



DENVER LANDMARK PRESERVATION COMMISSION
THEMATIC HISTORIC DISTRICT LANDMARK DESIGNATION
APPLICATION

This form is for use in nominating historic districts for historic designation in the City and County of Denver. If any item does not apply to the property being documented, enter "N/A" for "not applicable." Questions about the application or designation process can be directed to Denver Landmark Preservation staff at landmark@denvergov.org or (303) 865-2709.

Proposed Historic District Name: University Park Historic District

The following are required for the application to be considered complete:

- District Information
- Applicant Information and Signatures
- Criteria for Significance
- Statement of Significance
- Period of Significance
- District Description
- Statement of Integrity
- Historic Context
- Bibliography
- Photographs
- District Map and Property List
- Public Outreach Documentation
- Application Fee
- Inventory Table - Attached



1. District Information

District Identification

Historic Name: University Park

Proposed Name of District: University Park

Location

Legal Description: Parcels located within University Park, Shakespear Addition, Asbury Park, Iliffs University Addition, and University Gardens Subdivisions.

Boundaries of District: Discontiguous District. Refer to attached map. For legal descriptions of parcels in district, refer to inventory table.

Theme

Describe the theme(s) of the historic district and any subcategories associated with the theme, the geographical area studied, and the chronological period examined. Provide the requirements for resources to be included in the district and the methodology used to determine how resources were selected.

University of Denver's Utopian Methodist Suburb on the South Denver Plains, 1886-1967

Primary Subcategories:

- *Original Founders, Residents, and Supporters of University Park , 1886–1894,*
- *Neighborhood Development by DU Educators and Promoters, Affiliated Organizations, and Women, 1892–1967, and*
- *Methodist Influences in University Park, 1886–1963.*

Secondary Subcategory:

- *Progressive Architectural Laboratory for Denver, 1887–1963*

The University Park Neighborhood is differentiated by its singular origin as a Methodist Church-affiliated residential community created in 1886 to support the adjacent and new University of Denver (DU) “Hilltop” campus. University Park’s unique story unfolded beginning in 1886 when DU acquired 400 acres of land for its intellectual outpost about 6 miles southeast of Denver. The institution initially struggled to establish a remote university and residential neighborhood in what its leaders called a “supremely healthy location” with mountain views, and where “conscience and culture” would dominate (University Park Colony Brochure c. 1886). The community only gradually emerged, as DU’s campus and Iliff School of Theology took root and their enrollments expanded.

The primary theme for this historic district from its historic context, *University Park: Utopian Colony and Suburb on the South Denver Plains, 1886-1963*, focuses on University Park’s early development and then its expansion based on strong ties with DU and Denver’s Methodist community.

The first subcategory, *Original Founders, Residents, and Supporters of University Park, 1886-1894*, explores the creation and early years of University Park when the university itself—along with its proponents and supporters—built the first residences, infrastructure, parks, and a public school in the fledgling community.



DU's stated morals closely aligned with the founders of the Town of South Denver (also established in 1886) who were strong advocates for alcohol temperance. While early land sales and speculation were brisk, because of the area's remote location and limited water supply the first residents in University Park were few and somewhat far between. They built substantial homes on large residential lots in a prairie setting with scattered tree plantings, gardens, and livestock. Because of the remote location, early homes typically accommodated DU-affiliated boarders, such as professors, ministers, and university students. Virtually all of the homes from this era were either built by DU on land it owned within the neighborhood, or constructed by stalwart Methodists and/or DU supporters who purchased lots from DU trustees. This period ended when the Silver Panic of 1893 led to Denver's annexation of the Town of South Denver—including University Park—in 1894.

The second subcategory, *Neighborhood Development by DU Educators and Promoters, Affiliated Organizations, and Women, 1892–1967*, tells the broader story of neighborhood development, including that of University Park itself as well as early “garden plot” subdivisions platted by DU proponents adjacent to the initial University Park plat. This subcategory also recounts the development of University Park by DU educators and affiliated organizations as the neighborhood entered the 20th century, and became more integrated into Denver's broader development history. A central focus of this story is the role that women played in shaping the history, culture, and architecture of the neighborhood.

The third subcategory, *Methodist Influences in University Park, 1886-1963*, is interwoven into all the topics related to this historic district, given that University Park was established by the Methodist founders and supporters of DU. The discussion in the historic context for this subcategory focuses on the physical buildings and places used and built for worship purposes, and the neighborhood residences that housed prominent clergymen, ministers, religious educators, and Methodist leaders. The most notable building associated with this subcategory is the 1928 University Park Methodist Church at 2180 S. University Blvd., built in Collegiate Gothic style the boulevard from the DU campus, along with its larger Modernist/Gothic sanctuary addition of 1963.

Last is the “secondary” subcategory *Progressive Architectural Laboratory for Denver, 1887–1963*. This subcategory focuses on progressive architecture and stylistic design that directly relates to DU and Iliff School connections, along with the other three subcategories delineated above. Early architects, builders, and owners in University Park were not afraid to experiment and mix architectural styles, or to introduce “new” architectural trends to the Denver area. For a vibrant intellectual place such as University Park, architectural examples and such flexibility make its historic collection of buildings unique and identifiable to its own rich history and associated creative individuals.

Geographic Area: The geographic area studied for this historic district follows the official neighborhood boundary recognized by the University Park Community Council, as shown in image 47 of the photo addendum in Section 7 of this application. This boundary extends north to Interstate Highway 25, east to S. Colorado Blvd., south to E. Yale Ave., and west to S. University Blvd. In 2020, a historic context was developed for this area, and this designation application is largely based on findings in that report. In this application, this boundary is referred to as the “greater University Park neighborhood,” given that the “University Park” subdivision itself consists of only a part of the land within the neighborhood.

Methodology and Requirements for Resources to be Included in Historic District: This designation application highlights those properties that exemplify and represent one or more of the main subcategories discussed above. All of the selected properties are directly associated with persons or



groups significant to the early development and history of the greater University Park neighborhood, and/or with the operations, administration, and staffing of DU and Iliff School. While the neighborhood was also a progressive laboratory for architectural innovation and house design, that theme is secondary, meaning that properties that are significant for the subcategory *Progressive Architectural Laboratory for Denver, 1887–1963* were only included in the district if they also exemplified one or more of the three primary historic topics: *Original Founders, Residents, and Supporters of University Park, 1886–1894*; *Neighborhood Development by DU Educators and Promoters, Affiliated Organizations, and Women, 1892–1967*; and *Methodist Influences in University Park, 1886–1963*. Further, properties that represent these primary historic topics were selected for their retention of historic architectural integrity.

Given that the neighborhood developed sporadically, first as a DU residential enclave and then as a Denver suburb, and had considerable agricultural activity in its early decades, the most significant historic buildings and sites are—and were historically—scattered throughout the neighborhood. As a result, the properties selected for designation are those that best exemplify the unique history of University Park, regardless of their locations within the neighborhood. Unlike traditional streetcar neighborhoods often established by one or two developers or builders over a relatively short time-frame, the isolated residential-outpost origins of the greater University Park neighborhood led from its beginning to a more dispersed development pattern and more lengthy development period. While the most important buildings (aka structures) and their supporting sites in the neighborhood are closely tied together through a shared and singular story line, they are not always physically grouped together, and these circumstances led to this thematic historic district application with discontinuous boundaries. Historically significant properties substantially altered to the extent that their additions or changes overwhelmed a historic residence in size, or that significantly changed a building’s original and historic character and appearance, are excluded from the historic district.

All of the contributing properties in the historic district were identified as historically significant under the comprehensive and in-depth research project that resulted in the 2020 historic context. See the accompanying table “District Properties List” for clarification of the properties selected, and complex classifications within the city-owned recreation land of Observatory Park. This project was developed with funding, support, and guidance from Historic Denver, Inc., and University Park neighbors. In numerous cases, University Park residents and homeowners participated in oral histories, and/or provided historic documentation that led to the identification of historically significant properties included within this historic district.

Number of resources:

# Contributing	# Noncontributing	
___17___	___0___	<u>Primary Structures</u>
___6___	___15___	<u>Accessory Structures</u>
___1___	___0___	<u>Features</u>

This designation includes 21 legal parcels. For more information, refer to the “List of Properties and Parcels” table in Attachment 7 and the Inventory Forms attached to this designation application.

Contributing and Noncontributing Features or Resources

Describe how contributing and noncontributing resources have been determined.

Because this is a thematic and discontinuous district, all of the included properties (primary structures) are contributing to the district. As noted above, the properties selected for inclusion in the University Park Historic District not only exemplify the unique history of University Park and the themes described above, but they also possess integrity as defined by the Denver Landmark Preservation Ordinance (Chapter 30 of the Denver Municipal Code). Numerous houses with a high level of significance were excluded from this historic district due to numerous alterations that have compromised their historic integrity and ability to convey their historic significance (see discussion on integrity in Section 5. below for more information). A small number of early neighborhood homes feature original or early carriage houses that correspond with the architecture of the associated historic residence; carriage houses that appear to date from the original or early period of a house are considered contributing accessory structures. Most of the contributing residences to the University Park Historic District did not include carriage houses, with modest 1-story automobile garages (typically 1 bay) sometimes added two decades or more after the original residential construction. These garages tended to be small modest structures and do not contribute to the historic district.

Previous documentation

List previous historic survey and/or if property is listed or eligible for listing in the State or National Register of Historic Places.

As noted above, in 2020 a historic context report and survey was developed for the neighborhood. That report identified the most significant historic properties in the greater neighborhood boundary, and their designation recommendations formed the basis of this historic district application. The table below delineates the properties within the greater University Park Neighborhood that currently have designation as a Denver Landmark (DL) and/or that are listed on the National Register of Historic Places (NR) and/or Colorado State Register of Historic Properties (SR).

#	Street	Type	Designation - Date	In Proposed District?	Historic Name
2145	S ADAMS	ST	DL - 2017	Yes	Ormleigh / Will and Alberta Iliff House
2160	S COOK	ST	NR - 1974 – DL - 2007 –Both designations apply only to 2160 S. Cook St. (primary house), 2155 and 2165 S. Madison St. (carriage house).*	Yes – 2160 S. Cook St. (primary house), 2165 S. Madison St. (carriage house), 2155 S. Madison St. (lawn); also, Gardener’s Cottage (2143 S. Madison)	Fitzroy Place
2180	S UNIVERSITY	BLVD	SR - 2007 – Only 1928 Sanctuary is designated.	Yes, with 1953 and 1963 Wings	University Park Methodist Episcopal Church
2340	S JOSEPHINE	ST	DL - 2010	Yes	Holland House
2288	S MILWAUKEE	ST	DL - 2019	No	Jackson-Taylor House
2390	E. WARREN	AVE	DL - 1994 – Designation only includes footprints of the 2 observatories on south ½ of park	Yes (entire 2-block/2-parcel Observatory Park)	Chamberlin Observatory, Students Observatory

**The 2007 Denver Landmark Designation for Fitzroy Place encompassed the south 276.5’ of Block 44, University Park, and included the main house and carriage house. The 2007 designation boundary largely correlates with the boundaries of the three legal parcels that are today addressed as 2160 S. Cook St., and 2155 and 2165 S. Madison St. The proposed designation boundary includes these three parcels plus the 2143 S. Madison St. parcel.*



2. Applicant Information

An application for designation may be submitted by:

- Owner(s) of the property or properties, or
- Member(s) of city council, or
- Manager of Community Planning and Development, or
- Three residents of Denver

Primary Point of Contact

Name: Rosemary Stoffel

Address:

Phone:

Email: rosemary.stoffel@gmail.com

Prepared by:

Name: Square Moon Consultants

Address: 1003 Emerson Street, Denver

Phone: 602-692-6394

Email: squaremoonsolutions@gmail.com

Applicant Name: _____ Date: _____
(please print)

Applicant Signature: _____

Applicant Address: _____



DENVER
THE MILE HIGH CITY

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Name: Square Moon Consultants

Address: 1003 Emerson Street, Denver

Phone: 602-692-6394

Email: squaremoonsolutions@gmail.com

Applicant Name: PAUL KASHMANN Date: 02.20.24

Applicant Signature: *Paul Kashmann* (please print)

Applicant Address: 1437 BANNOCK ST. 80202



3. Significance

Criteria for Significance

To qualify as a Landmark, a district must meet at least three significance criteria. Check the applicable criteria from the following list.

- A. It has a direct association with a significant historic event or with the historical development of the city, state, or nation;
- B. It has direct and substantial association with a recognized person or group of persons who had influence on society;
- C. It embodies the distinctive visible characteristics of an architectural style or type;
- D. It is a significant example of the work of a recognized architect or master builder;
- E. It contains elements of design, engineering, materials, craftsmanship, or artistic merit which represent a significant innovation or technical achievement;
- F. It represents an established and familiar feature of the neighborhood, community or contemporary city, due to its prominent location or physical characteristics;
- G. It promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;
- H. It represents an era of culture or heritage that allows an understanding of how the site was used by past generations;
- I. It is a physical attribute of a neighborhood, community, or the city that is a source of pride or cultural understanding;
- J. It is associated with social movements, institutions, or patterns of growth or change that contributed significantly to the culture of the neighborhood, community, city, state, or nation.

Statement of Significance

A. It has a direct association with a significant historic event or with the historical development of the city, state, or nation:

In 1886, the Colorado Seminary was a modestly successful Methodist-affiliated but interdenominational college in downtown Denver that taught men and women liberal, mechanical, and medical arts. That year the Seminary's founders, leaders, and supporters acted to build a new "University of Denver" (DU) campus along with a theology school (Iliff School of Theology) and associated residential neighborhood far outside the city center to a location where the university would have room to grow and where students could achieve academic excellence in a healthful environment. Their search led to a donation of 80 acres of undeveloped prairie about 6 miles southeast of Denver by potato farmer Rufus Clark, centered on a rise they called the "Hilltop," with unobstructed views to the west of the Rocky Mountains. DU then acquired 400 acres on the east side of their new Hilltop campus and initially platted 28 residential blocks as part of the "University Park" subdivision. This subdivision included 3 scenic parks, one of which became what is today's city-owned Observatory Park, with the streets named for locally and nationally known Methodists. DU planted trees and conveyed residential lots in its utopian outpost to professors, Methodists, and others who agreed to follow alcohol temperance ideals. Also in 1886, DU's southern campus and residential subdivision joined the town of South Denver. Other adjoining and optimistic subdivision plats included University Gardens (1885) with its 5-acre irrigated garden parcels to the southeast and Iliff's University Addition (1890) to the south. While 75 years would pass before these subdivisions filled in, they remain to tell the greater University Park Neighborhood's history and would support Denver's tremendous growth after World War II.

The first house in University Park—a brick 2-story speculative residence built by John A. Clough — appeared in the spring of 1886 at 2525 E. Evans Ave. A few more houses appeared throughout the subdivision in the late 1880s, and in 1888 construction began on the Chamberlin Observatory in today's Observatory Park, laid out initially by DU in 1886. In 1890, DU trustees hired California landscape architect Rudolph Ulrich to design a formal and unified plan for the campus and its adjacent neighborhood, including deliberate plantings of shade trees along streets, avenues, and the axis of the planned campus buildings—University Hall and the theology school—along E. Warren Ave. That central east-west avenue continued east from the campus through the neighborhood and led directly to Observatory Park. This plan, most notably the street layout and connectivity between DU and University Park, and the neighborhood's mature tree canopy are all evident today. Also in 1890, Bishop Henry Warren and Elizabeth Iliff Warren completed their new home named Fitzroy Place at 2160 S. Cook St., one of the largest Richardsonian Romanesque-style houses and residential complexes in Denver.

