



Structure for Preservation Designation Application Information

Preparing and Filing Your Application:

Please complete each section of the application. The application must be typed. Use paper no larger than 11”X17” for supplemental information. Once complete, please submit to Landmark Preservation Commission, 201 West Colfax Avenue Department 205, Denver, Colorado 80202. If you have questions about the application or designation process, please contact Landmark Preservation staff at landmark@denvergov.org or 720.865.2709.

This form is for structure designation only. Please review the Designation Types Policy or contact Landmark Preservation staff if you are unclear whether you should be applying for a district, or structure designation. A structure is defined as one or more of the following:

- A primary historic building and any closely associated accessory structures such as garages, sheds, barns, etc. The primary structure and accessory structures can be located on the same or separate legal parcel
- A series of attached structures or subcomponents joined by shared party walls or structural components, and which are unified in original design intent and construction
- Pavilions, grain elevators, canals and bridges, as well as objects such as fountains, monuments and statuary

Designation is a five step process that takes approximately 120 days from the time an application is submitted to the Landmark Preservation Commission

1. Set a preliminary application review with Landmark Preservation staff. This meeting will be a review of the draft designation application to advise what additional research may be needed. Additional information will be provided regarding the designation process and guidance to improve and strengthen the application.
2. Submit the completed final application along with required fees to Landmark Preservation.
3. Landmark Preservation staff will review the application to determine whether the application is complete and Denver landmark designation criteria are met.
4. Once Landmark Preservation staff determines that an application is complete and the designation criteria met, a public hearing before the Landmark Preservation Commission is set. All owners of record are notified by mail of the date, time, and place of the hearing. The Commission will hear public testimony at the hearing and determine if the property meets landmark designation criteria. If the Commission determines that a property meets landmark designation criteria, the application is then forwarded to City Council.
5. Upon recommendation of the Commission the designation application is forwarded to City Council. A committee of City Council will review the designation application and determine whether the case is ready to move forward to the full City Council meeting. The Denver City Council designates a landmark by considering the designation bill at two meetings or readings of City Council. The second and final reading before City Council is a public hearing. City Council provides final historic designation approval for a structure or historic district at the second reading. The designation goes into effect once the mayor signs the bill and second reading.

www.denvergov.org/preservation



201 W. Colfax Ave., Dept. 205
Denver, CO 80202
720.865.2709 or landmark@denvergov.org



Denver Landmark Preservation Commission Application for Landmark Designation

1. Name of Property

Historic Name: "Ormleigh"; William Seward Iliff and Alberta Bloom Iliff House (1899-1967)

Current Name: "Ormleigh"; Robert E. and Rita K. Hill House (1967-present)

2. Location

Address: 2145 South Adams Street

Legal Description: Lots 27 to 35 inclusive, Block 42, University Park Amended, City & County of Denver, State of Colorado.

3. Owner Information

Name: Rita Kennedy Hill (Living Trust)

Address: 2145 South Adams Street, Denver, CO 80210

Phone: 303-692-9785

Email: n/a

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

Name: Historic Denver Inc.

Address:

Phone:

Email:

5. General Data:

Date of construction and major additions/alterations: 1899; addition in 1912; interior alterations 1980; new roof c. 2000.
Source of Information: Information from original owners (1899); Denver Building Permit (1912); Current owner oral history (1980).

Number, type, and date of construction of outbuildings: Two outbuildings: 1) Carriage House/Garage, 1899; 2) Utility Building, 1949.
Source of Information: Circumstantial information from original owners (1899); Denver Building Permit (1949).

Approximate lot size and acreage: 225 feet wide, 150 feet deep; 0.775 acre/33,765 square feet
Source of Information: Monumented Land Survey, 1989, provided by current owner; Denver Assessor Records



Architect: Unknown
 Source of Information: Research at Denver Public Library, History Colorado, Iliff School of Theology Archives, eliminating previous hearsay credit to Denver architect William S. Fisher, Frank E. Edbrooke, and others.

Builder: Edward L. Grant Jr.
 Source of Information: Mechanic's Lien, 1899; Denver city directory 1899.

Original Use: Residential
 Source of Information: Documentation from original owners (1899); City directories 1904–1959.

Present Use: Residential.
 Source of Information: Current owner; Denver Assessor Records.

Previous field documentation (date and surveyor): 11/6/1990, Bell Survey (5DV433 Historic Building Inventory Record form)

National Register Status and date (listed, eligible, study list): Not Listed; History Colorado OAHF determined NRHP eligible 11/20/1990.

6. Statement of Significance

Explain how the structure meets at least one criterion in at least two of the categories.

To qualify as a Landmark, a property must meet at least one criterion in at least two of the three categories; history, architecture, geography. The specific criterion must be identified and a statement provided as to how the property meets each selected criterion. The explanation should summarize why the property meets the criterion and therefore has the exceptional, unusual, or outstanding characteristics that make it qualify as a Denver Landmark. As part of the designation criteria a structure must have historic and physical integrity.

Landmark Designation Categories and Criteria

Category 1: History.

To have historical importance, the structure shall be more than 30 years old or have extraordinary importance to the architectural or historical development of Denver, and shall:

Criteria:

- a. Have direct association with the historical development of the city, state, or nation; or
- b. Be the site of a significant historic event; or
- c. Have direct and substantial association with a person or group of persons who had influence on society.

Category 2: Architecture.

To have architectural importance, the structure or district shall have design quality and integrity, and shall:

Criteria:

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

Category 3: Geography.

To have geographical importance, the structure shall:

Criteria:

- a. Have a prominent location or be an established, familiar, and orienting visual feature of the contemporary city, or,
- b. Promote understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity; or,
- c. Make a special contribution to Denver's distinctive character.



Category 1: History.

To have historical importance, the structure shall be more than 30 years old or have extraordinary importance to the architectural or historical development of Denver, and shall:

Criteria:

c. Have direct and substantial association with a person or group of persons who had influence on society

William Seward Iliff (1865-1946) was a significant early and influential supporter of the University of Denver (formerly Colorado Seminary) and the affiliated Iliff School of Theology, two premiere institutions that have significantly contributed to the education, advancement, and betterment of Denver for more than 120 years. His \$50,000 donation led to the construction of Iliff Hall (1891-92), built in honor of his father John Wesley Iliff, an early Denver cattlemen and pioneer, to house a Methodist seminary on the university's new South Denver campus. Will Iliff's donation—along with his step-mother Elizabeth Warren's endowment—directly led to the establishment of the Methodist seminary (now Iliff School of Theology) on the university campus. Opened in 1893, Iliff Hall was only the second educational building to open on the fledgling University of Denver (DU) campus, serving as a major catalyst for DU's subsequent growth and eventual success. An early graduate of DU, and a founder of its inaugural football team in the 1880s, Will remained profoundly committed to DU, even after the Iliff School of Theology split off from the university in 1903. From 1892 until his death in 1946, Will served on DU's Board of Trustees, and as president of the university's athletic council during the 1920s. In 1926, he spearheaded a creative financing program and fundraising drive to build a new football stadium for DU, a beloved structure that was a focal point for the campus until its demolition in 1971. Iliff also profoundly shaped the Iliff School of Theology, not only with his initial financial contribution, but by serving on the institution's Board of Trustees from its founding as a separate institution in 1903 until his death in 1946. He played a strong leadership role at the Iliff School, contributing additional resources over the years, and serving as Vice President of the Iliff School of Theology's Board of Trustees for more than 30 years. As Denver grew from a gold rush boom town to a cosmopolitan city, DU and the Iliff School of Theology also evolved and matured into major intellectual centers and forces in the community, partially due to the early investment, and life-long commitment and leadership, of William S. Iliff.

Will Iliff also significantly shaped the early development of South Denver (an independent town from 1886—1894) and its University Park subdivision, through his early investments, residency, and leadership in the community, and with the 1899 construction of his home at 2145 South Adams Street, his primary residence until his death in 1946. Colorado Seminary (now DU) used its excess donated lands from its new South Denver campus to create the University Park residential enclave in 1886, but the residential subdivision struggled for many years due to its remote location and infrastructure challenges, particularly the lack of reliable access to domestic water. As a young adult in 1888 (or possibly 1889), Will Iliff moved into Gray (sometimes spelled Grey) Gables, the 1887 home of his step-parents Bishop Henry White Warren and Elizabeth Iliff Warren, and reportedly the first house in the subdivision. By 1890, he demonstrated his optimism in DU and South Denver by platting Iliff's University Addition, a 160-acre subdivision just south of University Park. Beginning in 1890 and for several decades forward, Will Iliff—along with other family members—bought and sold lots in DU's University Park subdivision to support the university, while also supporting family business interests and investments in the neighborhood. Will Iliff stepped forward in 1898 when University Park lost commuter streetcar service to downtown Denver, to create and incorporate (with others) the University Park Street Railway to serve the neighborhood in 1899. Providing speedy and reliable streetcar service to downtown Denver, the new electric line ushered in a new wave of residential development for the neighborhood, and helped to secure the neighborhood's future. The University Park line was purchased by Denver City Tramway Company in 1900, and served the neighborhood until Denver's closure of streetcar lines in 1950. His most substantial commitment to University Park was the acquisition of 14 lots (Block 42) on the eastern undeveloped side of the



neighborhood, and the construction of a large home there in 1899. As one of few houses in the eastern part of University Park at the time, his substantial investment there served as an impetus for subsequent settlement and development in the neighborhood.

