Address: 2145 S. Adams St.	Contributing: ☒Yes ☐No
Name (if known): Ormleigh, Will and Alberta Iliff House	Style/Type: Transitional Foursquare
Construction Date: 1899	Accessory structures: Carriage House (contributing) and Small brick shed (non-contributing)
Theme(s): University Park: Utopian Methodist Suburb on the South Denver Plains	Subcategory: Original Founders, Residents, and Supporters of University Park; Neighborhood Development by DU Educators and Promoters, Affiliated Organizations and Women; Methodist Influences in University Park; Progressive Architectural Laboratory for Denver

Justification for inclusion in district: The 1899 house at 2145 S. Adams Street is an excellent example of an early and substantial Denver Square in University Park, exhibiting the stylistic transition from ornate Victorian/Queen Anne-style design and irregular massing to the more modern and blocky Foursquare type. This house is distinguished by its substantial, broad, and offset massing, designed to spread across a larger pastoral property, while still sporting a wrap-around porch popularized by the Queen Anne style in Denver during the late 19th century. The house is also significant for its associations with William Seward Iliff (1865-1946), stepson of Elizabeth Iliff Warren and co-founder of the Iliff School of Theology, and his wife Alberta Bloom Iliff (1875-1967), an early female DU graduate and prominent supporter of university causes.

William Seward Iliff Sr. graduated from DU in 1888, and a year later—most likely with funds inherited from his father John Wesley Iliff—23-year-old Will donated $50,000 to DU for the new Iliff School of Theology building. In 1890, Will used his name and inheritance to plat Iliff's University Addition, in the southwest quadrant of what is now the greater University Park Neighborhood. He also played a leading role in the 1899 formation of the University Park Street Railway, which played a pivotal role in providing reliable transportation for early neighborhood residents. Will pursued a career with Denver financial institutions in the 1890s. He married Alberta Bloom of Trinidad, Colorado in 1897, and the couple first resided at Fitzroy Place, home of his stepparents, then at the Warrens' house at 2168 S. Milwaukee St. before building their own home in 1899 at 2145 S. Adams St. The couple chose lots that Will already owned in the center of the University Park subdivision in Block 42 where little development had yet occurred, midway between Grey Gables and Fitzroy Place. The couple completed their new home in 1899, and named it "Ormleigh."

The Iliffs' 2-story brick house combined the emerging Foursquare massing with a wraparound

porch, validating the comfort and efficiency of Herbert and Fannie Howe's very similar but slightly smaller 2-story 1891 house about 2 blocks southwest. Its low-pitched hipped roof gives it a family appearance on the uncluttered parcel. Unlike contemporaneous Queen Anne style homes with intricate turned porch columns and detailing, this house has simpler Colonial Revival features—miniature Doric-order porch columns, corner quoins of corbelled bricks, and dentil-course entablatures under the eaves. Confirming that University Park still suffered from water problems, the Iliffs apparently had no running water at their new home, and for about three years they lived in their new home only intermittently. A Denver Union Water Company record from November 1, 1905, clarified that the property finally had a water tap by that date, and contained "14 rooms, one horse, one cow, and two motor vehicles" (quoted by Student 2017). All three of Will and Alberta's children grew up in the house, and graduated from DU.

Alberta Iliff was a significant figure in her own right. In 1908 she helped host the Colorado and Wyoming annual convention of the Young Woman's Christian Association (YWCA) in Denver, and in 1909 she served as secretary for the National Congress of Mothers, helping host the group's large statewide meeting in Denver that year. In 1912 she was a founder of DU's Chapel Guild. Alberta became the full owner of Ormleigh and adjacent lots on S. Adams St. in 1942. She remained active in the Pi Beta Chi social sorority supporting collegiate women, American Association of University Women, DU University Guild, and the highly respected Denver Fortnightly Club throughout her lifetime. In 1944 she endowed the Frank and Sarah Bloom Scholarship at DU in honor of her parents (for Trinidad, Colorado, high school graduates). In 1951 DU presented Alberta its Alumni Award for Distinguished Service, and in 1957 she received the DU Alumni Association's annual prestigious Evans Award. Upon her passing at age 91 on July 16, 1967, Alberta left $10,000 to DU and $5,000 to the Iliff School of Theology. Her estate, including a large collection of real estate parcels, totaled more than $660,000. After Alberta died in 1967, Robert and Rita Hill became the property's second owners, until Rita's passing in 2018.

The nine original lots that comprise the parcel were originally flat and tree-less, but grading at the time of construction raised the house on its own terrace several feet above the balance. The total acreage of the property is 33,765 square feet. Trees planted early in the house's occupancy now provide an impressive urban canopy throughout the parcel, particularly along S. Adams St. where several large maples line the wide sidewalk strip in front (east) of the house. A large and lofty 1½-story (contributing) brick carriage house originally sported garage doors facing the alley behind (west of) the house, and a servant apartment in the attic. Its ground-level pedestrian entry bay faces east to the house, with a centered door and flanking windows all beneath a wide brick segmental arch. The carriage house mimics the Denver Square character of the main house through a broad pyramidal roof, wide kicked eaves, and wide dormers, adding a large, centered cupola with its own small pyramidal roof. A small but sturdy 1-story (contributing) brick utility building was built in 1948 on the northwest corner of the parcel, and reportedly served as a barn. This outbuilding has a regular pedestrian door and a wide—perhaps livestock—door on its south elevation and one window on the east.

Additional Information: The property was individually designated as a Denver Landmark in 2017.

Student, Annette L. Collection and three Manuscript Biographies, Notes, Oral Histories, and Iliff Family Sources: John Wesley Iliff, William Seward Iliff and Alberta Bloom Iliff, and Alberta Shattuck Iliff. Clermont, Florida: Annette Student, 2017; Denver City & County Clerk & Recorders Office 1942; Collection of documents on 2145 South Adams Street, complied by Rita Hill and daughters Robin and Mary Michael, and granddaughter Annie.

Address: 2140 S Clayton	Contributing: ☒Yes ☐No
Name (if known): DU House	Style/Type: Queen Anne
Construction Date: c. 1891	Accessory structures: 1 ½ story modern garage (noncontributing)
Theme(s): University Park: Utopian Methodist Suburb on the South Denver Plains	Subcategory: Original Founders, Residents, and Supporters of University Park; Neighborhood Development by DU Educators and Promoters, Affiliated Organizations and Women; Progressive Architectural Laboratory for Denver

Justification for inclusion in district: This Queen Anne style house is significant for representing the typical type and style of house built by DU to house professors and students during the neighborhood's inaugural decade, and for its early occupancy by DU students and faculty.

This is an early and intact Queen Anne house in University Park dating from before the silver panic of 1893 curtailed construction and settlement. Numerous address changes and the lack of building permits for this house make the date of construction difficult to pin down. While the house was likely built by DU in the early 1890s to house students and faculty, this was not definitively substantiated. What is known is that this address first shows up in city directories in 1904, with Dr. James B. Westhaver, a DU professor of physics residing in the house from 1905 to 1906. Over the years, a number of DU students and faculty lived in the residence. By 1922, Ezra M. Cox, a Methodist pastor at Epworth Institutional Church was living there, and from 1928 to 1933, Gilbert S. (and Rachel) Willey, the principal of University Park School, resided at this address. From at least 1936-1961, the house was occupied by Randolph P. McDonough (1898-1990) and family. McDonough, a 1923 DU graduate, worked for DU in the mid-1920s, and then returned to serve as the DU director of alumni relations from 1934 through at least 1962. Randolph and Lillian McDonough acquired the house from DU in 1946.

Denver historian Don Etter denoted the house's value as an intact Queen Anne cottage complete with decorative shingles, eyebrow hoods in the gables, and decorative bargeboards. While many homes in the neighborhood have had front porch alterations over the years, the original gabled entry porch (north end) with sunburst pattern on this house remains. While the south side of the

house appears to be an addition, it appears to be an early extension with separate porch and entry.
Additional Information: Denver City Directories accessed from Ancestry.com

Address: 2100 S Columbine	Contributing: ☒Yes ☐No
Name (if known): Buchtel Bungalow	Style/Type: Arts & Crafts Bungalow
Construction Date: 1906	Accessory structures: 1-story modern garage (noncontributing)
Theme(s): University Park: Utopian Methodist Suburb on the South Denver Plains	Subcategory: Neighborhood Development by DU Educators and Promoters, Affiliated Organizations and Women; Methodist Influences in University Park; Progressive Architectural Laboratory for Denver

Justification for inclusion in district: This residence is significant as the home of Henry Augustus Buchtel (1847-1924), Chancellor of the University of Denver (1900-1924) and Governor of Colorado (1907-1909); for its use hosting DU students and university functions for more than 100 years; and as an early and influential high-style Arts & Crafts Bungalow in Denver. Rev. Dr. Henry A. Buchtel attended Indiana Asbury (now DePauw) University, and served as pastor of the Lawrence Street Methodist Church in Denver in 1886, fundraising and campaigning for the construction of Trinity Methodist Episcopal Church (Broadway and 18th), completed in 1888. Henry Buchtel moved back to Denver in 1900 with wife Mary Stevenson Buchtel (1853-1948) and children to become DU Chancellor that year. In this position, Henry addressed the crippling debt of DU that had led to the mortgaging of DU lands and buildings, including Chamberlin Observatory and University Hall. As a renowned speaker, he preached and fundraised successfully throughout Colorado and the Midwest, eliminating DU's debt by 1903.

