁹ 1870 US Census, Miami Township, Clermont County Ohio pg. 45.

²⁰ Find A Grave, Sarah Franks Megrue, memorial ID 17416814.

²¹ City directories indicate John Weller worked in partnership with Jule A. Knapp of the firm of Knapp & Weller. The city directory lists the firm only in the 1883 and 1884 editions. These listings show Knapp & Weller, Architects as located at 425 Larimer. John Weller does not appear in directories of 1882 and earlier nor in 1885 and later.

²² Mr. Bosler conveniently located his house close to Highland Lake for his ice harvesting business. Historic maps indicate the lake area was bounded roughly by what is now West Highland Park Place on the south, to the west the lake extended bit beyond Irving St. West 35th Avenue on the north and the alley between Grove St and Federal Boulevard on the east. See Highland Park 2nd Addition Plat map of 1887, Image E12_003A.tif and 1893 Sanborn Map Vol. 4 index map. The lake was filled in c.1899. By 1905 the area of the former lake had been platted as the Sagamore Hill development. Various articles and publication mistakenly describe Highland Lake as being within the city park named Highland Park.

²³ Denver Post, June 25, 1929, pg 18

²⁴ Denver Landmark Designation 1983

Between 1882 and 1889 city directories showed Mr. Bosler's residential address as near Highland Lake (see Figure 1) or as Fairview Avenue west of the Boulevard. Property records reflect the block 24 lots as the only property Mr. Bosler owned near Highland Lake at this time.



Residence of William H Yankee c. 1895. Source: Denver Public Library, Western History Photograph Collection [Undigitized], Denver Residences, Yankee, Wm. Folder.

Building to the right may be the stable building. Building permit # 3449 shows Dr. Tilden converted the stable to a dance hall in November 1914. Later the stable would be removed to allow construction of the Patient Apartments and later the Clinical Building.

The 1890 city directory showed the address of Mr. Bosler's residence as 910 W. Fairview Avenue which would later become 3209 West Fairview Place. Ambrose Bosler sold the dwelling and the six lots in December 1890 to William Henry Yankee for \$25,000, almost \$700,000 in 2018 dollars.²⁵ Following his death in June 1927, Mr. Bosler was interred in Crown Hill Cemetery.

William Yankee was born in Sedalia, Missouri in 1840. At only eighteen years of age he drove his oxen team pulling a prairie schooner across the plains from Missouri to Colorado. After an exciting and perilous journey involving a two-day fight with Native Americans, he arrived in Denver on June 24, 1859. In the autumn of 1860, William (Billy) Yankee returned to Missouri and in December of that same year married Sara E. Bourn of Sedalia, Missouri. With the outbreak of the Civil War, Billy enlisted as a 2nd lieutenant in the 23rd Regiment of Missouri Volunteers. Due to severe injury of the third finger of his right hand and partial loss of his right foot, after 18 months of service, Colonel William H. Yankee resigned his commission and was discharged from the army. After 10 years as a Missouri farmer, in 1873, Billy returned to Colorado and mining. He brought along Sara and their children with him.

Over the years Colonel Yankee had substantial and lucrative mining interests around Colorado. He was the second miner to strike pay ore in the famous Leadville boom in 1873. In 1888 he became Superintendent and Manager of the Regent Mines on Turkey Creek, consisting of the Park, Regent and Tiger and struck a body of ore from which he shipped for a number of years. His wife, Sara, died in November of 1888.²⁶ Soon after acquisition of the property in December 1890, Colonel Yankee undertook extensive landscaping and other changes. Possibly this was to prepare the house for his second marriage on 21 October 1891 to Mary Boyer. Several months later another wedding, this time for his daughter Mary Anne, took place within the house. A January 24, 1893 newspaper article describes his daughter's wedding: "*One of the most brilliant weddings seen in some time in the Highlands was celebrated last evening at the residence of Colonel William H Yankee, the millionaire mine owner at 910 Fairview Avenue.*"²⁷

By 1899 city directories would show that 910 Fairview Avenue had become 3209 West Fairview Place. In July 1901, Colonel Yankee defaulted on the promissory note for the house, presumably from financial losses in the mining business. The Aetna Real Estate and Investment Company acquired ownership through a trustees sale²⁸. He died on 2 July 1917 and is buried in Riverside Cemetery, Denver Colorado.



William H Yankee c. 1890. Source: Denver Public Library, Western History Photograph Collection [Undigitized], 'People' Folder.

1910 Census records and City directories between 1905 and 1911 indicate Aetna Real Estate and Investment Company managed the house as rental property. Edmund Forker, a bookkeeper, along with his wife and two sons appear to have been primary occupants for much of the 1901 to 1914 period with rooms rented to other non-family members.²⁹

²⁵ Denver County Clerk, reception number 1890944683 and CPI Inflation Calculator.

²⁶ *Real Pioneers of Colorado*, Vol 3, pg. 526.

²⁷ Denver Landmark listing, pg. 26 of 33.

²⁸ Denver County Clerk reception number 1901901859.

²⁹ "United States Census, 1910," database with images, *FamilySearch* (<https://familysearch.org> Colorado > Denver > Denver Ward 15 > ED 185 > image 10 of 26; citing NARA microfilm publication T624 (Washington, D.C.: National Archives and Records Administration, n.d.).

The Bosler-Yankee House becomes the Tilden School Administration Building

In October of 1914 the Aetna Real Estate and Investment Company sold the six lots with the existing brick dwelling to Dr. John Henry Tilden³⁰ He began modifications to convert the house to an administrative facility to serve his health school. By 1919, Dr. Tilden had acquired adjoining lots to the west to build the campus. By 1924 he had completed construction of three new major buildings for his campus.³¹

The Tilden School for Teaching Health operated from 1916 to 1931 and drew patients from around the United States, as well as from such foreign countries as Canada, Great Britain, and Australia. Both Tilden and his successor, Arthur Vos, made cross-country lecture tours, discussing treatment methods and promoting the school. The promotions included full page advertisements in national magazines such as Physical Culture magazine (See Figure 7).

The operational break-even point for the facility was about thirty patients, according to former owner Arthur Vos, Jr. Patient numbers tended to increase during the summer months, as health seekers were attracted by the pleasant Colorado climate. The facility's population declined during the fall and winter months before picking up again in the spring. At its peak, the Tilden Health School housed about eighty-five patients and employed as many as thirty employees.

Writing in 1937, Dr. Tilden explained that such a sanitarium was "*a health resort-a place to go to find health. It will be a place where truth will stand before creed, school, sect, or order; where disease suggestions of all sorts will be banished; where the talk or conversation will be health- building...*" Colorado historian Wilbur F. Stone observed that Tilden's "methods are unique and original and, what is more, they are effective."³² He teaches his patients how to cure themselves." *The Rocky Mountain News* wrote on December 18, 1924, that his "theory with reference to proper treatment of disease... has become famous."

In 1921 Dr. John H. Tilden incorporated the "The Tilden Health School Association". That same year he placed ownership of the complex in the corporation's name.³³ Dr. Tilden was involved in the operation of the facility until 1924. In July of that year Tilden sold the bulk of his interest in the corporation to Dr. Arthur Vos, Andrew Jergens, and Frank C. Adams of Cincinnati, Ohio, for \$150,000. Dr. Vos had visited the facility in 1921 to study Tilden's methods and planned to continue the teaching of Tilden's methods. He shared Tilden's views on the importance of proper diet and insisted that patients eat foods containing plenty of "elements." Dr. Vos had helped Mr. Jergens, an heir to the Jergens Soap Company fortune, regain his health. In gratitude, Mr. Jergens had supplied financing to assist Dr. Vos in the acquisition of the Tilden Health School.

The relationship between Dr. Tilden and the new owners soon became acrimonious. In December 1924, Vos, Jergens, and Adams sued Tilden and Frieda B. Gantz, the former secretary of the health school association, alleging that the two had "conspired to injure the business of the Tilden Health school..." The suit charged that Tilden and Gantz copied and used the school's mailing list, planned to publish a competing health magazine, and were attempting to set up a competing health facility. The record does not reveal the outcome of the suit, but Tilden published *Dr. Tilden's Health Review and Critique* from 1926 to 1939 and operated the Tilden Health Institute in east Denver from 1927 to 1940.

Dr. Vos appear to have had visions of further expanding the school when, in 1926, he acquired lots 9,10 and 11 at the west end of the block. However, no school facilities were built on these lots. In the mid 1920s he advertised the school in "Physical Culture" magazine utilizing several photographs of the facilities. Some of the same images were also used for postcard type advertisements. See Figures 6 and 7.

An April 1927 advertisement for the facility during the Vos years proclaimed: "Where Thousands 'Hopelessly III' Get Well Without Drugs, Serums or Surgery." The notice listed successful experience in the treatment of asthma, colitis, goiter, hardening of the arteries, hay fever, high blood pressure, nervous prostration, rheumatism arthritis, and ulcer of the stomach. Diet and hygiene were viewed as the keys to treating "disease conditions usually regarded as incurable."³⁴ Dr. Vos continued to operate the school under the name The Tilden Health School until 1931.

Closure of the School and Subsequent Uses of the Buildings

³⁰ Denver County Clerk, reception number 1914094694.

³¹ P. Cloyd, Acquisition of the Tilden School lands.

³² *History of Colorado, Volume III*, 1918, pgs 118-120

³³ Denver County Clerk reception number 1921420270.

³⁴ "Tilden Health School" advertisements from Physical Culture magazine, December 1926 and April 1927, private collection of N. Grabsztul.

