

Olinger Corporation  
1429 Champa Street  
Main 7303

Page 5

Really *live* at ~  
**Wellshire Park**

**I**N your fondest dreams you have often pictured the home you would build some day.

It was up on the rolling hills. Standing on your veranda you had an unobstructed view of the mountains and the nearby city.

This dream home was in a beautiful location. The streets were winding, the parkings were wide and planted with flowers and trees.

There you saw the ideal conditions and environment in which you longed to raise your family and meet your friends.

You can realize your dream home in beautiful Wellshire Park.

Really *live* at ~  
**Wellshire Park**



**T**HIS beautiful residential subdivision—this “place of homes”—is only a seventeen minute drive by boulevard from the heart of Denver’s business district.

In it you may revel in all the beauties of nature enhanced by the art of master landscape gardeners and designers.

From its rolling hills laid out with winding drives, you get a magnificent view of the mountains and Denver.

The charms of rural life, together with all the desirable advantages of the city, are yours in this garden spot.

Enjoy God’s great out of doors at Wellshire Park.



Page 2

Page 3

Front Cover and select pages from “Really Live at Wellshire Park,” a promotional brochure for the Wellshire Park Subdivision, c. 1925

This page meant to be blank

Rocky Mountain News, April 15, 1927, p. 3

# DENVER RESIDENTIAL PROJECT TO COST \$3,000,000 ANNOUNCED



**PURCHASERS** of *Welshire Park* in a \$3,000,000 development deal announced Thursday are shown here. Above are Franklin P. Wood, left, and Eugene Weber, of the firm, Wood & Weber Inc., consulting engineers who purchased the tract. Below is Albert Wood, Detroit architect who will be associated with Wood and Weber in the project.

## Welshire Park Purchased By Wood and Weber; Work Starts Soon

A \$3,000,000 development project, involving the purchase of *Welshire Park* from the Associated Industries by Wood & Weber, Inc., local consulting and construction engineers, was announced Thursday. The project calls for an initial outlay of \$3,000,000 for development of the 430-acre tract into an exclusive residential district for home owners with a mini-

mum restriction placed on residences of \$10,000. The project is expected to involve an ultimate expenditure of between \$10,000,000 and \$12,000,000. The name of the tract has been changed to *Nyden Park*, a coined word meaning "near Denver." No lots will be sold for speculation purposes and no houses will be constructed for renters, according to Franklin P. Wood, of Wood and Weber.

### Must-Built in Two Years

"Persons buying lots will be required to build within two years after purchase," Wood said. "In this way we hope to eliminate purchase of lots for speculation and also to insure every resident a home owner."

Associated with Wood and Weber is Albert Wood, widely known architect of Detroit, who was Henry Ford's personal architect for a number of years and who designed the Henry Ford hospital in that city.

He will design all residences to conform with the general landscape scheme which will be worked out by S. E. De Boer, Denver landscape architect who already has made preliminary surveys and plans for *Nyden park*.

A unique feature of the park will be a central power plant which will supply heat, light, gas and electric refrigeration to each residence in the tract. The *Nyden Park* manager will keep all sidewalks and roads clear and will care for the lawns and remove garbage.

### Streets to Be Winding Drives

"Two modern tendencies will be catered to in planning *Nyden Park*," Wood said. "We will appeal to those who prefer living in an apartment by furnishing every imaginable service to residents and we will also have an appeal to those who desire to get away from the city and into the country. Alleys, as such, will be eliminated."

"Lots will be staggered in order that no house will be directly in front of, or to the rear of any other home. The streets will be laid out as winding drives and with landscaping as planned the whole district will give the appearance of a park."

## SNOW TO ATTEND COOKING SCHOOL

Thursday, With Many New Appearing

Rocky Mountain News, September 19, 1929, p. 3

# WELLSHIRE LAND TO BE AUCTIONED

## Holdings of Associated Industries Subsidiary Will Be Sold on Oct. 24

Two tracts of land, comprising 430 acres, belonging to the Wellshire Park Corporation, a subsidiary of the defunct Associated Industries, Inc., will be disposed of at a public sale Oct. 24.