The family lived at Grey Gables (2184 S. Milwaukee) initially, but in 1905 DU conveyed three lots to Mary Buchtel, and the couple then commissioned Denver architect and engineer Harlan Thomas to design a bold modern Bungalow, reminiscent of homes built by Greene and Greene in California. The contractor was Fred T. Adams, a well-known builder in University Park. Completed in May 1906, the progressive Bungalow design was featured in the March 1906 issue of *The Craftsman* magazine, which espoused the house's modern design, including its low widely overhanging roof, massive brackets, airy windows, and double verandas, one on each end of the house. Also innovative was the use of concrete blocks for the core walls with finish-bricks on the outside. While most bungalows in Denver date from the late 1910s through mid-1920s, this example precedes 1920 by 14 years, and almost certainly influenced the design and popularity of bungalows in Denver and University Park for years to come.

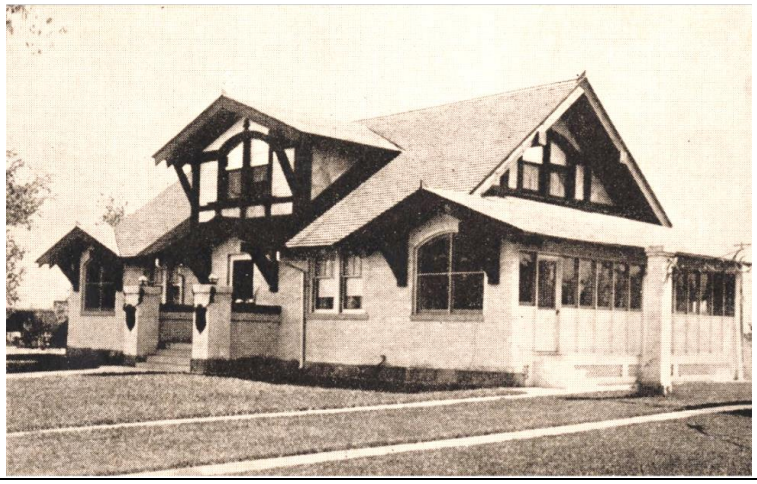
Within a few months of moving into the house, Chancellor Buchtel was offered the Republican nomination for Colorado governor, winning the election in 1906. Governor Buchtel retained his residence in University Park, with the house serving as the de facto governor's mansion from 1907–1909. As governor, Henry supported a strong pure food law, creation of the Railroad Commission, and the enactment of a viable insurance code. He also supported the State Board of Charities and Corrections allowing for the development of the State Home for the Mentally Defective, and supported greater funding for state-supported schools and public building projects and bridges throughout Colorado.

In 1909, he resumed his duties as DU Chancellor full-time, conducting much of his work and hosting many events for students and faculty at his home. Chancellor Buchtel went on to raise an endowment for the university, supported a university-led effort to build new housing for students and faculty in University Park, and spearheaded a major building initiative at the university. Chancellor Buchtel also established the schools of commerce, engineering, and pharmacy at DU. The student body more than quadrupled during his tenure, increasing from 640 students in 1900 to 2,780 in 1920. Buchtel retired in 1920 with failing health, and died at his University Park home in 1924.

The Buchtel's daughter Mary (Jr.) conveyed the property back to DU in 1927 at a modest price. Mary (Sr.) Buchtel supported the sale stating that "if the University owned this house, she and Dr. Buchtel would always be a part of this cherished place." The house remains in DU ownership, and has served as a faculty club, residence hall, meeting place, and a residence for the DU chancellor and faculty over the years. During World War II, it served as a dining hall for female students who lived with nearby families. In 1988, the Denver Woman's Club led a successful effort to list the property in the National Register of Historic Places.

Additional Information: Office of Archaeology and Historic Preservation, History Colorado, Record 5DV.2953; Vragel, Mrs. Irmgard, National Register of Historic Places Nomination (listed 1988); "Restored Buchtel Bungalow has Storied Past," September 5, 2007, *University of Denver Magazine.*

Below: Image of DU Chancellor Buchtel's house featured in the March 1906 issue of The Craftsman *magazine, the preeminent publication on the Arts & Crafts Movement in America.*



Address: 2131 S. Columbine	Contributing: ☒Yes ☐No
Name (if known): Miller-Hamilton-Warfield House	Style/Type: Dutch Colonial Revival
Construction Date: 1905	Accessory structures: 1-story modern garage (noncontributing)
Theme(s): University Park: Utopian Methodist Suburb on the South Denver Plains	Subcategory: Original Founders, Residents, and Supporters of University Park; Neighborhood Development by DU Educators and Promoters, Affiliated Organizations and Women; Progressive Architectural Laboratory for Denver

Justification for inclusion in district: This house is significant for: its association with Mary F. Miller Hamilton (1876-1919), daughter of DU Trustee Walter P. Miller, and her husband Albert E. Hamilton (1875-1936); its long association with George A. Warfield (1871-1939), longtime Dean of the DU School of Commerce, and DU professors and neighborhood activists Moras and Erne H. Shubert; and its Dutch Colonial Revival architecture, which was unusual for University Park.

The house was built in 1905 with Denver building permit #450 as a brick residence with gambrel roof, valued at $3,000. The Denver Assessor incorrectly lists the date as 1903. While reportedly the house was built by Walter Miller for his daughter and son-in-law, Mary Frances and Albert E. Hamilton, the permit was issued to Albert in March 1905. City directories show the couple living in the home from 1905 to 1910, with Albert working as an accountant for the Denver Union Water Company, which was managed by his father-in-law, Walter P. Miller who lived across the street (2160 S. Columbine). From 1914 until 1939, the house was owned and occupied by George A. and Sarah H. Warfield. Dr. Warfield (1872-1939), attended Nebraska Wesleyan University and the University of Nebraska, and obtained a PhD in Commerce from DU. He was a well-known economist who taught at several universities before his appointment as dean of the DU School of Commerce, Accounts and Finance in 1913, a position he held until 1936. He built the department into a top-ranking commercial school in the U.S., and was well known in educational circles throughout the nation. In 1958, the property was sold to Dr. Moras and (Mary) Erne Hutton Shubert. Dr. Shubert (1912-2012) earned a PhD from Iowa State University in 1940 and worked as a chemist for the federal government. The Shuberts came to DU in 1946, where both Moras and Erne (1913-2011) taught botany. In 1951, Moras became a trustee of the Denver Botanical Foundation (later the Denver Botanic Garden) and played a major role in the beautification and creation of a trail along Buchtel Boulevard. The couple was active with the University Park Community Council, with Erne providing narration for a 1979 tour of University Park sponsored by the League of Women Voters. Moras helped with the preparation of the National Register of Historic Places nomination of the Buchtel Bungalow (2100 S. Columbine) in 1988.

Additional Information: "Botany Professor Moras Shubert Dies at Age 100," *University of Denver Magazine*, December 18, 2012; "Commerce Dean Come to Denver U. Faculty in 1911," *The Denver Clarion*, University of Denver, March 8, 1928.

Address: 2174 S Columbine	Contributing: ☒Yes ☐No
Name (if known): Beardsley-Duncan House	Style/Type: Foursquare
Construction Date: 1909	Accessory structures: 1-story modest older garage (noncontributing)
Theme(s): University Park: Utopian Methodist Suburb on the South Denver Plains	Subcategory: Neighborhood Development by DU Educators and Promoters, Affiliated Organizations and Women; Methodist Influences in University Park; Progressive Architectural Laboratory for Denver

Justification for inclusion in district: This house is significant as the home of Hosea Lewis Beardsley (1838-1916), a Methodist Episcopal minister and member of the DU faculty, and David Shaw Duncan (1876-1941), professor of History and Political Science and dean of the College of Liberal Arts at DU who later served as DU chancellor. The house is a substantial and important early 20th century Foursquare for the neighborhood.