Due to water shortages, a remote location, and inconsistent streetcar connections from Denver, the University Park residential neighborhood grew slowly, following a pattern of large residences built by DU and its supporters, scattered around the neighborhood's western blocks closest to DU. One group of adjacent houses created an impressive blockface along 6th (now S. Milwaukee) St. across from Observatory Park, all prompted by cattle heiress Elizabeth Iliff and her Methodist bishop husband Henry White Warren, and dubbed Professors Row because of the many DU and Iliff School of Theology faculty who soon lived there. In an effort to stimulate development, DU commissioned builders to construct numerous small and large houses on lots it owned to host a combination of professors, staff, and students. Several examples of these early 1890s homes remain, including 2140 S. Clayton and 2111 S. Fillmore Streets. Early homeowners in the neighborhood boarded DU students and professors, while early investors in University Park built houses explicitly to serve as boarding houses and rental properties. Given the area's remote location, slow development and plentiful availability of land, many of the early neighborhood homes were also built on 3 or more lots, allowing residents to have large gardens and livestock. This pattern of lofty homes on generously spaced lots is still evident in University Park today. By the early 1890s, University Park promoters had



secured water connections, reliable streetcar services, and electricity for residents, a tremendous feat given the community's isolation and then-considerable distance from Denver.

The Silver Panic of 1893 stalled South Denver's economy and the growth of DU and University Park, but with national and regional recovery in the late 1890s, the local neighborhood began to grow again steadily as a Denver streetcar neighborhood more independent from DU. University Park gradually added the popular Bungalow, Colonial Revival, and eventually Tudor Revival and Modernist houses that graced most early 20th century Denver neighborhoods. This development pattern—from remote intellectual outpost to residential suburb—is well-preserved and highly recognizable today in the University Park resources contributing to this discontinuous historic district. Several farmhouses were built on expansive garden plots in the University Garden subdivision in the early 1900s. One such residence, the Betray-Henderson House, a 1912 home—substantially expanded in 1929—survives on a 0.5-acre lot at 2300 S. Monroe St., and is the largest surviving land-holding associated with University Gardens. Despite the formation of University Park by Methodists in 1886, the community did not build a free-standing Methodist sanctuary until construction of the University Park Methodist Church at 2180 S. University Blvd. in 1928. DU and Iliff School of Theology professors served as the first six pastors at the “new” sanctuary.

DU's bold experiment, to relocate its educational institution and establish an intellectual and residential outpost south of Denver in the 1880s, eventually brought prosperity and stability to both DU and its adjoining University Park neighborhood. As Denver's population boomed in the early- to mid-20th century, DU had the resources and space it needed to grow physically and to expand its academic programs and facilities on its core 80-acre campus donated by Rufus Clark in 1886 and on other lands it owned in the University Park subdivision. The early investments by DU and its residential proponents to build infrastructure and community in University Park laid the groundwork for tremendous residential development both in University Park itself but also in surrounding South Denver neighborhoods in the early- to mid-20th century. Today, Observatory Park is a beloved city park in South Denver; modern Denverites travel daily on streets named “Iliff,” “Warren,” “Asbury,” and “Buchtel,” and DU is a well-regarded university with a student enrollment of nearly 14,000. While today we take these amenities and investments for granted in a modern city, they all originated from DU and its residential University Park community of 1886. DU and its affiliated University Park neighborhood have complimented and supported DU's mission since their shared 1886 genesis, serving as a proximal and unique residential enclave for students, professors, and faculty for 135 years, and a focal point and hub for South Denver. The residences, park and religious institution included in this designation honor and convey the history and community investments of DU and early University Park residents.

B. It has direct and substantial association with a recognized person or group of persons who had influence on society;

The greater University Park neighborhood was established in the 1880s by a cadre of Methodist educators and supporters associated with the Colorado Seminary and its University of Denver. The DU trustees assumed a significant risk by expanding their institution beyond its existing downtown Denver buildings to a rural hilltop approximately 6 miles southeast of Denver. Their bold vision included not only a relocated administration and new classrooms “in a supremely healthy location,” but also an affiliated residential community “where the dominant and controlling ideas shall be conscience and culture” (University Park Colony c. 1886). Their decision to expand DU outside Denver changed the university's course, providing room to grow both physically and academically, and extending the curriculum as well as educational opportunities for the Denver region. The early residents of the University Park Neighborhood were so committed to the DU cause that they built homes without reliable water service, or ready and fast access to the amenities of downtown Denver, and often had to improvise and use personal influence and resources to bring basic infrastructure, services, and amenities to the fledgling community.

Early persons of note include Professor Herbert Alonzo Howe and his wife Fannie Shattuck Howe—she the daughter of renowned Methodist educator and DU supporter Joseph C. Shattuck—who built their transitional Foursquare home at 2201 S. Fillmore St. in 1891 across from Observatory Park. Dr. Howe was a nationally recognized astronomer who was instrumental in the development of Observatory Park, and in the design, location, and oversight of DU’s Chamberlin Observatory that DU still operates in the park today. Another early figure in the development of greater University Park was DU trustee John Babcock, who platted University Gardens in 1885, a year prior to DU’s 1886 University Park subdivision, and who also donated 7 lots for the University Park School, still present in the neighborhood on the same land today. University Gardens consisted of large garden plots with irrigation rights to the High Line Canal; while these plots have largely been re-subdivided and re-developed, the expansive Bettray-Henderson House at 2300 S. Monroe St. remains to convey this important story. Babcock—farmer, developer, and state legislator—went on to plat the subdivision of Asbury Park a few years later.

In addition to Herbert Howe, numerous other faculty at the Hilltop campus were also early residents of University Park, including DU professor Herbert E. Russell, a popular mathematics professor who began teaching at DU in 1891 and moved into the DU-built house at 2111 S. Fillmore St. in the early 1890s. Owen Bertram Trout, a subsequent occupant of 2111 S. Fillmore St., also taught mathematics at DU while serving as principal of Warren Academy, DU’s preparatory school, from 1909 to 1916. Professor David Shaw Duncan resided in a substantial Foursquare at 2174 S. Columbine St., 1916–1925. He taught history and political science at DU, becoming the Dean of the College of Liberal Arts in 1922. Dr. George A. Warfield, dean of the DU School of Commerce, lived in a Dutch Colonial Revival house at 2131 S. Columbine St. from 1914–1939, during which time he built the department into a top-ranking commercial school in the U.S.

University Park supported an unusually large number of progressive and highly accomplished women residents, many of whom owned and built houses in the neighborhood. The founding and early development of University Park is intricately linked to early resident and DU patron Elizabeth Iliff Warren. Mrs. Warren, or Lizzie as she was known to her friends, was a successful Singer sewing machine salesperson who married renowned Colorado cattle merchant John Wesley Iliff in 1870, and inherited his extensive land and cattle holdings when he died in 1878. She subsequently married Methodist minister and bishop Henry White Warren in 1883. Lizzie’s offer to endow a school of theology for the University of Denver was conditioned upon a permanent university location away from downtown Denver, and led to the institution’s relocation to the Hilltop campus southeast of Denver in 1886. Eventually, her monetary gift, along with an additional donation from her stepson Will S. Iliff (who built a home in 1899 with his wife Alberta at 2145 S. Adams St.), led to the 1892–1893 construction of Iliff Hall at the Hilltop campus. The Warrens moved to University Park in 1887, with Lizzie purchasing many neighborhood lots over the years, including those that became the couple’s first neighborhood home, Grey (sometimes Gray) Gables, and the Warrens’ palatial second home, Fitzroy Place, at 2150 S. Cook St. About 1904, Lizzie commissioned the construction of 2220 S. St. Paul St., an expansive Foursquare on land she owned to house DU students and others.

Throughout her lifetime, Lizzie funded associated DU endowments, relieved debts large and small, and helped re-open and refurbish the Iliff School of Theology as a separate institution in 1910 (after its closure in 1900). In 1884 she became the first female member of the DU Board of Trustees, and in 1903, she was appointed as trustee to the Iliff School of Theology along with her daughter Louise and stepson Will. When the Iliff School of Theology closed in 1900 due to financial difficulties, the Warrens along with Will Iliff and his sister Louise raised money to revive the school, which re-opened in 1910 as a separate institution from DU and remains an important theology school in Denver today. Louise Iliff graduated from DU in 1915, created a scholarship at the Iliff School of Theology in honor of her mother Elizabeth in 1925, and served as a trustee for Iliff School from 1903 until her death in 1966. She left Fitzroy Place to the Iliff School of Theology, which sold the majority of the estate to a private school (now Accelerated Schools) in 1967.

In addition to Elizabeth Warren and Louise Iliff, numerous other women played an important role in shaping the history, culture, and architecture of University Park. Alberta Bloom Iliff, wife of Will S. Iliff, was an



early female graduate of DU in 1897 and was also one of the original settlers of University Park; the couple built a home at 2145 S. Adams St. in 1899. Alberta went on to help found DU's Chapel Guild in 1912, establish a scholarship at DU in honor of her parents in 1944, and serve on the university's Board of Trustees for many years. Upon her passing at age 91 on July 16, 1967, Alberta Bloom Iliff left \$10,000 in additional gift to DU and \$5,000 to the Iliff School of Theology. Martha Kimball graduated from DU a year after Alberta, and went on to teach at local public schools for the next 30-plus years. She purchased a lot on "Professor's Row" and built a brick 2-story house at 2112 S. Milwaukee St. about 1903. Martha lived in the house with close family members, and like many other University Park residents she boarded DU professors, faculty, and students over the years. Another notable forward-thinking woman who resided in University Park was social worker Mary E. Holland, who built a modern concrete home at 2340 S. Josephine St. in 1932. Mary helped organize several community centers in Denver, ran the Colorado Children's Aid Society beginning in 1923, and in 1931 was part of a coalition of social service advocates who created the University of Denver's Department of Allied Social Services (later the DU Department of Social Work).

Two other towering figures in University Park's history were Henry W. Warren and Henry A. Buchtel. Warren was the first Colorado Methodist Episcopal (aka Methodist) bishop, served on the DU Board of Trustees along with his wife, and raised very large contributions for DU and the Iliff School of Theology. Buchtel, a Methodist minister, became DU Chancellor in 1900 and addressed the crippling debt of DU that had led to the mortgaging of its lands and buildings. As a renowned speaker, he preached and fundraised successfully throughout Colorado and the Midwest, eliminating DU's debt by 1903. Henry A. Buchtel and his wife Mary built an early Bungalow in University Park at 2100 S. Columbine St. in 1906. While living in University Park, Chancellor Buchtel was offered the Republican nomination for Colorado governor, winning the election in 1906. Mr. and Mrs. Buchtel hosted many charitable, religious, and university-related events at the house. When Buchtel was elected governor of Colorado in 1906, Mary insisted that they stay in University Park with their young daughter, making their home the de facto governor's mansion from 1907 through 1909. The Buchtels' daughter, also named Mary, conveyed the Buchtel Bungalow house back to DU in 1926 to honor her parents' legacy.

C. It embodies the distinctive visible characteristics of an architectural style or type:

Largely due to its population of educated and well-read residents associated with the adjacent University of Denver, University Park from its beginnings served as a progressive architecture and stylistic-design laboratory for the Denver Basin. Nearly all of the neighborhood's early residents came to Denver from elsewhere, most notably from New England and Midwest where they were likely exposed to other house types and styles. The community's early architects, builders, and owners experimented and mixed architectural styles, and often introduced new architectural trends to the region. The earliest homes in University Park followed national and local Victorian-era models of the late 1880s with well-built and relatively large—but not pretentious—versions of the Queen Anne style in brick with fine stone and wood details. These include the 1891 University of Denver-built house at 2140 S. Clayton St., the 1891 Frederick Walter House at 2111 S. St. Paul St., and the 1892 Russell-Trout House at 2111 S. Fillmore St.

University Park entered the 1890s with the imposing Richardsonian Romanesque-style examples of the 1888 Chamberlin Observatory (under protracted construction through 1894) designed by locally prominent architect Robert Roeschlaub at 2930 E. Warren St., and the 1890 Fitzroy Place designed by nationally prominent New York architects Fuller & Wheeler at 2160 S. Cook St. The Carriage House and Gardener's Cottage at Fitzroy Place were more whimsical Shingle style dependencies, with their wood shingles, playful roof shapes, and roof tower (on the carriage house) reflecting the architect's New England sensibilities. In contrast to the scale and massing of the Chamberlin Observatory and Fitzroy Place, the neighborhood soon embraced the cleaner lines and efficient massing of what would become the popular Foursquare/Denver Square house type, some retaining the comfortable and asymmetrical wraparound porches of Queen Anne influence. A fine example of mixing Queen Anne style with the Denver Square is the 1891 Herbert and



Fannie Howe House at 2201 S. Fillmore St. Foursquares soon appeared in the 1890s and early 1900s throughout University Park, a decade or more before this house type became commonplace in the Denver region. Early examples of the Foursquare in University Park (and Denver) include the 1899 Will and Alberta Iliff House at 2145 S. Adams St. and the 1909 Beardsley-Duncan House at 2174 S. Columbine St.

The Panic of 1893 caused University Park building and innovation to pause, generally for the balance of the decade. With full recovery of the Denver economy by 1900, the neighborhood quickly embraced the growing popularity of the Bungalow house type and its inspiration from the Arts & Crafts Movement. Examples of the Chicago- and California-influenced Bungalow style appeared as early as 1900 in University Park, reaching a crescendo with the 1906 Buchtel Bungalow at 2100 S. Columbine St. Henry and Mary Buchtel's 1½ -story home—an appropriate symbol for the DU chancellor and soon Colorado governor—appeared in the national publication *The Craftsman* magazine through an article by its architect Harlan Thomas, promoting its double-wall masonry construction as fitting for Colorado's climate of wide temperature swings. The Buchtel Bungalow was one of the earliest Bungalows in the neighborhood and a very early example for Denver, almost certainly influencing and attracting other Bungalow designs in University Park. Inspired in no small way by the Bungalow type and its innovative construction experiments such as University Park's Buchtel Bungalow, the Modernist movement arrived in this neighborhood by 1932 with the compact, efficient, and concrete Holland House at 2340 S. Josephine St. (an individual Denver Landmark since 2010).

Romantic-revival styles appeared in University Park before and particularly after World War I, filling in some of the long-open lots between the initial 19th century houses throughout the neighborhood. Also helping to push University Park's development north, east, and south of its earliest and larger houses closest to DU, the Tudor Revival provided a popular residential alternative and successor to compact Bungalows during the 1920s and 1930s. The Tudor-related 1925 Storybook style house at 2261 S. St. Paul St. demonstrated high roof slopes, prominent brick chimneys, and offset entries without covered porches, all characteristic of the style. The mansion-scale 1929 house at 2300 S. Monroe St. showed how the Tudor Revival adapted to larger families and prominent corner lots when resources were available. The Gothic Revival, already present with DU's 1893 Iliff Hall, returned in 1928 in updated Collegiate Gothic with the large and strategically placed University Park Methodist Episcopal Church at 2180 S. University Blvd., on the corner of E. Warren Ave. diagonally across the boulevard from Iliff Hall. Early interpretations of the Colonial-revival style can also be found in University Park, including the c. 1903 Kimball Residence at 2112 S. Milwaukee St., a Foursquare box with Federal Revival details, and the 1905 Dutch Colonial Revival house with gambrel roof at 2131 S. Columbine St.

In summary, University Park as a vibrant and intellectual place historically embraced a wide range of architectural examples to express its residents' experiences, aspirations, and most of all their desire to connect their neighborhood to the adjacent university's atmosphere of thought and high ideals. The unusually long buildout of the neighborhood and resulting—and historic—scattered and mixed examples of successive architectural styles make University Park unique in Denver and identifiable to its rich history through associated creative individuals. These diverse architectural examples are today—even though individually distinct and often outstanding—strongly related to each other through University Park's consistent building-scale and masonry materials, and setbacks behind sidewalks and rows of trees along the neighborhood's historic grid-pattern of streets.