Frank McLaughlin, federal bankruptcy referee, announced date of the sale yesterday in granting a petition filed by David B. Sauve, federal trustee.

Contract holders who purchased small parcels of land in the two tracts will have until Wednesday to file objections to the sale and claims for equitable liens, McLaughlin said.

A hearing on any such claims will be held Oct. 2. Most of the contract holders have defaulted on their payments, Sauve asserted.

One of the two tracts, consisting of 190 acres, has an appraised value of \$80,540 and is encumbered with a mortgage for \$53,000, held by a Manchester, N. H., bank.

Appraisal value of the other parcel of 240 acres is \$122,500. Roscoe B. Morton holds a mortgage for \$80,000 on this tract.

Proceeds from the sale will be used, Sauve said, to pay mortgages, taxes and unsecured claims, the majority of which are held by the Associated Industries, Inc.

# L. C. Fulenwider Dies, City Realty Leader

Lloyd C. Fulenwider, 71, prominent Denver realtor, died Wednesday night at his home, 1160 Race street, after a heart attack.

He was the president of L. C. Fulenwider, Inc., and the Box Elder Farms company and was noted for handling farm and land dealings and estate matters.

Born Feb. 21, 1878, in Jackson county, Mo., he was graduated from the University of Missouri at Columbia. He came to Denver in 1902 and entered the real estate business. By 1904 he headed the Globe Realty company and later established his own firm.



LLOYD C. FULENWIDER.  
Heart attack fatal.

He married the former Nellie Jeffers here in 1909.

He was a past president of the Denver Board of Realtors and active in organization of the American Institute of Farm Brokers of the National Association of Real Estate Boards. He was one of the instigators in the move that led to licensing of Colorado real estate brokers some years ago.

He was a member of St. John's Episcopal cathedral, the Denver club, Cherry Hills Country club, Rotary, the Albert Pike lodge No. 117, A. F. and A. M., and Colorado Consistory No. 1. He helped to found the former Wellshtre Country club, now a municipal golf club.

Surviving are his wife; a son, L. Calvin Fulenwider of Denver; a daughter, Mrs. Frances Hepp, who will return for the funeral by air Sunday from Germany, where she resides with her husband, and three grandchildren.

## Court Halts Resentencing Of Prisoners

The supreme court put a temporary stop to release of prisoners from the penitentiary on a disputed legal technicality late Wednesday afternoon.

It ordered three hearings in Denver district court held up and instructed the court to show cause before June 1 why the hearings should be held at all.

Three prisoners, convicted in Denver on confidence game

This page meant to be blank

—ROCKY MOUNTAIN NEWS—  
Denver, Colo.

# Civic and Mortuary Leader George W. Olinger, 72, Dies



George W. Olinger.

George W. Olinger, son of the founder of Olinger Mortuaries, died Tuesday at Presbyterian Hospital after a 10-day illness. He was 72.

He was a noted boys' leader and real estate developer.

He also was president emeritus of Olinger Mortuaries.

Funeral services will be held at 2 p.m. Saturday at Central Presbyterian Church. Entombment will be in Tower of Memories, Crown Hill.

Born Feb. 22, 1882, in Santa Fe, N.M., he came to Denver with his parents, Mr. and Mrs. John W. Olinger, when he was 8.

The senior Olinger founded the first Olinger Mortuary in 1890 at Fifteenth and Platte sts. and George began working there at 15.

After his father's death in 1900,

George Olinger became a partner with his mother, Mrs. Emma Olinger. After her death in 1932, George took complete control.

He founded and was first president of National Selected Morticians, now a nationwide organization.

In 1930 he expanded the organization by leasing a building at Speer blvd. and Sherman st. The Magnolia st. and Englewood branches were added in 1952 and 1953.

Mr. Olinger founded Highlander Boys in 1916. He was instrumental in construction of Temple of Youth which is now the State Armory. He was a founder of Geneva Glen Camp and donated the land site.

A former Rotary district governor, he was director of boys' work for Rotary International.