In 1909, Denver issued a building permit (#2550) to Reverend Hosea Lewis Beardsley to construct this 30' by 34' two-story brick residence at a cost of $3,000 (the Denver Assessor incorrectly lists the construction date of this home as 1919). Three years later, Reverend Beardsley executed a promissory note for $2,800 payable to the Methodist Episcopal Colorado Conference Preacher Aid Society, and conveyed this property to the society. Hosea was a Civil War Veteran who began his service as a pastor in 1866. Prior to moving to University Park, Reverend Beardsley served as minister to two Denver Churches, the Simpson Methodist Episcopal Church, and the Asbury Methodist Episcopal Church. From 1910 through 1911, he worked as assistant secretary to the DU Board of Trustees. Reverend Beardsley and his wife Sarah lived in this home from 1910 through at least 1913. In 1916, the property conveyed to David Shaw Duncan (and his wife Laura), professor of History and Political Science at DU. A native of Scotland, Mr. Duncan was in the first graduating class of the Iliff School of Theology after it reopened in 1910. He also received two degrees from Taylor University, a Methodist affiliated college in Indiana. During World War I, David Duncan served as an instructor of the Student Army Training Corps at DU. In 1922, while residing in this home, he became Dean of the College of Liberal Arts at the university. David Shaw Duncan and wife Laura W. Duncan lived in this house from 1916 to 1925, when the couple sold the house to J. Don Alexander, president of Alexander Industries, a well-known and important aircraft manufacturing and film advertising company that operated out of Englewood. The house sold to Methodist Reverend John J. (and Nellie) Lace in 1929, a year after a fire consumed the Alexander Industries headquarters at Englewood, resulting in the company's relocation to Colorado Springs. Reverend Lace served as pastor of Christ Methodist Episcopal Church in Denver while residing in this home.

While the architect and builder of the home are unknown, the permit confirms that a Methodist minister built the substantial brick Foursquare in 1909. While not the earliest Foursquare in the neighborhood, it is a complete example with a symmetrical façade, boxy shape, and full-width front porch with sturdy brick columns and knee wall.
Additional Information: "Hosea L. Beardsley," Encyclopedia of American Biography of the Nineteenth Century, Chicago, Il, American Publishers Association, 1902; 1909-1910 and 1916-1917 *Kynewisbok*, University of Denver, 1910; Alexander Industries Records, 1904-1976 Administrative History at Pikes Peak Library District, accessed from http://more.ppld.org:8080/SpecialCollections/ManuscriptCollections%20-%20Copy/mss0056.asp on June 18, 2021.

Addresses: 2160 S. Cook St. 2155 S. Madison St. 2165 S. Madison St.	Contributing: ☒Yes ☐No (Main House and Carriage Houses and most of their affiliated lands are already designated as an individual Denver Landmark, 2007)
Name (if known): Fitzroy Place	Style/Type: Richardsonian Romanesque, Shingle Style
Construction Date: 1892	Accessory structures: Carriage House (contributing) (The contributing Gardener's Cottage, 2143 S. Madison, is on a separate parcel and featured on a separate inventory form). Modern sheds and structures are noncontributing.
Theme(s): University Park: Utopian Methodist Suburb on the South Denver Plains	Subcategory: Original Founders, Residents and Supporters of University Park; Neighborhood Development by DU Educators and Promoters, Affiliated Organizations and Women; Methodist Influences in University Park; Progressive Architectural Laboratory for Denver

Justification for inclusion in district: Fitzroy Place, inclusive of the main house, Carriage House, and most of their parcel, is a 2007 individual Denver Landmark. A cohesive design and development dating from 1892, Fitzroy Place is the residential estate of prominent Methodist Bishop Henry White Warren (1831–1912) and his influential and wealthy wife Elizabeth Iliff Warren (1844–1920). All building components were designed by well-known Albany, New York, architects Albert W. Fuller and William Arthur Wheeler, representing University Park's only residential example of Richardsonian Romanesque style, as well as rare and important examples in Denver of the Shingle Style with the (DL) Carriage House and the (newly nominated) original Gardener's Cottage (see inventory form for 2143 S. Madison St.), plus drives and landscaping based on the designs of prominent landscape architect Rudolph Ulrich.

Henry Warren, a native of Massachusetts and a graduate of Wesleyan University in Connecticut, was a Methodist minister who married Elizabeth Iliff, wealthy widow of Denver cattle merchant John Wesley Iliff, in 1883. Warren became Colorado's first Methodist Bishop a year later. Both were important fundraisers, donors, and supporters of DU. Lizzie Warren co-founded the Iliff School of Theology in 1892, which was initially part of DU and later became a separate institution. Almost immediately after moving into University Park's Grey Gables in 1889 (2184 S. Milwaukee St), the couple started planning a larger residence to house their extended family and for entertaining purposes. Henry and Elizabeth Warren purchased Block 44 from the Colorado Seminary and others, and in June 1892 the couple paid Iliff Hall architects Fuller & Wheeler $1,750 to design their new home, named for Lizzie's birthplace in the Fitzroy township of Ontario, Canada. Largely completed in 1892 but not occupied until 1893, "Fitzroy Place" is anchored by a sprawling Richardsonian Romanesque-style 2½-story red sandstone mansion, featuring 13 rooms plus baths and 12 fireplaces. The completed estate reportedly cost the Warrens $100,000 to complete. Rudolph Ulrich, a renowned landscape architect who worked with

Frederick Law Olmsted Sr. on the design of the grounds for the World's Columbian Exposition of 1893 in Chicago, developed a landscape plan for Fitzroy Place. The December 15, 1892, issue of *The Coloradan* magazine declared the house "the finest residence in the Park" constituting an entire block of grounds "laid out by one of the most skillful landscape gardeners in the country." Fitzroy Place as all of Block 44 of University Park conveyed to Louise Iliff (1875–1966), Elizabeth's daughter from her first marriage, upon Mrs. Iliff's death in 1920. Louise continued to live here until her death in 1966, when the property conveyed to DU. The University sold Block 44 to the Randall Moore School, which moved its facilities to Fitzroy Place in 1974. The school subsequently changed its name to the current Accelerated Schools, and later subdivided Block 44 to sell the north half of the block for residential development.

The late 19th century Richardsonian Romanesque style of the main house is closely related to the contemporaneous Shingle Style, with both of these American styles relying on simple indigenous materials to achieve a strong visual and picturesque effect. Richardsonian Romanesque architecture is characterized by heavy, rock-faced stone and round masonry arches as seen on the primary residence at Fitzroy Place, while the hallmark of the Shingle Style is the extensive use of wood shingles on roof and wall surfaces as evidenced on the Carriage House and the Gardener's Cottage. The Richardsonian Romanesque and Shingle Styles are closely related in terms of their use of natural materials, application of simple construction techniques, and lack of additional applied ornament (in contrast to the popular Queen Anne style of this period). The three buildings present themselves as a grouping, with the rounded arch on the south side of the Gardener's Cottage relating back to the arched openings of the primary residence.

The existing Denver Landmark (2007) and National Register of Historic Places (1975) designations cover an approximately 1.7-acre area (3 different legal lots) of the original 6.2 acres associated with Fitzroy Place. In addition, the 12,230-square-foot lot that contains the Gardener's Cottage, and an approximately 2,782-square-foot strip on the parcel's northwest quadrant (part of current 2160 S. Cook St. parcel), were not included in those designations, but will now be added to the overall half-block that contains Fitzroy Place's three buildings, shown in early photographs (below). The Gardener's Cottage, addressed as 2143 S. Madison St., is detailed on a separate inventory form for the UPHD, intending to ensure that all Fitzroy Place buildings have local landmark designation.

Additional Information: For additional information refer to the Denver Landmark and National Register of Historic Places nomination forms.

Below Left: Image of Fitzroy Place from Spring 1895, Iliff Family Scrapbook, DU. This view is looking east from across S. Cook Street. The residence is shown on the right, Carriage House in the middle, and Gardener's Cottage on left.

Below Right: Current View of substantial stone and shingled Carriage House.

Address: 2525 E. Evans	Contributing: ☒Yes ☐No
Name (if known): Clough House	Style/Type: Italianate (modified to Foursquare)
Construction Date: 1886	Accessory structures: No
Theme(s): University Park: Utopian Methodist Suburb on the South Denver Plains	Subcategory: Original Founders, Residents and Supporters of University Park; Neighborhood Development by DU Educators and Promoters, Affiliated Organizations and Women; Methodist Influences in University Park

Justification for inclusion in district: While undoubtedly updated over the years, this 2-story painted brick dwelling facing south onto E. Evans Avenue dates from 1886 and is regarded as the first house in University Park, built by prominent Denver banker, cattleman, and Methodist John A. Clough (1827-1919). Over the years, the residence has housed prominent clergymen and DU faculty, as well as a host of DU students. Its original configuration and appearance is unknown although its block shape and narrow infilled windows suggest an original Italianate aesthetic; the current appearance (with squarish windows and full-width front porch) is probably the result of updates in the early 20th century to more closely conform the house's styling to nearby Foursquare homes. The Denver Assessor incorrectly lists the house's construction date as 1890.