E. It represents an established and familiar feature of the neighborhood, community, or contemporary city, due to its prominent location or physical characteristics;

The relocation of the University of Denver from downtown Denver to its current location in 1886 was largely due to Elizabeth Iliff Warren and her pledge to bolster the finances of the fledgling university only if it would relocate the campus to a suburban site outside of Denver. DU Trustees were on board to find a new campus far removed from the distractions of Denver where the “pre-eminent influence over the young [would be] in a supremely healthy location...” (Van Wyke 1991:49). The trustees settled on a remote 80-acre tract 6 miles southeast of Denver that they called the Hilltop. The new expansive campus was situated on a prominent rise in the prairie with uninterrupted views west to the Rocky Mountains (somewhat obscured today by dense university-area development, but still visible from many angles). The same year, DU Trustees purchased 320 acres of land adjacent to DU to form the “University Park Colony,” a prohibition-based community or “town” for DU students, and for the university’s professors and Methodist supporters, also with western vistas of the Rocky Mountains (as shown in image 1 in Section 7 of this application). When temperance supporters created the new town of South Denver in 1886, DU trustees eagerly joined forces and agreed that the new DU campus and University Park community would be within the town’s boundaries. While located in the southeastern-most end of the new town of South Denver, far removed from the more bustling activities of South Broadway, University Park did receive some municipal services, such as water lines and police enforcement, which facilitated the early growth years of the community (refer to image 3 in Section 7 of this application). The remote location and sparse population of University Park in the late 19th century were in stark contrast to other well-known streetcar suburbs in Denver at the time, such as Highlands, Jefferson Park, and Berkeley in Northwest Denver, as well as Lincoln Park, Washington Park, and Baker that were closer to downtown Denver and were much more established and densely-populated communities. Nevertheless, DU and the far-flung University Park community successfully connected to the growing urban hubs of Denver and South Denver with the early extension of rail-transit lines, beginning with the Denver Circle Railroad in 1887 and continuing with the University Park Railway & Electric Company in 1890.

Establishment of University Park in this place resulted in a substantial yet somewhat rural community far removed from central Denver’s typically dense and interconnecting developments. While the most important buildings and sites in the historic district are closely tied together through a shared and singular story, they were and are not always physically grouped together. The neighborhood’s historic development from the late 1880s through the mid-20th century unfolded near its proximity to the University of Denver, on the west side of today’s S. University Blvd., with most of the oldest residential development concentrated on the east side of University between E. Evans Ave. on the north and E. Iliff Ave. on the south. The majority of early homes extended no farther east than today’s S. Adams St.—largely because of the streetcar terminus and limited domestic water service from very few water lines—with some exceptions due to innovative builders and developer promotions outside those 14 blocks.

Unlike traditional streetcar neighborhoods often developed by one or two builders over a relatively short timeframe, the isolated residential-outpost origins of the greater University Park neighborhood led from its beginning to a more dispersed development pattern and more lengthy development period (refer to images 1 and 2 in Section 7 of this application). DU and other early builders of homes in University Park also tended to build substantial 2-story residences, often on the north end of expansive lots of ¼ acre or more. Given the scarcity of housing and water in the early years of University Park, many early owners built sizeable homes that could accommodate not only their own families but also DU staff and students. The generous spacing of late 19th century and early 20th century homes on large lots allowed owners to have large gardens and livestock such as goats, cattle, and chickens to support their families. While some of the contributing homes in the historic district have lost their historically associated open lots, many still remain on extensive parcels. Early neighborhood homes also tended to be commissioned by individual owners, not constructed in pairs or groups by speculative developers as was common in Denver during the late 19th and early 20th centuries.



This led to a greater diversity of architectural styles and more one-of-a-kind houses in University Park relative to other early neighborhoods in Denver.

The identified University Park Historic District is a discontinuous collection of properties containing 17 primary structures —14 historic residences, 2 observatories (hosted by a 2-block, 2-parcel city park), and 1 church—linked through the common themes and subcategories noted above and developed below, but scattered throughout the University Park neighborhood. The historic and very slow buildout of today’s most-significant properties in University Park reveals how residents for more than 50 years placed their homes within moderate walking distance of each other and the university, confident that the scores of empty lots between would soon attract new residents. That infill process took a half century and more to make University Park the moderately dense neighborhood that it is today.

The majority of contributing residences in the neighborhood are substantial and unique 2-story homes that are physically prominent, readily recognizable and familiar features of contemporary southeastern Denver. Other subdivisions and neighborhoods surrounding the University Park Historic District consist primarily of 1-story post-World War II tract homes on more conventional lots; a major part of the University Park neighborhood itself consists of tract housing from the 1950s and 1960s plus more recent infill development. Because of University Park’s slow and dispersed development history, the properties in this discontinuous historic district stand out and are physically distinguished from the rest of the neighborhood. This designation recognizes and honors the religious and intellectual origins of the University Park neighborhood and its historically important buildings that are distinguished by their relative ages, brick construction, architectural styles, substantial sizes, and dispersed patterns. They represent a unique geographical niche in Denver’s history as a “college town within a city.” They also convey a meaningful sense of place in a neighborhood being impacted by increasing infill development.

Several non-residential properties included in this designation that are also established and familiar features of the neighborhood include: Observatory Park (2667 S. Fillmore St./2930 E. Warren Ave.), laid out by DU trustees with its unique observatories built for educational purposes; Fitzroy Place (2160 S. Cook St.), the grandiose Richardsonian Romanesque home of Elizabeth Iliff and Henry Warren now serving as the private Accelerated Schools; and University Park United Methodist Church (2180 S. University Blvd.), strategically juxtaposed between the DU campus and the residential neighborhood;. All these properties occupy prominent locations in the neighborhood and are established and well-known features that contribute substantially to the identity of the University Park neighborhood and South Denver.

Period of Significance

Period of Significance: 1886-1967

Provide justification for the period of significance.

As noted in Section 1 under “Theme,” University Park Historic District is significant under four subcategories:

- *Original Founders, Residents, and Supporters of University Park, 1886–1894,*
- *Neighborhood Development by DU Educators and Promoters, Affiliated Organizations, and Women, 1892–1967, and*
- *Methodist Influences in University Park, 1886–1963.*
- *Progressive Architectural Laboratory for Denver, 1887–1963*

The combination of these associated themes and their individual spans of time provides the overall period of significance, 1886–1967. This period begins with University Park’s establishment in 1886 and its initial residential and commercial development during the next several decades. Most of the properties included in this designation closely relate to the first two themes, which trace the early development of University Park

and the lives of the neighborhood's key proponents, from 1886-1967. All of the residences in this designation date from 1932 and earlier. The closure of the University Park streetcar line and the opening of Valley Highway (IH-25) in the 1950s brought easier automobile access and more conventional residential tract development to University Park. More traditional post-World War II residential subdivisions, and the filling in of the University Park neighborhood during the 1950s and 1960s, are excluded from this designation. Instead, this designation application extends beyond 1942 up through 1967 largely to encompass two key developments in the neighborhood: the 1966 and 1967 deaths of Alberta Iliff and Louise Iliff respectively, two stalwart and influential residents of University Park; and the construction of the 1963 Methodist sanctuary that flanks the DU campus and University Park neighborhood, and which completed the vision of early residents for a substantial place for Methodists to live, worship, and congregate.

Section 6 below, "Historic Context," is generally presented in chronological sequences and by context themes, often divided into distinct sub-periods that mark beginnings and ends of encompassing events in University Park's history through significant people and properties from 1886 through 1967.

4. District Description

Describe the current physical appearance of the district by providing a statement for each of the following:

- a. **Summary Paragraph** - Briefly describe the general characteristics of the district, such as its location, boundaries, pattern of development, number of structures, primary use (residential or commercial) and any significant geographical features.

The University Park Historic District is a thematic discontinuous district, composed of historic properties within the greater University Park neighborhood, extending north to Interstate Highway 25, east to S. Colorado Blvd, south to E. Yale Ave., and west to S. University Blvd. The neighborhood's historic development from the late 1880s through the mid-20th century unfolded near its proximity to the University of Denver established on the west side of today's S. University Blvd., with most of the oldest residential development concentrating on the east side of University between E. Evans Ave. on the north and E. Iliff Ave. on the south. The majority of early homes extended no farther east than today's S. Adams St.—largely because of the streetcar terminus and limited domestic water service from very few water lines—with some exceptions due to innovative builders and developer promotions outside those 14 blocks. The identified University Park Historic District is a discontinuous collection of properties containing 17 primary structures—14 historic residences (1 converted to a school and a second serving as a DU facility), 2 observatories (hosted by a city park), and 1 church as well as—linked through the common themes and subcategories noted above and developed below. The discontinuous physical relationship between all these properties is historic and a result of the neighborhood's unusual beginning as an intellectual enclave to support the adjacent university. The historic and very slow buildout of today's most-significant properties in University Park reveals how residents for more than 50 years placed their homes within moderate walking distance from each other and the university, confident that the scores of empty lots between would soon attract new residents. That infill process took that half century and more to make University Park the moderately dense neighborhood that it is today. Although this part of the Denver Basin is on a relatively flat rise, with good views of the Rocky Mountains' Front Range to the west, one of University Park's earliest and ongoing community efforts planted thousands of trees to line its streets and sidewalks and shade its generous yards. The resulting urban forest is today another common and historic link between the discontinuous properties, and with the later reaches of the neighborhood to the north, east, and south.

b. Architectural Description – Describe the district’s general architectural character and pattern of development, including types and/or styles of structures, setting, typical lot size, and streetscape design

The earliest houses in University Park date from the late 1880s in the Victorian Era, most in Queen Anne styling, typically brick and 2-story with irregular and complex massing, asymmetrical facades, offset and wraparound porches, and frilly ornamentation. Most of these homes are large with accommodating rooms for professors, university administrators, and students. By the early 1890s, homes continued to be large, but started to reflect a more modern aesthetic, influenced by Denver architects such as Robert Roeschlaub who built upon an early presence in University Park with his Romanesque-style Chamberlin Observatory (1890–1894). The 1891 Herbert and Fannie Howe House (2201 S. Fillmore St.) and the 1899 Will and Alberta Iliff House (2145 S. Adams St.), are two unassuming boxy houses that foreshadowed the Foursquare type that would gain enormous popularity as the “Denver Square” throughout the region in the early decades of the 20th century. Other Foursquares soon appeared in the 1890s throughout University Park, a decade or more before this house type became commonplace in the Denver region. The neighborhood’s penchant for being on the architectural cutting edge extended into the Bungalow era, with the 1906 Buchtel Bungalow at 2100 S. Columbine St. featured in *The Craftsman* magazine, representing an early high style example of an Arts & Crafts Bungalow in Denver. After 1920, University Park hosted a range of other architectural styles through 1940, reflecting the diverse educations and backgrounds of its many University-associated residents. These included the Tudor Revival style—exemplified by the 1925 Storybook style house at 2261 S. St. Paul St. and the 1929 conversion of a farmhouse to a Tudor Revival mansion at 2300 S. Monroe St.—and the Gothic Revival style exemplified by the 1928 University Park Methodist Episcopal Church at 2180 S. University Blvd.

Most lots in University Park and adjacent subdivisions are 25-foot-wide and 150-foot-deep residential plots facing onto rectilinear grid-pattern streets. But from the beginning, most residents purchased three or more lots at a time and built their houses typically on the north end of the property with generous southside yards to accommodate gardens and livestock. These homes also have generally uniform and large front yard setbacks. Because of the plentiful spacing between properties and the initial rural history of the neighborhood, front-yard fences are today uncommon. An inaugural commitment by DU to land-donor Rufus Clark, to plant at least 1,000 trees in 1886, led to many early tree plantings in the neighborhood (see historic images in the photo addendum), as did an early and sustained emphasis on landscape design via the efforts of landscape architects Rudolph Ulrich and Saco DeBoer. As a result, large mature trees in the sidewalk lawns and in the yards of contributing properties are typical and characteristic of the historic district.

5. Integrity

Describe the district’s integrity, using the seven qualities that define integrity: location, setting, design, materials, workmanship, feeling and association.

The properties selected for inclusion in the University Park Historic District not only exemplify the unique history of University Park, but also retain sufficient integrity to convey the neighborhood’s geographic, architectural, and cultural significance. The District features 17 primary structures that retain high to relatively high degrees of historic integrity. Primary structures retain the vast majority of their character-defining architectural details and key stylistic elements. The architectural style guide included in the 2020 historic context, *University Park: Utopian Colony and Suburb on the South Denver Plains* (Square Moon), delineates key stylistic features and details found on Queen Anne, Romanesque Revival, Gothic Revival, Foursquare, Bungalow, Colonial Revival, Tudor Revival, and Modernist buildings in University Park.



All 17 of these properties retain *integrity of location* (i.e., they are located on their original site). The building stock in the historic district also retains strong *integrity of design, materials, and workmanship*. The residences included in this designation have kept their historic forms, such as their original asymmetrical massing for Queen Anne houses and blocky squarish shapes for Foursquares and Bungalows. They also largely retain their original or early decorative details, such as towers, porches, turned porch columns, barge boards, and shingled gable ends. The front porches on several houses have been reconfigured or updated over the years; for a house to be included, the current porch must be in keeping with historic versions and consistent with the home's architectural character. A number of brick residences have been painted. Window replacements are also common for contributing properties, but the new windows typically follow the patterns and sizes of previous fenestration. While many of the historic residences included in this designation have modern additions, these additions are typically in or toward the rear of the lots and are not readily discernible from public streets. Modern garages are also present, but are typically accessed from alleys or side streets, compatible with the historic architecture of the residences, and low-scale in design and appearance. Because many early homes were built on large acreage, the presence of large rear additions or modern garages typically does not significantly diminish their integrity.

The properties included in this designation also retain a high degree of *integrity of setting, feeling, and association*. Virtually all of the included residences remain in residential use. The neighborhood's setting of a suburban streetcar community with a late-19th century gridiron street system, lined by trees planted in concerted efforts from the earliest development, creates and maintains the feeling of a Midwestern-Western U.S. city laid out on a prairie for eventual convenience, comfort, and safety. Many of the earliest homes in the neighborhood remain on 3 platted lots or more, reflecting University Park's original rural and somewhat remote location south of central Denver. The residences included in this designation also typically feature generous spacing between homes, and open front and side yards. Some houses feature low open-style front yard fences (sometimes with pergolas). One house at 2300 S. Monroe St. is enclosed by a tall solid masonry wall, but that is a particularly substantial home and the wall most likely dates from the 1940s, within the period of significance for this historic district. The setting of properties in non-residential use typically features some paved parking, accessory structures, and modern recreational facilities such as playgrounds, pavilions, and tennis courts; however, these modern amenities do not significantly diminish the architectural and historic character of these properties.

Most of the included properties feature mature vegetation, reflecting the early efforts by community founders to vegetate the prairie, and the landscape planning efforts by horticulturists Rudolph Ulrich (1890) and Saco DeBoer (1923). The properties in this district also typically feature front sidewalks (usually sandstone or early stamped concrete) and wide tree lawns separating the properties from the public streets. All of these characteristics contribute to *integrity of setting*. The presence of intact original house forms, materials, and stylistic features also help the properties within the district to convey *integrity of feeling*, i.e., to express what it was like to live and operate in a remote south Denver community with limited transportation and modern amenities in the late 19th and early 20th centuries. The properties within this district also retain *integrity of association*, i.e., properties in this district retain their architectural character and historic setting to the extent that one can perceive what life was like for early students, professors, and DU supporters.