The Great Depression resulted in declining numbers of patients for the Tilden Health School. The facility closed its doors in December 1931 and the corporation went into receivership. Dr. Vos returned to Cincinnati, where he practiced medicine until his retirement and edited *Health Culture* magazine. Dr. Vos passed away in June 1951 and is buried in Cincinnati, Ohio.³⁵ His son, Arthur Vos, Jr., was appointed receiver of the property by the Denver District Court.³⁶

Efforts to sell all or some of the school's buildings in the midst of the Depression were unsuccessful. The buildings of the campus eventually came under separate ownership and uses.

With the closure of the Tilden school in 1931, Silver State Savings and Loan assumed ownership of the Campus. In 1944 Maude Offield acquired the Bosler-Yankee house, the Main Building and 3289 Grove St. from Silver State.³⁷

With the sale of the Bosler-Yankee house in 1946 to Lorna Smith, that property was split from the former Tilden Campus property. Within 6 months, Kenneth P. Morris along with his mother Gladys Morris, acquired the Bosler-Yankee house in late 1946. Kenneth had served in Europe as a corporal with the US Army during World War II. He was a prisoner of war for 14 months. He held ownership of the Bosler-Yankee House longer than anyone to date, retaining ownership for 22 years until his death in 1968. He is buried at Fort Logan National Cemetery.³⁸ City directories suggest, that in the following years, subsequent owners appear to have rented out the house during much of the time up to the 1980s.

The Bosler-Yankee House becomes a designated Denver Landmark

Colorado Emissary Servers Corporation obtained ownership of the Bosler-Yankee House in 1982. The corporation appears to have been a religious affiliated group. Christina C. Smith, a resident of the house at that time, successfully initiated the Denver Landmark application in autumn 1983. On the 18th of January, 1984 the Denver City Council passed ordinance 26, formally designating the house a Denver Landmark.

The Bosler-Yankee House deteriorates

In 1987, Mr. Keith Painter acquired the house. Late in his ownership the house suffered greatly. 2008 saw work at the attic space that lacked proper building permits and lacked the required design review by Denver's Landmark Preservation Commission (LPC). The City of Denver issued a stop-work order in 2009. This left the house exposed to the elements without a roof or other covering. The house suffered extensive deterioration resulting from water infiltration due to lack of an adequate roof, window and door coverings, as well as inappropriate alterations. Mr. Painter had proposed demolishing the house, a request the LPC rejected.

In May of 2013, the City of Denver listed the building on the official Neglected & Derelict Building List and imposed the maximum \$999 per day fine for inaction. By May of 2015 those fines exceeded the estimated value of the house and the City moved to foreclose, placing the home in the care of a qualified receiver. The City initiated a Historic Structure Assessment (HSA), with a \$7,600 grant provided the Colorado State Historical Fund. The HSA, completed in January 2016 by the architectural firm Hord Coplan Macht concluded that, despite the years of unauthorized modifications and neglect resulting in fair to very poor conditions, the house could be rehabilitated.³⁹

An Ideal Outcome for the House

In March 2016, Steve and Jan Davis became the new owners of the house. Over the course of spring 2016 through the summer of 2018 the Davis' completed a comprehensive rehabilitation of the house. This culminated with the reconstruction of the house's iconic tower which had been missing since the 1960s.⁴⁰

The Davis' rehabilitation efforts have been recognized by several historic preservation awards. Among these are a Community Preservation Award from Historic Denver in October 2017 and the Mayor's Design Award in November of 2018.

The Patient Apartments

The younger Vos, for a few years, successfully managed the Patient Apartments building as the Highland Park Apartments. The younger Vos' association with the complex ended in 1935. In 1935 Silver State Building and Loan Association sold the property to Highland Apartments Incorporated. The 1937 Denver City Directory showed 34 apartments at the location under

³⁵ Find a Grave, accessed 10-11-2018, memorial ID 22462536

³⁶ 1995 National Register form

³⁷ County Clerk records, Warranty Deed, reception number 1944032113

³⁸ Find a Grave, memorial ID 28939413

³⁹ *Bosler House to be sold, not foreclosed*, John Rebhook, Denver Real Estate Watch blog, posted 4 February 2016

⁴⁰ No documentation of exactly when the tower was removed has yet been found. The National Register form suggests the tower removal occurred post 1935. The Sanborn Insurance map as updated to July 1967, Vol. 6, plate 648 indicates the 3rd story tower remained as of that date. (see Figure 35)

the name Highland Park Apartments. The 1940 census list 29 households in the building⁴¹ In 1996, the Patient Apartments and the Main Building once again came under one owner when Harold Harmer acquired the property. In 2003 Mr. Harmer sold the Patient Apartments to the current owners.⁴² The Patient Apartments building has operated under the name the Highland Park Apartments with various individual and commercial owners since the 1930s⁴³ and continues with that name today. Over the years the owners have done a remarkable job in retaining the historic character of the building, particularly with the recent clay tile roof replacement.

The Main Building

The Main Building became the object of controversy in the early 1930s. Louis Emil and Nadine Luebbbers, who rented the Bosler-Yankee House from Arthur Vos Jr. (as manager for the owner, Silver State Building and Loan Association), worked with Vos in an effort to house 250 indigent elderly men in the Main Building on behalf of the Denver Emergency Relief Committee. Nearby residents protested housing such a group "in the heart of a select residential district" and successfully won an agreement to move the old men to downtown hotels. From 1934 to 1939, the Main Building housed the Highland Park Hospital under the direction of Louis E. Luebbbers.

The 1940 US Census⁴⁴ refers to 3249 West Fairview Place as the *Highland Park Hospital for the Indigent Aged*. The census data reflects the facility had a dozen employees and 106 "inmates". The occupants mostly ranged in age from 60s to 80s, though a few were listed as young as in their 20s and 40s and were about 75% male and 25% female. By 1942 Maude Offield resided in and operated the facility at 3249 West Fairview Place with her husband, Everett⁴⁵

Mrs. Offield purchased the Main Building from the Silver State Building and Loan Association in 1944.⁴⁶ Nearly thirty years later, she sold the property to Harold F. and Nancy Harmer in 1973. The Harmers leased the facility to Richard and Marian Clark who operated the building as the Carefree Rest Home and Summers Guest Home during the 1970s and well into the 1980s.⁴⁷

Changing government policies starting in the 1960s had an impact on facilities such as this. Mental patients were deinstitutionalized and caretakers were arranged to house them in apartment buildings and carved-up mansions. The government paid for their care and some individuals also received Social Security disability benefits, but care was not always adequate. City regulators investigated the Carefree Guest Home for at least one questionable death in the 1970s.⁴⁸

Harmer sold the Main Building to Human Services Partnership in February 1985.⁴⁹ and retired to Florida. By 1988, however, Harmer had to foreclose on Human Services Partnership, end his retirement, and return to Colorado to become the reluctant operator of the Highlands Living Center⁵⁰. In fact, Harmer's return to managing the property may have been sooner as his and his wife Nancy names appear as owners on a building permit from November 1987.⁵¹ The previous investors had severely neglected the building and the well-being of its residents. The situation was creating problems in the neighborhood. Despite his best efforts to remedy the matter, Harmer did not succeed. For nearly six years he operated the facility having only 110 patients in a building with a capacity for 221 people. In 1994, the City of Denver denied Harmer's application for a permit renewal. Soon thereafter, city and state agencies removed their clients from the facility and it could no longer afford to stay open. The Highland Living Center closed at the end of the year.⁵²

⁴¹ "United States Census, 1940," Tract 4, Denver, Election District C, Denver, Colorado, United States; citing enumeration district (ED) 16-31, sheets 3B, 4A and 4B, Sixteenth Census of the United States, 1940, NARA digital publication T627. Records of the Bureau of the Census, 1790 - 2007, RG 29. Washington, D.C.: National Archives and Records Administration, 2012, roll 484.

⁴² Denver County Clerk records: reception numbers, 1996062701 and 2003036319

⁴³ 1995 National Register form

⁴⁴ United States Census, 1940, *FamilySearch* accessed 14 March 2019, Election District C, Denver, Tract 4 > 16-31 Election District C (Tract 4 - part), Denver City > images 27 through 31; citing Sixteenth Census of the United States, 1940, NARA digital publication T627. Records of the Bureau of the Census, 1790 - 2007, RG 29. Washington, D.C.: National Archives and Records Administration, 2012.

⁴⁵ The 1940 census lists the address of the Offield Convalescent Home as at 3289 Grove St. with Maude Offield as the superintendent. It isn't fully clear if, at this time, Highland Park Hospital and the Offield Convalescent Home were under the same management. However, Everett Offield's April 1942 draft registration card listed Maude as his permanent contact and 3249 W. Fairview Place as their residence and business.

⁴⁶ County Clerk records, Warranty Deed, reception number 1944032113

⁴⁷ Goodstein, pg. 277. Richard Clark's name shows on building permits as "owner" as late as 1987, Building permit 07298

⁴⁸ Goodstein, pg. 278.

⁴⁹ County Clerk records reception number 1985074281

⁵⁰ County Clerk records reception number 1988291903

⁵¹ Building permit number 68256, dated 19 November 1987

⁵² Alan Prendergast, "Out of Sight, Out of Mind," *Westword*, January 17, 1996, <https://www.westword.com/news/out-of-sight-out-of-mind-5055934.html> (accessed September 25, 2018).