An important and influential entrepreneur and business leader in Denver and Colorado, Will Iliff's career is a reflection of the state's evolution and economic growth. His entrepreneurial interests led him to invest early in the energy business in Colorado and the Western U.S., including coal mining, electric power plants, and water reservoir and irrigation systems. His United States Light and Traction Company formed ca. 1900 reportedly owned six or seven municipal electric power plants in Colorado, New Mexico, and Arizona, and his operations in Albuquerque and Tucson were often newsworthy. When power companies began consolidating and became more regulated, he liquidated his power company interests and diversified his holdings, investing in the Laramie-Poudre Reservoirs & Irrigation Company, the Denver Northwestern & Pacific Railroad (better known as Moffat Road), and the Georgetown & Grays Peak Railway Company, successor to the Argentine Central Railway. His involvement with the Laramie-Poudre Reservoirs & Irrigation Company placed him in a high profile position, leading to an indictment but eventually to his leadership role in the restructuring of the company. By the early 1930s, he was an executive for the National Fuel Company, managing major mining interests in Colorado, working there until his death in 1946.

While William Seward Iliff Sr. was a significant and influential personage in Denver history, so was his wife Alberta Bloom Iliff (1875–1967). "Alberta I" as she was called by family and friends after the birth of daughter Alberta "II" in 1909, graduated from DU in 1897, three weeks prior to her marriage to Will. While raising their three children—all of whom would graduate from DU and later serve as trustees of the university and the associated seminary—in Ormleigh, the elder Alberta actively participated in service, social, and educational organizations, and furthered DU's successes with her own time and money, including continued service on the university's Board of Trustees. Alberta I was honored by DU with the Alumni Award for Distinguished Service in 1951 and received its prestigious Evans Award in 1957, events well publicized in Denver-area newspapers. Upon her death in 1967, she bequeathed DU with an additional \$10,000 and the seminary named for her family with \$5,000. Daughter Alberta ("II") grew to an important member of her community as well, while living at Ormleigh for the first 50 years of her life. Alberta II received two degrees from DU and then a PhD in biochemistry from the University of Colorado. She worked at the university and its medical school through 1959 in a pioneering national program to track childhood health and its influences. That year she retired and moved from Ormleigh upon her marriage to fellow University Park native Robert C. Shattuck, M.D.

The house at 2145 South Adams Street has changed little since the 68-year Iliff family occupancy, thanks to the 50-year-plus occupancy of the Hill family. The house thus remains strongly associated with the Will Iliff family, and its five members that shaped and supported University Park and Denver from the 1890s through the 1960s.

Category 2: Architecture.

To have architectural importance, the structure or district shall have design quality and integrity, and shall:

Criteria:

- a. *Embody distinguishing characteristics of an architectural style or type*

The 1899 house at 2145 South Adams Street is an excellent example of an early and substantial Denver Square, exhibiting the stylistic transition from ornate Victorian design and irregular massing to the more modern Foursquare type with Colonial Revival detailing that would become common in Denver over the next two decades. This house is substantially distinguished from its later Denver Square counterparts by its substantial, broad and offset massing, designed to spread across a larger pastoral property in contrast with the more common narrow Foursquare forms



maximizing the constraints of tight urban lots in central Denver. The house is also a remarkably intact and unaltered example of a Denver Square type in University Park, and is a more substantial and complex example than other Foursquares in the neighborhood, such as 2076 and 2257 South Fillmore Street, 2112 and 2288 South Milwaukee Street, 2153 South St. Paul Street, and 2075 South Columbine Street. Ormleigh—as the house was called by its original Iliff owners—is a well-designed and elegantly crafted brick Foursquare, with substantial street presence and many original features such as unpainted red brick exteriors, three brick chimneys, wood sash windows with unpainted sandstone lintels/sills, and milled-wood porch and details including porch columns, balustrade, floor/ceiling, eaves, and dentil molding.

While the house exhibits some carryover elements from the Victorian-era house styles, it presents itself to the street as a modern Denver Foursquare looking forward toward the 20th century. The house embodies a Denver Square type with simple Colonial Revival style embellishments. This Denver Square is recognizable for several features of the house-type otherwise popularly known as a Foursquare throughout the United States between the mid 1890s and about 1930. The house begins with a boxy façade seeming at first glance to be arranged symmetrically, but with front entry off-center and large flanking windows not exactly mirroring each other on the first and second levels. The overly wide planar front—extending 34 feet across with irregular offset side and rear volumes—is unusual for a Foursquare, providing a somewhat rambling massing facilitated by a larger than normal house site. The attached full-width 1-story porch adds to the massive presence that made the house-type a favorite nationally among city commuters and country dwellers alike. Yet, this porch continues as a partial side verandah—more common to earlier Queen Anne-style houses—and adds to the overall asymmetry with unevenly spaced, small Tuscan columns spanned by balustrades of turned spindles. The very wide main-roof eaves are further emphasized by kicked or bell-cast edges around the pyramidal roof components. The façade's central hipped dormer facing east—and similar dormers on the south, west, and north that light several rooms in the attic story—all reflect the overall low roof lines and Denver Square characteristics. A large and lofty 1 ½-story 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 outbuilding 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.

Category 3: Geography.

To have geographical importance, the structure shall:

Criteria:

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

Ormleigh, 2145 South Adams Street, is one of the oldest unaltered houses in the University Park neighborhood, particularly in the eastern half, and one of only seven houses first built in University Park between South St. Paul Street and South Colorado Boulevard by 1907. The house is still situated on nine adjacent lots of Block 42, retaining its pastoral setting that evokes the early character of University Park as a residential enclave far removed from the urban City of Denver. Many other contemporaneous through mid-20th century neighbor residences have evolved with less retention of integrity, and only Fitzroy Place and the Holland House (2340 S. Josephine Street) have Denver Landmark (DL) designation for a University Park residence, and only the Buchtel Bungalow is listed in the National Register of Historic Places (NRHP) as a significant University Park residence. Other historic homes such as Gray Gables and its Professors' Row neighbors remain but have been altered over the years. Ormleigh is one of the most intact and least altered of University Park's second wave of development, still presenting itself as an 1899 house with its original carriage house and landscaped setting. Ormleigh, similar to and historically connected to Fitzroy Place, is a



visual and familiar anchor in University Park. Finally, Ormleigh is sharply differentiated from its recently built neighbor houses that typically dominate small lots and crowd the neighborhood, now changing University Park overall and endangering its original character.

7. Architectural Description

Please provide a statement for each of the following:

a. Concisely describe the structure and its surrounds. Include building size, shape, # stories, materials, style and site terrain.

The 1899 house at 2145 South Adams Street is a 2 ½-story brick residence that faces the street as a 2-room-wide Denver Square/Foursquare type above a raised basement and under a pyramidal roof with large central dormer. Unlike its contemporaries, this Denver Square widens to the rear with additional bays and massing, and a correspondingly complex roof and more dormers, to become much larger than a traditional Denver Square typically on a single city lot. The original parcel of multiple adjacent lots allowed the owners to fill one lot with the Denver Square façade, yet center the larger and growing rear footprint across three lots. The house is embellished with modest Colonial Revival detailing in brick and milled wood through small Tuscan porch columns, dentilated porch and eave cornices, and corbelled quoins at the façade corners. A generous full-façade 1-story porch wraps around the southeast corner, creating a comfortable feature more typical of an older and asymmetrical Queen Anne style house. The residence sits on a built-up terrace a few feet higher than the natural plain of adjacent lots and the neighborhood. The parcel features several mature maple trees and other large hardwoods and evergreens that date from the original development of University Park between about 1890 and 1910.

b. Architectural description including mention of major features, uncommon or unique design features, ancillary structures, and important land- scape or site features. Also describe interior spaces with extraordinary design features (if any).

This Denver Square’s size and shape is recognizable for several features of the house-type otherwise popularly known as a Foursquare throughout the United States between the mid 1890s and about 1930 (History Colorado “Foursquare” 2017; Wilk 1995; Gowans 1987). The Denver Square at 2145 South Adams Street begins with an elevated boxy façade that is a single rectangular plane with shallow details, seeming at first glance to be arranged symmetrically, but with front entry off-center and large flanking windows not exactly mirroring each other on the first and second levels. The overly wide planar front—extending 34 feet across with irregular offset side and rear volumes—is unusual for a Foursquare, providing a somewhat rambling massing facilitated by a larger than normal house site. The attached full-width 1-story porch adds to the massive presence that made the Foursquare house-type a favorite nationally among city commuters and country dwellers alike. This wraparound porch continues as a partial side verandah and adds to the overall asymmetry with unevenly spaced Tuscan columns. The irregular massing and wraparound porch are a carryover from Victorian-era styling that includes Queen Anne examples, and make the house’s styling “transitional” given its Foursquare planar front, boxy shape, and less ornamented presence. The very wide main-roof eaves are further emphasized by kicked or bell-cast edges around the pyramidal, or broadly hipped, roof components. The façade’s central hipped dormer facing east—and similar dormers on the south, west, and north that light several rooms in the attic story—all reflect the overall low roof lines.

A large and lofty 1 ½-story 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 building mimics the Denver Square character of the house through a broad pyramidal roof, wide kicked eaves, and wide dormers. The center of the carriage house roof supports a large vent cupola with its own small pyramidal roof. A small but sturdy 1-story brick utility building occupies the parcel’s northwest corner, north of the carriage house. This outbuilding has a regular



pedestrian door and a wide perhaps livestock door on its south elevation and one window on the east. Its low-pitched hipped roof gives it a family appearance on the uncluttered parcel.