To retain integrity to qualify for inclusion in this district, properties must retain their original building forms and massing, and most of their early stylistic details. Several properties with a high level of historic significance in the neighborhood were excluded from this designation due to a severe loss of integrity related to design, materials, workmanship, and association. A number of these excluded properties were early residences built by DU to house faculty and students, or homes of DU chancellors and community leaders. This includes the 1902 home of Denver District Judge Hubert Shattuck at 2181 S. Clayton St., which features high-profile side additions; extensive alterations to porch, windows, and dormer; and application of Colonial Revival detailing that is not compatible with the house's original (and simpler) Foursquare design. Several

other examples of homes excluded from this designation due to compromised integrity are: the home of Dr. Wilbur Engle, an early DU professor and dean whose traditional 1909 brick Foursquare house at 2233 S. Columbine St. now features stuccoed exteriors, front porch arches, and a red tile roof; the Honeymoon Cottage at 2127 S. Fillmore St., an 1891 DU-built cottage that was recently incorporated into a much larger 2-story home; and the 1891 Dillenback house at 2175 S. St. Paul St., which was originally a 1½ story Queen Anne house but was later converted to a 2-story house with Tudor Revival detailing. While these residences have adapted to modern times and needs and still play a critical role in providing residential housing for the neighborhood, they do not contribute to this historic district because they are heavily altered, the alterations are highly visible, and overall, they no longer retain the essential physical features and identity needed to qualify for historical designation.

6. Historic Context

Describe the history of the theme, events, activities and associations that relate the district to its historic, architectural, geographic, or cultural significance. Examine how patterns, or trends in history affected the thematic district and how it relates to the surrounding community, neighborhood, city, and/or nation.

PEOPLE OF THE DENVER BASIN

University Park is within a broad geographic landform called the Denver Basin, named today for its central community founded in 1858. The Denver Basin is bounded on the west by the Foothills of the Rocky Mountains Front Range, running east to the Kansas line defined in 1861, north beyond Cheyenne, Wyoming, founded in 1867, and south to Pueblo founded in 1870. Before those settlements and today's names, the basin was traditional territory to the Plains Indian tribes of Arapaho and Cheyenne ranging from the north to the south, and overlapping with the Ute ranging from the mountains into the basin. The Denver Basin's rolling hills were largely prairie grasslands without trees through the late 19th century, between a few flowing streams and the South Platte River that nourished cottonwood trees along their courses, as they attracted wildlife and roaming peoples (BLM 2023:1862 GLO Sections 25 and 26). The Arapaho call Denver, at the confluence of the South Platte and Cherry Creek, "Tallow River"—*niineniiniicie*—a name also applied to the South Platte and its flanking rolling hills (University of Colorado 2023).

The "Hilltop" that today features Denver's University Park neighborhood was until the late 1800s typical of the Denver Basin's grassy rolling hills known to the Arapaho, Cheyenne, and Ute peoples. Because this particular place offered no trees, no flowing water, and no connecting arroyos to define an affiliated trail, American Indians likely passed around—perhaps occasionally across—this geography prior to U.S. General Land Office surveys beginning in 1862. Late 19th century land speculators used these maps and associated records to propose initial settlement of what is now called the "Hilltop." However, these would-be farmers and developers, including Rufus Clark and his neighbors, could not inhabit or cultivate this area for the same reasons, especially when they found that water wells tapped no reliable aquifer below the Hilltop. Not until industrial tools in the 1880s brought transportation for people and water, along with electricity and other urban comforts, could the Hilltop and University Park be settled permanently by anyone.

Although this historic context focuses on surviving resources from its development periods after 1886, the present neighborhood acknowledges its landform's previous and long association with native peoples. This association is articulated by the City and County of Denver through a 2020 city council resolution that now prefaces all the city/county's legislative meetings:

The Denver City Council honors and acknowledges that the land on which we reside is the

traditional territory of the Ute, Cheyenne, and Arapaho Peoples. We also recognize the 48 contemporary tribal nations that are historically tied to the lands that make up the state of Colorado.

We honor Elders past, present, and future, and those who have stewarded this land throughout generations. We also recognize that government, academic and cultural institutions were founded upon and continue to enact exclusions and erasures of Indigenous Peoples.

May this acknowledgment demonstrate a commitment to working to dismantle ongoing legacies of oppression and inequities and recognize the current and future contributions of Indigenous communities in Denver [Denver Parks & Recreation 2020].

DENVER UNIVERSITY PARK, 1886–1963

While the University Park neighborhood appears somewhat similar to other late 19th century streetcar subdivisions in Denver, the neighborhood is differentiated by its singular origin as a Methodist Church-affiliated University of Denver (DU) “Hilltop” campus with corresponding residential neighborhood, both established in 1886. University Park’s unique story unfolds through the history of its early mostly large houses—very few located historically side-by-side in block-face rows—from the 1880s through 1920s, along with a remarkable observatory park and a surprisingly late pair of Methodist sanctuaries. These features and their historically broad dispersal are organized by their common grid pattern of streets, and leavened by the lining of those streets with mature trees dating from the community’s earliest efforts to landscape the natural prairie setting. These characteristics are described in the historic context below through the theme of *University of Denver’s Utopian Methodist Suburb on the South Denver Plains*, and three sub-categories of “*Original Founders, Residents, and Supporters of University Park, 1886–1894*,” “*Neighborhood Development by DU Educators and Promoters, Affiliated Organizations, and Women, 1885–1967*,” and “*Methodist Influences in University Park, 1886–1963*.”

The significance of University Park buildings and their supporting suburban landscape is conveyed below through the additional sub-category of “*Progressive Architectural Laboratory for Denver 1887–1963*,” focusing on progressive architecture that directly relates to DU and Iliff School, along with the other three sub-categories delineated above.

The combination of these associated theme with sub-categories and individual spans of time defines the overall period of significance as 1886–1967. Sections below are generally presented in chronological sequence and by context themes, and are often divided into distinct sub-periods that mark beginnings and ends of encompassing events in University Park’s progressive history.

Original Founders, Residents, and Supporters of University Park, 1886–1894

Laying the Groundwork for a Methodist Residential Community

Establishment of Colorado Territory in 1861 inspired migration to its mining towns and the growing service center of Denver, including many members of the Methodist Church. By 1863, Colorado Methodist leaders proposed a church-sponsored school for the territory, based in Denver. They raised \$10,000 and acquired land for the central-Denver school on Arapahoe at 14th Streets. Construction began there in late 1863 on a 2½-story brick building to house what they initially called “Denver Seminary,” and what influential *Rocky Mountain News* publisher William Byers called “Denver University.” With their experience during the previous decade in establishing Methodist-sponsored Northwestern University in Illinois, the Colorado congregants moved to charter a state educational and tax-exempt college through a bill passed by the Territorial Assembly in 1864, creating “the Colorado Seminary” (Breck 1997:14–24). The word “seminary” at the time could signify a secular curriculum, usually at college level, or religious theological training.

While sponsored by Methodists, the Colorado Seminary would offer secular education broadly, as its territorial charter specified that “no test of religious faith shall ever be applied as a condition of admission into said seminary” (quoted in Breck 1997:20). The school only operated for a few years, closing in 1868, but then reopening in 1880. The reinvigorated Seminary included classes from primary to collegiate level, and eventually included a college of fine arts, music, medicine, as well as a dental and law school, with enrollment hovering around 60 to 70 students during the early 1880s.

Major Players - Elizabeth Iliff Warren and Bishop Henry Warren

As a young immigrant to Colorado, Elizabeth Fraser (1844-1920), from Fitzroy, Ontario, Canada, had been a successful seller of Singer sewing machines throughout the Midwest and Rockies. In 1870, she married renowned Colorado cattle merchant John Wesley Iliff (1831–1878), named for one of the English founders of Methodism. As a young man, John Iliff had attended Methodist-affiliated Ohio Wesleyan College. Following John’s death, Elizabeth (“Lizzie”) Iliff controlled his considerable land and cattle holdings. She also raised John’s young son, William Seward Iliff (1865–1946) whose mother had died soon after giving birth to Will, in addition to their own two daughters, Edna (1871–1951) and Louise (1875–1966) (Tinsley 2009, Goodstein 2010:18).



Elizabeth Iliff Warren, c. 1874. Source: Iliff School of Theology Archives.

In 1880 the Methodist Church’s statewide Atlanta Conference in Georgia elected Henry White Warren (1831–1912) as its new bishop, with a four-year term. Warren came from a wealthy Massachusetts family and graduated from Wesleyan University in Connecticut. Already a published author by 1880, including volumes on astronomy, Warren had visited Colorado in 1879, and had met the recently widowed Elizabeth Iliff. In

1883, Warren returned to Denver and married Lizzie in central Denver’s Evans Chapel (1878 building was at the southwest corner of 13th Ave. and Bannock St., moved by DU in 1960 to its Hilltop campus). At the Methodist Church’s national conference of 1884, delegates established the Colorado “episcopal”—seat of a bishop—at Denver, and elected Warren as Denver’s first Methodist bishop.

Bishop Warren immediately expressed support for the Colorado Seminary and its University of Denver, including promotion of a curriculum for “Christian ministry” training associated with the Seminary (Breck 1997:71). In 1884 Lizzie offered \$100,000 to endow a university-associated “school of theology,” with a few conditions. First, the trustees would establish the theology school in a new building at a “permanent location away from the distractions, noise, and smoke of downtown Denver.” Second, the Seminary would match her gift with an additional \$50,000, about the cost of a large new building (Breck 1997:72). Elizabeth’s interest in a theological seminary reportedly originated from her first husband John Iliff’s desire, expressed to Elizabeth before his death, to establish a training institution for Methodist ministers.

The Methodists Develop a Plan

Prompted by Elizabeth Warren’s offer to endow a theology school, the university’s administrators fulfilled her first condition by selecting a new suburban location for the school. (Hereinafter, ‘DU’ is the abbreviation for both the university and its charter-holding Colorado Seminary.) Denver’s population boom—from about 35,600 in 1880 to about 80,000 in 1886—provided the momentum for such an expansion (Winter 2003:46). The most attractive offer for the new theology school, 80 acres approximately 6 miles southeast of downtown, came from local farmer, developer, and recently reformed alcoholic Rufus Clark (1822–1910). Clark’s proposal centered on a prominent rise in the prairie with uninterrupted views west to the Rocky Mountains. The “Hilltop” as it came to be known, presented “a most beautiful site commanding a most magnificent view of both Denver,” to the northwest, wrote neighborhood historian and DU graduate Charles Dearnorff (1873–1962) in 1899, “and the whole range of the Rockies.” The Denver & New Orleans (D&NO) Railroad passed across the north boundary of the parcel. The Denver Circle Railroad commuter line quickly offered to extend its South Denver line east about 1½ miles from the rapidly populating South Broadway corridor to Clark’s Hilltop (Robertson, Cafky and Heley 1999:97).

The DU trustees decided during the land search that the Iliff School of Theology and the university’s administration and programs would expand to the Hilltop location (this happened gradually, as did the relocation of the downtown campus to the south location). Further, at some point during their deliberations throughout 1885, the trustees looked to the model of Northwestern University in Evanston, Illinois—a refreshing, temperance-based, academic village—to accompany the new campus under the working name of “University Park.” A Methodist enclave framework also entered the evolving plan for the new DU campus and associated residential neighborhood, to be called the “University Park Colony.” Unfortunately, when DU fund raisers reported to Lizzie that their successful \$50,000 matching campaign consisted of cash, land value, and a number of pledges (Breck 1997:72), in mid-1885 she abruptly withdrew her monetary commitment. She explained that the trustees’ hard-won contributions did not meet her matching requirement of \$50,000 in cash for a theology school. Scrambling to rescue their increasingly complex plan, and to entice Mrs. Warren to renew her pledge for the theology school as soon as possible, the trustees decided to move forward with the suburban DU campus and adjacent neighborhood plan first (Breck 1997:72).

Founding of DU-Affiliated Residential Neighborhood

Rufus Clark’s 80 acres transferred to DU on February 2, 1886. The conditions of sale required DU to: lay out at least 200 additional acres in residential blocks and lots by May 30, 1886; plant at least 1,000 trees along streets and parks within two years; and construct the main academic buildings on the Hilltop “at the earliest practicable time” (Evans 1886). With land for the new campus procured, the trustees turned their focus to acquiring land for a supporting residential enclave, to be populated with academics, students, and



Excerpt from the 1889 Denver Land and Security Company Map showing the 80 acre “donation” by Rufus Clark for the DU campus in green, and the adjoining 320 acres the Colorado Seminary purchased for its residential settlement, University Park. Source: Denver Public Library (DPL).

other like-minded non-drinking folks who valued conscience and culture. Within a month of the DU agreement with Clark, Robert St. Clair and his sister Esther Truesdale conveyed 320 acres immediately east of the Hilltop Campus to the Colorado Seminary for \$19,200 (the heart of today's University Park neighborhood: S. University Blvd. east to S. Colorado Blvd., E. Jewell Ave. south to E. Iliff Ave.). On March 4, 1886, DU trustees announced their intentions for the new suburb of University Park and "to make the town a prohibition suburb" (Deardorff 1899). The trustees sold 108 lots sight-unseen to 34 Methodists including several women, and couples. Most lots initially sold in pairs for \$300 (Deardorff 1899).

On May 22, 1886, the newly recorded 400-acre plat for University Park laid out the college campus on its west end, with 61 residential blocks and more than 2,500 lots to the east, including parks, streets, and alleys. Most lots were 25 by 150 feet, with corner lots slightly larger, and the narrow orientation of these parcels faced east or west onto the neighborhood's north-south streets. Most of the 100-foot-wide east-west avenues of University Park were named for national and local Methodist leaders: Francis Asbury, John Evans, Bishop Henry Warren, and John Wesley Iliff. The 80-foot-wide north-south streets were originally numbered, with 4th St. quickly becoming Campus St. then University Blvd., and the remaining numbered streets officially converting to named streets with annexation to Denver in 1894 (Goodstein 1994:11-13). The original University Park plat included three open-space parks (see map below). The first subsequently became the north half of Observatory Park, initially only 1 block deep from E. Evans to E. Warren Aves., between 8th (S. Milwaukee) and 9th (S. Fillmore) Sts. Asbury Park covered about ½ block north and ½ block south of what is now E. Asbury Ave. between E. Jewell and E. Evans Aves. Simpson Park, or Simpson's Grove, took two blocks between E. Evans and E. Warren Aves., between 13th (S. Madison) and 15th (S. Jackson) Sts. Only the first of these three parks came to fruition, as DU eventually used Asbury Park for university purposes and Simpson's Grove was sold off during the Great Depression of the 1930s.

UNIVERSITY PARK

Scale 1"=400'
(Orig. Map—Scale 1"=200')

Avenues—100 ft. wide.
Streets—80 " except
4th St., which is 100 ft. wide.
Alleys—20 ft. wide.
Lots—25 ft. by 150 ft.
Corner Lots—30.75 ft. by 150 ft.



University Park subdivision plat filed by DU trustees on May 22, 1886. The plat extends north to E. Jewell Ave., south to E. Iliff Ave., east to S. Colorado Blvd, and west to today's S. High Street. In 1891, DU re-platted the subdivision to extend the middle "Park" south to include Block 57 (shown with red dashed lines), reflecting the university's chosen location for the newly planned astronomical observatory (Observatory Park). The north-south streets were numbered until 1894. Source: City and County of Denver, Plat Records.