Transformation of the Main Building

The Main Building of the Tilden School began a new chapter in 1995. Harmer collaborated with developers David Behrens and David Creager and architect Josh Comfort⁵³ to thoroughly redesign the building and convert it into condominiums.⁵⁴ The entire campus of the Tilden School for Teaching Health was listed on the National Register of Historic Places in 1995. Work began to rehabilitate the building, rezone it, and convert it into 36 condominiums. The legal condominium ownership mechanism for the Main Building was drafted in 1999, and the first units in the Fairview Place Residences/Fairview Lofts Condominiums were sold later that year.⁵⁵

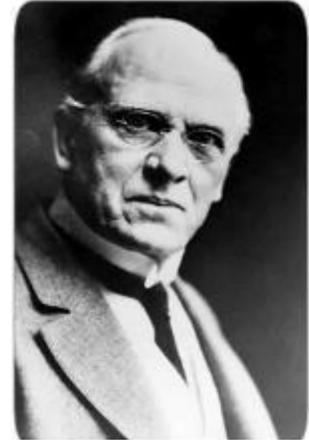
Important individuals associated with the campus

Dr. John Henry Tilden (1851-1940)

Dr. John Henry Tilden was the principal force behind the creation of the Tilden School for Teaching Health in Denver, Colorado. Tilden was born in Montgomery County, Illinois, in 1851, the son of a well-known physician, and attended grammar and high schools in Litchfield, Illinois. Tilden graduated from Eclectic Medical Institute, Cincinnati, Ohio, in 1872, and subsequently practiced medicine in Nokomis, Illinois, Litchfield, Illinois, and Wichita, Kansas.

Tilden relocated to Denver in 1890, establishing a medical and surgical practice and serving on the State Board of Health. By the late 1890s, Tilden had become skeptical of conventional medicine. Writing in 1937, Tilden recounted his evolution away from traditional medical thinking:

*"I started as a drug physician, and believed in everything that the drug physician is taught to believe.... After losing confidence in drugs-after learning that the supposed cures that I had been making were self-delusions, and that I could get as good or better results with sugar or milk-I decided to prepare myself for surgery. Post-graduate studies and lectures in time prepared me for a few years of partial contentment in desecrating and vandalizing the human body.... It took me twenty-five years of constant self-criticism to pry myself out of medical and surgical superstition."*⁵⁶



Dr. John Henry Tilden (1851-1940)
SOURCE: Stone, vol III, pg.119

Tilden rejected the germ theory as "a highly wrought and overworked, plausible fallacy, which is evolved to please the sensual, licentious, and voluptuous spirit of the age, and which gives the sensualist an excuse for not controlling his habits." The doctor argued against the efficacy of vaccination at combatting disease. In Tilden's view, the root cause of all disease was "autotoxemia":

He believed that it was the role of a physician to teach patients *"to recognize all detrimental influences and teach him how to overcome them[and] teach him to know that there is no cure outside of himself."*⁵⁷ Diet and proper nutrition were important components of Tilden's approach, which argued against drugs and surgical intervention.

Dr. John Henry Tilden created the Tilden School for Teaching Health to reflect the medical theories he developed. He trained hundreds of patients to heal themselves through diet and hygiene. Dr. Tilden's emphasis on the body healing itself rather than a reliance on drugs and surgery presaged modern holistic medicine. The Tilden School for Teaching Health represents the culmination of Tilden's efforts in applying and disseminating his medical philosophies.

After he sold his interest in the school, he resumed private practice, continued writing, and opened a new, similar facility (the Tilden Health Institute) at 1173 Pennsylvania Street in 1927. Dr. Tilden continued to operate the Institute until a few months before his death at the age of eighty-nine in September 1940. Dr. Tilden is interred in the Tower of Memories, Crown Hill Cemetery, Wheatridge Colorado⁵⁸

⁵³ 1998 Josh Comfort Architecture drawings.

⁵⁴ Goodstein, *North Side Story, Denver's Most Intriguing Neighborhood*, (Denver: New Social Publications, 2011) pg. 278.

⁵⁵ Denver Assessor Real Property Records, 3249 West Fairview Place, <https://www.denvergov.org/property/realproperty/chainoftitle/162753412>, (accessed September 18, 2018).

⁵⁶ *Dr. Tilden's Health Review and Critique*, XII (July 1937):356-58.

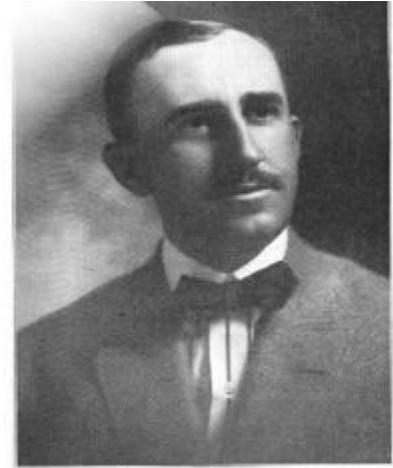
⁵⁷ *Dr. Tilden's Health Review and Critique*, XII (July 1937):338

⁵⁸ Find a Grave, Memorial ID 29060268. Accessed 11 October 2018

Harry W. J. Edbrooke (1873-1946)

Prominent Denver Architect Harry W. J. Edbrooke designed the Patient Apartments, the Main Building and the Clinical Building of the Tilden School.⁵⁹ His designs for the combined twentieth century theories for patient treatment with building techniques integral to medical facilities of the period and used the popular architectural styles of the early twentieth century. A native of Chicago, Harry W. J. Edbrooke studied architecture at the University of Illinois and the Armour Institute of Technology.

After establishing a practice in Chicago, Edbrooke was invited to join the firm of his uncle, Frank Edbrooke, who was one of Denver's most successful nineteenth century architects. Harry Edbrooke was associated with Edbrooke and Company from 1908 until his uncle retired in 1913. During this period, such significant Denver buildings as the First National Bank and the Gas and Electric Building are attributed to Harry W. J. Edbrooke. Edbrooke then established his own practice and designed major buildings in Denver, including the W.H. Kistler Stationery Store, the AT. Lewis Dry Goods Annex (the Rio Grande Building), the Ogden Theater, the Fifth Church of Christ-Scientist, and Valverde School. Edbrooke, who was a member of the Colorado Chapter of the Institute of American Architects, served for a year as advisory architect to the state of Colorado. Stone's History of Colorado describes Edbrooke as having "... attained eminence in his profession, actuated ever by a laudable ambition that has promoted close study and has led to most desirable results."⁶⁰ Harry W. J. Edbrooke died in July 1946 and is buried in Fairmount Cemetery, Denver Colorado⁶¹



Harry Willoughby J. Edbrooke (1873-1946)
SOURCE: Stone, vol II, Pg. 221,

The district's associations with historical trends and historical context

By the early 1900s, the operation of medical sanitariums had become a major component of the Denver economy. These facilities provided care for thousands of patients from across the country, as physicians believed that Colorado's climate and altitude were beneficial to those suffering from a variety of illnesses. While Dr. Tilden had significant differences with the mainstream medical world, he shared in common the belief in the beneficial effect on the fresh air and sunny climate of Denver. The Tilden School for Teaching Health is representative of this era of the city's history, reflecting the popularity of private medical institutions which developed innovative medical regimens for their patients. Even after the Tilden School closed, the campus buildings, owned separately, operated as private facilities for clients with diverse medical needs. Without the growing medical and financial successes of Dr. John Henry Tilden, the motivation to create the Tilden Teaching School for Health would not have existed, the expanded campus would not have been necessary, and architect Harry W. J. Edbrooke would not have been commissioned to design the handsome brick buildings that served the facility.

⁵⁹ The Clinical Building is not included in the proposed Landmark District at this time.

⁶⁰ History Colorado, *Architects of Colorado Biographical Series*, <https://www.historycolorado.org/architects-colorado-biographical-series>, Accessed 9 February 2018

⁶¹ Find a Grave, Memorial ID 119421040, Accessed 11 October 2018

9. Owners Consent to Designate

I/ We, the undersigned, acting as owner(s) of, the properties described in this application for landmark designation do, hereby, give my consent to the designation of this structure as a Structure for Preservation.

I understand that this designation transfers with the title of the property should the property be sold, or if legal or beneficial title is otherwise transferred.

The Bosler-Yankee House (Administration Building)

Owner(s): _____ Date: _____
(please print)

Owner(s): _____
(signature)

Patient Apartments (Building No. 1)

Owner(s): _____ Date: _____
(please print)

Owner(s): _____
(signature)

Main Building (Building No. 2)

Owner(s): _____ Date: _____
(please print)

Owner(s): _____
(signature)

Applicant(s): _____ Date: _____
(Please print)

Applicant(s): _____ Date: _____
(signature)

Applicant Address: _____

10. Resources

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11. Photographs and Figures

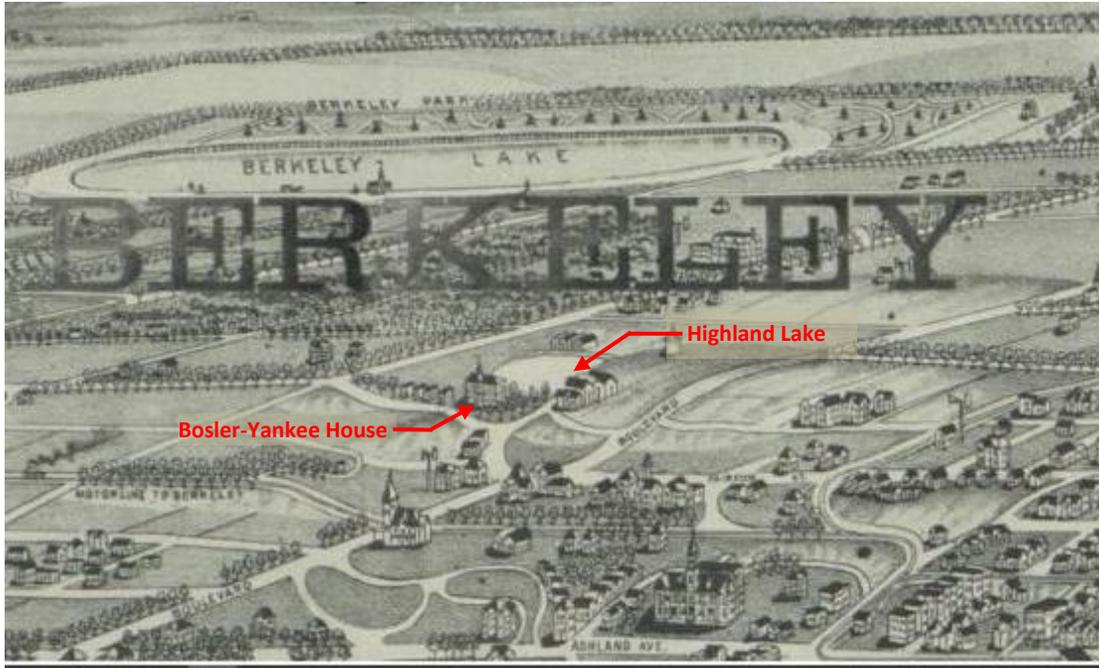


Figure 1. Extract from 1889 Perspective Map. SOURCE: Denver Public Library, American Publishing Company *Perspective Map of the City of Denver, Colo.*, Milwaukee, Wis, 1889

Figure 2. View of Bosler Yankee House c. 1924-25. The 1919 Main Building is seen in the background at the far left. SOURCE: National Register listing.