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 0.775 acre/33,765 square feet. Trees planted early in the house's occupancy now provide an impressive urban canopy throughout the parcel, particularly along South Adams Street where several large maples line the wide sidewalk strip in front (east) of the house. Thick bushes abound along the north property line, and congest the south lawn and property line. The main asphalt driveway enters from South Adams on the north side of the house terrace and continues through to the alley. A tight circular asphalt drive runs from the alley around the carriage house for direct vehicular access to the house's back (west) entries. A concrete walkway runs from the South Adams curb to the house's front (east) entry, connected to a concrete walk that curves around the northeast house corner and past recently landscaped raised entry platforms at the northwest corner of the house, and on west to the alley.

The home's interior covers 4,281 square feet in the finished first, second, and third/attic levels, plus 1,733 square feet in the full unfinished basement. The formal entrance from the east façade opens into a large receiving foyer and the main staircase. No original plans have been found for the building (see recent plan sketch attached) but in 1905, according to a Denver Union Water Company inventory, the house supported 14 rooms along with "2 Bath," probably indicating tubs, and "2 Water Closet" for toilets. The 1912 Iliff updates expanded the rear (west) dining room and added a half-bath on the first level, and expanded the master bedroom and full bath on the second level. The first-level kitchen was likely expanded in 1912, and a sleeping porch and bedroom extension added to the second level, above the kitchen. The house has five fireplaces. The carriage house, also inventoried in 1905 for the purposes of water-tap fees, supported "1 Horse," "2 Vehicle," and "1 Cow" in that order. Hill family updates included a "3/4 bath" on the second level, and in 1978 they enclosed the carriage house alley vehicle doors for an expanded apartment. In 1980 they opened the main house kitchen and informal dining "nook" into former meal-service rooms.

c. Describe character defining features; identify the key visual aspects that make up the character of this building

In addition to the main house's broad, planar Denver Square façade, its uncommon wider massing set back from the façade carries a bulky house built for a large family, and creates a rambling footprint not far removed from its large Queen Anne predecessors. The plan's superimposition of two large rectangles, creating staggered masses on the south, west, and north, results in many corner windows for the multiple rooms on the first and second levels. The five roof dormers likewise allow ample light into the attic story's own three substantial bedrooms. The house's strong horizontal lines, a radical departure in 1899 from Queen Anne verticality, are emphasized through the broad porch, brick and stone sill lines and stone lintels, wide eaves and the low kicked rooflines, and proportionately wide dormer eaves below low hipped gables. Further, the house's three large chimneys all have exaggerated horizontal bands of corbelled bricks, in a pattern related to the corbelled façade-corner quoins below, to diminish the chimneys' obvious verticality. The second-level sleeping porch on the north—part of a series of small additions during the Iliff occupancy—is a wood-paneled blend of horizontal window-bands and sills, and vertical battens. The main roof is additionally detailed with small eyebrow vent-dormers just below the apexes on the east, west, and north, further texturing a very complex crown.

d. Describe location and setting including physical context and relationship to neighborhood and other historic structures.

Building a relatively early house in the relatively new University Park development, William S. Iliff ultimately gathered 10 adjacent lots in Block 42 for his and wife Alberta's new home seven blocks east of the University of Denver and Iliff



School of Theology. When they finished their house in 1899, only a few other buildings rose from the stark plain east of the 1892 university and 1893 theology school buildings. But those few included “Fitzroy Place,” the massive 1892 home of Will Iliff’s stepmother Elizabeth and her husband Henry Warren, one block to the east. The two families laid a boardwalk between their houses across the two ungraded streets and empty lots between, and they caught the electric trolley on nearby Evans Avenue west to the university and northwest to central Denver. In the coming decades many more houses lined University Park’s paved streets, and the subdivision’s trees grew to create a dense urban forest. The post-World War II years finally filled most of University Park’s remaining lots with small Mid-Century houses. Yet the Iliff’s very large parcel remained intact with its own mature trees and landscaped lawns, hosting the large red brick Denver Square house and red brick outbuildings. After Alberta Bloom Iliff died in 1967 and Robert and Rita Hill became the property’s second owners, little changed in University Park, until the present post-2000 regional building boom began to alter the century-old scale and density of the neighborhood, along with the nearby university and theology school campuses.

Nearby recognized historic buildings of University Park are Chamberlin Observatory, 1888 (NR 1980, DL 1994); Fitzroy Place, 1892 (NRHP 1974, DL 2007); Iliff Hall, 1893 (NRHP 2006); Buchtel Bungalow, 1905 (NRHP 1988); Evans Chapel, moved to the University of Denver in 1906 (NRHP 1988); University Park Methodist Episcopal Church, 1928 (SRHP2007) (Denver Landmark Preservation 2017); and the Holland House (DL 2010). The residential neighborhood retains much historic integrity from the 1890s through the 1960s, as does the University of Denver campus with several significant buildings.

e. Describe major alterations to the exterior of the structure and dates of major alterations if known. Describe any plans to alter the exterior.

The Iliffs extended the house west in 1912 for a larger first-level dining room, and lavatory room and larger second-level master bedroom, possibly filling in an original back (west) double-gallery under the existing hipped roof, and carefully matching the brick walls of the original house (the later bricks’ junction is faintly visible on the south and north elevations). The north kitchen area was extended about the same time, with a second-floor sleeping porch added later. In 1916 the Iliffs extended the east wall of the carriage house, probably to accommodate longer automobiles. In 1948 Alberta Bloom Iliff updated the house with \$1,000 worth of rock-wool insulation, probably updated mechanical systems, and built the small brick utility building at the northwest corner of the property. In 1978 the Hills infilled the garage doors on the carriage house with wood siding for a larger apartment inside, and in 1980, they expanded the kitchen inside the main house. A re-roofing project after the 1990s removed the house’s small but distinctive “pommels” previously marking the highest corners of the main roof. Patio terracing at the northwest corner of the house, at the kitchen entry, appears to date from the 1990s as well.

The present Denver Landmark application is based on the current, and only the second, owner Rita Hill’s plans to preserve the house and its large landscaped parcel as a significant property in the interwoven history of University Park, University of Denver, Iliff School of Theology, and greater Denver.

f. Include a statement describing how the building currently conveys its historic integrity. For example does it retain its original design, materials, location, workmanship, setting, historic associations and feeling?

The William and Alberta Iliff/Robert and Rita Hill House at 2145 South Adams Street retains all aspects of its historic integrity. It remains at its original location complete with its setting of nine platted lots groomed by the original owner and maintained by the current owner. The house and outbuildings of original design, materials, and workmanship, are little changed on the exteriors since 1912 with the main house, 1916 with the carriage house



addition, and 1948 with the second outbuilding. The feeling of a historic neighborhood with mature vegetation surrounds the house, extending many blocks in every direction. Finally, association with the original owners, and the current owners who bought the house 50 years ago, is intact with the “Ormleigh” name on the porch and the home’s presence and details easily recognizable back to 1967, 1948, even 1916 and earlier.

8. History of the Structure and Its Associations

Please provide a statement for each of the following:

- a. Describe the history of the structure and its associations with important individuals, groups, events, or historical trends.
- b. Describe specific historical associations including why this structure has direct association with the individual, group, event, or historical trend.
- c. Describe other structures that have similar associations and the relationship/comparison of this structure to these other structures.

SECTION 8. BEGINS ON PAGE 12

9. Owner Consent to Designation:

I / We, the undersigned, acting as owner(s) of, the property 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.

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

Owner(s): _____ Date: _____
(signature)

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Owner(s): Robert Z. Hill Date: 4/17/18
(please print)

Owner(s): [Signature] Date: 4/17/18
(signature)

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Owner(s): Robin M. Richardson Date: 1/17/18
(please print)

Owner(s): [Signature] Date: 1/17/18
(signature)



If the owner does not consent to designation, please describe the reasons for recommending designation:

It is strongly suggested that if the owner does not consent to designation the applicant should meet and discuss application with owner prior to filing an application. Provide a statement describing efforts that have been made to contact the owner to talk about designation and possible alternatives if owner does not consent to designation:

Co Applicant(s): University Park Community Council (please print) Date: Nov 10 2017
Rosmary Stoffel, Board member
Applicant(s): Rosmary Stoffel (signature) Date: Nov 10 2017
Applicant Address: 2275 S. Monroe, Denver, CO 80210

Co Applicant(s): Historic Denver, Inc., Anne R. (please print) Date: 11/10/2017
Levinsky
Applicant(s): Ann R. Levisky (signature) Date: 11/10/2017
Applicant Address: 1420 Ogden, Suite 201, Denver, CO 80218 (please print)
Applicant(s): (signature) Date:
Applicant Address:

Three applicants are required if the designation does not have owner consent. All three applicants will need to be either a Denver resident, property owner or representative of a Denver based organization or business.

10. Resources Provide a list of research sources used in compiling this application. BEGINS ON PAGE 26

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. BEGINS ON PAGE 30

12. Site Map An overall site plan should be included graphically depicting the building, the location of other significant site features and the boundaries of the designation. BEGINS ON PAGE 37

13. Staff Visit Site visit by LPC staff

14. Application Fee There is a non refundable application fee of \$250 for an individual structure with owner consent or \$875 for an individual structure without owner consent. (Make check payable to Denver Manager of Revenue).