In 1886, John Clough, a prominent Denver banker and cattleman, purchased two lots in University Park as part of the initial March 1886 offering of lots for the University Park Colony. An 1890 (Teetor) biography of Clough recalled that he built "a two-story brick dwelling," the first home in University Park. An 1899 history of University Park described that the lots were marked with furrows plowed at the time Clough built this first house in University Park during the spring of 1886. Although no evidence places Clough living in the house, he was a trustee and member of the executive committee for the Colorado Seminary (aka DU) by at least 1879, and donated money to many Methodist causes, including a $65,000 contribution to start Denver's Manual Training School in 1894. Clough apparently moved back to his home state of Maryland during the summer of 1886 as the house was being completed. By that summer, a Mr. Bray was renting and living in the house where he looked after the Park since no one else was living in the new subdivision at the time. By 1899, the Clough house was rented to the "Eureka Boarding Club," most likely a boarding house for university students. Clough rented the house for a time (c. 1900-1901) to John L. Dyer (1817-1901), early Colorado pioneer and horseback minister who was famous through the book he published in 1890, "The Snowshoe Itinerant." Clough returned to Denver in 1887 as president of the new Colorado Savings Bank, but probably never lived in University Park.

By 1905, Rev. Wiliam Bailey was living in the house, and in 1917 the property conveyed from Robert Sanderson, former pastor of the Fifth Avenue Methodist Episcopal Church in Denver, to

Charles W. Cuno (1876-1959). Charles, a St. Louis native, met his wife Edith Neva Cuno, an English and philosophy student, while attending DU. He received an MA and PhD from DU, and taught there from 1915–1917. City directories show the Cuno family living in the house from at least 1914–1916. Charles then taught chemistry and physics at Yankton College in South Dakota, and later was an instructor at Washington University in St. Louis. Charles filed a patent (No. 444,902) on a roof/building shingle painting machine in 1891. The 1886 University Park house appears to have remained in the Cuno family until 1932. A year later, the house sold to building contractor Frank and wife May Blackburn; the couple lived in the house for many years.

Additional Information:

Deardorff, Charles. "History of University Park." Denver: University of Denver, 1899. Manuscript at University of Denver Archives. Part of the Richardson and Deardorff Families Papers: https://duarchives.coalliance.org/repositories/2/resources/643;
Teetor, Henry Dudley. "Hon. John A. Clough." In *Magazine of Western History*, Illustrated. New York: Magazine of Western History Publishing Co., 1890. Vol. XI (November 1889–April 1890); "Charles W. Cuno Dies: Once W.U. Professor," *The St. Louis Star*, Sep 9, 1949;
Charles William Cuno Family Tree, https://www.ancestry.com/family-tree/person/tree/107847650/person/340060880653/facts;
Denver Clerk and Recorder Grantee Index.

2021 photo showing partially infilled narrow and tall Italianate windows on east side of house.

Address: 2111 S. Fillmore	Contributing: ☒Yes ☐No
Name (if known): Russell-Trout House	Style/Type: Queen Anne
Construction Date: 1892	Accessory structures: 1 ½ story historic carriage house (contributing)
Theme(s): University Park: Utopian Methodist Suburb on the South Denver Plains	Subcategory: Original Founders, Residents and Supporters of University Park; Neighborhood Development by DU Educators and Promoters, Affiliated Organizations and Women; Progressive Architectural Laboratory for Denver

Justification for inclusion in district: This is an early residence built by the University of Denver to house professors and students, serving initially as the home of Professor Herbert E. Russell (1860-1927) from 1892 to about 1894. Prominent DU faculty member Owen Bertram Trout (1876-1929) purchased the property from DU in 1917, living there until his death in 1929. The house is also architecturally significant as a substantial and intact DU-built Queen Anne style home with carriage house in University Park.

The house was one of several built by DU in the late 19th and early 20th centuries to accommodate professors and students amidst a severe housing shortage in the sparsely populated University Park community. The first known resident of this house was DU Professor Herbert Russell and family. An 1892 edition of *The Coloradan* magazine contained a picture of the house soon after its construction, describing it as the "Residence of Prof. H.E. Russell." Russell, a mathematics professor, was educated at Wesleyan (Middletown, Connecticut) and John Hopkins Universities, and taught mathematics for several years on the east coast before arriving in Denver in 1891 to teach at DU. He was an early professor at the new DU University Park campus, and was a popular teacher. By the mid-1890s, he was residing elsewhere in the neighborhood, and later built a house in the same block at 2163 S. Fillmore (extant, but heavily altered). Professor Russell taught at DU until his death in 1927. In the decades following Russell's departure from 2111 S. Fillmore, the house accommodated numerous DU students and professors. From 1916–1917, Mrs. Charlotte Fowler Fraser, DU instructor of Latin and DU graduate, lived in the house with her husband, mother-in-law, and three children.

In 1917, DU conveyed the house to Owen Bertram Trout, married to Louise Dahm Trout. Similar to Russell, Prof. Trout also attended Wesleyan University. Trout graduated from DU with a degree in Mathematics in 1907, and became a Mathematics instructor at DU after his graduation. In 1909,

DU opened Warren Academy, a preparatory school at the Hilltop Campus, naming Trout as principal. In the 1913–1914 school year, 91 students attended the academy. Trout served triple duty by 1915, teaching mathematics, serving as Warren Academy principal, and holding the position of DU registrar. He remained principal of the academy until its closure in 1916, but retained his positions as mathematics instructor and DU registrar until his death in 1929. In 1940, Trout's widow Louise lived in the house with her son Owen B. Trout Jr. and a lodger. Louise lived in the house until about 1960, and the home remained in the Trout family until 1962.

The house's original wrap-around porch was reportedly removed in the 1930s, and replaced with a smaller porch over the front door. The wrap-around porch was reinstated in the 1980s by a later owner.

Additional Information:
University Bulletin, Vol. 15, No. 3, March 1914 (University of Denver); Oral History Interview with Mr. Owen Trout, 1986 (DU Archives).
Kynewisbok 1905, 1910, 1914, 1917 (DU Yearbook).

Left: Image of the house in 1892 as featured in J.D. Dillenback's December 15, 1892, issue of The Coloradan *Magazine.*

Below: Current photo of carriage house

Address: 2201 S. Fillmore	Contributing: ☒Yes ☐No
Name (if known): Herbert and Fannie Howe House	Style/Type: Transitional Foursquare
Construction Date: 1891	Accessory structures: 1-story modern garage (noncontributing)
Theme(s): University Park: Utopian Methodist Suburb on the South Denver Plains	Subcategory: Original Founders, Residents and Supporters of University Park; Neighborhood Development by DU Educators and Promoters, Affiliated Organizations and Women; Progressive Architectural Laboratory for Denver

Justification for inclusion in district: This property is significant as the 1891 home of Dr. Herbert Alonzo Howe (1858-1926), and wife Fannie Shattuck Howe (1861-1947), early University Park settlers. Herbert Howe is significant as a pioneering Denver astronomer, champion of the adjacent Chamberlin Observatory in Observatory Park, and long-time DU professor and dean of the DU School of Liberal Arts. The house is also an important and very early Foursquare for University Park and Denver, designed under the guidance of influential local architect Robert Roeschlaub.

Dr. Howe was a graduate of the University of Chicago, the University of Cincinnati, and Boston University, that latter where he achieved a PhD in 1884. He worked as an astronomy assistant at the acclaimed Cincinnati Observatory for several years. Howe arrived in Denver to accept a teaching position at the Colorado Seminary (later renamed DU), which reopened in downtown Denver in 1880; there he taught mathematics, astronomy, and survey, as well as Latin and Greek when needed. In 1888, with DU poised to build its South Denver campus, Humphrey Chamberlin pledged funds for an observatory. Howe developed plans and specifications for the hoped-for observatory, traveled to other observatories in the U.S., and produced sketches and specifications for both a main and students' observatory. Howe chose what is now Observatory Park (an area of University Park originally slated for residential lots) as the location for the telescopes. Howe oversaw the construction of both telescope buildings (1889-1894), and was appointed director of the Chamberlin Observatory in 1894. DU appointed Howe dean of the College of Liberal Arts in 1891, a position he held until 1926. He was a nationally known astronomer, publishing *A Study of the Sky* in 1896 (14 editions), and *Elements of Descriptive Astronomy* in 1897 (13 editions). In 1899, he served as acting chancellor of DU, and for decades he served as the unofficial surveyor for the DU campus.