Figure 3. Main Building. South view of completed east “U” portion, c.1920. The far left shows site of the future western L addition which does not appear to have started construction. The southwest corner of the Patient Apartments appears in the background far right. SOURCE: Building No. 2--Tilden Health School, Denver, Colorado, historic postcard view, Laurie and Tom Simmons, Front Range Associates Inc., historic postcard image collection, Denver, Colorado.



Figure 4. View of west and center projecting wings and west sunroom. c. 1924. Note pergola at raised porch, exposed brick at stairway walls and porch brick enclosure rail. Center wing entry with gable canopy at far right. SOURCE: National Register listing.



Figure 5. South east view of Bosler Yankee House at center, Patient Apartments at right and Main Building at left c.1924. House. SOURCE: National Register listing.

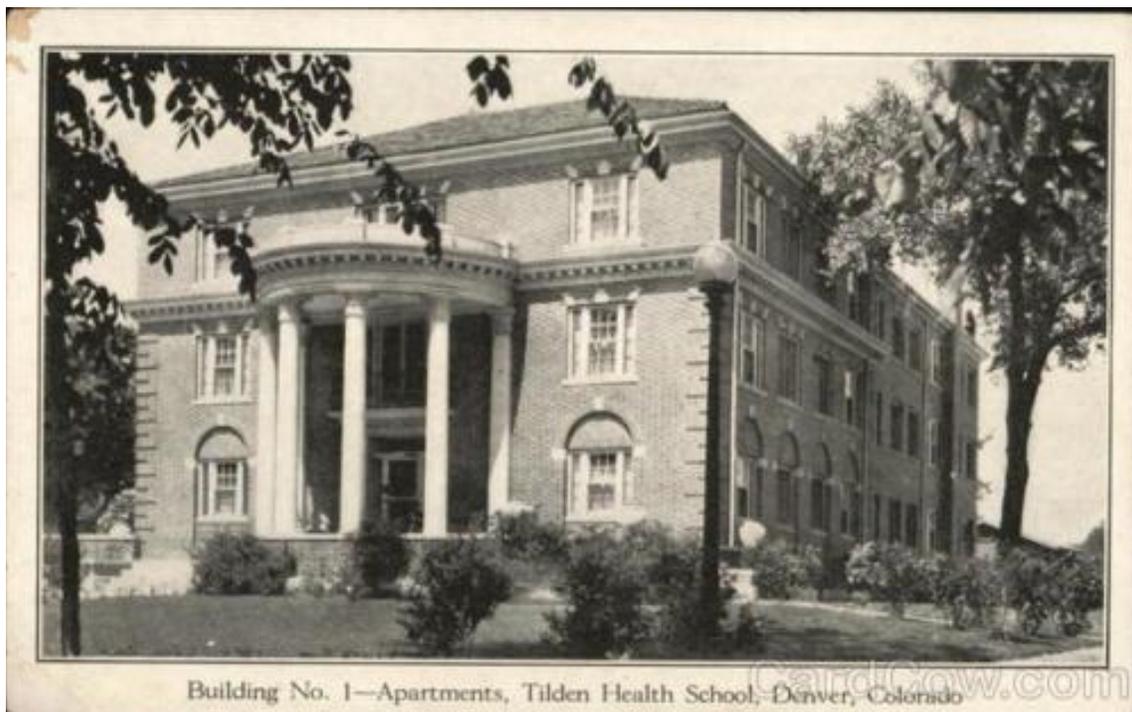


Figure 6. Northeast view of Patient Apartments, c. 1924-25. SOURCE: Building No. 1--Tilden Health School, Denver, Colorado, historic postcard view, Laurie and Tom Simmons, Front Range Associates Inc., historic postcard image collection, Denver, Colorado.

December, 1926 77

Tilden Health School

Denver · Colorado
Dr. Arthur Vos M.D.P.A. President & Gen Mgr

TWENTY-FIVE years experience in successfully treating—

- Asthma Colitis
- Goitre
- Hardening of the Arteries
- Hay Fever
- High Blood Pressure
- Nervous Prostration
- Rheumatism and Arthritis
- Ulcer of the Stomach
- Ulcer of the Duodenum

And many other chronic conditions usually regarded as incurable

Without Drugs · Serums or Surgery

Write for Literature
Address Dept. A
The Tilden Health School
Association
Denver · · · Colorado

WE HAVE NO BRANCH SCHOOLS ANYWHERE

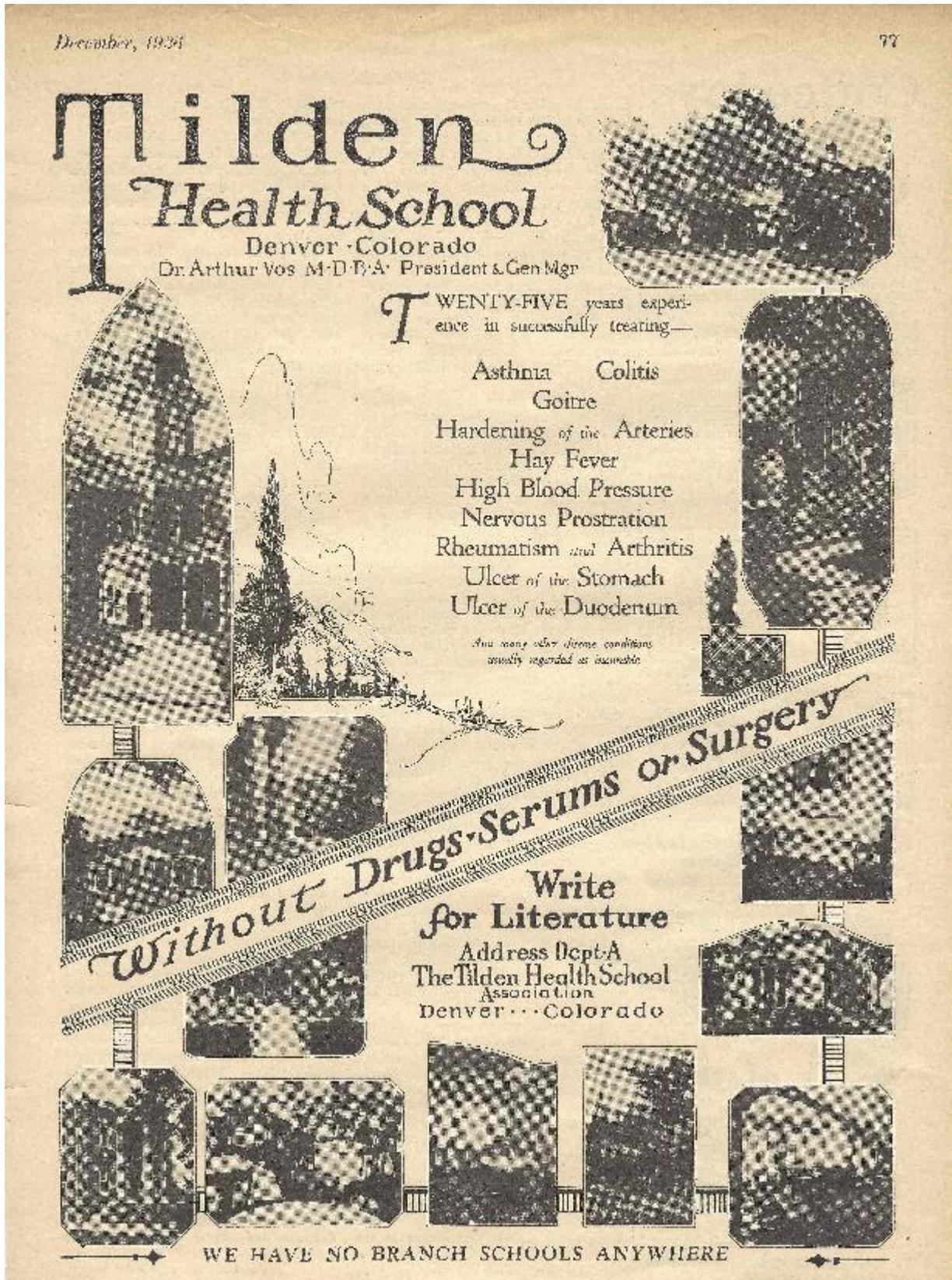


Figure 7. Advertisement for The Tilden Health School. Note views of campus buildings, gardens and interior views of dining, sunroom and patient apartment. SOURCE: *Physical Culture* magazine, December 1926, pg. 77, private collection of N. Grabsztul.



Figure 8. Offield Convalescent Home (Main Building southeast view) c. 1946. The east sunroom with western “L” addition at far left. Note gable canopies over 1st floor entrances at projecting wings. SOURCE: Former resident of the Fairview Lofts, Mr. Joe Simon indicated this image is from the Denver Public Library digital collection and dated it to 1946.