The designation process is outlined in Denver Revised Municipal Code; Chapter 30 which is based upon the criteria used by the National Register of Historic Places. National Register evaluation principles regarding criteria, categories, and integrity have been adapted for local applications. More information may be found at www.denvergov.org/preservation



14. Application Fee

There is a non refundable application fee of \$250 for an individual structure with owner consent or \$875 for an individual structure without owner consent. (Make check payable to Denver Manager of Revenue).

The designation process is outlined in Denver Revised Municipal Code;

BEGINS ON PAGE 37

8. History of the Structure and Its Associations

Please provide a statement for each of the following:

- a. Describe the history of the structure and its associations with important individuals, groups, events, or historical trends.
- b. Describe specific historical associations including why this structure has direct association with the individual, group, event, or historical trend.

(Unless otherwise cited below, the following narrative relied upon Denver Public Library, City Directories, Building Permits, and newspapers; Phil Goldstein 2008, 2010; Annette Student; Rita Hill; Don Etter, 1974 and conversations in 2017; Steve Fisher 2009, 2012, 2014; Colorado Historic Newspapers Project; University of Denver Online Archive; Taylor Library, Iliff School of Theology; Don Robertson and others 1999, 2004). Their full bibliographical details are in 10. Resources section.)

Iliff Family in Colorado

John Wesley Iliff was born in 1831 in Ohio to a successful cattle farmer-who named him for the 18th-century English founder of Methodism. He briefly attended Methodist Church-affiliated Ohio Wesleyan college but left college to travel west to Ohio City, Kansas and start a retail business there at age 25. He left for Colorado during the Colorado gold rush in 1859, setting up a provisions store in Auraria/Denver, and associated cattle ranching on the state’s northeastern plains. His successful beef contracts for mining camps, railroad construction crews, and the U.S. Army made him very wealthy with large landholdings in his 30s. John W. Iliff married Sarah Elizabeth Smith in 1865; she died shortly after giving birth to William Seward “Willie” (and later “Will”) Iliff on October 20, 1865. John moved his business and ranching headquarters in 1868 to the railroad “hell on wheels” town of Cheyenne, Wyoming, and in 1870 married Denver entrepreneur Elizabeth Sarah “Lizzie” Fraser (1844–1920). They moved from Cheyenne back to Denver in 1872. Elizabeth helped raise Willie, and added siblings Edna (1871–1951), Louise (1875–1966), and John Wesley Jr. to the brood. John W. Sr. died in 1878 at age 46, and immediately after Lizzie assumed management of the substantial Iliff holdings, while John W. Jr. died the next year before reaching age 2. In 1883 she married widower Henry White Warren (1831–1912), a graduate of Wesleyan University of Connecticut, Civil War veteran, former Massachusetts legislator, and prominent Methodist bishop with jurisdictions beyond North America. The Warrens traveled on his church missions to Mexico in 1884, and China—with Will Iliff in tow—in 1888. The Warrens later traveled extensively on Methodist assignments in Japan, China, the Philippines, and India (Find A Grave 2017).

Will Iliff– Education and Move to University Park

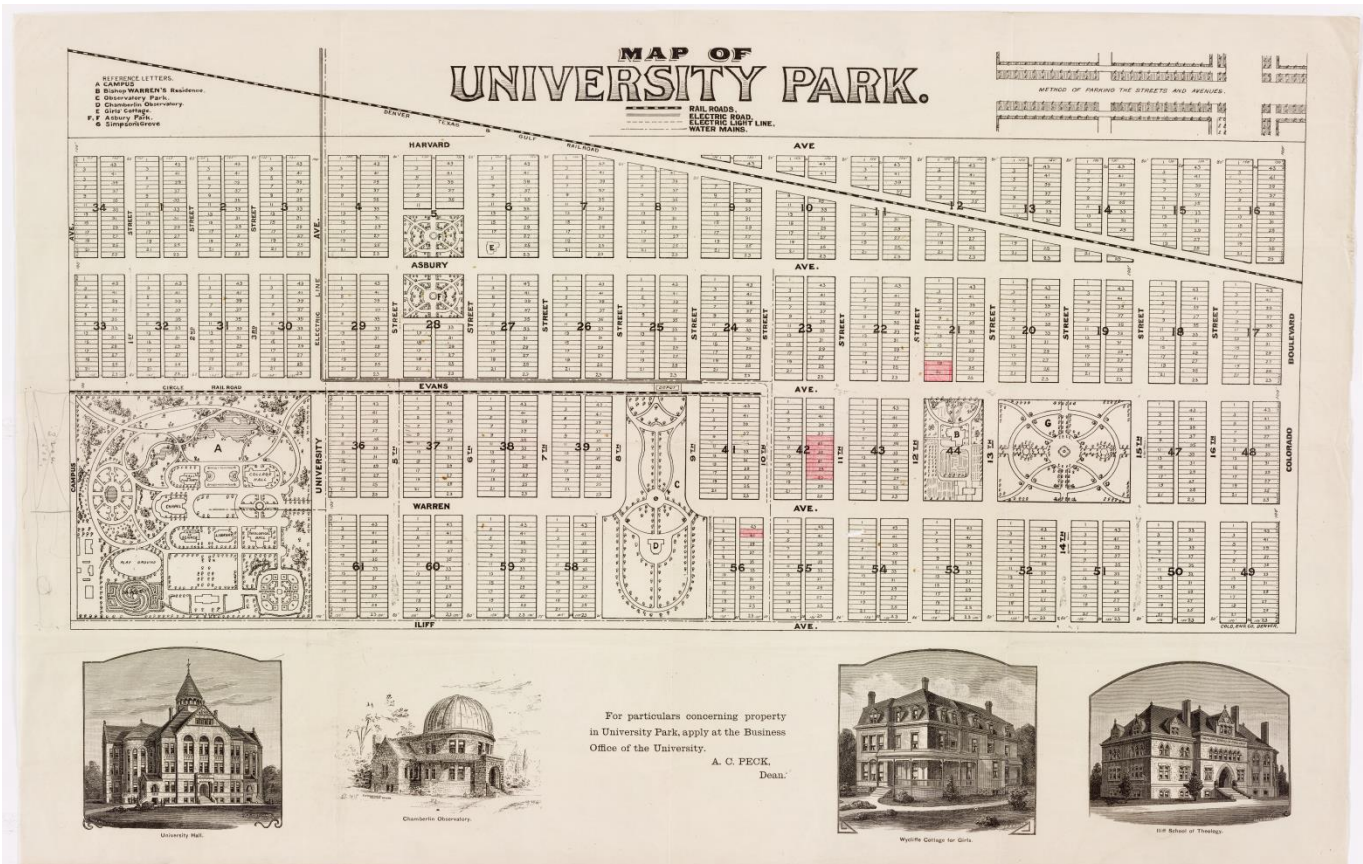
William Seward Iliff’s history, and that of his family, is intricately connected with that of the University of Denver (DU), once called Colorado Seminary, and its spinoff Iliff Seminary, as well as the associated residential colony of University Park. In the fall of 1879, John Evans—former governor of Colorado and a devout Methodist—revived the defunct Colorado Seminary (established in 1864 in central Denver) as the University of Denver, with the two names used interchangeably for decades. The Methodist school offered classes from primary to collegiate levels, with a campus at 14th and Arapahoe Streets in downtown Denver. During the 1880s, 60 to 70 students enrolled at the institution. In 1883, William Seward Iliff became one of those students, and shortly thereafter he organized DU’s first football team. In 1885, while a sophomore, Will Iliff was one of only 11 students enrolled at DU. Bolstered by stepmother Elizabeth Iliff Warren’s considerable inheritance from first husband John Wesley Iliff, as well as John W.’s reported personal



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interest in a theological school in the west, combined with Lizzie’s new husband’s Methodist and preaching background, she pledged \$100,000 to DU for an associated seminary. Her donation was conditional on DU’s relocation away from downtown Denver, reflecting the sentiment of her new husband, Evans, and other school leaders that the school should have room to grow in “an idyllic location far removed from the temptations and sins of the city.” Mrs. Warren also challenged DU to raise additional funds to build a seminary building.

South Denver farmer and booster Rufus “Potato” Clark decided the spot for the new DU campus in 1886, when he donated cash and acreage for the new DU campus nearly six miles south of Denver, between what is now E. Evans Avenue, South University Blvd, East Iliff Avenue, and South High Street. Within a short time other gifts of neighboring land increased the University’s holdings to nearly 500 acres in the area. DU confidently moved forward with its relocation to the rural unincorporated area, still largely farmland, with alfalfa, corn, beets, and apples some of the area’s primary crops. DU laid out the campus on the northwestern corner of the donated lands. Responding to pressure from DU leaders, the town of South Denver incorporated on August 14, 1886; the town boundaries were Alameda Avenue on the north, Yale Avenue on the south, South Colorado Boulevard on the east, and the Platte River on the west. South Denver enacted strict laws, making it prohibitively expensive to sell liquor or open saloons, and outlawing gambling and prostitution, in keeping with DU’s preferences at the time.