In the early 1920s, he became interested in real estate development and started Wellshire, Bon-

nie Brae, Indian Hills areas as well as Crown Hill Cemetery. He returned to the mortuary business in 1925.

Mr. Olinger was married to Margaret Flagg 50 years ago in Denver.

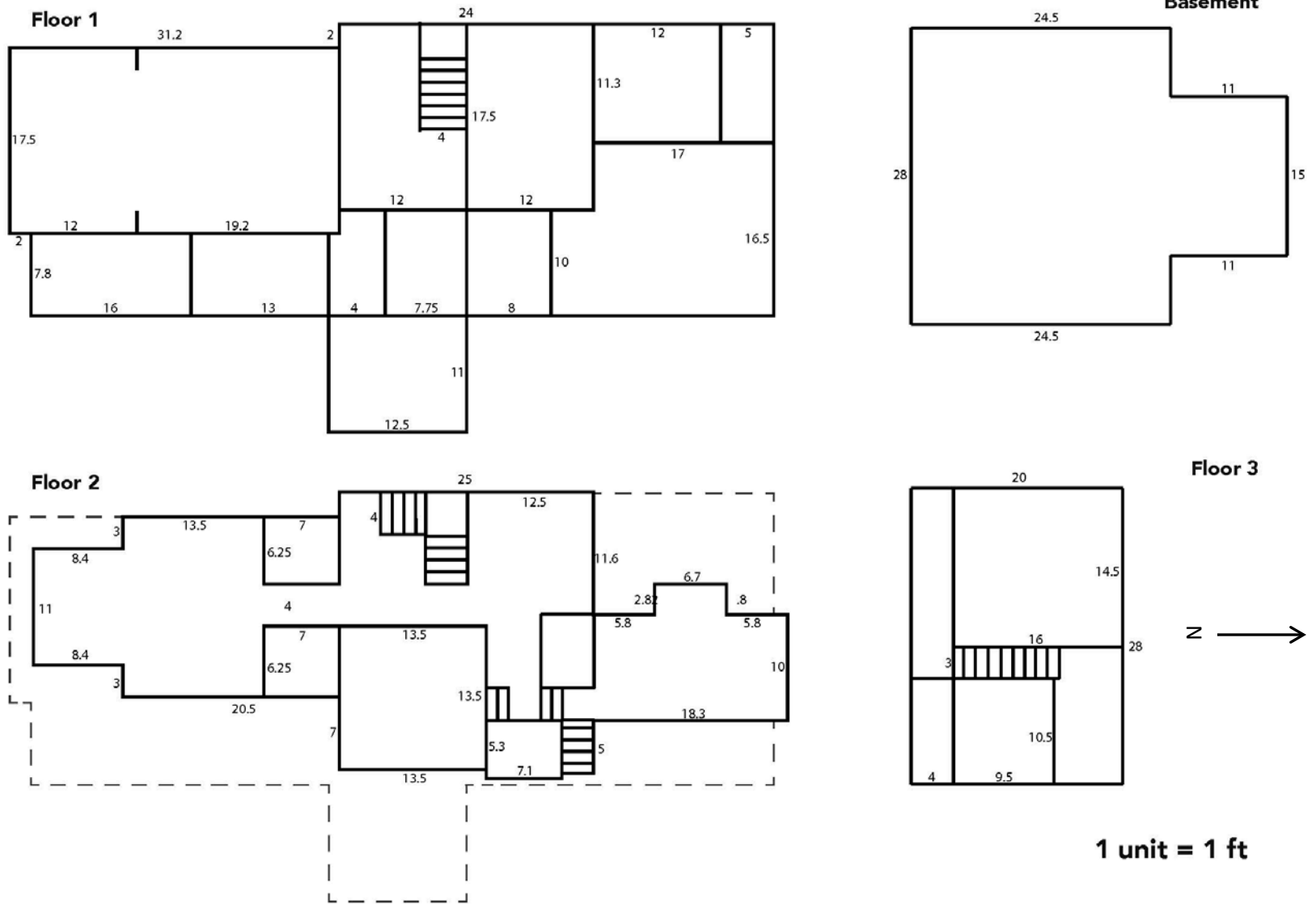
He lived at W. 29th and Wads-

worth aves. and was a member of Central Presbyterian Church and Denver Athletic Club.