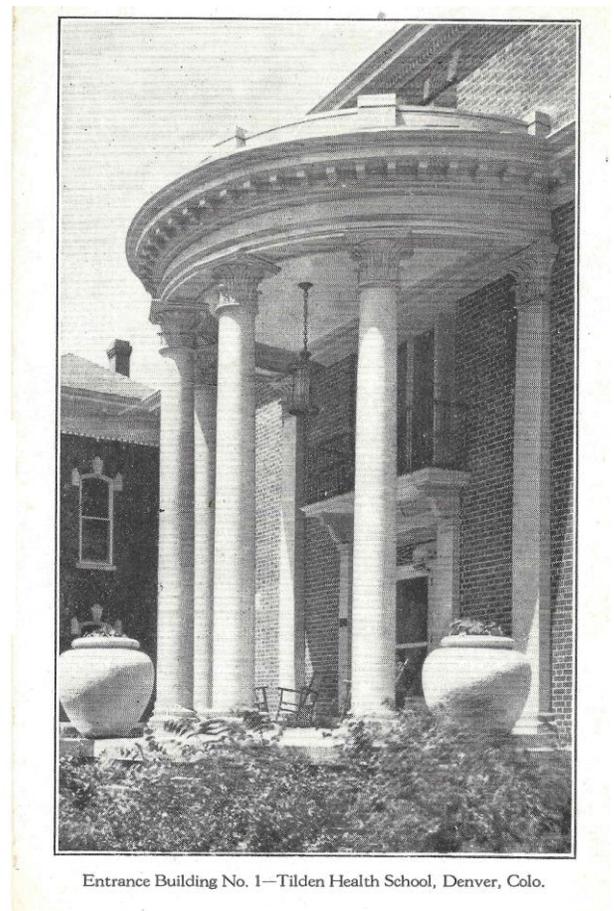


Figure 9. Entrance to Patient Apartments. Bosler-Yankee House visible at background far left. c. 1924-25. SOURCE: Building No. 1--Tilden Health School, Denver, Colorado, historic postcard, collection of N. Grabsztul.



Figure 10. East sunroom, March 1977, Note standing seam metal roof over east sunroom. Multilight French doors with canopies situated to either side of sunroom bay. Stair side walls and porch enclosure rail now with stucco finish. SOURCE: History Colorado, from files for 1995 National Register listing, reference number 5DV.2768.



Figure 11. 1983 South view of the Bosler-Yankee House. Brick now painted and tower is absent. Patient Apartments visible in background at left. SOURCE: Denver Landmark Nomination. Denver Public Library call number X-27137. Photograph by Christine Smith.



Figure 12. 1983 northeast view of the Bosler Yankee House. Brick now painted and tower is absent. SOURCE: Denver Landmark Nomination, Denver Public Library call number X-27137. Photograph by Christine Smith.



Figure 13. Center wing and West sunroom, Nov 1994. Metal fire stairs visible at projecting wings. Border hedge now gone and replaced with metal picket rail. SOURCE: Denver Public Library, call number 5DV2768OAFP, History Colorado, Office of Archeology and Historic Preservation. Photograph by Tom Simmons, Front Range Associates Inc.



Figure 14. South facade of east wing, November, 1994. The metal fire stairs were installed in 1972. Note the second-floor doorway has been modified with adjoining glass block sidelights. SOURCE: Denver Public Library, call number 5DV2768OAHP, History Colorado, Office of Archeology and Historic Preservation. Photograph by Tom Simmons, Front Range Associates Inc.



Figure 15. East sunroom, November 1994, SOURCE: Denver Public Library, call number 5DV2768OAHP, History Colorado Office of Archeology and Historic Preservation. Photograph by Tom Simmons, Front Range Associates Inc.



Figure 16. Patient Apartments, Northeast view. Bosler Yankee House at far left. November, 1994. SOURCE Denver Public Library, call number 5DV2768OAHP, History Colorado Office of Archeology and Historic Preservation. Photograph by Tom Simmons, Front Range Associates Inc.



Figure 17. Main Building at left, Bosler Yankee House, center and Patient Apartments at right, November 1994. SOURCE: Denver Public Library, call number 5DV2768OAHP, History Colorado, Office of Archeology and Historic Preservation. Photograph by Tom Simmons, Front Range Associates Inc.



Figure 18. Bosler-Yankee House, and Patient Apartments at far left. House shows with improper roof construction and inappropriate single light vinyl windows. SOURCE: Historic Structure Assessment, pg. 20. Hord Coplan Macht, Inc. June/July, 2015



Figure 19. Bosler-Yankee House, south elevation. House shows with tower reconstruction and comprehensive rehabilitation complete. Photograph by Paul Cloyd, October 2018.



Figure 21. Bosler-Yankee House with tower restored and comprehensive rehabilitation complete. Main Building visible in background at left. Patient apartments in background at right. Photograph by Paul Cloyd, October 2018.



Figure 20. Bosler-Yankee House, northeast view of restored tower and cresting. Photograph by Paul Cloyd, October 2018



Figure 23. Bosler-Yankee House with tower restored and comprehensive rehabilitation complete. Patient Apartments at right. Photograph by Paul Cloyd, October 2018



Figure 22. Patient Apartments: Detail of lantern and column capital at east entrance portico. Photograph by Paul Cloyd, October 2018



Figure 24. Main Building, View from Southwest. Photograph by Paul Cloyd, February 2018



Figure 25. Main Building, southwest view of east sunroom (Unit 106) and lawn. Photograph by Paul Cloyd, February 2018



Figure 26. Main Building, southeast view. Historic lampposts remain marking former entry ways onto campus grounds. Photograph by Paul Cloyd, February 2018.



Figure 27. Detail of west wing 1st floor porch. Ghost of original gabled entry canopy is visible with projecting corbeled brick supports remaining in place. Photograph by Paul Cloyd, February, 2018.



Figure 28. Detail of decorative knee brackets and joist tail bracket at eaves above west sunroom. Photograph by Paul Cloyd February 2018.

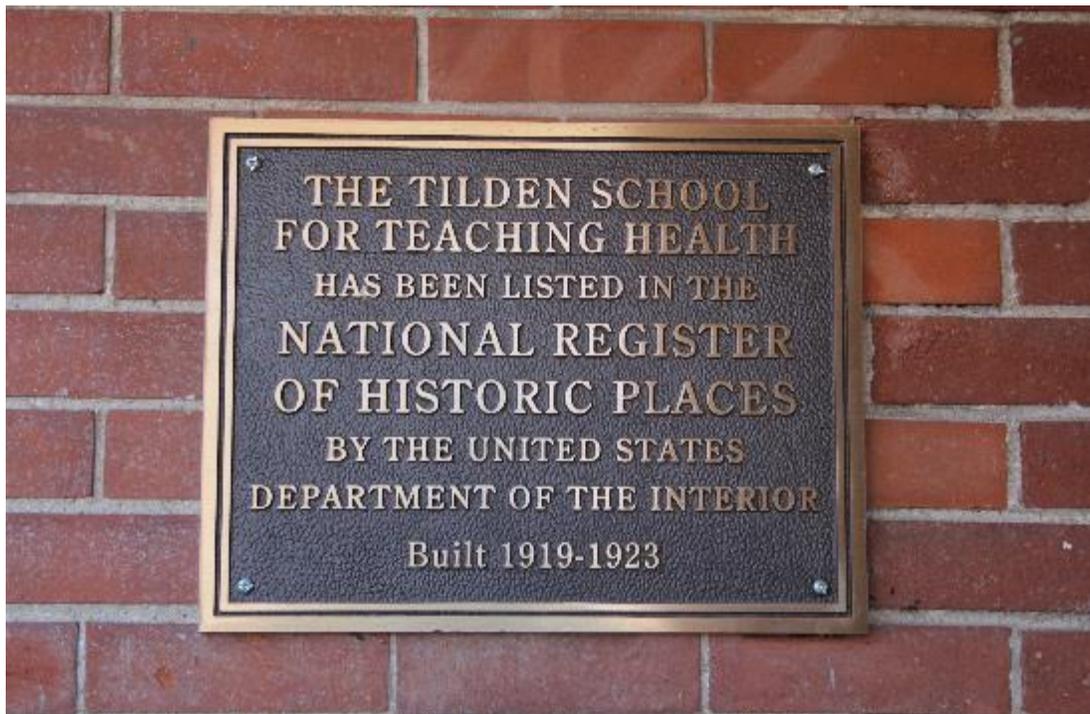


Figure 29. Main Building, National Register of Historic Places plaque. This is located on the north wall adjoining the center lobby entry. Photograph by Paul C. Cloyd March 2018.