Ca. 1892 diagram showing University Park, Denver, Colorado. An enlarged version of this plan is included at the back of this application. Source: Denver Public Library, Call Number CG4314 .D4



The Warrens and other school promoters pushed for DU to dedicate some of its leftover lands to create a pastoral residential enclave where University scholars and committed religious men and women could reside. After laying out the site for a campus, the Colorado Seminary divided the remainder of the tract into building lots offered for sale at \$150 each. This led to the Colorado Seminary filing the plat for University Park on May 22, 1886. Early covenants forbade gambling, prostitution and liquor, and allowed the University to screen applicants who wished to settle on the 400-acre subdivision. The subdivision was initially composed of 300 lots, with most sized 25 by 150 feet; however, lots within the two blocks flanking Observatory Park on the east and west are only 125 feet deep to accommodate the park's broad design. The subdivision extended north to Harvard Avenue, south to Iliff Avenue, east to South Colorado Boulevard, and west to South Race Street, abutting the college campus on two sides. Early supporters, such as the Warrens, purchased lots and built houses immediately after University Park was created to help DU raise money and attract other residential buyers. The subdivision's streets were named after the university's early patrons, including Evans, Warren, and Iliff Avenues. Development in University Park initially got off to a slow start due its six-mile distance from downtown Denver and early difficulties obtaining a reliable water source.

While pursuing his academic studies, Will resided at his father's former home at 1805 Curtis Street (not extant), along with the Warrens. Will graduated from DU with a Bachelor of Arts in 1888. After graduation, records evidence that Will joined the Warrens at Gray Gables, a Queen Anne style residence at 2184 South Milwaukee Street. Will's step-mother Elizabeth Warren and her new husband Bishop Henry White Warren built Gray Gables and the house next door as temporary residences, intending to show support for the new University Park residential colony. Will's move to Gray Gables (or the adjacent house)—most likely in 1888/1889—marked a watershed moment in his life. From that time forward, Will became a major promoter and investor in University Park, and a fervent supporter and patron of DU and the Iliff School of Theology.

In 1892, the Warrens moved into Fitzroy Place, their new permanent residence, at 2160 South Cook Street, just three short blocks from Gray Gables. Fitzroy Place is a sprawling Romanesque style mansion situated on a full city block, designed by Fuller and Wheeler architects of New York. By this time, University Park was now on a more secure path, with a more reliable water system in place by 1889 (expanded in 1891 with bond issuance). South Denver's incorporation into the City of Denver in 1894 should have boosted University Park further, but the area remained somewhat remote and undeveloped. At this time, University Park included only a scattering of residences, with a very pastoral and rural nature. Many residents kept cows, chickens, and other small livestock on their property. City directories indicated that Will may have resided at Gray Gables or its neighboring house for several years, but he was living at Fitzroy Place with the Warrens and other family members by at least 1896.



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Will Iliff and Iliff School of Theology

Most likely with funds inherited from his father John Wesley Iliff, 23-year-old Will donated \$50,000 to DU in order to construct the Iliff School of Theology building in 1889. Certainly, he was acting on the reported wishes of his father to establish a school to train Methodist ministers in the western U.S. Will's generous donation led to the naming of the school as Iliff School of Theology in honor of John Wesley Iliff. His donation was much lauded in the press.

According to the University of Denver yearbook of 1896-1897, "the Iliff School... is the gift of Mr. Wm. S. Iliff." A 1903 newspaper article recalled that "William S. Iliff erected the fine, red stone building at a cost of \$50,000" (Ft. Morgan Times, September 4, 1903).

The Iliff School of Theology was also heavily supported by Will's stepmother Elizabeth Warren, who directed her prior commitment of \$100,000 toward an endowment to help sustain the seminary's operations. This endowment was used to hire staff and operate the school in order to prepare and educate persons "called to the high and holy office of the Christian ministry." In 1893, the Iliff School of Theology opened, housed in its new prominent Richardsonian Romanesque style building designed by New York architects Fuller and Wheeler. Iliff Hall was only the second educational building on the university's new south campus (University Hall opened in 1892; Chamberlin Observatory opened in 1895). By 1892, Will is listed as a new member of DU's Board of Trustees, a position he retained throughout his life.



View west of early campus, c. 1900. Iliff Hall, which opened in 1893, is on the left; University Hall, 1892, is on the right. Source: University of Denver, Historic Photograph Collection, U201.01.0027.0034.00005

The U.S. silver-devaluation and associated Panic of 1893 got the Iliff School of Theology and South Denver off to rocky starts, and the institution was kept afloat in its early years through Mrs. Warren's patronage. In 1900, however, with the Warren's contributions on hold, the seminary closed and 17 students were forced to transfer to seminaries elsewhere. Conflicts between the Warrens' and Arthur Briggs, the seminary's new director (who was unhappily married to Edna, Elizabeth's daughter with John Wesley Iliff) led to the stand-off, just as Henry August Buchtel became the long-awaited new chancellor of DU. In 1903, the Iliff School of Theology officially separated from DU, and established its own board of trustees, composed of "prominent Methodists." The first board included 25 members including William S. Iliff, with Bishop Warren as president (Colorado Transcript, September 10, 1903). According to reports at the time "the Iliff School of Theology will be a separate institution, and yet as much a part of the university as...any other department." The Warrens' gifted another \$50,000 to pay off the institution's debt, but the revival of the seminary was not immediate. The seminary finally reopened in 1910, boosted by another \$5,000 gift from Will Iliff, and additional contributions from the Warrens and other supporters. Subsequently, the relationship between DU and the Iliff School alternated from "cold" to "warm" over the years. While the Iliff School of Theology remained affiliated with the Methodist church post-separation from DU, the school pursued a more liberal bent in the ensuing years and eventually expanded its focus to include other denominations.

University Park Booster and Investor

By 1890, William S. Iliff had embarked on a professional career. He began his employment with City National Bank (later American National Bank) in Denver, where he served in various positions from 1891 through 1895, including a stint as vice president. Will used his banking experience to begin an investment business in University Park real estate, which included brokerage services. In 1890, the 25-year-old Will Iliff platted Iliff's University Addition, a 160-acre subdivision abutting University Park on the south side. The plat was recorded by "Wm. S. Iliff, vice president of Truesdell Real Estate and Trust Company" on December 16, 1890, a year after South Denver secured reliable water for the new town. The residential subdivision included 28 blocks, composed of 1,248 lots, each 25' by 150' in size. The subdivision extended north to Iliff Avenue, south to Yale Avenue, east to South Milwaukee Street, and west to University Boulevard. Iliff's University Addition provided an almost seamless transition to University Park in terms of layout, with 80-foot wide streets, generous wooded lawns, and lots backing up to alleys. Beginning in 1890 and continuing for several decades, Will also purchased and sold numerous lots in University Park, as did other family members, particularly his step-mother Elizabeth Warren. These transactions appear to be intended to benefit both the Colorado Seminary (DU), as well as family real estate interests. Will's early activity in real estate was undoubtedly



*View looking northwest at University Park, c. 1900. University of Denver is on the far left, and Chamberlin Observatory at center-left of the photograph. Houses in University Park subdivision are in the center and on right. The Will Iliff House is just outside of photo on the right.
Source: University of Denver, Historic Photograph Collection, U201.03.0011.0019.00001*

influenced by his step-mother, who sold the last of John Wesley Iliff's cattle herd in 1898 (Find A Grave), and began to invest her considerable inheritance in Denver real estate and property loans. By 1898, city directories listed Will as working in "loans" with an office in the Equitable Building, 730 17th Street in downtown Denver.

The success of University Park and Will Iliff's investments in the neighborhood depended greatly on the area's transportation connections with downtown Denver, nearly six miles away. Since 1882, the Denver Circle (Denver & Santa Fe) Railroad had operated a South Denver steam commuter line that extended south to South Logan Street and



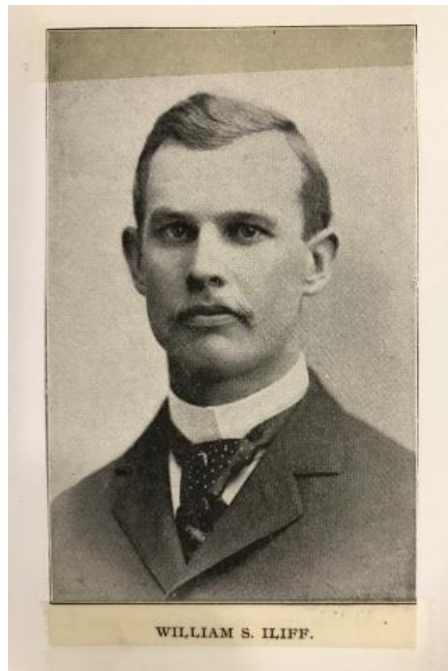
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E. Jewell Avenue, nearly a mile from DU. In 1887, the Denver Circle Railroad extended its line south on University Boulevard to service DU, and then turned east on Evans Avenue to South Adams Street at the center of the residential enclave where it built a suburban depot. While the railroad shipped coal and construction materials to the campus, the service was not regular enough to attract many commuters. A more promising development was the arrival of the University Park Railway & Electric Company line in 1890, which provided a connecting electric line from Denver Tramway Company’s South Denver loop at Alameda Avenue and Broadway to University Park. The new electric line paralleled generally the same route as the Denver Circle Railroad along Evans Avenue into University Park. While this new electric line stimulated a flurry of real estate activity in University Park, it only ran for a few years and the tracks were subsequently removed.