Surviving in addition to his wife are a daughter, Mrs. Gwendolyn Van Derbur of Denver; a son, George W. Jr. of Laguna Beach, Calif., and seven grandchildren.



## Approximate Interior Layout



2018 Drawing. (Excludes c. 1970 shed porch addition on north corner of west façade)

Courtesy of PPG Homes



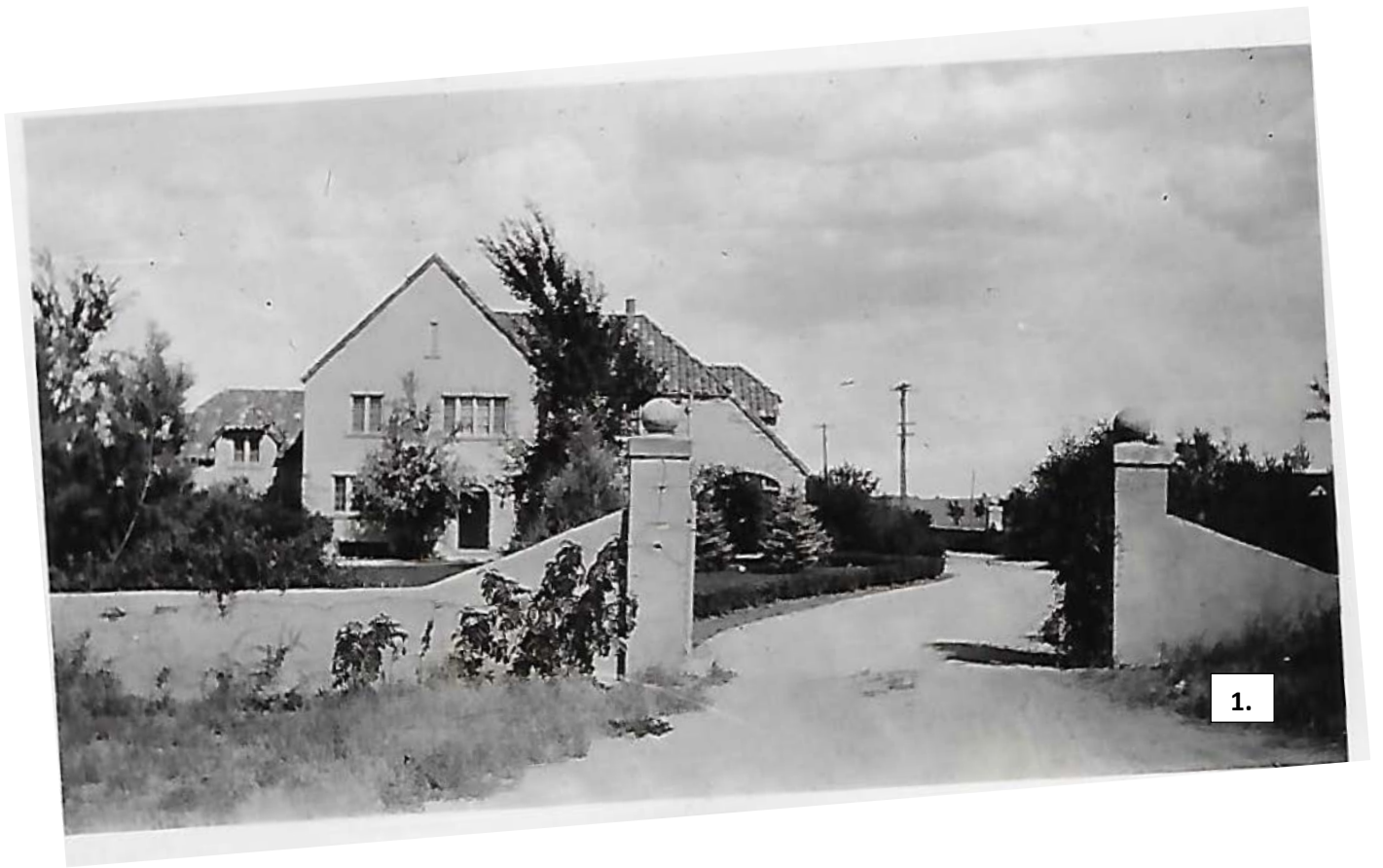
### 11. Photographs

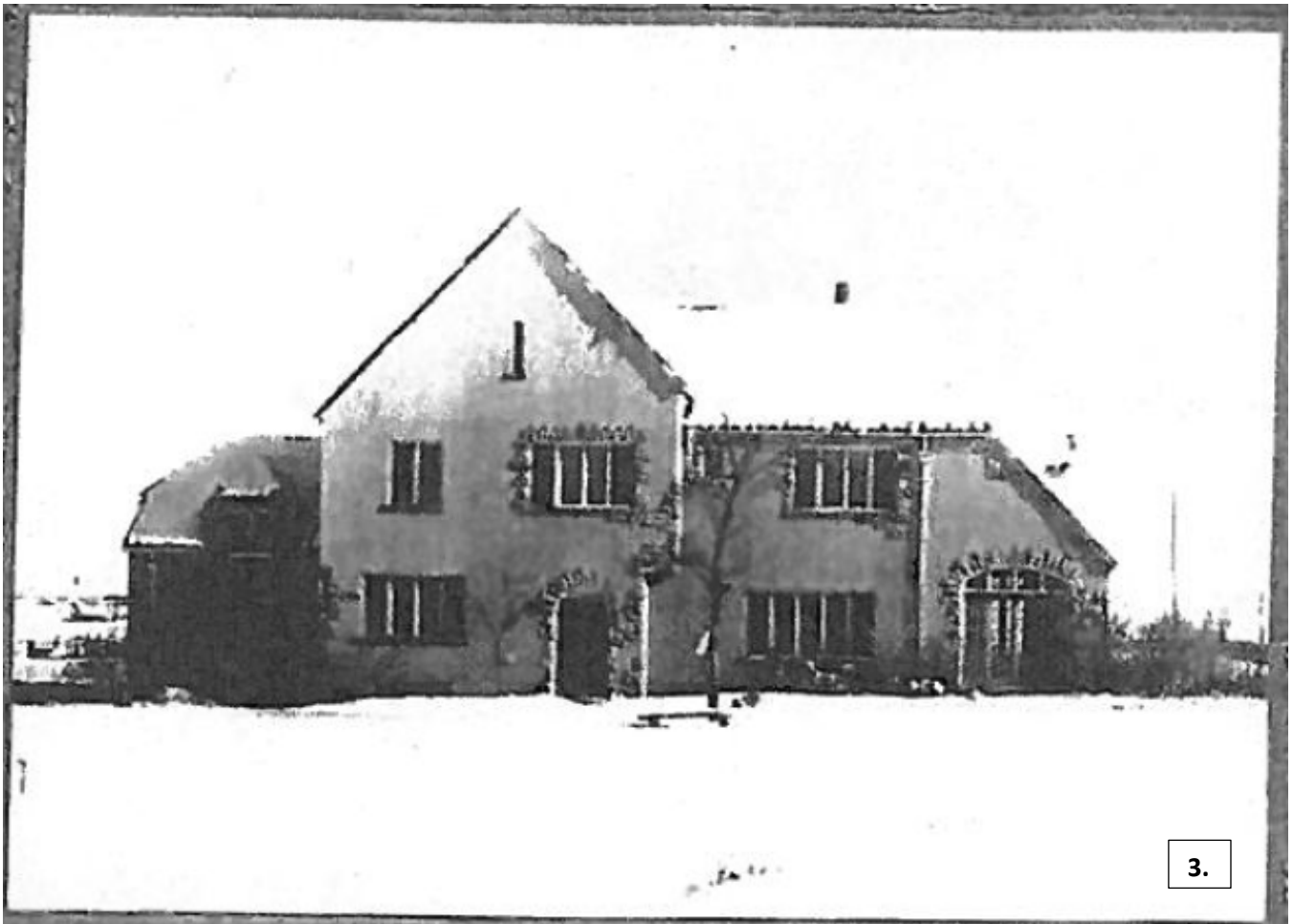
Attach at least four (4) 5x7 or larger color photographs showing the views of the property from the public right of way(s) and any important features or details. If available, attach copies of historic photographs of the structure.