The Town of South Denver

By late 1885—at the same time the University of Denver trustees began looking for a suburban location and investigating Rufus Clark’s land offer—Clark and others had discussed forming a town separate from Denver, based on alcohol temperance. In June 1886, Clark, DU trustee Babcock, and others filed a plat with Arapahoe County to incorporate the “Town of South Denver.” The new town plat included Clark’s, Babcock’s, and DU’s parcels, bounded on the west by the South Platte River, north by E. Alameda Ave., east by the section line that would become S. Colorado Blvd., and south by the section line that would become E. Yale Ave. (Van Wyke 1991:42). The county court set a July 1886 vote for residents within the platted area, and 65 of 104 voters living within the town limits affirmed the question. The new town’s trustees passed a number of ordinances, not banning recreational alcohol outright, but making its sale and public consumption so expensive as to banish it effectively (Van Wyke 1991:42–43).

Populating University Park, Early Residents and Infrastructure Development

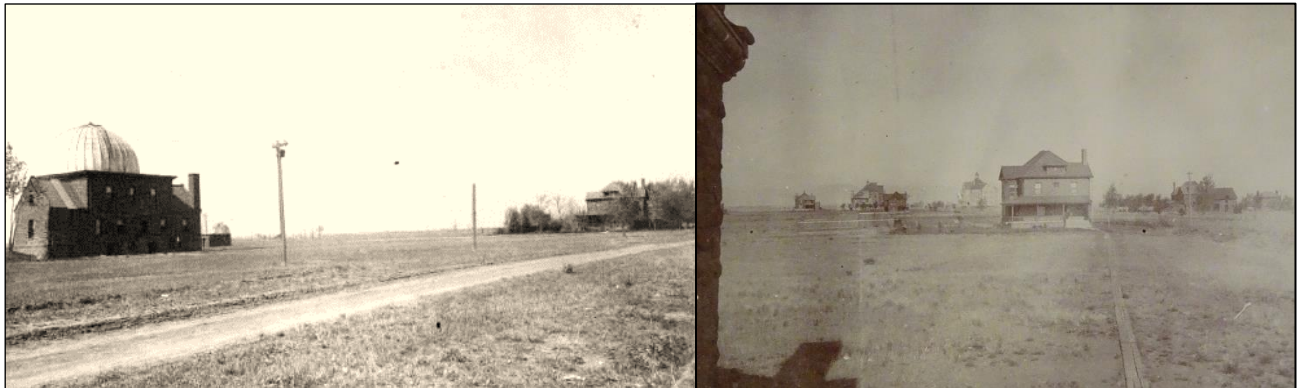
DU trustees focused on selling lots to Methodists in order to raise funds for the university while maintaining control of the community’s destiny as an educational center where “conscience and culture” would predominate. The DU trustees’ first promotional brochure declared that these two elements would “have a pre-eminent influence over the young in a supremely healthy location” (University Park Colony, c. 1886). Prospective residents had to apply for membership and, if accepted, they would be required to commence [residential] improvements valued at \$1,500 within 60 days. By early March 1887, DU trustees had sold several hundred lots and raised \$45,000 for the university (Van Wyke 1991:47; Le Rossignol 1903:37).

Despite the fervent sales pitch of DU proponents, the residential suburb did not materialize quickly. Slow progress on the university campus, combined with its stark landscape, remote location, and water deficiencies (see below), discouraged residential development initially. Still, land values in the subdivision had more than doubled by 1890, with lots selling for \$800 to \$1,000 a pair (Le Rossignol 1903:37). Successful Colorado cattleman John A. Clough (1826–1895) counted among the first to buy lots in University Park after they went on sale in March 1886, purchasing four for \$600. A Methodist from Maryland, Clough moved to Colorado in 1872 and built a Denver-based “cattle dealing and raising business” with stockyards, which he had sold for anticipated retirement in December 1885 (Teetor 1890:630). Clough built the first house in University Park that spring of 1886, “a two-story brick dwelling,” according to a biographical article (Teetor 1890:630), at today’s address of 2525 E. Evans Ave. (Contributing to UPHD¹, photo in application addendum). Clough’s wife Sarah died in February 1887, and he moved that same summer back to Maryland (Ancestry). He rented the University Park house immediately to “a Mr. Bray” then a few years later to John. L. Dyer, early Colorado pioneer and horseback mining-towns minister famous through the book he published in 1890, “The Snowshoe Itinerant” (Etter 1974:33).

In 1887, as a signal that Elizabeth Warren approved of the Hilltop site for reconstituting the University of Denver—but stopping short of reinstating her 1884 pledge of \$100,000 to endow the theology school—she purchased four lots and quickly built a 2-story house at S. Milwaukee St. and E. Warren Ave, the second dwelling in University Park. Neighborhood observer and historian Deardorff (1899) concluded that the only event “of note” in 1888 was the opening of the commercial building at the northeast corner of 9th (S. Milwaukee) St. and E. Evans Ave. Professor Herbert Howe (1858-1926), associated with DU since 1880 as its instructor in mathematics, astronomy, survey, and manual arts, became one of DU’s first academic members to reside in University Park, and he immediately took on the 1888 offer of developer Humphrey Chamberlin to fund an observatory. Trained in astronomy at the University of Chicago, Howe worked on the

¹ “Contributing to UPHD” denotes properties included in and contributing to the University Park Historic District.

observatory plans with Bishop Warren, a published authority on astronomy. After extended investigations in 1888, Howe and Warren selected the university’s 7.5-acre Block 57 (part of today’s Observatory Park), previously set aside for residential lots. The 1891 amended plat (recorded in 1892) for University Park reflected an expanded and wider “Observatory Park,” extended south of E. Warren Ave., with S. Milwaukee and S. Fillmore Sts. narrowed to 30 feet, and the associated park-facing lots shortened to 125 feet to accommodate the new observatory (Refer to image 44 in Section 7 to see the amended plat, Winter 2003:63,71).



Left: The Chamberlin Observatory of 1889-1894, standing prominent amidst a stark landscape, with its companion Students Observatory; to the west (far right) is the 1891 home of Herbert and Fannie Howe. Right: Professor Herbert Howe meticulously guided construction of the observatory and his new house at 2201 S. Fillmore, which were connected to one another by a wooden boardwalk. Both the Observatory and the Howe House are contributing to the UPHD. Photos, c. 1895, DU Archives.

Howe and Chamberlin chose Denver architect Robert Roeschlaub (1843–1923) as the observatory designer. Howe then consulted with the architects, builders, and astronomers at the Dearborn Observatory under construction on the Northwestern University campus in Evanston, Illinois. This research led to Howe and Roeschlaub designing DU’s stone Romanesque-style building around a prestigious Alvan Clark telescope—at 18.5 inches in diameter the largest in the world at the time—acquired from and operated with the University of Chicago (Winter 2003:69–73, Northwestern University Archives 2019). On Chamberlin’s signal, Howe ordered a 20-inch refractor telescope from Alvan Clark, and selected the Dearborn building’s dome designer, renowned Chicago engineer William D. Scherzer, to construct the South Denver dome. Scherzer also built another dome for Howe’s smaller “Students Observatory” with a 6-inch telescope nearby (Winter 2003:69–73). (Both observatory buildings have Denver Landmark designation, but not Observatory Park itself. The entire 2-block Observatory Park, addressed as 2667 S. Fillmore St. and 2930 E. Warren Ave. is contributing to the UPHD.)

Construction on the observatory began in late 1889 and continued off and on, through completion and installation of the large Alvan Clark telescope in the summer of 1894 (Stencel, Stencel, and Montgomery 2006:94–95). Professor Howe was appointed director of the observatory upon its completion in 1894, a position he held until 1926; he also served as dean of the DU College of Liberal Arts from 1891–1926. Howe went on to become a nationally recognized astronomer who identified positions of many nebulae, comets, and asteroids at the Chamberlin Observatory. Howe also contributed to the study of Celestial Mechanics (particularly research related to Kepler’s Problem), and authored the textbooks *A Study of the Sky* in 1896 (14 editions) and *Descriptive Astronomy* in 1898 (reprinted at least once) (Menzel 1926:379-380).

In 1884, Herbert Howe acquired two residential lots on the west side of Observatory Park, the same year he married DU trustee Joseph Shattuck’s daughter Fannie (1861–1947). In 1891, the couple built their house in consultation with Roeschlaub at 2201 8th (S. Fillmore) St. (Contributing to UPHD). The 2-story brick residence (shown later in this document) is a transitional “modern” design with a typical Queen Anne-style

1-story wraparound porch embellishing an unusual and otherwise modest boxy shape that forecasted the modern Foursquare house (Etter 1974:8–9). The Howe residence is situated on four lots, providing a spacious parcel and southern side yard to accommodate gardening and livestock.

As noted above, water shortages created a significant impediment to growth in fledgling University Park. South Denver’s first bond issue for \$160,000 in 1888 resulted in an 8-inch main installed under E. Evans Ave. carrying pressurized water from S. Broadway east across DU’s future Hilltop campus and through Observatory Park to terminate at 12th (S. Cook) St. (South Denver 1890:4-5,10). Any University Park residents living within a block of this and two other mains should have enjoyed filtered and pressurized water as 1890 dawned, and indeed the first waves of housing construction remained within those service limits. But even at this cost and effort, an inadequate amount of water reached University Park. Unlike Denver with its reliable urban water system, South Denver homes often lacked water, with at least one DU professor recounting that “after his day duties as a teacher,” he often had “to hitch up his wagon filled with barrels and go after water” (Deardorff 1899). In 1890, prompted by these inadequacies and demands on the little water available, DU trustee Walter P. Miller, one of the first University Park lot buyers, gained a position on the private waterworks board (Goodstein 2010:30). Miller “set about procuring better water service for the Park” (Deardorff 1899), and in due time the Denver provider extended a water main south from its powerful Capitol Hill filtering and pumping plant south under University Blvd. and likely connecting into the existing water mains within University Park (Refer to images 31-32 in Section 7) (Mosley 1966:VI:9).

Transportation infrastructure was also a challenge for the university and fledgling residential enclave. The Denver Circle Railroad, on the brink of renegeing on its promise to extend east from Logan St. into University Park in early 1887, found itself acquired that June by the Atchison, Topeka & Santa Fe Railroad. The steam commuter-line’s name then changed to the Denver & Santa Fe Railway Company. The larger transcontinental company provided funds for the D&SF to meet its obligations, including the east extension. The *Rocky Mountain News* described how that summer, the commuter line’s track ran up the dirt right of way of E. Evans Ave., and the rail company planted “thousands of trees, both shade and fruit...” along “East Evans Avenue” past the campus and into its associated residential neighborhood (quoted in Robertson, Cafky, and Haley 1999:97). The D&SF management generated its promised four commuter trains per day to and from University Park, a tremendous boost to DU’s campus plans, and to the community’s aspirations of becoming a prestigious college suburb (Robertson, Cafky, and Haley 1999:99).

The next essential step in providing frequent local transportation for University Park came with extension of South Denver’s new electric streetcar line into the neighborhood by the University Park Railway & Electric Company. The firm applied a very new electric overhead-wire technology to the venture, at a time when



The University Park Railway & Electric Co. terminated in front of the University Park Store. Undated. Source: DPL.

other companies had just built an extensive cable-car system in central Denver, and as the D&SF operated steam commuter trains into University Park. The initial trolley line headed south from Alameda Ave. on University Blvd., halting at the standard-gauge Denver & New Orleans Railroad line along University Park’s north boundary (Robertson, Cafky, and Haley 1999:152,185, 206) by 1890. Then with a \$10,000 loan from Lizzie Warren, in 1891 the trolley company crossed the railroad and extended along S. University Blvd. to E. Evans Ave., then turned east to the commercial University Park Store, which served as its depot (Deardorff 1899). With the University Park Railway & Electric Company’s overhead wiring also came electricity for neighborhood homes, as much of a modern-convenience leap as the trolleys themselves.

A Developing Campus and Neighborhood in the early 1890s

In 1890, Bishop Warren recommended that DU hire landscape architect and horticulturist Rudolph Ulrich (1840–1906) to lay out and create landscape plans for both the new university grounds and its adjacent residential neighborhood. Ulrich, a German native, had immigrated to California in 1868 to maintain the grounds of wealthy clients, and went on to design the grounds for several resorts owned by the Union Pacific Railroad, along with the grounds of Henry and Elizabeth Warren’s second home in University Park (Fitzroy Place) in 1892, and worked with renowned landscape architect Frederick Law Olmsted Sr. to design the grounds for the World’s Columbian Exposition of 1893 in Chicago (Birnbaum 2009: 356-360). Ulrich’s 1890 plan for DU and University Park designated E. Warren Ave. as the central east-west axis through the campus and the neighborhood. He proposed that the two proposed Hilltop buildings (“college hall” and “theological hall”) face one another along the E. Warren Ave. axis across a formal oval court (the fulfilled positions surviving today as shown on image 46 in addendum). The larger plan for the neighborhood called for tree-lined streets and included the same three parks shown on the 1886 and 1891 University Park plats.

With the placement of the two inaugural campus buildings settled, DU leaders now turned their attention to the completion of University Hall, designed by Roeschlaub. “University Hall originally housed all of [DU]’s functions on the University Park campus,” described historian Don Etter (1974:47), “from a gymnasium in the basement to literary societies on the fourth floor.” University Hall opened its doors on February 22, 1892. Lizzie Warren did not renew her \$100,000 theology school offer until July 1889, and the same month, her stepson and DU graduate, 24-year-old Will Iliff, stepped forward and offered an additional \$50,000 for an independent building to host the theology school. The DU board of trustees gladly accepted both offers, naming the endowed program “The Iliff School of Theology” in honor of Will’s late father and Lizzie’s first husband, and originator of both their fortunes, John Wesley Iliff (Templin 1992:15-16). The New York firm of Albert Fuller and William Wheeler was selected to design “Iliff Hall.”

The new developments on the DU campus solidified the new South Denver campus and brought additional residential development to University Park, largely clustered around E. Warren Ave., Observatory Park, and the west side of the neighborhood. One such example is the 1891 home at 2111 S. St. Paul St. (Contributing to UPHD), a Queen Anne-style residence with turret, built by Frederick A. Walter, a contractor who constructed several early homes in University Park, including Fitzroy Place.



c. 1900 photo of contractor Frederick Walter’s “tower house” of 1890 at 2111 S. St. Paul St. Source: DU Archives.

As other DU faculty gravitated to the 2100 block of S. Milwaukee St., this collection became known as “Professors Row.” In 1903, DU sold one of its remaining lots in Professors Row to Methodist and DU graduate Martha Nutter Kimball (1875–1962), whose family built the 2-story brick Federal Revival-style residence at 2112 S. Milwaukee St. (Contributing to UPHD). Many of these large residences housed a combination of professors, Methodist ministers, DU staff and students in the late 19th and early 20th centuries due to housing shortages near the DU campus.



1895 view looking northeast across Observatory Park at Professors Row (2100 block of S. Milwaukee St.). Photo from Iliff family photo album. Source: DU Archives.

By the early 1890s, DU leaders realized that the university needed to become more proactive in providing housing for its faculty and students. A previous informal gesture of giving DU-owned residential lots to professors and staff in lieu of or in addition to their salaries, shifted to a procedure of moving faculty into houses built and owned by DU. The university constructed several homes on lots it owned in 1891, including the small temple-front “Honeymoon Cottage” at 2127 S. Fillmore St. (extant but altered), and a larger houses at 2140 S. Clayton St. (Contributing to UPHD). A year later, DU built a larger Queen Anne-style house on retained lots just north of the Honeymoon Cottage, at 2111 S. Fillmore St. (Contributing to UPHD). This house was occupied first by DU Professor Herbert E. Russell (1860-1927), and then by various students and DU professors. In 1917 DU conveyed the house to Professor Owen Trout (1876-1929), principal of DU’s preparatory school (Warren Academy), mathematics instructor at DU, and University Registrar (Pahl 2019, refer to images below and in photo addendum).