Residents in University Park reverted to their old routine, relying on the steam commuter railroad for connections to downtown Denver. However, when the Denver Circle Railroad ceased operations in 1898, it left “homeowners in a terrific bind and making further developments of real estate along that right-of-way impracticable” (Robertson 2004:28). In response, real estate investor William S. Iliff, and three others incorporated a new electric streetcar line on November 18, 1899 called the University Park Street Railway, “to provide transportation for prospective buyers and the residents who lived along East Evans Avenue.” (Robertson, et al. 2004:28). The new University Park Street Railway line was faster than earlier lines, providing service to downtown Denver in 35 minutes, with trolleys running at least every half hour. The line was an instant success, and served as a major impetus for a new wave of residential development in University Park. Due to the line’s success, the Denver City Tramway (DCT) Company purchased the new electric streetcar line on October 20, 1900. The DCT’s University Park Streetcar line served as a major impetus for early 20th century growth of University Park and DU, with the line running until the closure of the Denver streetcar system in 1950.



Last ride on the University Park tramway line in 1950. William S. Iliff established the University Park Street Railway line (with others) in 1899. This line played a pivotal role in the neighborhood’s early 20th century development. Source: University of Denver, Photograph Collection, U201.01.0120.00001



1898 photo of William S. Iliff, at about 33 years of age, newly married and involved in improving South Denver’s streetcar service. Source: Denver Public Library, Undigitized Collection-Biographical.



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Marriage to Alberta Gearhart Bloom and House at 2145 South Adams Street

While 30-something Will Iliff, a co-founder of the Iliff School of Theology and trustee of DU, resided as a prominent University Park resident at his family's Gray Gables house on South Milwaukee Street, he met DU student Alberta Gearhart Bloom. Born in 1875 to a prominent Trinidad, Colorado, family, Alberta attended public schools in Trinidad, where her father Frank Gearhart Bloom (1843–1931) managed interests in cattle, coal, and banking (History Colorado "Trinidad History Museum" 2017). Alberta took advantage of a convenient train ride from Trinidad to South Denver to attend the University of Denver, where she graduated in 1897 at age 21. That summer she married 32-year-old Will Iliff, and following their wedding in Trinidad, the couple honeymooned at the 1887 summer home of Will's step-parents Henry and Elizabeth Warren in Santa Cruz, California. (Will and Alberta built their own concrete Mission Style Santa Cruz house [extant] next to the Warrens in 1910, designed by prolific California architect William Henry Weeks, facing Santa Cruz Bay [Pacific Coast Architecture Database 2017].) When the couple returned to Denver around Christmas 1897, they resided at Fitzroy Place, while the Warrens traveled abroad for an extended period. Will and Alberta's son John Wesley "Wes" Iliff (also named J.W.I.II) was born in June 1898 at Fitzroy Place, and the young family soon moved to the Warren's earlier University Park home, Gray Gables at 2184 South Milwaukee Street on the corner of East Warren Avenue or the Warren's other home at 2168 South Milwaukee Street, three blocks west of Fitzroy Place and five blocks west of the DU campus (Student 2017; Etter 1974).



Circa 1920 detail of photo of Alberta Bloom Iliff, at approximately age 45. Source: Santa Cruz Libraries, courtesy of Darrell and Karen Darling.

Will Iliff's most longstanding investment and commitment to the University Park neighborhood was his own home at 2145 South Adams Street where he resided from 1899 until his death in 1946. In selecting the location for his own home, Will chose lots on the east side of the subdivision where not much development had occurred, two blocks from the home of his step parents Henry and Elizabeth Warren. On June 14, 1899, William S. Iliff paid William G. Evans, son of former governor John Evans and president of the Denver Tramway Company, \$2,500 for lots 23 to 30 of Block 42, University



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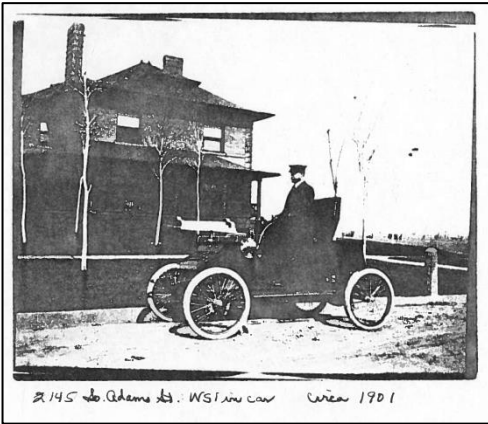


Photo on left: Ca. 1901 photo of William S. Iliff in his fashionable automobile at his home, 2145 S. Adams Street. Photo on right shows 2145 S. Adams Street, ca. 1913 after a snowstorm. Source: Iliff Personal Family Files.

Park. Five days later, W.S. Iliff purchased the adjoining lots 31 to 32 from the Colorado Seminary (or DU) for \$300. On December 13, 1899, Elizabeth Iliff Warren conveyed lots 33 to 36 to Will, making him owner of 14 contiguous lots in Block 42 by the end of 1899. In late 1899, Iliff mortgaged lots 29 to 32 to the Industrial Building & Loan Association to finance the house’s construction and completion. The architect and builder of the house are unknown. (While other sources have suggested the house was designed by William E. Fisher, a search of his extensive records concluded that this was not the case.) The contractor for the house per a mechanic’s lien was Edward L. Grant, Jr., a local engineer and contractor (Ballenger & Richards, City Directory 1898). It is possible that Mr. Grant designed and built the house, although no construction drawings or permit records were found to verify this information, and the family passed on no clues.

Alberta Bloom Iliff later recalled that she wanted to move into their new brick house—which at some point she named “Ormleigh”—at 2145 South Adams Street (also listed as Iliff Avenue, probably because neither Warren Avenue nor Adams Street had yet been graded), about two blocks north-northeast of Gray Gables, prior to the birth of their second child (Hill Collection 2017; Rocky Mountain News 1898). She remembered that the move was accomplished on December 27, 1899 (Irish 1964:4,12), indeed four weeks before the birth of William “Seward” Iliff Jr. on January 26, 1900. Alberta spent the summer of 1900 with her two children in Santa Cruz, California (Student Collection: letter from W.S.I.Sr. 1900). When Alberta and the boys returned to Denver, even though Ormleigh was apparently finished, the family may have resided at 2168 South Milwaukee Street in another Warren property next door to Gray Gables, perhaps because of fresh-water problems on un-paved Adams Street, a dilemma that plagued other residents for years in University Park, as indicated by city directories and the 1900 U.S. Census. However, this documentation is counter to an oral history of Alberta Bloom II and other family records that evidence that Will and Alberta Bloom Iliff never moved out of the house after their initial move in 1899.

The growing Iliff family settled into domestic life on South Adams in the pastoral setting of University Park. A Denver Union Water Company record from November 1, 1905, clarified that the house at 2145 South Adams Street was owned by William Iliff, and that the house included 14 rooms, with one horse, one cow and two vehicles on the property. In 1907, Will sold Robert Beggs lots 23 to 26 of Block 42. Beggs then built the second house on block 42, a



Georgian Revival-style residence, addressed as 2187 South Adams Street. A map included in a 1907 realtor brochure marketing University Park showed only seven houses east of South St. Paul Street: Fitzroy Place, the W.S. Iliff house, and the Beggs residence represented three of those seven houses (see attached University Park Addition Map, c. 1907, at rear of this application). Construction activity in University Park picked up in the years that followed, with the City of Denver issuing 36 building permits in University Park from 1906 to 1914. In 1909, Will Iliff paid Industrial Building & Loan Association \$4,500, and thereafter he apparently owned the house at 2145 South Adams Street outright.

On August 5, 1912, Will took out a building permit to make an estimated \$3,000 in “alterations” to the house. Thus the Iliff family expanded the house to accommodate their large household, with the birth of their third child Alberta in 1909. This dollar amount would have entailed a great amount of work, given that new construction of entire houses were built for that amount in the same year. No architect was listed on the permit, but the general contractor/builder

was Fred T. Adams, who built the nearby Buchtel Bungalow, 2100 South Columbine Street, in 1905. Mr. Adams was listed as a general contractor in a 1912 Denver city directory. Based on physical evidence and family history, the 1912 alterations reportedly included the rear (west) of the house to expand the dining room and provide larger living space on first floor, and to add a master bedroom and bath above. An expansion on the north side to accommodate a larger kitchen, and sleeping porch above, was also likely completed at this time (the newer bricks’ interface is still visible on the kitchen’s north elevation).



Ca. 1912 photo of William S. Iliff with his daughter Alberta and a friend in front of 2145 S. Adams Street. In the background, vast open land is visible. Source: Iliff Personal Family Files.

Will Iliff Businessman

Just before the turn of the century, Will Iliff expanded his entrepreneurial interests into the energy business, including coal mining and distribution plants, as well as electric power plants. In 1901, the Colorado State Business Directory listed his businesses as “loans, real estate and municipal securities.” By the early 1900s, he concentrated his municipal interests in a new company, the United States

Light & Traction Company, and began buying up individual electric light plants, including a number in Colorado, Wyoming, Arizona, and New Mexico. Newspaper articles from the early 20th century listed W.S. Iliff as president and C.K. Durbin as secretary of the company. A June 29, 1905, newspaper article in the Albuquerque Journal reported that Iliff’s company had just negotiated a 50 percent interest in the Tucson street car line with the Tucson Rapid Transit Company. By 1905, the United States Light and Traction Company was operating both the Tucson Electric Light & Power Company and the Albuquerque Gas, Electric, Light and Power Company. The Colorado State Business Directory of 1907 listed the United States Light & Traction Co., with Wm. S. Iliff, president, at 406 Colorado Building in downtown Denver.