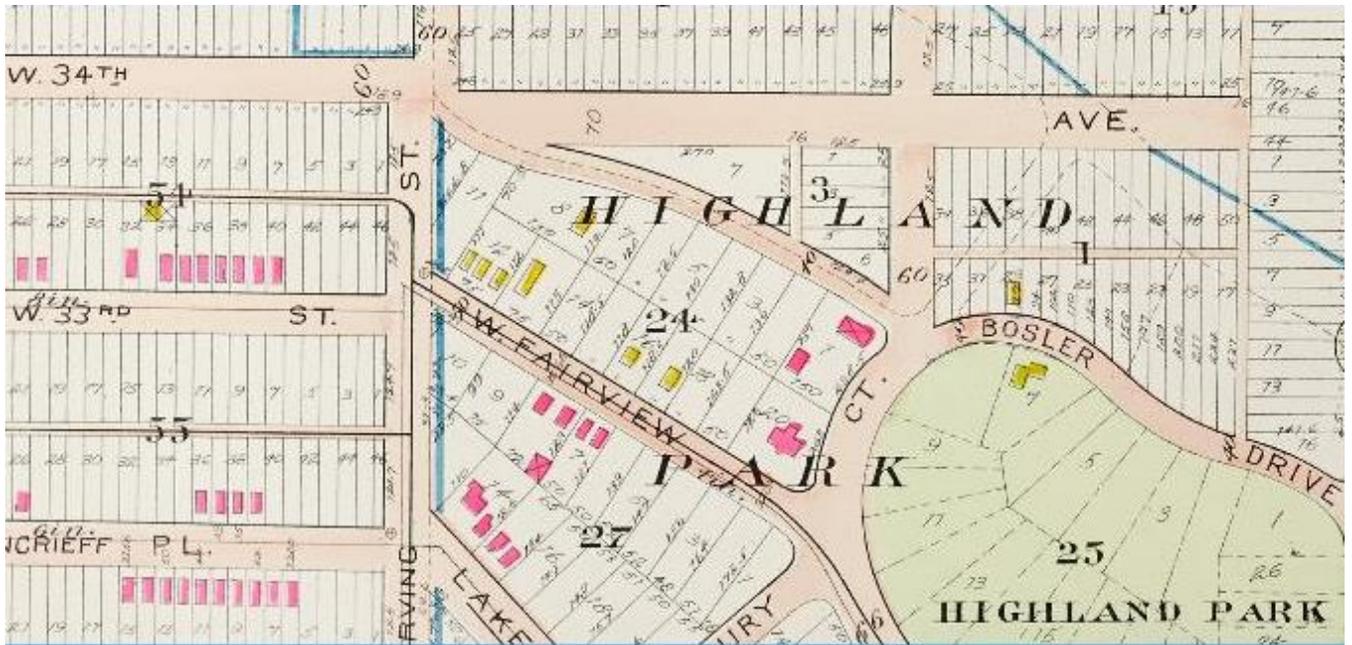


Figure 30. Excerpt from Baist's Real Estate Map, Plate 9, 1905. Bosler House appears at lower right in lot 20 of block 24. Frame structures in pochéd yellow show standing on lots 13, 16 and 17. These would have been removed to allow for construction of the Main Building in 1919. Structures in pochéd red show standing on lot 1. These would have been removed to allow for construction of the Patient Apartments in 1916 and Clinical Building in 1924.

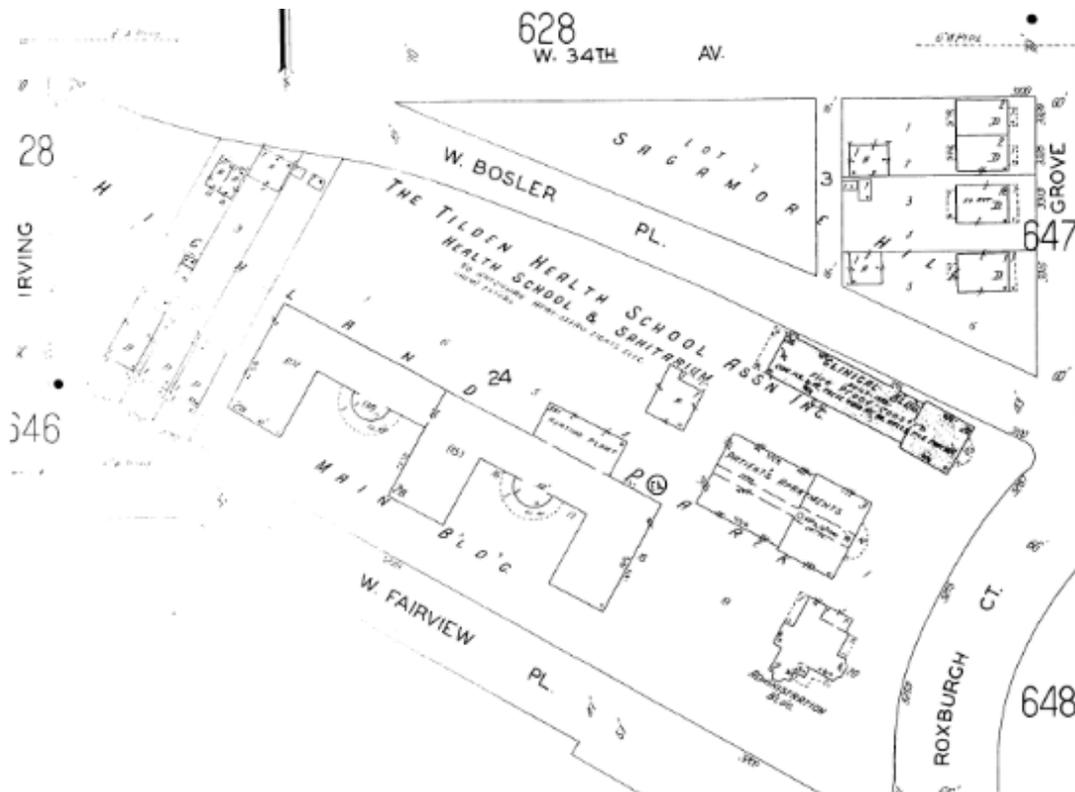


Figure 31. Excerpt from Plate 648, Sanborn Insurance Map 1929-30 This shows the campus as fully built out. Note West Highland Place shows as West Bosler Place.

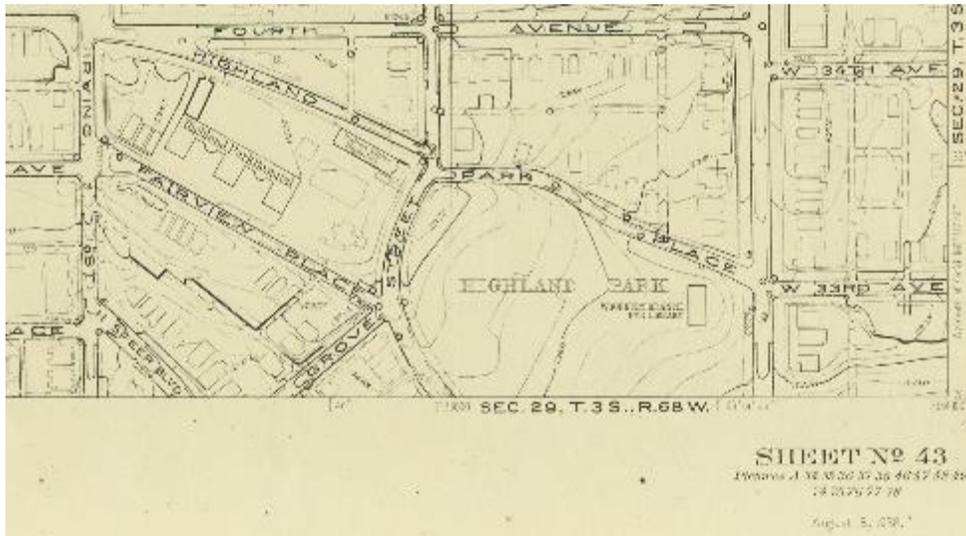


Figure 32. Excerpt from Sheet 43, *Topographic Atlas of the City and County of Denver Colorado*, W.P.A Project 674, United States Geological Survey, United States Geological Survey, 1936 Denver Public Library call number CG4314.D41936. Sheet shows date of August 8 1938. The Main Building is identified as Highland Park Hospital. The heavy outline adjoining the building on the northside most likely a parking area.

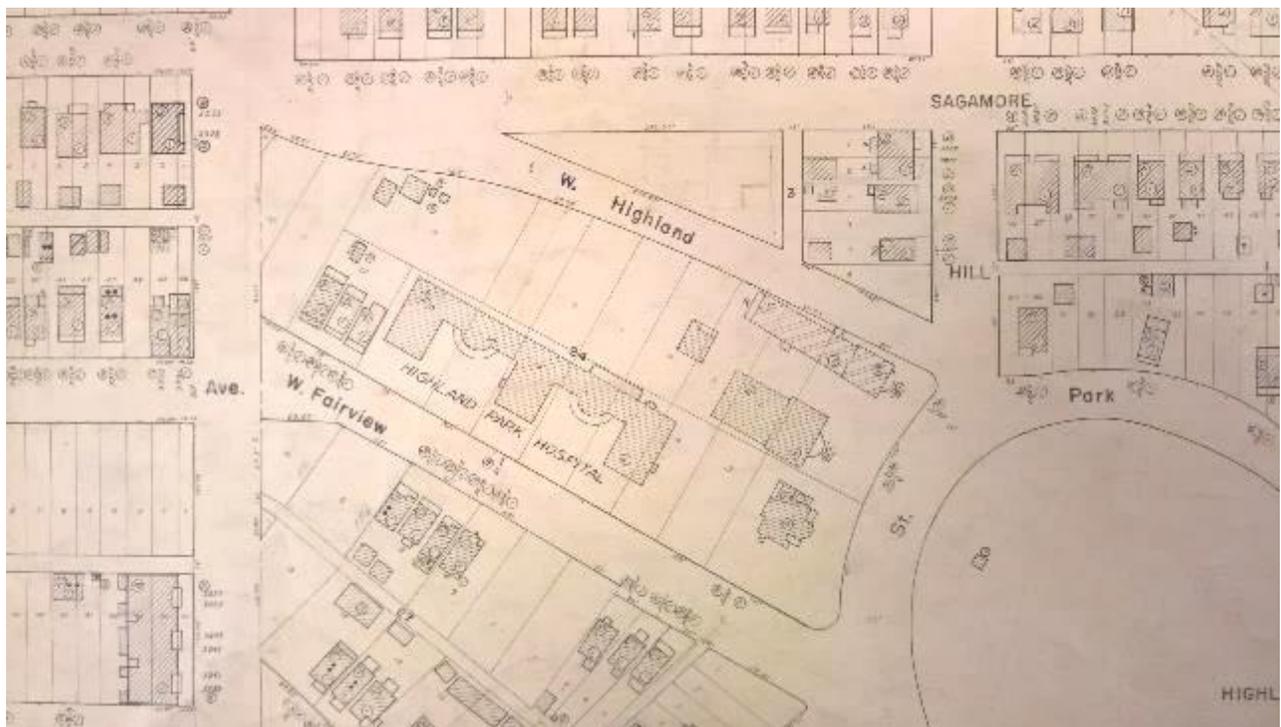


Figure 33. Excerpt from *WPA Map of Denver*, WPA project 3831, Sheet HP 22. Noted on sheet is Ray Combest as draftsman with sheet completed 22 November 1940. The Main Building is identified as Highland Park Hospital. The canopies sheltering the original garden level entries show at center and east wings and along north side just east of the boiler room.