DU built the lofty residence at 2111 S. Fillmore St. in 1892 to house professors and students. The home was featured in J.D. Dillenback’s December 15, 1892, issue of The Coloradan magazine (left). Modern photo on right by Square Moon. The residence is contributing to the UPHD.

With the university gaining stability, Henry and Elizabeth Warren decided to build a grand new home in University Park to show their unfailing support for the University of Denver and its associated residential neighborhood. On April 23, 1892, Henry and Elizabeth Warren purchased all of Block 44 from the Colorado Seminary and others, and in June of that year the couple commissioned Iliff School architects Fuller & Wheeler to design their new home. Completed in 1893, “Fitzroy Place,” 2160 S. Cook St., is a sprawling Richardsonian Romanesque-style 2½-story red sandstone mansion, featuring 13 rooms plus baths and 12 fireplaces (DL 1974, Contributing to UPHD). The completed estate, including the Shingle-style 2-story Carriage House and Gardener’s Cottage (the latter two addressed as 2155 and 2143 S. Madison St., both Contributing to UPHD), reportedly cost the Warrens \$100,000 (Van Wyke 1991: 80–83, Deardorff 1899). (Refer to images in the photo addendum). In 1893 the couple settled into their new Fitzroy Place mansion with daughters Edna and Louise, comfortable with electricity, telephones, horses, and carriages. The ladies of Fitzroy Place regularly drove through the neighborhood “very properly and stylishly dressed always with hat and gloves,” remembered Robert Shattuck (1986) from his youth in University Park.



A 20-year-old Louise Iliff, shown in this c. 1895 photo (courtesy of DU Archives), continued to live at Fitzroy Place until her death in 1966, when she conveyed the property to Iliff School of Theology.

The Greater University Park Neighborhood:

The promise of a university south of Denver also attracted others to invest in and subdivide lands adjacent to the university campus and University Park suburb. By 1889, would-be developers platted at least 18 subdivisions adjacent to and in close proximity to DU, many with “University” in their titles. While some agricultural activity occurred within these subdivisions initially, most of them would have to wait several decades to see any signs of substantial housing construction and residential occupancy (Le Rossignol 1903:37, Deardorff 1899). Most notably, DU trustee John S. Babcock (1850–1947) purchased 160 acres about 1 mile southeast of the Hilltop (today’s E. Iliff to E. Yale Ave. and S. Steele St. to S. Colorado Blvd.) in February 1885 from the Platte Land Company with irrigation rights from its High Line Canal. In November of that year, Babcock and partners filed the first subdivision plat in support of the envisioned University Park intellectual enclave. They named their enclave “University Gardens,” initially subdividing 40 acres into eight 5-acre “garden” lots, with Babcock platting an adjacent 40 acres in early March 1886 (Van Wyke 1991:37). The subdivision extended from E. Iliff Ave on the north, S. Colorado Blvd. on the east, E. Yale Ave. on the south and S. 14th (Monroe) St. on the west. John Babcock continued to subdivide land south of the new University Park subdivision, including Asbury Park on April 22, 1888, followed by a second filing on May 22, 1890; this subdivision was located just west of his previously platted University Gardens. The locations of these early suburbs are found in the photo addendum. Babcock donated 7 lots on the far northwest corner of his property for the community’s first school. According to historian Deardorff (1899), DU patron and neighbor Elizabeth Warren donated the funds to build the school in 1893.

Denver Annexation of South Denver and University Park

The international boom of the 1880s and early 1890s came to an abrupt end with the Panic of 1893. This nationwide economic depression was tied to the U.S. government’s repeal of the Sherman Silver Purchase Act that had previously required the U.S. government to purchase a certain amount of silver each month. The Colorado economy was devastated. In July of 1893, “twelve Denver banks closed,” reported Colorado

historians Ubbelohde, Benson, and Smith (2006:217), “smelters stopped operating, real estate values tumbled, and every newspaper from the mining regions brought further disheartening reports of mine closures and business failures.” The Town of South Denver was also crippled in debt. With assurances that the wholesome and restrictive South Denver ordinances could remain in place, residents of the town of South Denver (including those in University Park) voted in January 1894 to join Denver, with 288 residents for and 100 against. The rippling hardships of the Panic of ’93 also reflected starkly in DU’s student enrollment, and soon the university’s debt surpassed \$160,000. DU’s registration dropped from a high—combined at the Hilltop and the downtown Denver campuses—of 848 in 1892 to a startling 282 in 1894 (Van Wyke 1991:93). The 1890s depression “was not a swift and sudden storm that came and went,” lamented DU chancellor William McDowell, who had overseen the tremendous 1890–1894 Hilltop campus projects of University Hall, Iliff Hall, and Chamberlin Observatory while living at Grey Gables.



View of University Park in 1895, just after annexation by Denver, showing the slow and dispersed development pattern of the early neighborhood. The Iliff family member who took this image in 1895 climbed to the cupola of University Hall to face east and record the progress of the University Park community. S. University Ave. is in the forefront, and E. Warren Ave. is at right with the Observatory’s shiny dome evident to its right (south) in the distance. The Colorado Seminary’s early commitment to tree plantings is evident in this photo. Source: DU Archives.

University Park Neighborhood Development by DU Educators and Promoters, Affiliated Organizations, and Women, 1892–1967

Will Iliff and the Search for Reliable Transportation

Will Iliff (1865-1946), stepson of Elizabeth Warren and co-founder of Iliff School of Theology, graduated from DU in 1888, and pursued a career with Denver financial institutions in the 1890s. At the onset of his career, in 1890 Will used his name and inheritance to plat Iliff’s University Addition, in the southwest quadrant of what is now the greater University Park Neighborhood. A supporter of all causes related to University Park, Will Iliff also helped to secure streetcar service to the neighborhood when the University Park Railway & Electric Company curtailed service on—and then abandoned—the University Park end of its miles-long University Blvd. line about 1895. The steam-powered commuter line Denver & Santa Fe ceased operations in 1898 (Robertson, Cafky, and Haley 1999:289,298-301,324). Alarmed that DU and University Park had now lost convenient transportation connections to Denver, Will Iliff and others established the University Park Street Railway Company in November 1899. “The new line was built by these real estate men,” explained Robertson and Cafky (2004: 28), “to provide transportation for prospective buyers and the residents who lived along E. Evans Ave.,” and to address the predicament also endured by DU for commuters between its two campuses. The new University Park streetcar line connected to the larger Denver electric system at S. Pearl St. and E. Jewell Ave., west of University Park in rapidly developing southwest Denver.

New Homes in University Park in the 1890s and early 1900s



c. 1901 photo of William S. Iliff in his automobile outside his boxy 1899 2-story house at 2145 S. Adams St. This house is a designated Denver Landmark and is also contributing to the UPHD. Source: Iliff Personal Family Files.

Will Iliff married Alberta Bloom (1875–1967), a DU graduate, in 1897. The couple first resided at Fitzroy Place, home of his stepparents, then at the Warrens’ house at 2168 S. Milwaukee St. before building their own home in 1899 at 2145 S. Adams St. (DL 2017, Contributing to UPHD). The couple chose lots Will already owned in the center of the University Park subdivision in Block 42 where little development had yet occurred, midway between Grey Gables and Fitzroy Place. Their new 2-story brick house combined the emerging Foursquare massing with a wraparound porch, validating the comfort and efficiency of Herbert and Fannie Howe’s very similar but slightly smaller 2-story 1891 house about 2 blocks southwest. Also, confirming that University Park still suffered from water problems, the Iliffs apparently had no running

water at their new home, and for about three years they lived there only intermittently (Student 2017; Etter 1974) . A Denver Union Water Company record from November 1, 1905, clarified that the property finally had a water tap by that date, and it contained 14 rooms, one horse, one cow, and two motor vehicles (quoted by Student 2017). In c. 1903, Martha Nutter Kimball commissioned the boxy Federal Revival style house on Professors Row at 2112 S. Milwaukee St. (Contributing to UPHD). The simple offset front entry porch would become characteristic of University Park



2021 photo by Square Moon of the Kimball House, a c. 1903 boxy Federal Revival style house, at 2112 S. Milwaukee St. The original owner, Martha Nutter Kimball, was an early DU graduate who became a public school teacher in Denver. Ms. Kimball housed many DU students, faculty, and professors in her house over the years. Photo by Square Moon.

residences in the decade to follow. Martha lived in the house with close family members and, like many other University Park residents, boarded DU professors, faculty and students in her home over the years.

Economic Recovery of DU and University Park, and the Arrival of the Bungalow

With William McDowell's departure as DU chancellor in 1899, the University recruited Henry Augustus Buchtel (1847–1924), to serve as the next university chancellor, and he moved to University Park with his wife Mary (1853-1948) and children the following year. Buchtel, a robust Methodist minister who first visited Denver in 1884, had orchestrated funding and construction of downtown Denver's Trinity Methodist Episcopal Church a few years later, and then moved first to Indiana and then to New York and New Jersey. Impressed from the first with Buchtel's preaching abilities—"vivid, intense, commanding, framed in lyric words, filled with hyperbole, and directed to the conversion of hearers" (Breck 1997:98)—Warren, fellow DU trustees, and Denver Methodists seemingly viewed Buchtel as their only choice to rescue DU from its enormous debt load, and by extension save University Park.

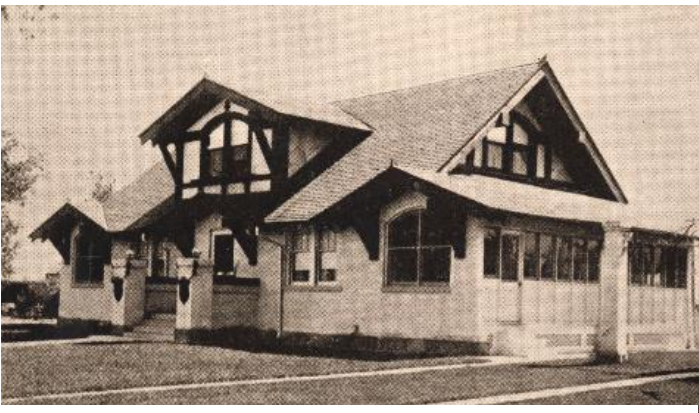
In the fall of 1900, DU enrollment increased slightly to 640, evidence that the downward trend of the 1890s was reversing (University of Denver 1973:3, Breck 1997:98). Buchtel's fundraising and growing community support prevented foreclosure in late 1901 on University Hall, and thereafter the DU debt continued to shrink. The Iliff School of Theology was less fortunate. By 1900 the Iliff School of Theology, part of DU and suffering with shared financial problems, could not be rescued. In the summer of 1900, Henry Warren effectively dismissed the entire Iliff faculty and closed the school, all a compounded blow for residential occupancy and property values in University Park (1992:37–40). In a complicated deal full of incentives for all parties, that year the Warrens contributed still more dollars toward the remaining DU debt, in return for Buchtel and the trustees' agreement to grant the Iliff School of Theology its autonomy, complete with its 10 southeast acres of the 40-acre Hilltop campus (Templin 1992:46–47). This vision eventually came to fruition, with a \$200,000 endowment accumulated by the Warrens, Lizzie's step-son Will Iliff and daughter Louise Iliff, and other Colorado Methodists, resulting in the reopening of the Iliff School of Theology as a separate institution in 1910 (Breck 1997:101).

With DU's economic troubles largely solved by the early 1900s, the university turned its attention to leveraging its considerable real estate assets in University Park to once again help solve DU's housing shortage. At the turn of the century, many students and faculty members still "bunked" in housing owned by DU or stalwart founders of University Park. For example, in 1899, the Revs. Albert Knudson and John Robert Van Pelt, both theology professors at Iliff School of Theology, as well as DU Chancellor William McDowell, lived in residences owned by Elizabeth Warren on Professors Row (Corbett & Ballenger 1899; 1900 Census). An early 1900s map of the neighborhood showed scattered residential development on the west side of the neighborhood, but only seven houses east of S. St. Paul St. Most of this vacant land in the University Park subdivision was owned by DU.

Beginning in the early 1900s, for the first time, DU sold land not only to loyal Methodist and DU-affiliated buyers, but also to other private parties with cash on hand. The university in partnership with D.C. Burns Realty and Trust Company produced a 1907 real estate brochure marketing University Park as a place of "beauty and attractiveness" with "pure air," low prices, and an "ideal location for a home or for investment" (Burns Realty 1907). Despite DU's steady growth, aggressive real estate marketing efforts in the neighborhood, and more reliable water service from the 1911 pumping station at S. University Blvd. and E. Jewell Ave., residential lots in University Park continued to fill in at a relatively slow pace. DU's lot sales increased in the 1900s and 1910s, although Denver building permit records indicate that only 36 new homes were built in University Park between 1906 and 1914. Much of this building activity continued to be by Methodist and DU loyalists, including Reverend Hosea Lewis Beardsley (1836-1016), who built the 2174 S. Columbine St. house in 1909 (Contributing to UPHD). By the early 1900s, some DU officials purchased

and moved into already established homes in the neighborhood. This included DU professor David Shaw Duncan (1875-1941), who purchased the 2171 S. Columbine St. house from Reverend Beardsley and resided there 1916–1925; Dr. Duncan later served as Chancellor of DU. During his tenure in the house, Dr. Duncan taught history and political science at DU, becoming the Dean of the College of Liberal Arts in 1922. Also, Dr. George Warfield (1872-1939), Dean of the DU School of Commerce, purchased the 1905 Dutch Colonial style house at 2131 S. Columbine St. in 1913 (Contributing to UPHD), and resided there until 1939. While living in the house, Dr. Warfield built the DU School of Commerce into a top-ranking commercial school in the United States.

The strengthening Denver economy and positive outlook for University Park led to increasing optimism regarding the prospects for redevelopment in the subdivisions adjoining DU and its University Park subdivision. The promise of a simple agrarian lifestyle also still attracted a few takers. A nearby 5-acre garden plot in University Gardens sold to Lena Bettray (1862-1930) in 1907. Lena obtained a building permit for a 1-story residence in 1911, and lived on the property, now addressed as 2300 S. Monroe St., with her husband Frederick W. Bettray (1852-1918), a taxidermist, until 1922. In 1929, subsequent owners William L. and Mildred H. Taylor transformed this farmhouse into a Tudor Revival mansion with a large expansion designed by Denver architect Gordon D. White (Contributing to UPHD, Norgren 1982).



Early photo of the 1906 bungalow built by DU Chancellor Henry Buchtel and wife Mary at 2100 S. Columbine St. This low-slung informal residential design helped to introduced Denver to the Bungalow as a permanent residential type. Source: DU Archives.

With DU free of long-term debt by the early 1900s, the Buchtels also decided to build a permanent home in the neighborhood. The couple needed an informal floorplan that fit the couple’s routines of hosting breakfasts with small groups of students, meetings with faculty and donors, and evening entertainment on a modest scale. In 1905 they commissioned Denver architect Harlan Thomas (1870–1953) to design a large Bungalow-style house at the southeast corner of E. Evans Ave. and S. Columbine St., about three blocks northeast of University Hall. (DU Archives: Real Estate Records). The 1-1/2 story house at 2100 S. Columbine St. was completed in 1906, and featured an open floorplan with connecting rooms and minimal

hallways, a low widely overhanging roof supported by massive brackets, and double verandas (Contributing to UPHD). Mr. and Mrs. Buchtel hosted many charitable, religious, and university-related events at the house over the years.