#### **CAPTIONS, 5x7" photographs following:**

1. 2900 South University Boulevard\_facing E\_view from South University Boulevard of the house façade and stuccoed-brick perimeter wall with entry drive-through gates\_c. 1935\_Yeager Family photograph, courtesy Judy Gay Yeager Airheart.
2. 2900 South University Boulevard\_facing E\_view from South University Boulevard of the house façade and stuccoed-brick perimeter wall with entry drive-through gates \_ March 2018\_Square Moon photograph.
3. 2900 South University Boulevard\_facing E\_view from South University Boulevard of the house facade\_c. 1935\_Yeager Family photograph, courtesy Judy Gay Yeager Airheart.
4. 2900 South University Boulevard\_ facing E\_view from South University Boulevard of the house façade, c. 1970 wood shed addition at left \_March 2018\_Square Moon photograph.
5. 2900 South University Boulevard\_facing NW\_view from next-door lot along East Bates Avenue\_c. 1935; wall-corner column topped by ball at right is in Photograph 9\_Yeager Family photograph, courtesy Judy Gay Yeager Airheart.
6. 2900 South University Boulevard\_facing NW\_south and east elevations of house from back yard, showing c.1940 rear 1-story addition and southeast porch infill c.1960\_March 2018\_Square Moon photograph.
7. 2900 South University Boulevard\_facing WNW\_view from back yard of east elevation\_c. 1935\_Yeager Family photograph, courtesy Judy Gay Yeager Airheart.
8. 2900 South University Boulevard\_facing W\_east elevation of house from alley east of stuccoed-brick perimeter wall\_March 2018\_Square Moon photograph.
9. 2900 South University Boulevard\_facing NNW\_east elevation of house and single metal Butler outbuilding, from "alley" east of stuccoed-brick perimeter wall; wall-corner column topped by ball at left is in Photograph 5\_March 2018\_Square Moon photograph.
10. 2900 South University Boulevard\_facing SE\_north elevation and west facade of house from north side yard, showing c. 1940 garage infill, and c. 1960 and c. 1970 additions\_March 2018\_Square Moon photograph.
11. 2900 South University Boulevard\_facing SE\_dormer on north wing, from north side yard\_March 2018\_Square Moon photograph.
12. 2900 South University Boulevard\_facing N\_south elevation of house from south side yard\_March 2018\_Square Moon photograph.
13. 2900 South University Boulevard\_facing E\_front (west) door, note stone accents and bottom of lamp at upper right, and door hardware\_c. 1935\_Yeager Family photograph, courtesy Judy Gay Yeager Airheart.
14. 2900 South University Boulevard\_ facing E\_front (west) door, note stone accents and lamps at right and left of door\_March 2018\_Square Moon photograph.

15. Photograph between 1905 and 1910 facing SW at “Skeel Reservoir” (dam at right) created from High Line Canal (berm at left), on southeast quadrant of Section 36 of Township 4S, Range 68 West, Sixth Meridian, on site of current Wellshire Golf Course. Courtesy Denver Water, High Line Canal collection, Album 85, p. 24, #9-254.
16. Design for “Well Head and Sweep” by McCrary, Culley & Carhart, Landscape Architects, April 1923. File No. 260-1, from McCrary, Culley & Carhart collection, Denver Public Library.
17. Wellshire Park Clubhouse\_facing N. Between 1936 and 1940. Courtesy Denver Public Library, X-20338.
18. Wellshire Park Clubhouse\_facing W\_April 2018\_Square Moon Photograph.