In 1884, Howe married Fannie Shattuck Howe, daughter of Joseph C. Shattuck (1835- 1921), who had helped to settle the Union Colony at Greeley and who served in the Colorado state legislature and dean of College of Arts and Sciences at DU. The couple moved to University Park in 1889, living initially at a house owned by Bishop and Mrs. Warren at 2168 S. Milwaukee. In 1890, the Howes acquired four lots in University Park, immediately across the street from the Chamberlin Observatory site. Dr. Howe sketched drawings for the house, and then turned them over to Robert Roeschlaub (architect of the Observatory) for the final work. He hired contractor and neighbor Frederick Walter, who had just completed his own house at 2111 S. Paul, to build the Howe home. The residence was largely constructed in the summer and fall of 1891 but was not occupied by the Howe family until March 1892. Howe's diary indicated that the total cost of the house was $6,229.34. The Howes raised their four sons in the house, living there until 1920 when they sold the house to local attorney Charles Haines and wife Nanaruth Haines. Fannie's father, Joseph Shattuck, moved in the home with his daughter Fannie and son-in-law Herbert after his wife died in 1910, and resided there several years.

This transitional Foursquare is situated on the north end of its four lots, with a spacious southern side yard, similar to other houses in the neighborhood. The house is the neighborhood's first transitional Foursquare, and one of the earliest known examples in Denver. The house exhibits a boxy shape, large hipped roof, and unadorned elevations, with only its wraparound porch, projecting side bay, and shingled dormers hinting at the more popular Queen Anne style of the time. With completion of this house, more owners and builders in University Park experimented with more modern boxy designs that took cues from the Howe residence, and by the early 1900s the Foursquare (or Denver Square) had become immensely popular throughout Denver.

Additional Information: Winter, J. Barry, ed. *Denver's Pioneer Astronomer*, Herbert Alonzo Howe, 1858–1926. Denver: University of Denver Chamberlin Observatory, 2003.

Address: 2667 S. Fillmore (2100 Fillmore)/, 2930 E. Warren	Contributing: ☒Yes ☐No
Name (if known): Observatory Park (including 2 primary structures: Observatory and Students Observatory both contributing)	Style/Type: Richardsonian Romanesque
Construction Date: 1886-1891; 1894; 1920s	Accessory structures: Fountain (contributing); all other accessory structures noncontributing (restrooms, playground, informational kiosk, tennis court, baseball field)
Theme(s): University Park: Utopian Methodist Suburb on the South Denver Plains	Subcategory: Original Founders, Residents and Supporters of University Park; Neighborhood Development by DU Educators and Promoters, Affiliated Organizations and Women; Methodist Influences in University Park; Progressive Architectural Laboratory for Denver

Justification for inclusion in district:

Observatory Park is significant as one of three parks originally laid out by the Colorado Seminary for its new University Park Colony (and the only one to be fully developed as a park); as the site of DU's 1894 Richardsonian Romanesque Chamberlin Observatory; and for its long association with both DU and the University Park neighborhood. The layout, development and observatory designs and locations are also closely associated with Dr. Herbert Alonzo Howe (see 2201 S. Fillmore), prominent astronomer and DU professor, and with important Denver architect Robert Roeschlaub. Prominent landscape architect Saco R. DeBoer's planning efforts for the park are also important, and are reflected in the park's lush landscape design and layout today.

When the Methodist Colorado Seminary originally filed a plat for University Park in 1886, it included three seminary/university-owned parks, including one near the center of the neighborhood, consisting of Block 41, bounded by what is now E. Evans Avenue, S. Fillmore Street, E. Warren Avenue, and S. Milwaukee Street. DU amended its plat of University Park in 1891 to include an expanded park in the center of the neighborhood, including both block Blocks 40 and 57 of University Park as part of the newly labelled "Observatory Park." South of Warren Ave., the amended plat reduced the widths of S. Fillmore and S. Milwaukee Streets, and shortened lots adjacent to these streets in order to accommodate a widened and expanded park. This change in the plat resulted from the 1888 offer by Humphrey Chamberlin, real estate investor and speculator, to build and equip an observatory at the fledgling campus, and the agreement by Dr. Herbert Howe, DU professor of astronomy (see 2201 S. Filmore St.), and DU trustees to locate the observatory at its current spot on Block 57 in the southern part of the park. Howe and Chamberlin then chose Denver architect Robert Roeschlaub as the observatory designer, and Howe—while visiting his family in

Chicago—consulted with the architects, builders, and astronomers at the Dearborn Observatory in Evanston, Illinois. Howe and Roeschlaub thus brought Dearborn's state-of-the-art Richardsonian Romanesque observatory design to University Park and Denver. Howe ordered a 20-inch refractor telescope from Alvan Clark, and selected "Mr. Scherzer" to construct the South Denver dome along with one for Howe's smaller "Students Observatory" with a 6-inch telescope. Construction on the stone Romanesque-style observatory began in late 1889 and continued off and on, through completion and installation of the main telescope in the summer of 1894. The Richardsonian Romanesque architectural design and stone construction of this building likely influenced the Richardsonian Romanesque design of nearby University Hall (1892) and Iliff Hall (1893) on the DU campus.

DU hired Rudolph Ulrich, a nationally renowned landscape architect, to develop a landscape plan for the three parks originally proposed for the neighborhood, including plans for an oblong tree-lined pathway encompassing the south side of Observatory Park, and a formal semi-circular walkway fronting onto E. Evans Ave. Only a modified version of this plan came to fruition. Nevertheless, the Chamberlin Observatory became a focal point for the university in the neighborhood, with Dr. Howe and his students charting asteroids and comets, and DU opening up the Observatory to the public for evening viewing of celestial bodies. Many of the neighborhood's earliest homes face onto Observatory Park, including the residences in Professors Row on S. Milwaukee Street between E. Evans and E. Warren Avenues. The park has also been the site of many recreational activities in the neighborhood and for DU students over the years, including student-military training during both world wars.

The neighborhood's 1894 annexation into Denver led DU to convey the 4.13-acre northern block of the park to the City/County in 1904. A modified landscape layout for the park, reflecting more extensive tree plantings on the northern block, is reflected in a c. 1907 plan. Seven years later, upon DU and Denver reaching an agreement to allow DU to continue to own and operate the two observatories, the university sold Denver the south 8.5-plus acres of the park where the Observatory is located. By 1910, many trees had been planted around the perimeter of Observatory Park, and the city began making minor park improvements. In the 1920s, Denver built a brick restrooms facility at the southwest corner of the northern block of the park, north of E. Warren Avenue. Local landscape architect Saco R. DeBoer developed a plan for the neighborhood in 1923 that called for an oval pathway within the north block, featuring a central green and deep tree plantings between the outside of the oval pathway and the park's perimeter streets. This layout is largely reflected in the current park configuration today. In 1949, DeBoer designed a new playground on the north side of E. Warren Avenue; a modern playground has been rebuilt at this location at least twice in recent decades. Aerial photos from 1933 evidence a backstop and baseball field at the southwest corner of the park (apparently tennis courts had been there earlier); a field is present at this location today. In the 1950s, the city installed tennis courts in the park at the corner of E. Warren Avenue and S. Milwaukee Street (tennis courts present there today).

The building footprints of the Chamberlin Observatory and Students Observatory were listed on the National Register of Historic Places in 1980, and as Denver Landmarks in 1994. Both of these are located in the southern part of the park, addressed as 3535 E. Warren Ave. The 1920s restrooms and nearby fountain are located on the northern part of the park addressed as 2201 S. Fillmore St.

Intent:
As the park has been central to the community, the continued use of the park is important to the vitality of the neighborhood. Within the park, a few features and structures have been noted as contributing to the historic district – the two observatories and the water fountain. Alterations to contributing features will follow the design guidelines.

However, beyond these features, there should be flexibility to allow for the park to change and evolve in order to continue serving the community. While the Landmark Ordinance, Chapter 30 of the Denver Revised Municipal Code, requires Landmark design review of all projects on the exterior of a building or site that requires a building or zoning permit, the intent of the designation is for the park to continue to serve for the

community. Additionally, Landmark Preservation does not have purview over vegetation and will not review changes to the natural landscape.

Additional Information: History Colorado, Compass Database file 5DV.187; Everhart, "Edgar Chamberlin Observatory," National Register of Historic Places Nomination Form, 1979.

View of historic fountain, contributing historic feature of Observatory Park.

Address: 2340 S. Josephine St.	Contributing: ☒Yes ☐No
Name (if known): Holland House	Style/Type: Modernist
Construction Date: 1932	Accessory structures: 1-story modern garage (noncontributing)
Theme(s): University Park: Utopian Methodist Suburb on the South Denver Plains	Subcategory: Neighborhood Development by DU Educators and Promoters, Affiliated Organizations and Women; Progressive Architectural Laboratory for Denver

Justification for inclusion in district: The Modernist architectural movement fully arrived in University Park in 1932 with the compact, efficient, and concrete Holland House at 2340 S. Josephine St. (an individual Denver Landmark since 2010). The house is also significant for its association with Mary E. Holland (1874-1956), a social worker who was part of a collation of social services advocates who created DU's Department of Allied Social Services (which later became the DU Department of Social Work).