If Thomas had not been especially known for bungalows prior to the Buchtel project, his design skills rose quickly to the national stage with an article on the Buchtel home in the March 1906 issue of *The Craftsman* magazine of editor and furniture maker Gustav Stickley. The essay, “Possibilities of the Bungalow as a Permanent Dwelling,” acknowledged that at least in Colorado the bungalow first found popularity as a seasonal mountain retreat but, with “double construction” of a central concrete-block core finished in standard bricks and flanked by all-weather porches, would be comfortable year-round in an urban neighborhood (Thomas 1906:859–863). Thomas revealed his engineering background through the use of concrete blocks for the core walls in this and other University Park house examples in *The Craftsman* article. He inferred the durability and efficiency of the concrete’s thermal mass for Denver’s wide seasonal temperature swings. Later in 1906 Thomas moved to Seattle, Washington, where he launched a prolific



architectural practice and directed the University of Washington's School of Architecture from 1926 through 1940 (Michelson 2018).

Chancellor Buchtel's far-flung speaking, preaching, and fund-raising throughout Colorado attracted attention beyond Methodists and educators. In 1906 the state Republican Party drafted Henry Buchtel to run for governor, a position he won handily late that year. During his two years in office, 1907–1908, Mary Buchtel insisted that his home in University Park serve as the governor's mansion, thus increasing activity and exposure for the neighborhood and adjacent DU (Breck 1997:104,106). During Buchtel's tenure as governor, the state developed a stringent pure food law, created a functional Railroad Commission, a Colorado insurance code passed, and 48 state building projects were created (Colorado State Archives 2019). As DU Chancellor, Buchtel continued to grow the hilltop university, building a new Carnegie Library in 1909, gymnasium in 1910 and Science Building in 1911. The university's enrollment grew to 1,300 students by 1911 and included 2,780 students by the time of Buchtel's retirement in 1921 (Goodstein 2919, *Kynewisbok* yearbooks).

With the completion of the new Carnegie Library in 1909, DU moved its high school preparatory school from its downtown campus to the library's basement, and renamed the school Warren Academy in honor of Methodist Bishop Henry White Warren. Owen Betram Trout, a Mathematics graduate and instructor at DU, served as principal of Warren Academy. The academy offered four years of high school education, and was well known for its debating and literary clubs and its athletic program. By the 1913–1914 school year, 91 students attended the academy. While principal of Warren Academy, Owen Trout and wife Louise purchased the house at 2111 S. Fillmore St. from DU (Photo above, Contributing to UPHD). Trout served triple duty by 1915, teaching mathematics, serving as Warren Academy principal, and holding the position of DU registrar. He remained principal of the academy until its closure in 1918, but retained his positions as mathematics instructor and DU registrar until his death in 1929 (*Kynewisbok* yearbooks).

The Women of DU and University Park

While the history of University Park is clearly one of the Methodist affiliated University of Denver and its associated South Denver residential neighborhood, it is also the story of influential and forward-thinking women who owned and developed land in University Park, built houses, and overall contributed to and advanced University Park and the greater Denver community. This pattern began with Elizabeth Iliff Warren, widow of wealthy cattleman John W. Iliff and who later married Methodist bishop Henry White Warren. In 1884 Lizzie became the first female member of the DU Board of Trustees, and her endowment of a theology school led to the relocation of DU to South Denver. She then co-founded the Iliff School of Theology in 1892, and in 1903 she was appointed as a trustee to the Iliff School. Throughout her lifetime, Lizzie funded DU endowments, relieved debts large and small, purchased and sold lots within University Park, built at least one neighborhood boarding school about 1904, and helped re-open the theology school in 1910 (after its closure in 1900). Mrs. Warren built and managed several homes in University Park, including several on Professors Row that housed many of DU's early chancellors, professors, and students. Her landmark Fitzroy Place of 1893, shared with Bishop Warren, was the largest residence and center of social events for the evolving neighborhood. Lizzie resided in University Park from 1887 until her death in 1920.

Lizzie's unmarried daughter Louise followed in her footsteps, serving on the Board of Trustees for the Iliff School of Theology from 1903 to 1966, and donating Fitzroy Place to the Iliff School upon her death in 1966 (*Kynewisbok* yearbooks, Ancestry). While living together at Fitzroy Place, Lizzie and Louise drove their early electric automobile through the neighborhood "very properly and stylishly dressed always with hat and gloves," remembered Robert Shattuck (1986) from his youth in University Park. In 1910, Louise bequeathed more than \$50,000 to the Iliff School of Theology to endow a chair in honor of her father, John Wesley Iliff (Rocky Mountain News, Feb. 12, 1911); she created a scholarship at the Iliff School in honor of her mother

in 1925. A DU graduate, Louise also contributed generously to DU causes, including building a “lodge” for the Gamma Phi Beta sorority (Rocky Mountain News, May 10, 1912), and supporting the university and the sorority in other capacities over the years.



Lizzie Warren’s leading and influential positions at DU, the Iliff School of Theology, and University Park set the stage for other women to play strong roles in the neighborhood’s development. Alberta Bloom Iliff, wife of Will S. Iliff, was an early female graduate of DU in 1897 and also one of the early residents of University Park (2145 S. Adams St.) in 1899, as discussed above. Alberta went on to help found DU’s Chapel Guild in 1912, establish a scholarship at DU in honor of her parents in 1944, and serve on the university’s Board of Trustees for many years. In 1951 DU awarded Alberta an honorary doctor of law degree along with the DU Alumni Citation, and in 1957 Alberta received another prestigious annual award from the DU Alumni Association. Upon her passing at age 91 on July 16, 1967, Alberta Bloom Iliff left \$10,000 in additional gift to DU and \$5,000 to the Iliff School of Theology. Numerous other women in University Park bought land, purchased properties, and were involved in social causes.

Another notable forward-thinking woman who resided in University Park was social worker Mary E. Holland (1874-1956), who built a modern concrete home at 2340 S. Josephine St. in 1933. Mary graduated from Michigan State Normal School (now Eastern Michigan University) in 1899, and came to Colorado in 1911. She first worked at the Craig Colony, a tuberculosis treatment center in Lakewood, then became a case worker for the Red Cross, and later helped to organize several community centers in Denver. She helped to organize and ran the Colorado Children’s Aid Society beginning in the early 1920s, and in 1931 was part of a coalition of social service advocates who created DU’s Department of Allied Social Services (later the Department of Social Work). In 1932, Mary Holland commissioned Eugene G. Groves—a forward-thinking architect who patented a system of poured, cast, and reinforced concrete for walls, floors, ceilings, and even



A picture of Mary E. Holland in the Oct. 14, 1927, Rocky Mountain News, featuring her speech on children’s rights at the Wyoming Social Conference. In 1932, Mary commissioned an architect to build her a modern concrete domed home at 2340 S. Josephine St.

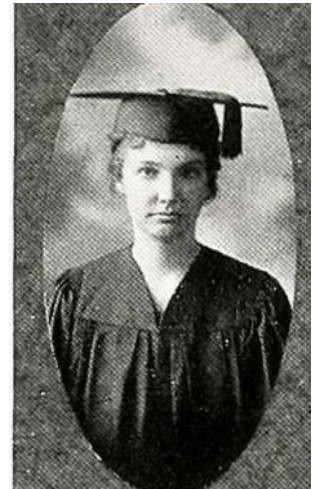
interior features—to build her modern, efficient, and sanitary home at 2340 S. Josephine St. (DL 2010, Contributing to UPHD). Mary Holland traveled extensively, speaking on behalf of the rights of children, and served as secretary and treasurer of the National Child Welfare Association. At an event celebrating her retirement in 1947, the *Rocky Mountain News* reported that the Holland School for Girls was built in her honor and that she had been influential in obtaining state and federal welfare legislation, particularly child labor laws (*Rocky Mountain News*, January 10, 1926, and September 16, 1947).

And finally, a story of the women of University Park cannot be complete without mentioning Mary S. Buchtel (Jr.) (1898-1984), the daughter of DU Chancellor and Governor Henry Augustus Buchtel, and her namesake mother Mary Stevenson Buchtel. Mary largely grew up in the bungalow her parents built at 2100 S. Columbine St. She attended DU, and worked as the educational director of the Denver YWCA before moving to Los Angeles in 1925. In 1927, Mary (Jr.) conveyed the Buchtel Bungalow to DU at a modest price in honor of her parents. DU converted the house to a dining hall for female students who lived with nearby families during World War II; DU has since used the house as a faculty club, residence hall, and meeting place over the years.

Filling in the Suburb of University Park, 1920s and 1930s, and Beyond

By 1920, Denver's population had reached 256,491, nearly double that of 20 years earlier, with Denver poised to grow in all directions following the close of World War I. University Park, with its streetcar connections, tree-lined streets, clean air, and—increasingly reliable—clean tap water, was positioned to absorb some of this growth. Indeed, subdivisions radiating from central Denver filled in and expanded rapidly during the 1920s. Much of this construction occurred in neighborhoods outside central Denver, such as Congress Park and Park Hill to the east, Berkeley to the northwest, and Washington Park, Platt Park, and University Park to the south. DU still had much land to sell, with homes filling less than 20 percent of the land in the University Park subdivision by 1920, and DU still retaining ownership of most lots in the eastern half of the neighborhood. Now eager to cash out its real estate holdings, DU sold hundreds of lots in the 1920s to small-scale builders who typically constructed a speculative house or two, or to individuals or couples looking to build an inexpensive home on their own and then commute to work in downtown Denver. DU's considerable growth in the decade following World War I fueled University Park's housing boom, responding to additional demand from students and professors alike (DenverUrbanism.com 2020).

The majority of homes built in University Park and its adjacent subdivisions in the 1920s were 1 or 1½ stories built on two lots. Some of these homes were wood frame while others were brick. A typical University Park “brick bungalow” built in 1923 had dimensions of 30 by 34 feet, or 1,020 square feet, and cost an estimated \$4,000 (Denver Permit Records). These modest homes were in stark contrast to the larger and more expansive 2-story homes prevalent in the neighborhood in the late 19th and early 20th centuries. One notable smaller home built during the 1920s was the Pigott-Maxwell House at 2261 S. St. Paul St. (Contributing to UPHD), a romanticized 1-story Storybook Style house, loosely based on European cottages with a thatched roof appearance and curved porch awning (photo later in this application). The home was built by Leslie James Pigott (1894–1925) who served in Europe during the World War, then worked as a journalist and editor for the *Denver Post*, and as DU's publicity director in 1924. Many soldiers such as Pigott who served overseas were enamored with rustic country houses observed during the war in Europe, and came back to the U.S. to recreate suburban versions for their own homes (Heit 2020). The house was later occupied by George Maxwell (1896-1947), an associate professor of education and religion, who became DU's director of religious activities and Dean of Administration.



An undated photo of Mary S. Buchtel (Jr.) from the Ancestry family tree for her father Henry A. Buchtel.



As the 1920s unfolded, the University of Denver continued to leverage its still-substantial real estate holdings outside the Hilltop campus and inside University Park. Distinguished landscape architect, city planner, and civil engineer Saco Rienk DeBoer (1883–1974) of Denver completed a “Report” and sweeping landscape design in July 1923 to focus DU and University Park’s post-World War I aspirations. The report was commissioned by the University Park Community Association led by five residents: Edmund Cressman, DU Chancellor Heber R. Harper, William S. Iliff (2145 S. Adams St.), DU Latin Professor and former Dean of Women Ella R.M. Milligan, and Will H. Wade. In his report, DeBoer complimented the “residence section of the University,” for its fine houses and “pleasant location,” and for planting many trees “since the eighties” to turn a “bleak, wind-swept, dry ridge...into a finely shaded suburb” (DeBoer 1923:3). DeBoer sought above all to address the persistent “isolation” of University Park from central Denver, noting that “the electric car line” ride took 35 minutes to travel between the two, and automobiles could close the distance “in 20 or 25 minutes.” To decrease those travel times and encourage more development between central Denver and University Park, DeBoer suggested rapid commuter rail service along the existing railroad, and mapped a “direct [automobile] traffic route to City along C&S R.R.,” the first suggestion that soon became part of Buchtel Blvd. (and later a crucial segment of today’s Interstate Highway 25) (DeBoer 1923:5–8).

Searching for suitable memorials to the late Chancellor Buchtel (who died in 1924), DU and the City/County of Denver turned in 1925 to DeBoer’s plan for a parkway boulevard to link University Park directly with central Denver. The university then surveyed, and in 1927 and 1930 donated to Denver, a 101-foot-wide strip of its original University Park land along the south side of the Colorado & Southern Railway, between S. University Blvd. and S. Colorado Blvd., exactly where DeBoer mapped a critical segment of his proposed parkway (Denver Assessor’s Office, Adams 1992:10). Denver thereafter named the thoroughfare Buchtel Blvd. but probably made minimal initial improvements as a roadway until 1930s Depression-era funding came into place. Today’s Buchtel Blvd. became a wide, paved thoroughfare with New Deal funds and labor, and donation of railroad rights of way, in the 1930s. (The parallel C&S Railway’s track through University Park was last used in 1979 and physically removed in 1988 [Jones 1997:338,370–371].) The donation and development of Buchtel Blvd. set the stage for further neighborhood development after World War II. The construction of Valley Highway in the late 1940s into the 1950s provided University Park with an even quicker link to Denver, and the neighborhood’s growth exploded during the 1950s and 1960s.

From the genesis of University Park in 1886 through the present, Observatory Park has always been the heart of the community. The Chamberlin Observatory has been a landmark of the Park and DU’s legacy in the neighborhood, with the Observatory still used for astronomy classes today. DU also hosted events, classes, plays, and celebrations in the Park over the years. During World War II, DU students enrolled in ROTC regularly practiced drills there. In acknowledgement that the University Park neighborhood was fully part of the greater city of Denver, DU conveyed the lands in University Park, except for the Observatory and Students Observatory buildings, to the City and County of Denver in 1952. Symbolic of the neighborhood’s full-fledged transition from a Methodist enclave to a South Denver suburb, the last of the neighborhood’s early iconic characters also passed on. In 1966, Louise Iliff, last direct descendant of John Wesley Iliff and the last Iliff-Warren family occupant of their Fitzroy Place estate, passed away while still living in the mansion at age 90. She left the bulk of her considerable estate to the Iliff School of Theology, including the Fitzroy Place block in University Park. In 1967, the property sold to the Randell School (later Randell Moore School), a longtime Denver private academy and predecessor of the current occupant Accelerated Schools. The private school has retained the south half of the original Fitzroy Place block, preserving its rural residential character and Richardsonian Romanesque architecture (Goodstein 1991). The same year the Randell School opened, Alberta Bloom Iliff, wife of Will Iliff and long-time supporter of both DU and the Iliff School of Theology died at age 92.

Methodist Influences in University Park, 1886–1963:

The history of University Park is steeped in Methodist history and traditions, beginning with its establishment as an intellectual Methodist enclave in 1886. As discussed at length above, Methodist leaders expanded the Colorado Seminary (DU) to its south “Hilltop” campus and facilitated its purchase of adjacent land for residential development that year in order to create a refreshing, temperance-based academic village with high moral ideals. The Methodist university screened potential residents, and strived to create an independent community far removed from downtown Denver. While the fledgling neighborhood attracted Methodist loyalists and professors, its remote location and precarious financial situation resulted in sporadic and slow growth in its early decades. Even when DU opened up sales of lands to the general community, the university still favored land sales to Methodists whenever possible, and many Methodist ministers and leaders remained eager to purchase lots and reside there well into the 20th century.

Despite the rock-ribbed formation in 1886 of University Park by Methodists, the community did not build a free-standing Methodist sanctuary for more than four decades from that date (Templin 1956:158,221,241). Meanwhile, a small University Park congregation of Methodists first met as a Sunday School group as early as 1891 in the University Park Store at E. Evans Ave. and S. Milwaukee St. They formed University Park Methodist Episcopal Church in 1894 with 56 members and met in the chapel (room not extant) of DU’s University Hall. The group held its Sunday services in DU’s Buchtel Chapel (only one tower extant after a 1983 fire) after its completion in 1917 (Templin 1956:158, 221,241; Etter 1974:33).