Some of the United States Light & Traction Company’s ventures were more profitable than others. For example, the Tucson electric railway company was reportedly losing money by 1908. By 1910, power companies nationally began



consolidating and state regulation of power companies was solidifying, causing Iliff to sell off his power company investments. This sale of investments may have helped to fund the 1910 house in Santa Cruz, California, and the 1912 expansion of his house at 2145 South Adams Street. At this time, he also began investing in other interests, such as irrigation companies, railroads, and the National Fuel Company, which operated coal mines and coal distribution facilities in the west. By 1906, he was also vice president and general manager of the Denver-Highlands Water Company. In 1909 he sold bonds for the newly formed Laramie-Poudre Reservoirs & Irrigation Company, a venture intended to transmit water from the Laramie River to the Cache la Poudre River, and then to canals and reservoirs to irrigate farmland in Weld County, north of Greeley, Colorado. The irrigation scheme resulted in interstate litigation over water rights, which led to an indictment for W.S. Iliff and several business partners regarding the financing of company bonds. Eventually legal action resulted in a restructuring of the company. In 1923, the Greeley-Poudre Re-adjustment Committee met in Denver in Will Iliff's office, where he served on the committee and played a key role in reaching an agreement between multiple stakeholders regarding the reorganization of the company, and the settlement of bond-holder claims. The irrigation system was never highly successful because it had little water to give its members, but the company did continue to operate until 1945.



Circa 1915 photo of William S. Iliff. Source: Ancestry.com. Accessed November 8, 2017 (shared by Robert Hayes).

William S. Iliff also was involved with financing railroads in Colorado. Most notably, he played a role with the 1911 reorganization of the Denver Northwestern & Pacific Railroad, better known as "Moffat Road," after David H. Moffat's untimely death that year. The railroad was the highest-elevation standard gauge line in the United States, at that time connecting north Denver's Utah Junction to Steamboat Springs, Colorado, rising to 11,660 feet over Rollins Pass. This reorganization transferred Moffat's railroad interests to the Denver Railway Securities Company in order to maintain control of the line in Colorado, and to continue construction of the line west to Salt Lake City. W.S. Iliff was one of six directors elected to oversee the finances and operations of the Denver Railway Securities Company, in addition to several officers including William G. Evans as president. It appears that the reorganization was moderately successful given that the railroad was placed in receivership on May 2, 1912, and was later revived as the Denver & Salt Lake Railroad, where it extended west to Craig, Colorado. In 1913, William S. Iliff and a group of investors formed the Georgetown & Grays Peak Railway Company to succeed the Argentine Central Railway, a narrow gauge line that serviced mining interests near Silver Plume, Colorado. The 16-mile rail line ran from Silver Plume to the top of Mt. McClellan, and serviced both freight traffic and tourists, but halted operations in 1918 (Ormes 1963).

Will Iliff's entrepreneurship ended with the Great Depression in the 1930s, when he went to work for the National Fuel Company. In 1935, he was listed in the Colorado State Business Directory as senior vice president of the company, with offices in downtown Denver. The National Fuel Company operated numerous productive coal mines in Colorado; Will was directly involved with the management of the Monarch Mine near Louisville and the Puritan Mine in Weld County, until his death on October 19, 1946.

Will Iliff, the son of a Colorado pioneer, represented the entrepreneurial and independent spirit of Colorado, with his career largely paralleling the development of Colorado during the late 19th and early 20th centuries. Throughout his

career, he continued to remake himself, first as a real estate investor and promoter of University Park, then as an owner of municipal power plants and a financier of progressive transportation and irrigation projects, and finally as an executive with a prominent coal mining company.

Alberta Bloom Iloff and Children

Just before and after the birth of their daughter Alberta (later clarified by family and friends as “Alberta II”) in November 1909, “Alberta I” became more involved in the University Park and DU communities. 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 helped found DU’s Chapel Guild. During World War I she participated in the Women Council of Defense through the Colorado governor’s office (Colorado State Archives 1918). Alberta became the documented full owner of Ormleigh and adjacent lots on South Adams Street by 1942 (Denver City & County Clerk & Records Office 1942), probably part of Will’s frequent movement of assets, a business practice learned from his step-mother in the 1890s, and perhaps because of his own decline in health. Alberta remained active in several service organizations throughout her life in University Park and living at Ormleigh, including Pi Beta Chi social sorority supporting collegiate women, Daughters of the American Revolution (DAR), American Association of University Women, DU University Guild, and the highly respected Denver Fortnightly Club (Rita Hill 2017). In 1944 she endowed the Frank and Sarah Bloom Scholarship in honor of her parents, for Trinidad high school graduates to attend the University of Denver. In 1951 DU awarded Alberta the Alumni Award for Distinguished Service. In 1957 Alberta I received the DU Alumni Association’s annual prestigious Evans Award named for John Evans, the “principal founder” of DU’s predecessors and one of the early promoters of University Park. Upon her passing at age 91 on July 16, 1967, Alberta Bloom Iloff left \$10,000 in additional gift to DU and \$5,000 to the Iloff School of Theology. Her estate, including a large collection of real estate parcels in the tradition of her husband and mother-in-law, totaled \$660,000 (Denver Post 1967 and Ann Student).



1923 or 1924 photo of Alberta Iloff, daughter of William Seward and Alberta Bloom Iloff. Source: Ancestry.com. Accessed November 8, 2017 (shared by Marylin Mae).

The three children of Will and Alberta Iloff grew up in the spacious house at 2145 South Adams Street, received advanced educations, and settled into successful careers. Wes Iloff (1898–1980) received BA and MA degrees from DU, and a degree in chemical engineering from Columbia University in New York City. He worked for the DuPont company in Pennsylvania throughout his career, and is buried in the family plot at Denver’s Fairmount Cemetery as John Wesley Iloff II. Seward Iloff (1900–1983) received an AB degree from DU and a BS from Columbia University. A veteran of World Wars I and II, in the interwar years he worked at Denver National Bank and helped manage his father’s National Fuel Company in Denver. During World War II, he worked in Washington, D.C., for the Selective Service System, and after the war settled in Arlington, Virginia, as assistant director of the Selective Service System. Seward retired in 1969 and returned to Denver where he joined the family tradition of serving as a trustee of the Iloff School of Theology. He is also buried at Fairmount Cemetery, as William Seward Iloff, Jr. (Rita Hill 2017; Find A Grave 2017).

Alberta “Alberta II” Iloff Shattuck (1909–2011) attended Smith College in Massachusetts and graduated from DU with a BA in 1931 and an MS in 1932. She received a PhD in biochemistry from the University of Colorado in 1942, and worked for the university medical school’s New Deal-initiated Child Research Council in Denver until her retirement in 1959, living at Ormleigh



throughout her college and professional years. That year she married former University Park resident and widower Robert C. Shattuck, M.D. (1904–1996), adopted his two teenage children, and they established their home at 2078 Clermont Street in Park Hill (Shattuck 1986). She served as a trustee for the Iliff School of Theology for many years, attending trustee meetings past age 90. “My father was what today would be called an entrepreneur,” she told the Denver Post about William Seward Iliff Sr. on her 100th birthday in 2009. “There were times when he was very affluent, and times when he wasn’t” (Denver Post 2009). Alberta Iliff generously assisted Annette Student in her research of the Iliff family, as well as the Hill family in their research on 2145 South Adams Street. She died in Denver at the age of 101 and is buried with her husband at Linn Grove Cemetery in Greeley, Colorado (Denver Post 2011; Find A Grave 2017).

Will Iliff—Community Service and End of Life

Throughout his life, Will Iliff continued to promote University Park. In 1923, he was on the University Park Community Association which hired famed local architect S.R. De Boer to make recommendations to protect the beautiful neighborhood from “losing its character” and “value as first class residential property and with that its original beauty.” Will also remained loyal and active in support for both DU and the Iliff School of Theology. He served on the Board of Trustees for Iliff School of Theology from 1903 until his death in 1946. He served as vice president of the board from 1915 until 1946, and was active in various committees and activities of the school, including expansion campaigns, and fundraising. According to his eulogy by William H. Bernhardt, his death ended “a very significant relationship between a man and an institution.... His influence...upon the training of Protestant ministers has been profound....” (Taylor Library, Iliff Papers). From at least 1892 until his death in 1946, Will also served on the Board of Trustees for the University of Denver. He was president of the school’s athletic council throughout the 1920s, and during 1926 he led an ambitious fundraising drive to build a new 10,000-seat concrete football stadium for the university, called Hilltop Stadium. He orchestrated the selling of bonds to finance the project, and played a major role in the planning and construction of the \$571,000 stadium project. Designed by Fisher and Fisher architects of Denver, the stadium was a prominent University Park landmark for many years. (The architecture firm’s extensive documents at Denver Public Library show that William Iliff and William Fisher wrote each other extensively back and forth over the design, construction, and publicity for the stadium; the consistent professional tone of the letters suggests that the two had not worked together on previous projects, including Iliff’s 1899 house, later attributed incorrectly to Fisher.) The stadium was demolished in 1971, several years after DU discontinued its football program. After William Seward Iliff’s long association and support for DU and its football team, he ironically and somewhat dramatically died of a heart attack on October 20, 1946, while attending DU’s homecoming football game at Hilltop Stadium.