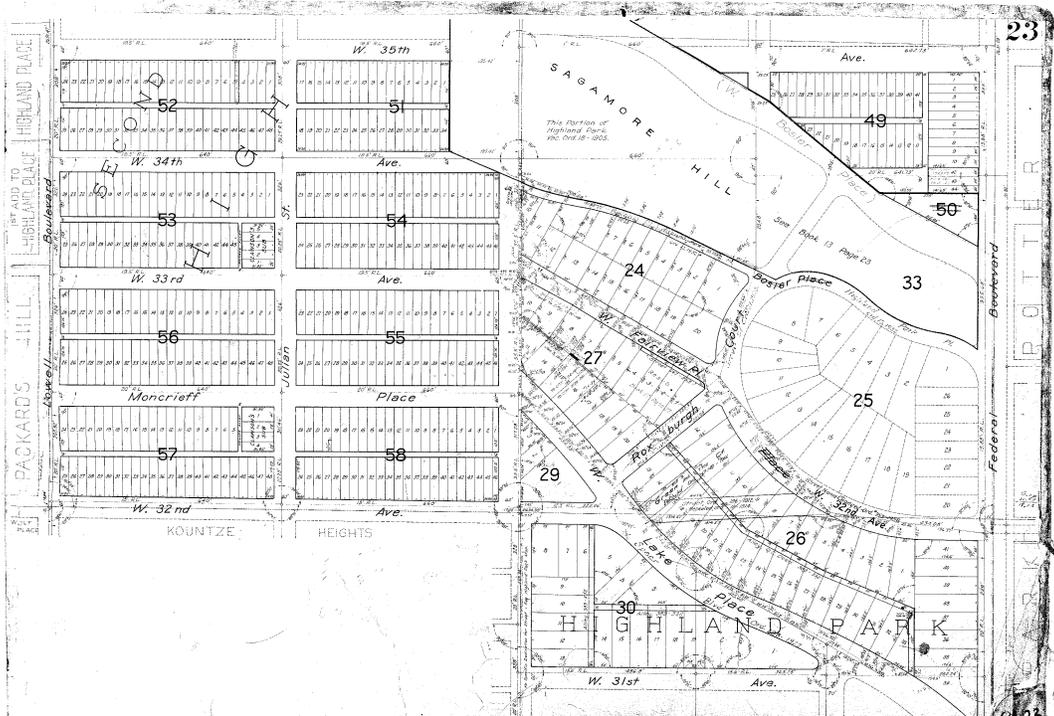


Figure 34. 1887 resurvey plat with updates to 1966, City Engineer's records; Resurvey Images, Book 8, pg. 23, Image # E08_023.Tif. Subdivision plat E08-023 with certain updates. Green Court shows as new street created by city Ordinance 149 in 1966. The plat indicates the street north of the Main Building, W. Belros[e] place, was renamed as West Highland Park Place by city ordinance 13 in 1932.

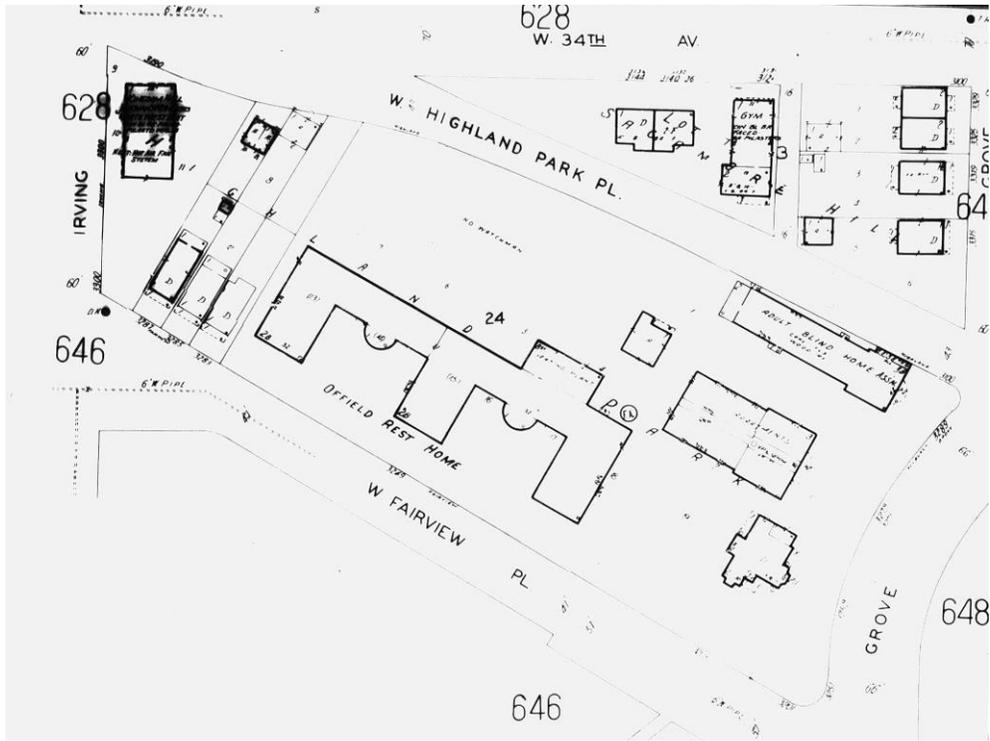


Figure 35. Excerpt from July 1967 update Sanborn Insurance Map plate 648. Main Building identified as Offfield Rest Home. Though difficult to see, this drawing indicates the 3-story tower remains on the Bosler-Yankee house as of this date.

12. Proposed District Site Map



Proposed boundaries for the Tilden School for Teaching Health Historic District
District Boundary ————
Property Lines ————

LEGAL DESCRIPTIONS

3209 WEST FAIRVIEW PLACE BOLSER-YANKEE HOUSE

All of Lot 20, Block 24, Highland Park, EXCEPT the Northerly 10 feet thereof and EXCEPT that part described as follows:

Commencing at a point on the Northwesterly line of said Lot 20, a distance of 10 feet Southwesterly from the North corner of said Lot 20; thence Southwesterly along the Northwesterly line of said Lot 20, a distance of 113 feet, more or less, to the West corner of said Lot 20; thence Southeasterly along the Southwesterly line of said Lot 20, a distance of 6 feet; thence Northeasterly 113.2 feet, more or less, to the Point of Beginning, City and County of Denver, State of Colorado.

Together with those easement rights as set forth in the Easement Agreement recorded March 14, 1937 in Book 5275 at Page 381, Denver County Records.

3279 GROVE ST Patients' Apartments

The southerly 71 feet of lots 1, 2 and 3 and the southerly 73 feet of lot 4 and all of lot 5, and also the northerly 10 feet of lots 18, 19 and 20, block 24, highland park, the plat of which was recorded in plat book 3 at page 14, except that part described as follows:

Commencing at the northwest corner of said lot 18; thence east along the north line of said lot 18, a distance of 23 feet, thence southeasterly a distance of 18.2 feet, more or less to a point which is 10 feet south of the north line of said lot 18 and 12 feet west of the east line of said lot 18, thence west and parallel with the north line of said lot 18, a distance of 38 feet, more or less, to a point in the west line of said lot 18; thence north along the west line of said lot 18, a distance of 10 feet to the point of beginning, and except commencing at the southeast corner of said lot 4, thence north along the east line of said lot 4, a distance of 20 feet, thence west and parallel with the south line of said lot 4, a distance of 30 feet to a point on brick wall.

Thence northwesterly a distance of 9.9 feet to a point on brick wall which is 29.1 feet north of the south line of said lot 4 and 34.3 feet west of the east line of said lot 4; thence northwesterly along the north face of said brick wall a distance of 12.8 feet to the corner of said brick wall which is 32 feet north of the south line of said lot 4 and 47.5 feet west of the east line of said lot 4, thence west a distance of 53.5 feet to point on the west line of said lot 5 which is 32 feet north of the southwest corner of said lot 5; thence south along the west line of said lot 5, a distance of 32 feet to the southwest corner of said lot 5, thence east along the south line of said lots 4 and 5, a distance of 100 feet to the point of beginning' and

Except that part of lot 5, block 24, Highland Park, described as follows:

Commencing at the northeasterly corner of said lot 5; thence running south

Along the east line of said lot 5, a distance of 57 feet to a point; thence

West at right angles 10 feet to a point; thence north and parallel with the east line of lot 5 to the northerly boundary line of said lot 5; thence following the northerly boundary line easterly to the point of beginning; City and County of Denver, State of Colorado,

And except that portion, if any, lying within the land described in deed recorded March 18, 1999 under reception no. 9900048194.