Mary E. Holland was a noteworthy early female resident of University Park, a social worker who graduated from Michigan State Normal School (now Eastern Michigan University) in 1899, and came to Colorado in 1911. Mary Holland first worked at the Craig Colony, a tuberculosis treatment center in Lakewood, then became a case worker for the Red Cross, and later helped to organize several community centers in Denver. She ran the Colorado Children's Aid Society beginning in 1923, and in 1931 was part of a coalition of social service advocates who created the University of Denver's Department of Allied Social Services (later the DU Department of Social Work). In 1932, Mary Holland commissioned Eugene G. Groves—a forward-thinking architect who patented a system of poured, cast, and reinforced concrete for walls, floors, ceilings, and even interior features—to build her modern, efficient, and sanitary home at 2340 S. Josephine St. The 1-story, modernist concrete house with domed roof was completed in 1933.

By the 1930s and 1940s, University Park residents were experimenting with Modernist architectural trends, boxy volumes highlighted by horizontal bands of windows, and the occasional curved accent or wing for distinction. Part of the Modernist movement, Streamlined Moderne combined the International Style with more curves from pre-World War II Art Deco, popular for buildings from single-family homes through courthouses and factories. The neighborhood's experimentation with materials continued with Eugene Groves' unusual domed, poured, and cast concrete house built for Mary Holland at 2340 S. Josephine St. in 1932.

Additional Information: The property was individually designated as a Denver Landmark in 2010.

Address: 2143 S. Madison	Contributing: ☒Yes ☐No
Name (if known): Fitzroy Place Gardener's Cottage	Style/Type: Shingle
Construction Date: 1892	Accessory structures: NA - this is a contributing accessory building to Fitzroy Place. Refer to 2160 S. Cook St. inventory form for additional information.
Theme(s): University Park: Utopian Methodist Suburb on the South Denver Plains	Subcategory: Original Founders, Residents and Supporters of University Park; Neighborhood Development by DU Educators and Promoters, Affiliated Organizations and Women; Methodist Influences in University Park; Progressive Architectural Laboratory for Denver

Justification for inclusion in district: The Gardener's Cottage dates from 1892, and was part of the original design and construction of Fitzroy Place, the residential estate of prominent Methodist Bishop Henry White Warren (1831–1912) and his influential and wealthy wife Elizabeth Iliff Warren (1844–1920). The cottage, designed by well-known east coast architects Fuller & Wheeler, is also a rare and important example of the Shingle Style of architecture in Denver, and is an essential companion to the two other historic buildings at Fitzroy Place. Currently, an approximately 1.7-acre area (3 different legal parcels) of the original 6.2 acres associated with Fitzroy Place is a designated Denver Landmark (2007) and listed in the National Register of Historic Places (1974). The 12,230-square-foot lot that contains the Gardener's Cottage and which is the subject of this inventory form was not included in those designations.

Henry Warren, a native of Massachusetts and a graduate of Wesleyan University in Connecticut, was a Methodist minister who married Elizabeth Iliff, wealthy widow of Denver cattle merchant John Wesley Iliff, in 1883. Warren became Colorado's first Methodist Bishop a year later. Both were important fundraisers, donors, and supporters of DU. Lizzie Warren co-founded the Iliff School of Theology in 1892, which was initially part of DU and later became a separate institution. The couple's first home in University Park was Grey Gables (2184 S. Milwaukee), completed in 1887 and occupied in 1889. Almost immediately after moving into Grey Gables, the couple started planning a larger residence to house their large extended family and for entertaining purposes. Henry and Elizabeth Warren purchased Block 44 from the Colorado Seminary (and others), and in June of 1892 the couple paid Iliff Hall architects Fuller & Wheeler $1,750 to design their new home. Largely completed in 1892 but not occupied until 1893, "Fitzroy Place" is a sprawling Richardsonian Romanesque-style 2½-story red sandstone mansion, featuring 13 rooms plus baths and 12 fireplaces. The completed estate, including a 2-story Carriage House and this Gardener's Cottage, reportedly cost the Warrens $100,000 to complete. Rudolph Ulrich, a renowned landscape architect who worked with Frederick Law Olmsted Sr. on the design of the grounds for the World's Columbian Exposition of 1893 in Chicago, developed a landscape plan for Fitzroy Place. The December 15, 1892, issue of *The Coloradan* magazine declared

the house "the finest residence in the Park" constituting an entire block of grounds "laid out by one of the most skillful landscape gardeners in the country." City directories evidence a series of servants, maids, cooks, chauffeurs, and other workers living on the estate; this included gardeners George Gaylord in 1911, and Albert Warner in 1928, both of whom likely resided in this cottage. Fitzroy Place (Block 44 of University Park) conveyed to Louise Iliff (1875–1966), Elizabeth's daughter from her first marriage, upon Mrs. Iliff's death in 1920. Louise continued to live there until her death in 1966, when the property conveyed to DU. The University sold Block 44 to the Randall Moore School, which moved its facilities to Fitzroy Place in 1974. The school subsequently changed its name to Accelerated Schools, and later sold off parts of Block 44 for residential development.

The late 19th century Shingle Style applied to this cottage is closely related to the contemporaneous Richardsonian Romanesque style, with both of these American styles relying on simple indigenous materials to achieve a strong visual and picturesque effect. Richardsonian Romanesque architecture is characterized by heavy, rock-faced stone and round masonry arches as seen on the primary residence at Fitzroy Place, while the hallmark of the Shingle Style is the extensive use of wood shingles on roof and wall surfaces as evidenced on this cottage. The Fitzroy Place Carriage House, which is situated between these two buildings, exhibits features from both styles. The Richardsonian Romanesque and Shingle Styles are closely related in terms of their use of natural materials, application of simple construction techniques, and lack of additional applied ornament (in contrast to the popular Queen Anne style of this period). The steeply gabled roof, and sculpted cut-out arched eaves found on the quaint Gardener's Cottage are also characteristic of the Shingle Style. The three buildings present themselves as a grouping, with the rounded arch on the south side of the Gardener's Cottage relating back to the arched openings of the primary residence. (For more information refer to Scully, Vincent J. Jr., *The Shingle and The Stick Style*, New Haven: Yale University Press, 1973).

Several sources including the Denver Assessor and the "Fitzroy Place" National Register of Historic Places form incorrectly provided the date of this cottage as 1900. Several early photographs (below) dating from 1892 through 1895 clearly show the cottage's presence.

Additional Information:

Image of Fitzroy Place featured in J.D. Dillenback's December 15, 1892, issue of The Coloradan *Magazine. This view is looking northeast from S. Cook Street. The Gardener's Cottage is on the left. The Carriage House is hidden from view by the main house.*

Image of Fitzroy Place from Spring 1895, Iliff Family Scrapbook, DU. This view is looking east from across S. Cook Street. The residence is shown on the right, Carriage House in the middle, and Gardener's Cottage on left.

Address: 2112 S. Milwaukee St.	Contributing: ☒Yes ☐No
Name (if known): Kimball Residence	Style/Type: Foursquare with Federal Revival influences
Construction Date: c.1903	Accessory structures: 1-story modest older garage (noncontributing)
Theme(s): University Park: Utopian Suburb on the South Denver Plains	Subcategory: Neighborhood Development by DU Educators and Promoters, Affiliated Organizations and Women; Methodist Influences in University Park; Progressive Architectural Laboratory for Denver

Justification for inclusion in district: This house is significant as a prominent 2-story house on Professors Row, for its association with the Kimball family, and for its Federal Revival stylistic influences. While the Denver Real Estate Assessor Records list the date of the house as 1896, a review of early photographs, U.S. Census Records, and other documents suggests the house more likely dates from 1903. While no building permit records were located, the house is shown on the 1905 *Baist Maps* for Denver.

The parcel was purchased by Martha Nutter Kimball (1875-1962) in 1903, and the house was most likely constructed later the same year. Martha was residing in the house by 1904 with her parents, George L. Kimball (1839-1911) and Fally A. Kimball (1844-1918), and her brother George D. Kimball (1868-1936). They were all Methodists, with both Martha and George D. graduating from DU. They became members of Trinity Methodist Episcopal Church upon their arrival to Colorado about 1889, and later joined University Park Methodist Church. Martha was an early female graduate of DU, who served as vice president of her graduating class in 1898. Martha served as a teacher at several local public schools including Denver Manual High School (1906-1907), and Denver South Side and South High Schools (1908–c. 1938); she also taught Sunday School at University Park Methodist Church for many years. George D., who served as manager of Rugby Fuel Corporation, served on the DU Board of Trustees and as treasurer of the DU Alumni Association and chairman of the DU Athletics Council; he also sat on the building committee for University Park Methodist Church, completed in 1928, and was appointed auditor of the State Industrial Commission in 1915. George L. owned Kimball Red Sandstone Company that reportedly supplied University Park with its early sandstone sidewalks. He transitioned into mining, renaming his company the Free American Gold Company in 1899. George L. ran unsuccessfully for governor of Colorado on the National Party ticket in 1896, and for secretary of state on the Prohibition Party ticket in 1910 while residing in the home. Like many other

University Park homes, several DU professors, faculty, and students boarded in the home over the years, including professor John P. Koehler from 1908 to 1909. Kimball family members resided in the house until at least 1940. The house conveyed to Dorothy F. and Charles H. Haines Jr. in 1947, the year after Grace P. Kimball (widow of George D. Kimball) died.