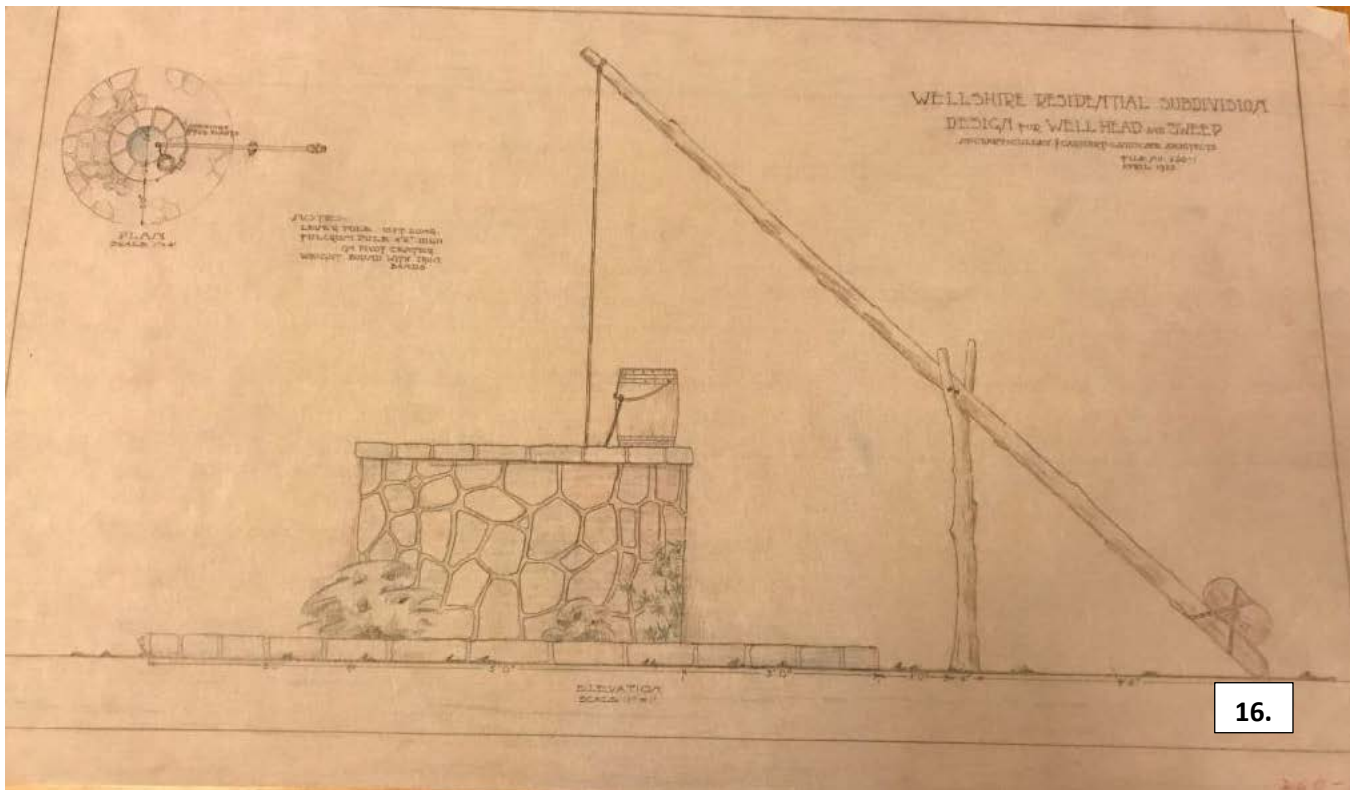




13.



14.





17.



18.

**13. SiteMap**

An overall site plan should be included graphically depicting the building, the location of other significant site features and the boundaries of the designation. (Google Earth 2018, below)



*Site Map of 2900 S. University Avenue Property*

- Additions/Alterations Key:**
- a. Enclosure of original garage, c. 1930
  - b. Rear (East) one story addition, c. 1940
  - c. Rear porch enclosure, c. 1960
  - d. Addition on northwest corner of house, c. 1960
  - e. Wood shed addition, c. 1970