Several years before his demise, Will Iliff had settled his affairs in regards to the disposition of 2145 Adams Street. In 1930, he transferred Block 42, lots 29 to 32—the primary lots which contain the house—to his wife Alberta Bloom Iliff, and in 1942 he conveyed lots 27, 28, and 33 through 35 to Alberta. The northernmost lot on the estate—lot 46—was sold to Bruce and Alice Gustin in 1944, two years prior to his death.

In summary, both Will and Alberta Iliff led busy and productive lives, and raised their successful children, in University Park of Denver during their long occupancy of the house at 2145 South Adams Street. Here, Will photographed each of his latest automobiles—when few others owned such extravagances—and made home improvements as his finances permitted. From here, Will commuted daily by automobiles to the Equitable Building, and later Colorado Building, office in downtown Denver. Here, Alberta raised their children and from here she quietly participated in

service organizations and social clubs throughout University Park. From here, the whole young family likely walked together to frequent academic, sporting, and social events at their common alma mater, the University of Denver. Then, from here the children one by one attended classes at DU during their college years. Each family member also served as a trustee of DU and/or the Iliff School of Theology, all in service and commitment based on their family and physical connections to those institutions. Alberta II not only grew up in the house, she attended DU and pursued her medical-research career while living at Ormleigh until age 50.

Robert and Rita Hill

Rita Kennedy Hill (b. 1929), current and second owner of Ormleigh at 2145 South Adams Street, lived in a small Midcentury Modern house in south Denver during the 1960s. Her husband Robert Emery Hill (1924–2008) worked for his father’s businesses, Hill Farm Machinery and Hill Marine Company in Denver on Brighton Boulevard (in the heart of today’s River North, RiNo, district). In those years Rita developed a habit of casually searching for a larger house—preferably accompanied by large mature trees—for her growing family. “We were living in a ranch style house and we were not a ranch style family,” Rita related 50 years later in 2017. One Sunday in September 1967, on her return home from church service in Denver she spotted a ‘For Sale’ sign at a house in University Park. The house was large and centered on a very large parcel with many mature maple, elm, and evergreen trees shading its expansive lawns. Inside this house at 2145 South Adams Street she found Alberta Iliff Shattuck cleaning out her family home after the recent death of her mother, Alberta Bloom Iliff. Rita’s husband Bob was reluctant to take on an older house, calculating many necessary upgrades to serve their seven children. But Rita befriended Alberta II and persisted with Bob, and the Hills moved into Ormleigh late that year (Rita Hill 2017).

The Hills welcomed their eighth child into the family in 1968 after moving into Ormleigh. Bob Hill started his own business, Do-It-Yourself Plumbing and Heating Supply (still managed by two Hill sons in 2017) at 3100 Brighton Boulevard, in 1972 near his father’s businesses, eventually incorporating those parcels and buildings. In the 1970s Dutch elm disease killed a dozen of the South Adams Street parcel’s mature trees, but the maples and other trees including tall evergreens soldiered on. In 1978 their son Rick converted the Ormleigh Carriage House into a larger apartment and lived there for several years. In 1980 the Hills remodeled the main house kitchen by opening up the former pantry and laundry rooms. “Little by little, we redid floors, little things,” she described, “but nothing architecturally changing lines” (Rita Hill 2017).

Rita Hill experienced a neighborhood historic preservation crisis as soon as she moved into the University Park neighborhood. Will Iliff’s sister Louise had bequeathed Fitzroy Place, then valued with furnishings at \$6,000, to the University of Denver upon her death in 1966 (Denver Post 1966). The university moved in 1967 to sell the house and extensive grounds for demolition and re-development, fortunately diverted by neighborhood activism into a more sympathetic sale to a private school, as the nearby preserved Henry and Elizabeth Iliff Warren mansion remains (Etter 1974; Rita Hill 2017). As Rita’s interest grew in her own house, neighborhood, and historic preservation, in the 1980s she joined the Colorado Historical Society (CHS) membership and attended meetings and training in research and preservation. She also joined other blossoming heritage efforts in University Park, creating the current “Ormleigh” porch sign for a Historic Denver Inc. neighborhood homes tour in 1983. By 1991 Rita and daughter Robin had compiled an extensive history of Ormleigh for application to the State Register of Historic Properties (SRHP). During the CHS (today’s History Colorado) staff review, CHS and the Hills discovered that Denver architects previously attributed to designing Ormleigh in 1898 were not documented and that the Iliff’s never mentioned an architect or builder in their considerable surviving family documents. That elusive-designer detail and a few other questions in the

SRHP application stalled the state-designation effort, attempted again by Rita and daughter Mary Michael in 2000. Meanwhile, Denver historian Annette Student began writing a three-part saga on the Iliff family, visiting extensively with Alberta II on the family and with Rita on the family house. Rita then shifted in 2006 to an application for Denver Landmark designation, as University Park property values soared and fueled a new era of demolitions and large infill houses. Unfortunately, other family diversions interfered in the historical designation effort, until Rita initiated the current Denver Landmark application effort in 2017 through Historic Denver Inc. (Rita Hill 2017).

“I feel a lot of responsibility for this house and its land,” Rita explained in 2017. “It was really given to us in amazing ways, and I would like to give it back [through designation and protection] in the same condition to ensure its preservation.... Someone like us [Bob and Rita Hill] will come along and want it again. It is one of those things: you need a good caretaker. We will do what we can do now, to save it” (Rita Hill 2017).

Ormleigh and University Park Today

Ormleigh, the house at 2145 South Adams Street in Denver’s University Park, built in 1899 and occupied by only two families in its 118-year life, has changed little on the exterior or interior since the last substantial but sympathetic alterations of 1912 to the rear and north side. A small addition to the carriage house in 1916 did not change its relationship with the house, and the parcel held ample room for the small brick outbuilding in 1949 at the extreme northwest corner. The main house retains its original Denver Square/Foursquare façade facing South Adams Street through a line of stately maple trees, and still dominates its very large landscaped parcel of nine lots in Block 42 of the subdivision.

Large 2-story houses in University Park remained popular only for a decade or so after the turn of the century, and University Park slowly built-out mostly with modest 1-story houses through the remainder of the 20th century. During that period, house placements in University Park consistently observed deep setbacks behind sidewalks and tree-lined streets. In the late 20th century, residents and alumni successfully saved and preserved the neighborhood’s most historic and prominent buildings—including the main 1890s buildings of both academic institutions, and nearby 1892 Fitzroy Place.

At the turn of the next century after year 2000, the region’s economic prosperity and homeowner tastes brought a new trend of large houses to University Park’s few remaining empty lots, and to lots cleared of smaller houses from the early- to mid-20th century. The associated University of Denver and Iliff School of Theology campuses, eight blocks to the west of Ormleigh, have also expanded in the past two decades with many new buildings, parking structures, and large-scale landscape changes. Several new mid-rise residential buildings crowd the campus interfaces with the neighborhood, dramatically altering the scale of buildings and open space at the intersections of South University Boulevard with East Evans, Warren, and Iliff Avenues.

Ormleigh has witnessed this early 21st century trend along South Adams Street, with large new houses east across the street, and elsewhere along nearby streets. Fortunately, new houses still observe the deep University Park setbacks, and sidewalks still line the streets, accompanied by lush vegetation—old and new—that softens the effects of 2-story lot-width houses where empty lots or modest ranch houses sat for the past half century.

The house at 2145 South Adams Street has changed little since the 68-year Iliff family occupancy, thanks to the 50-year-plus occupancy of the Hill family. The house thus remains strongly associated with the two families that have

been a part of University Park—its origins and its move into the 21st century—for almost six-score years.

c. Describe other structures that have similar associations and the relationship/comparison of this structure to these other structures.

The original Denver Iliff home, Methodist church, and Colorado Seminary campus of William Seward Iliff Sr.'s youth in what is now downtown Denver are all gone. Alberta Bloom Iliff's parents' Trinidad home, the Frank G. Bloom House, is preserved and now part of the Trinidad History Museum. University Park and other Denver historic buildings with William and Alberta Iliff-family associations include:

- Frank G. Bloom House, 1882, Trinidad, Colorado, home of Alberta Bloom Iliff's parents Frank and Sarah Catherine Bloom (NRHP 1970).
- Gray Gables, 1887, first home of Bishop Henry Warren and wife and Elizabeth Iliff Warren, Will Iliff's step-mother, and occupied by Will and Alberta Iliff in 1898–1899 following their move from Fitzroy Place (next).
- Fitzroy Place, 1892, sometimes also named the Iliff house or mansion, this is the Warren's mansion, where Will, and Will and Alberta, lived off and on in the 1890s (NRHP 1974, DL 2007).
- Iliff Hall, 1892, main building of Iliff School of Theology, built principally through Will Iliff's \$50,000 donation during the founding of the school, named for his father John Wesley Iliff Sr. (NRHP 2006).
- Equitable Building, 1892, Room 406 and other offices served as the home of Will Iliff's business affairs, from at least 1899 through the 1920s (DL 1977, NRHP 1978).
- Warren Memorial Methodist Church, 1909, so named in 1912 following the death of Bishop Warren (and in 2017 the temporary home of St. Barnabas Episcopal Church), was the long-time Methodist house of worship for the Will Iliff family (Contributing to Wyman District, Denver Landmark 1993).
- "Rock Crest," 314 West Cliff Drive, Santa Cruz, California, 1910 Will Iliff family home in Santa Cruz.

10. Resources

Provide a list of research sources used in compiling this application.

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