[The garage structure on lot 4 is excluded from this historic district application]

LEGAL DESCRIPTIONS (Cont'd)

3249 WEST FAIRVIEW PLACE MAIN BUILDING

PHASE I LEGAL DESCRIPTION

All or parts of Lots 4-8 and 13-18, Block 24, HIGHLAND PARK, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the Southwest corner of Lot 12, Block 24, HIGHLAND PARK, on the Northerly right-of-way line of West Fairview Place; Thence S78°13'12"E along said Northerly right-of-way line a distance of 204.09 feet to the Point of Beginning; Thence N11° 47' 48"E a distance of 108.71 feet; Thence N78° 16' 39"W a distance of 114.01 feet; Thence N11° 45' 12"E a distance of 38.91 feet; Thence S79° 47' 01"E of 159.03 feet to the East line of said Lot 6; Thence continuing S79° 47' 01"E a distance of 52.51 feet; Thence S67 ° 20' 16"E a distance of 13.46 feet; Thence S14° 06' 07"E a distance of 9.99 feet; Thence S79° 47' 01"E a distance of 30.00 feet to the East line of said Lot 4; Thence S11° 25' 59"E along said East line a distance of 20.00 feet to the Northwest corner of said Lot 18; Thence S76° 47' 01"E along said North line a distance of 23.00 feet: Thence S45° 45' 17"E a distance of 7.49 feet; Thence S11°47' 21"W a of distance 119.17 feet to the South line of said Lot 18; Thence N78° 13' 12"W along the South line said lots 15 through 18 a distance of 174.45 feet to the Point of Beginning;

Containing 29,932 square feet or 0.687 acres, more or less.

PHASE II LEGAL DESCRIPTION

Parts of Lots 13, 14 and 15, Block 24, HIGHLAND PARK, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the Southwest corner of Lot 12, Block 24, HIGHLAND PARK, on the Northerly right-of-way line of West Fairview Place;

Thence S78° 13' 12"E along said Northerly right-of-way line a distance of 75.00 feet to the Point of Beginning;

Thence continuing S78° 13' 12"E along said Northerly right-of-way line a distance of 129.08 feet to the Southwest corner of FAIRVIEW PLACE RESIDENCES, Phase 1;

Thence along the Westerly boundary lines of said Phase I the following three (3) courses:

(1) N11° 47' 48"E a distance of 108.71 feet;

(2) N78° 16'39"W a distance of 114.01 feet;

(3) N11° 45' 12"E a distance of 6.90 feet;

Thence N79° 47' 01"W a distance of 15.81 feet; Thence S11° 25' 59"E parallel with the West line of said Lot 12 a distance of 115.07 feet to the Point of Beginning;

Containing 14,167 square feet or 0.325 acres, more or less.

PHASE III LEGAL DESCRIPTION

PARCEL A

All or parts of Lots 6-8 and 12, Block 24 HIGHLAND PARK, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the Southwest corner of Lot 12, Block 24, HIGHLAND PARK, on the Northerly right-of-way line of West Fairview Place;

Thence S78° 13' 12"E along said Northerly right-of-way line a distance of 75.00 feet to the Point of Beginning; Thence South 78 ° 13' 12" East along said Northerly right-of-way line a distance of 75.00 feet to the Southwest corner of FAIRVIEW PLACE RESIDENCES PHASE II, the map of which was recorded at Reception No. 9900124405 in the records of the City and County of Denver Clerk and Recorder;

LEGAL DESCRIPTIONS (Cont'd)

Thence North 11° 25' 59" East along the Westerly line and said line extended of said FAIRVIEW PLACE RESIDENCES-PHASE II a distance of 88.21 feet to the Point of Beginning;

Thence North 78° 13' 12" West a distance of 50.00 feet to the Westerly line of the Easterly 50.00 feet of said Lot 12;

Thence North 11° 25' 59" East along said Westerly line a distance of 114.91 feet to a point on a curve on the Southerly right-of-way line of West Highland Park Place;

Thence along said Southerly right-of-way line the following two (2) courses:

(1) along a curve to the right, having a central angle of 9° 04' 1 7", a radius of 1126.50 feet and a chord which bears South 89° 27' 58" East, an arc distance of 178.35 feet;

(2) South 84° 55' 45" East a distance of 50.36 feet to the Northwesterly corner of that parcel of land described at Reception No. 2003036319;

Thence South 11° 25' 59" West along the Westerly line of said parcel of land a distance of 91.90 feet to its corner on the Northerly line of FAIRVIEW PLACE RESIDENCES - PHASE I, the map of which was recorded at Reception No. 9900048196 in the records of the City and County of Denver Clerk and Recorder;

Thence the lines of said FAIRVIEW PLACE RESIDENCES - PHASE I the following two (2) courses:

(1) North 79° 47' 01" West a distance of 159.05 feet;

(2) South 11° 45' 12" West a distance of 32.01 feet to the Northerly line of said FAIRVIEW PLACE RESIDENCES - PHASE II;

Thence along the lines of said FAIRVIEW PLACE RESIDENCES — PHASE II the following two (2) courses:

(1) North 79° 47' 01" West a distance of 15.81 feet;

(2) South 11° 25' 59" West a distance of 26.86 feet to the Point of Beginning;

Containing 20,890 square feet or 0.4819 acres, more or less.

PARCEL B

Parts of Lots 18 and 19, Block 24, HIGHLAND PARK, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the Southwest corner of Lot 12, Block 24, HIGHLAND PARK, on the Northerly right-of-way line of West Fairview Place;

Thence South 78° 13' 12" east along said Northerly right-of-way for a distance of 378.53 feet to the Southeast corner of FAIRVIEW PLACE RESIDENCES PHASE I, the map of which was recorded at Reception No. 9900048196 in the records of the City and County of Denver Clerk and Recorder and the Point of Beginning;

Thence North 11° 47' 21" East along the Easterly line of said FAIRVIEW PLACE RESIDENCES - PHASE I a distance of 119.17 feet to the Southerly line of that parcel of land described at Reception No.

2003036319;

Thence along the Southerly lines of said parcel of land the following two (2) courses:

(1) South 45° 45' 17" East a distance of 10.38 feet;

(2) South 79° 47' 01" East a distance of 62.02 feet to the Northwesterly corner of that parcel of land described at Reception No. 8700139980;

Thence South 08° 27' 18" West along the Westerly line of said parcel of land a distance of 115.49 feet to a point on said Northerly right-of-way of West Fairview Place.

Thence North 78° 13' 12" West along said Northerly right-of-way a distance of 77.47 feet to the Point of Beginning.

Containing 8,502 square feet or 0.1952 acre, more or less

Tilden School for Teaching Health Historic District
Landmark Designation Application

Unit	Owner of Fairview Place Condominiums	Address
101	ALEXANDER, MARJORIE S. TRUST	1755 O'Farrell St. San Francisco CA 94115
102	FOWLER, ALINA & SWOPE, JASON	3249 West Fairview Place, Denver CO 80211
103	BERKE, SHELDON	3249 West Fairview Place, Denver CO 80211
104	LAMPE, MICHAEL I. & THERESA T.	5123 S. Lincoln Way, Spokane WA 99224
105	FALCONETTI, ANGELA	3249 West Fairview Place, Denver CO 80211
106	WEINBERG, LAURENCE M. & DEBORAH	3249 West Fairview Place, Denver CO 80211
107	BROWN, ELIZABETH A.	3249 West Fairview Place, Denver CO 80211
108	SHIMIRAK, D. NICOLE	15056 Elizabeth St., Thornton CO 80602
109	SHERADEN, ARIJKE & THOMAS	928 Olive St., Denver CO 80220
110	BROADEN, SARAH E.	332 Yosemite Way, Denver CO 80230
111	KAZEMI, KAREN L.	3249 West Fairview Place, Denver CO 80211
112	SEDERBERG, CHRISTIAN EDWARD	3101 Lowell Blvd., Denver CO 80211
113	TRUJILLO, FRANCES L.	3249 West Fairview Place, Denver CO 80211
114	SOBCZAK, MARIA B REV TRUST	2132 Larkdale Dr., Glenview IL 60025
115	ANDERSON, WILLIAM CHILTON	3249 West Fairview Place, Denver CO 80211
116	SUDIA, DAVID MICHAEL	3249 West Fairview Place, Denver CO 80211
117	ECKENROTH, PAUL R.	1033 Snyder Road, Annville PA 17003
118	VANDERBERG, JOHN	8057 E. 31 st Ave, Denver CO 80238
201	GILLE, RACHEL	208 S. Pearl St., Denver CO 80209
202	TRUJEQUE, HECTOR	3249 West Fairview Place, Denver CO 80211
203	CRITTENDEN, TAYLOR	3249 West Fairview Place, Denver CO 80211
204	KENNY, KRISTIN S.	P.O. Box 1852, Basalt CO 81621
205	STETTNER LIVING TRUST Arianthé & Paul Stettner	1367 Angler's Dr., Steamboat Springs, CO 80487
206	TAYLOR, NICHOLAS D.	3249 West Fairview Place, Denver CO 80211
207	MORRIS, MARISSA LEIGH	3249 West Fairview Place, Denver CO 80211
208	GRASMICK, JACLYN	3249 West Fairview Place, Denver CO 80211
209	LI, CATHY C.	3249 West Fairview Place, Denver CO 80211
210	DALRYMPLE, JASON	3249 West Fairview Place, Denver CO 80211
211	JOYNT, MOLLY ANNE	2474 Ginny Way, Lafayette CO 80026
212	ABRAMS, JODIE	3249 West Fairview Place, Denver CO 80211

**Tilden School for Teaching Health Historic District
Landmark Designation Application**

213	JOHNSON, CHRISTOPHER	3249 West Fairview Place, Denver CO 80211
214	MORGAN, MARK J.	3249 West Fairview Place, Denver CO 80211
215	HARGREAVES, KELSEY	3249 West Fairview Place, Denver CO 80211
216	MAROON, MARY S.	3249 West Fairview Place, Denver CO 80211
217	HAMILTON, NICOLE & PATRICIA	6913 Hinsdale Ct., Littleton, CO 80128
218	RAFOOL, AMANDA C.	3249 West Fairview Place, Denver CO 80211