The house is an early example of a house exhibiting Colonial Revival (more specifically Federal Revival) style architectural details in University Park, and for Denver. Most Colonial Revival examples in Denver date from the 1910s and 1920s. While the residence is a hipped-roof box with offset porch similar to early Foursquares in the neighborhood, this example is dressed with an intricate brick dentil belt course and tri-partite main floor window reflecting Federal Revival influences.

Additional Information: Report of the Rev. Henry A. Buchtel, Pastor Trinity Methodist Episcopal Church, Denver, Colorado, 1886-1891; 1938 *S.S. SoHiAn* Yearbook, South High School; *The Denver Clarion*, University of Denver, October 2, 1924, Oct. 22, 1925, January 13, 1927, and March 19, 1927; *Denver Times*, November 10, 1899; "Centennial Year: History of the University Park Methodist Church, 1894-1994"; *The Daily Sentinel*, Grand Junction, Oct. 30, 1896, *Windsor Colorado Beacon*, Nov. 5, 1910.

Address: 2300 S Monroe	Contributing: ☒Yes ☐No
Name (if known): Bettray-Henderson House	Style/Type: Tudor Revival Mansion, Converted from Farmhouse
Construction Dates: 1912, 1929	Accessory structures: 1-story extensive historic garage and perimeter brick walls (both c. 1929) (contributing)
Theme(s): University Park: Utopian Suburb on the South Denver Plains	Subcategory: Original Founders, Residents and Supporters of University Park; Progressive Architectural Laboratory for Denver

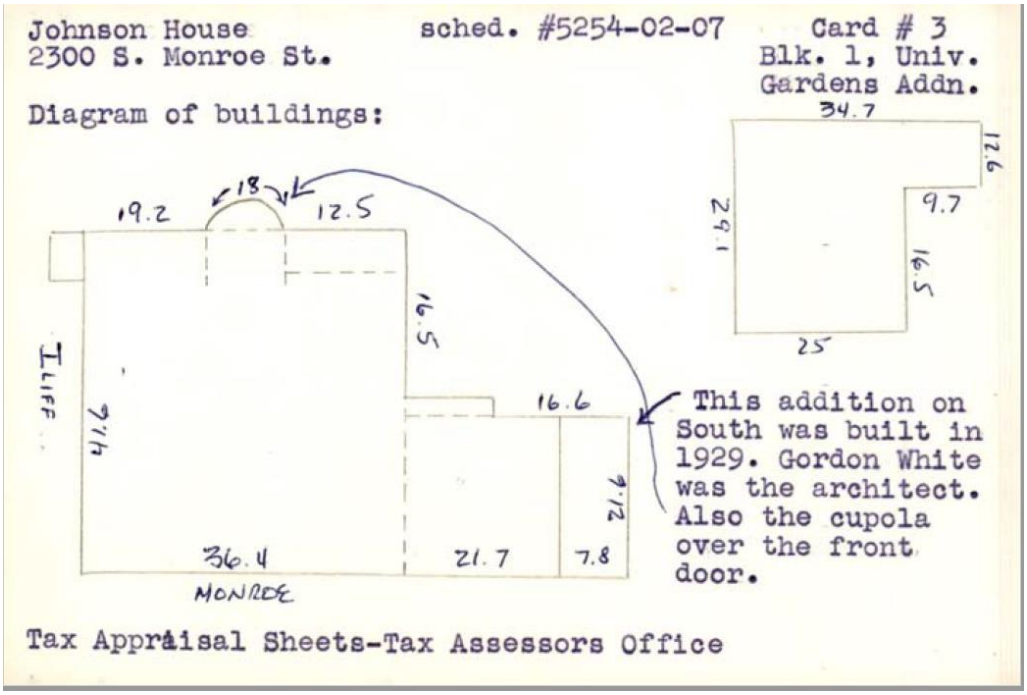
Justification for inclusion in district: This property is significant as a rare early 20th century house surviving on an expansive 0.5-acre tract in University Gardens, the original subdivision of 5-acre garden lots platted by DU trustees John H. Babcock and Franklin Millington in November 1885 just southeast of University Park. The pastoral "University Gardens" subdivision was intended to attract settlers, farmers, and investors who would benefit from a location proximal to the new Hilltop DU campus, with irrigation rights to the High Line Canal. While early settlement was sparse in this area of the neighborhood for many years, early residents Frederick and Lena Bettray built a house here in 1911, evidencing the potential for remote living near the DU campus. The 0.5-acre tract with its mature vegetation is the largest surviving land-holding associated with University Gardens. The house's survival as a 1912 farmhouse converted into a high-style Tudor Revival mansion by well-known Denver architect Gordon White in 1929 is also significant. This is one of the largest historic houses in the neighborhood, situated at a high-profile corner at S. Monroe and E. Iliff Ave.

In February 1885, John Babcock, DU promoter and Methodist, purchased 160 acres at the southeast quarter of Section 25, Township 4 (the area bound by E. Iliff and E. Yale Avenues on the north and south, and S. Steele Street and S. Colorado Boulevard on the west and east). Babcock acquired the land along with accompanying High Line Canal water rights from the Platte Land Company, the "English" company that had just completed its 71-mile irrigation canal from the South Platte River two years earlier. When Babcock platted the 80-acre University Gardens and the First Addition to University Gardens in 1885 and 1886 respectively, he was betting on access from the canal and the success of DU's adjacent 320-acre University Park Colony, platted several months after University Gardens in the Spring of 1886. From the High Line Canal that ran to the east/southeast, Babcock built a lateral and directed his water west along E. Iliff Avenue with connections toward the south to reach his new subdivision. Located at the far southeastern limits of the town of South Denver (1886)

and 0.75 mile east of the new Hilltop campus, University Gardens did not achieve its aspirational goals with only intermittent water from the High Line Canal. By the 1930s, only a few agricultural settlers had located on the garden lots in University Gardens/First Addition to University Garden, with much of this land remaining undeveloped and re-platted for modern subdivision tracts after World War II. However, a few early settlers in University Gardens, like the Bettrays and later the Taylors, evidenced the benefits of a large lot near the DU campus.

Jonathon and Elizabeth Bowman, both English immigrants, lived on Block 1 of University Gardens by at least 1892, with Jonathon listed in Denver city directories as a gardener. The 1905 Baist Map of Denver shows 4 buildings on the 5-acre plot, suggesting that the Bowman's were farming the land. In 1907, Elizabeth Bowman (widow) sold the property to Lena Bettray (1862-1930), wife of Frederick W. (or Friedrich) Bettray (1852-1918). Fred is listed in city directories as a confectioner and a taxidermist during the years he and his wife owned this property. In December 1911, Lena obtained a building permit for a 32' by 40' brick 1-story residence, valued at $3,000 (permit #2349); the builder was C.B. Maxey. It is likely that the Bettray family was also conducting some farming on the property.

In 1922, Lena sold the 5-acre tract to George A. Henderson, whose daughter Mildred H. Taylor and husband William L. Taylor converted the modest farmhouse into a large 2-story Tudor Revival mansion 7 years later. In 1929, the Taylors hired architect Gordon D. White to extend the home to the south, and adapt it to the style of an English country home, complete with conical tower, half-timbering, multi-lite windows, and a large brick exterior chimney on the east elevation. The property's 5-acre garden tract remained intact until the 1940s, when subsequent owners began selling off land to the south and east of the remaining 0.5-acre parcel. The brick perimeter walls most likely date from the 1929 remodeling, and are considered contributing.



Above: Denver Tax Assessor's Office file on 2300 S. Monroe Street. Source: Norgren, Barbara. Johnson House Inventory Record, File 5DV.727, History Colorado Compass Database, November 1982.

Additional Information: See reference above.

Address: 2111 S. St. Paul	Contributing: ☒Yes ☐No
Name (if known): Frederick Walter House	Style/Type: Queen Anne
Construction Date: 1891	Accessory structures: No
Theme(s): University Park: Utopian Suburb on the South Denver Plains	Subcategory: Original Founders, Residents and Supporters of University Park; Neighborhood Development by DU Educators and Promoters, Affiliated Organizations and Women, Progressive Architectural Laboratory for Denver

Justification for inclusion in district: The residence is significant as an early house in the neighborhood attributed to Frederick A. Walter, a contractor who built several early homes in University Park. It is an elaborate example of Queen Anne architecture in the neighborhood, complete with conical tower and wooden shingles on the upper level and front gable.

Records are somewhat unclear on the origins of the house, but the Denver Assessor lists the date as 1891, which corresponds with historic photographs and other available records. According to local historian Don D. Etter in his *Denver University Park*, "Frederick A. Walter, a general contractor, built and then occupied the house for several years." The 1892 Denver city directories list Walter as a contractor living at this location. He is also listed as both a "contractor" and "cabinet maker" in the business section of that year's directory. City directories also show Walter living in the house in 1893 and 1894. Walter was the contractor for the Herbert and Fannie Howe House of 1892 (2201 S. Fillmore), and was reportedly general contractor for Fitzroy Place, the substantial 1892 home of Bishop Warren and Elizabeth Iliff Warren (2160 S. Cook St.). After 1900, a number of DU students, lecturers, and faculty resided in the house, similar to other homes in the neighborhood. The parcel consisted of four lots until 1938, when two lots on the south side were sold. A c. 1893 photo shows what appears to be a carriage house on these two lots. The house conveyed to Samuel H. and Edith L. Alexander in 1923; Samuel Alexander was a mining promoter and investor.

Additional Information:

Photo: Courtesy of DU Archives, c. 1893

Address: 2261 S St. Paul	Contributing: ☒Yes ☐No
Name (if known): Pigott-Maxwell House	Style/Type: Storybook Style/Tudor Revival
Construction Date: 1924	Accessory structures: No
Theme(s): University Park: Utopian Suburb on the South Denver Plains	Subcategory: Neighborhood Development by DU Educators and Promoters, Affiliated Organizations and Women; Progressive Architectural Laboratory for Denver

Justification for inclusion in district: This 1924 house is significant for its association with Leslie James Pigott (1894-1925), publicity director for DU, as the home of George Maxwell (1896-1947), a DU administrator and professor of Religion, and for its whimsical and unusual Storybook Style architecture.

In 1924, Leslie James Pigott applied for a permit to build a 1-story brick house with half basement and stuccoed garage for an estimated cost of $4000. Mr. Pigott and his wife Gladys, an art teacher at Byers Junior High, lived in the house by at least December 1924, although conveyance of the lots from the Colorado Seminary to Leslie was not formally recorded until April 1925 (which may be why the Denver Assessor lists the construction date as 1925). When World War I broke out in Europe, Michigan native Leslie joined the Canadian Expeditionary Forces, serving overseas with one of the earliest detachments, discharged in 1915 after he was wounded. Once recovered, he joined the French ambulance service, and when the United States entered the war in 1917, Leslie enlisted in the American Expeditionary Forces and served until January 1919. A journalist by trade, Leslie worked for the *Philadelphia Public Ledger*, the *Detroit Free Press*, the *Chicago American*, and the *Detroit Times*. He came to Denver in 1921 and worked as managing editor of the *Denver Express*. He was appointed publicity director for the University of Denver in December 1924, then state editor for the *Denver Post*, and finally, publicity director for the Denver Chamber of Commerce in September 1925. Unfortunately, the couple's residency in their new home was cut short when Leslie died of a heart attack, exacerbated by battle injuries, in late December 1925.

Prior to his death, Leslie sold the property in April 1925 to Dean Babcock (1888-1925), a trained civil engineer who also studied art in New York with Robert Henri and became a well-known wood-block artist. When the U.S. entered World War I in 1917, Dean was assigned to park planning in Rocky Mountain National Park, thus becoming one of the first rangers there, in 1920 designing the park's iconic log Fall River Entrance building/structure (not extant). The house changed hands again in 1927, and from 1931–1933 was rented to George L. and Eva B. Maxwell. George (1896-1947) came to DU as an associate professor of education and religion

in 1929, and by 1930 was promoted to be the university's director of religious activities. In 1934, he resigned from DU to take another position, but in 1944 he returned to DU as the dean of Administration and served in that position until his death three years later.

The house is a fine example of the Storybook Style, a 1920s fad that produced buildings with medieval and romanticized features, such as thatched roofs, half-timbering, and curving roof and wall shapes. This style originated with young American soldiers, like Leslie James Pigott, who wanted to recreate the romantic architecture they had seen in rural France while serving in World War I. Storybook houses share much in common with Tudor Revival and French Eclectic styles, also based on European precedents.

Additional Information: "History of 2261 South Saint Paul," Joyce L. Redwillow (undated); "City Newspaper Man Named Publicity Head," *The Denver Clarion*, December 4, 1924.

Address: 2180 S. University	Contributing: ☒Yes ☐No
Name (if known): University Park Methodist (Episcopal) Church	Style/Type: Collegiate Gothic/Gothic Revival
Construction Date: 1928; additions 1953, 1963, 2000	Accessory structures: No
Theme(s): University Park: Utopian Suburb on the South Denver Plains	Subcategory: Neighborhood Development by DU Educators and Promoters, Affiliated Organizations and Women; Methodist Influences in University Park; Progressive Architectural Laboratory for Denver

Justification for inclusion in district: The University Methodist (originally Methodist Episcopal) Church building is significant as the first permanent Methodist place of worship in the Methodist-founded University Park neighborhood, and is strategically located at the northeast corner of S. University Boulevard and E. Warren Avenue, across the street from DU's University Hall and Iliff School of Theology. The building's Collegiate Gothic architecture is also noteworthy, reflecting its connection to the adjacent DU campus.

Despite the formation of University Park by Methodists in 1886, the community did not build a free-standing Methodist sanctuary until this building was constructed in 1928. As early as 1891, a small neighborhood congregation met as a Sunday School group at the Evans Store (2084 S. Milwaukee Street). The neighbors formed the University Park Methodist Episcopal Church in 1894, meeting in DU's University Hall, and later in DU's Buchtel Chapel (only one tower extant in 2022) after its completion in 1917. Sunday school classes continued to be held in University and Iliff Halls. Initially, Reverend Ammi B. Hyde, a DU professor, was appointed as part-time pastor. The first six pastors were either professors at DU or the Iliff School of Theology, or students of the latter. In 1927, the congregation purchased lots 17 through 28 in Block 36 of University Park. These efforts were led by a women's "Sunday Class" and related Ladies Aid that acquired Lots 17 through 22. The men of the church purchased lots 23 through 28, assisted by the women's Sunday Class fundraising efforts.

The University Park Methodist Episcopal Church sanctuary was completed and occupied in 1928. The clean-lined Gothic Revival style sanctuary of structural red brick is oriented with the altar at the south end, resulting in the original main entry porch and tall pointed-arch art-glass windows on the west side facing DU. The 1928 Methodist sanctuary's architect, Walter H. Simon, had worked for the Fisher & Fisher firm in Denver and opened his independent practice in 1925. Since his design

coincided closely in timing with development of DU's Margery Reed Mayo Memorial Hall (completed 1929), the choice of similar Collegiate Gothic styling provided a coordinated vision between DU and University Park, and a pleasing historical link between the two. The raised 2½-story education and office wing at the north end is Collegiate Gothic style in simple details of contrasting creamy terra cotta lintels and sills framing banks of tall narrow 10-lite casement windows. Denver architect Ralph Peterson (History Colorado 2020, Kirk 2006:1,5) designed the 1953 extension to the east in similar Collegiate Gothic style. A growing population in South Denver after World War II led to the need for a larger sanctuary by the early 1960s. The new sanctuary and pointed Gothic arch arcade connecting the two main church buildings were designed by Denver architects Richard Williams and Arthur Auburn, completed in 1963, and are contributing to the overall significance ; the new sanctuary is a modern interpretation of the Gothic Revival style, with corner bell tower, buttresses, and main gabled roof. A north entrance and elevator were added to the complex in 2000. For purposes of this designation, the complex is viewed as one primary building given that the two sanctuaries and additions are all connected.

In 1913, the Church sponsored Boy Scout Troop #5, and in 1994, the Church reported that it was the longest continuous troop under a single sponsorship west of the Mississippi River. The church formed the Methodist Student Foundation in 1945. The 1928 sanctuary, now Wasser Chapel, was listed in the Colorado State Register of Historic Places in 2007.

Additional Information: "Methodist Church Consecrated," *The Denver Post*, December 14, 1963; "University Park Methodist Church," Fiftieth Anniversary Sunday, 1894-1944, program from Sunday, November 19, 1944 (Church Pamphlet); Kirk, Donna. "University Park Methodist Episcopal Church," Colorado State Register of Historic Places Nomination Form, Site 5DV.10354, 2006.

2021 Photos of 1963 sanctuary with bell tower (left), and pointed arch arcade connecting the 1928 and 1963 sanctuaries (bottom)