The Methodist enclave of University Park did not have its first permanent place of worship until this striking Gothic/Collegiate Gothic sanctuary by Denver architect Walter H. Simon was completed in 1928 at 2180 S. University Ave. The choice of Collegiate Gothic styling reflected a coordinated architectural vision with DU’s Margery Reed Mayo Memorial Hall on the west side of S. University Ave. Historic c. 1928 Photo Source: Denver Public Library. Current photo by Square Moon.

In 1927 the University Park Methodists raised funds to build their own new sanctuary on the northeast corner of E. Warren Ave. at 2180 S. University Blvd. just east of the DU campus and University Hall. The clean-lined Gothic Revival/Collegiate Gothic style sanctuary of structural red brick is oriented with the altar at the south end, resulting in the original main entry porch and tall pointed-arch art-glass windows on the west side facing DU and its 1893 Iliff Hall also of Gothic Revival derivation. The connected 2½-story 1951 education wing at the church’s north end is Collegiate Gothic style in simple details of contrasting creamy terra cotta lintels and sills framing banks of tall narrow 10-lite casement windows. The 1928 Methodist sanctuary’s architect, Walter H. Simon, had worked for the Fisher & Fisher firm in Denver and had opened his independent practice in 1925. Since his design coincided closely in timing with development of DU’s Margery Reed Mayo Memorial Hall, the choice of similar Collegiate Gothic styling provided a coordinated vision between DU and University Park, and a pleasing historical link between the two, all influenced by Iliff Hall’s own architectural style and shared frontage along E. Warren Ave.

The University Park church expanded with an education addition to the east in 1951 by Denver architect Richard Williams, and a larger sanctuary in 1963 by Williams in partnership with Arthur Auburn (The 1928 sanctuary, now Wasser Chapel, was listed in the Colorado State Register of Historic Places in 2007) (Kirk 2006:1,5). The University Park Methodist Church complex, including the 1927 and 1963 sanctuaries, is contributing to the UPHD.

Progressive Architectural Laboratory For Denver, 1887–1963:

Early architects, builders, and owners in University Park were not afraid to experiment and mix architectural styles, or to introduce “new” architectural trends to the Denver area. For a vibrant intellectual place such as University Park, architectural examples and such flexibility make its historic collection of buildings unique and identifiable to its own rich history and associated creative individuals. Partly because of its founding as an independent collegiate settlement and partly because its residents were highly educated and well-traveled, University Park featured from its beginnings many architectural masterpieces and styles, and innovative buildings and materials for their time. From the Fitzroy Place mansion to the Chamberlin Observatory dome, and from very early residential Foursquare experiments and embraces of Modernism, University Park inspired architecture throughout Denver and remained at the forefront of Denver’s design movements through the mid-20th century.

As discussed above, the earliest houses in the neighborhood date from the late 1880s and reflected the Victorian Era, most notably through the Queen Anne style, with their irregular and complex massing, asymmetrical facades, side and wraparound porches, and frilly wooden ornamentation. Queen Anne style homes were common in the neighborhood—and throughout Denver—until about 1910. DU built several of the earliest residences from about 1890 through 1892 to house its professors, staff, and students including 2140 S. Clayton St. and 2111 S. Fillmore St. (both Contributing to UPHD).



Queen Anne style residence at 2140 S. Clayton St. (Contributing to UPHD), believed to have been built by DU c. 1891 to house professors, faculty, and students. Photo by Square Moon.

Another early trend was the Romanesque Revival, easily recognized by substantial stone construction and rounded arches. Somewhat unusual for Denver, two outstanding examples of this style are in University Park: the Chamberlin Observatory (2390 E. Warren Ave.) and Fitzroy Place (2160 S. Cook St.). The Carriage House and Gardener’s Cottage at Fitzroy Place were more whimsical Shingle style buildings, with their wood shingles, playful roof shapes, and roof tower (on the Carriage House) reflecting the architect’s New England sensibilities (see photos in application addendum).



1974 Photo of Fitzroy Place, the 1893 Richardsonian Romanesque mansion built by University Park stalwarts Elizabeth Iliff Warren and Henry White Warren at 2160 S. Cook St. The home of these DU and Iliff School of Theology supporters now appropriately serves as an educational facility for the privately owned Accelerated Schools. Source: Iliff School of Theology Archives.

In contrast to the scale and massing of the Chamberlin Observatory and Fitzroy Place, the neighborhood soon embraced the cleaner lines and efficient massing of what would become the popular Foursquare/Denver Square house type, some retaining the comfortable and asymmetrical wraparound porches of Queen Anne influence. Beginning in the early 1890s, some home designs began to reflect a more modern aesthetic, influenced by local architects such as Robert Roeschlaub, who had an early presence in University Park (University Hall, 1890, and Chamberlin Observatory, 1890–1894). In 1891, Roeschlaub consulted with Herbert and Fannie Howe on the design of their home at 2201 S. Fillmore St. (Contributing to UPHD). The design of this house pushed a modern boxy aesthetic by substituting the partially shingled façade of 2142 S. Milwaukee St. with a flat-surfaced brick front on a broad boxy bay, although it still included projecting side bays and a wraparound porch. While the Warren’s 1892 Fitzroy Place mansion followed 19th century design trends, Roeschlaub—with his design of 2201 S. Fillmore (Contributing to UPHD)—and other local architects began the shift to simpler designs in the early 1890s. Roeschlaub and other architects advocated for more straightforward residential designs that were more affordable and easier to construct than Queen Anne house plans (Hanchett 1986:7,40-44). The Foursquare house quickly caught on in University Park and eventually the type became so popular locally that it became known as the “Denver Square.”



Early image of the 1906 Buchtel Bungalow, 2100 S. Columbine St. (Contributing to UPHD), designed by local architect Harlan Thomas. This was an early Modernist house and one of the first known houses built partially of concrete block in Denver. Source: DU Archives.

The neighborhood’s penchant for being on the architectural cutting edge extended beyond the Foursquare. The Buchtel Bungalow (2100 S. Columbine St., Contributing to UPHD) of 1906 was featured in the nationally prominent *The Craftsman* magazine and represented an early high style example of an Arts & Crafts Bungalow in Denver. Built of concrete block clad with brick and featuring low-slung roof gables with crafted brackets and details, this 20th century house displayed a very modern aesthetic at a time when many builders in the neighborhood still preferred Queen Anne styling. The Buchtel Bungalow was one of the earliest Bungalows in the neighborhood, influencing and attracting other Bungalow designs in University Park during the early 1900s, many also with side-gabled roofs. The Bungalow did not attain wide popularity in Denver until after World War I, more than a decade after

University Park boasted its first example. Harlan Thomas' use of concrete block for the Buchtel Bungalow in 1906 was extremely innovative. Concrete blocks did not gain acceptance as a building material in the United States until the advent of modern concrete block manufacturing machines and reliable Portland cement production later in the early 20th century.

This pattern of University Park experimenting with architectural trends continued with the Colonial Revival style. While the Philadelphia Centennial of 1876 and the Chicago Exposition of 1893 both stimulated interest in architecture from America's colonial past in both the eastern and southwestern U.S., Colonial Revival architecture remained uncommon in Denver and the western United States in the following decades. Yet, in University Park, numerous homes of the late 19th and early 20th century boast Colonial Revival influences, such as the c. 1903 Foursquare with Federal Revival-influenced Kimball House at 2112 S. Milwaukee St. This house reflects the tradition of stylistic flexibility and overlapping preferences of architecture prevalent in the neighborhood from the early 1890s through the early 1940s (picture shown previously). Another example of a Colonial Revival house is the Dutch Colonial Miller-Hamilton-Warfield House, 2131 S. Columbine St. (Contributing to UPHD, photo in application addendum).

University Park also hosted other architectural styles, reflecting the diverse educations and backgrounds of its many DU-associated residents. Romantic-revival styles appeared in University Park before and particularly after World War I, filling in some of the long-open lots between the initial 19th century houses throughout the neighborhood. Also helping to push University Park's development north, east, and south of its earliest and larger houses closest to DU, the Tudor Revival provided a popular residential alternative and successor to compact Bungalows during the 1920s and 1930s. Two examples of houses with Tudor Revival influences in the neighborhood include the 1925 Storybook style Pigott-Maxwell House at 2261 S. St. Paul St. and the 1929 conversion of a farmhouse to a Tudor Revival mansion at 2300 S. Monroe St. The Gothic Revival style, best exemplified by the 1928 University Park Methodist Episcopal Church (see above), is at 2180 S. University Blvd. (all three are Contributing to UPHD).



The 1924 Pigott-Maxwell House at 2261 S. St. Paul St. (left) was built by Leslie James Pigott, who may have based the design of this romantic cottage on houses he saw in Europe while serving in World War I. Storybook houses were a 1920s fad that picked up on European cottage precedents, featuring thatched roofs, half-timbered walls, and curving wall and roof shapes. William and Mildred Taylor expanded a farmhouse at 2300 S. Monroe (right) in University Gardens to this expansive English country mansion, complete with half-timbering, conical tower (not shown), multi-light windows, a massive hipped roof, and perimeter brick wall. Both houses are contributing to the UPHD. Photos by Square Moon.

By the 1930s and 1940s, University Park residents were experimenting with Modernist architectural trends, generally a decade or two earlier than other areas of Denver. This included the Streamlined Moderne, which combined the boxy International Style with more curves from pre-World War II Art Deco, popular for

buildings from single-family homes through courthouses and factories. The neighborhood's experimentation with materials continued with Eugene Groves' unusual poured and domed concrete house built for Mary Holland at 2340 S. Josephine St. in 1932-1933 (Contributing to UPHD). Groves was a Harvard-educated architect who constructed four houses of concrete around Denver using a technique he eventually patented. His goal was "to create simple, low cost, efficient, durable and fireproof buildings" (Kenneally, 2010).



2021 Square Moon photo of the 1933 Modernist concrete house designed by Denver architect Eugene Groves for locally prominent social worker Mary E. Holland at 2340 S. Josephine St. The low-slung, simple concrete house with dome stood out among its Bungalow and Tudor Revival neighbors from the same era (DL 2010, Contributing to UPHD). Photo by Square Moon.

A growing population in South Denver after World War II led to the need for a larger University Park Methodist Church sanctuary by the early 1960s. The church turned back to Gothic Revival/Collegiate Gothic inspiration, complementing its 1928 sanctuary at 2180 S. University Ave. (photos shown earlier in this application) as well as the even earlier Gothic Revival influences of Iliff Hall, constructed in 1893 on the DU campus, diagonally across the intersection of S. University Ave. and E. Warren Ave. The new sanctuary and pointed Gothic-arch arcade connecting the two main church buildings were designed by Denver architects Richard Williams and Arthur Auburn, completed in 1963, and are contributing to the overall significance of the church. The new sanctuary is important as a modern interpretation of the Gothic Revival style, with its simple design and clean lines, combined with pointed arches, corner bell tower, buttresses, and main gabled roof. The 1963 sanctuary completes the University Park Methodist Church complex, and is an appropriate ending to the architectural and historic saga of University Park, and the culmination of a Methodist vision for the plains of South Denver.



The 1963 sanctuary and arcade of University Methodist Church at 2180 S. University Blvd. (the entire church complex is Contributing to the UPHD). Photos by Square Moon.



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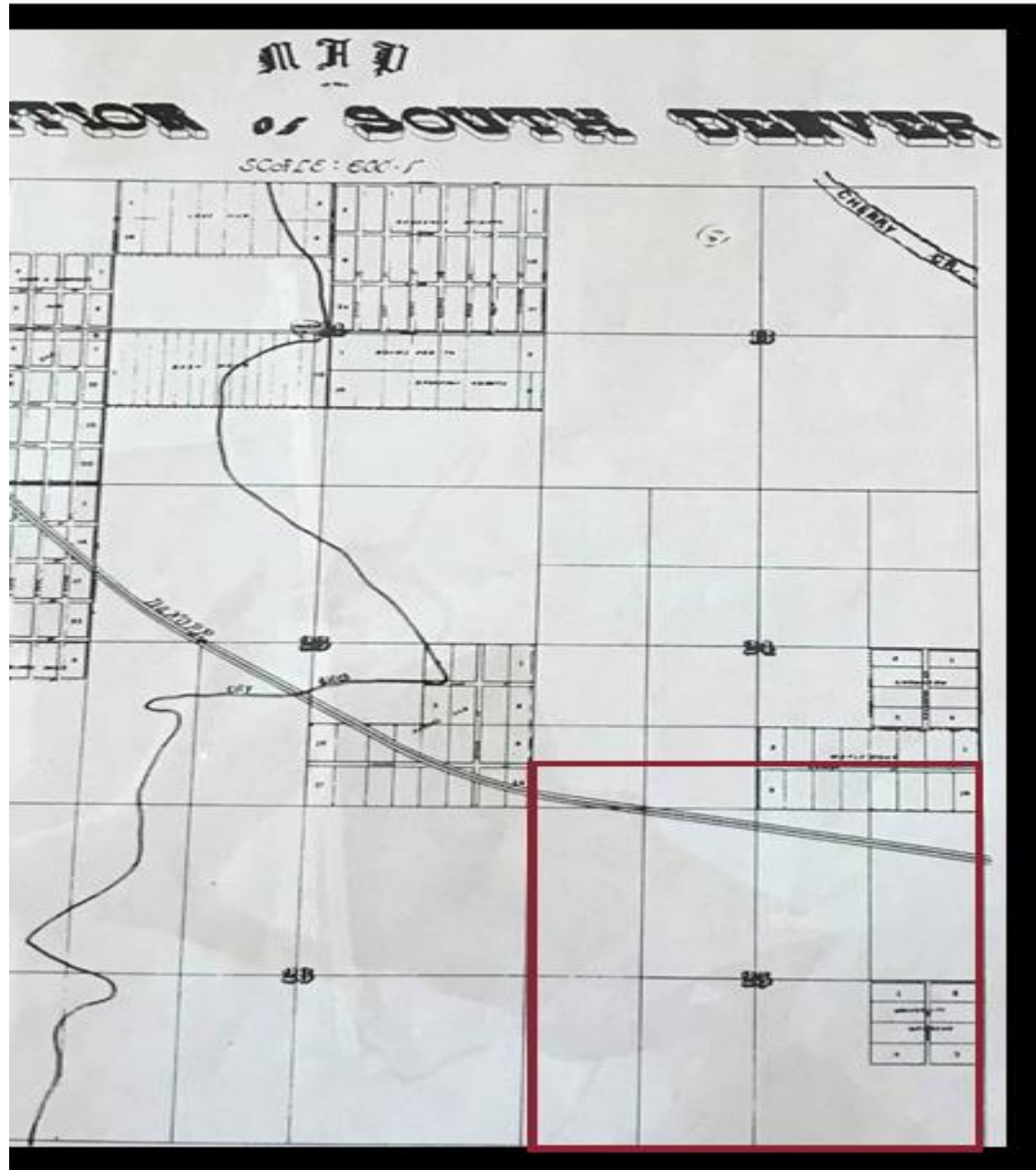
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7. ADDITIONAL INFORMATION – PHOTOGRAPHS (unless otherwise noted, recent color photographs are by Square Moon Consultants)

Image 1. c. 1895 photograph looking northwest down E. Warren Ave. with the Colorado Seminary/University of Denver’s 1892 University Hall at its western terminus. Views of the Rocky Mountains are evident in the distance. Source: University of Denver Archives.



Image 2. Developers and property owners along South Broadway created the “Corporation” of South Denver in 1886 as a town with alcohol-abstinence values. The Colorado Seminary/DU merged interests with South Denver by supporting the inclusion of its new University Park campus and subdivision within the boundaries of the pious town. The approximate boundary of the current University Park Neighborhood is delineated by the crimson box on bottom right. Source: Denver Public Library.





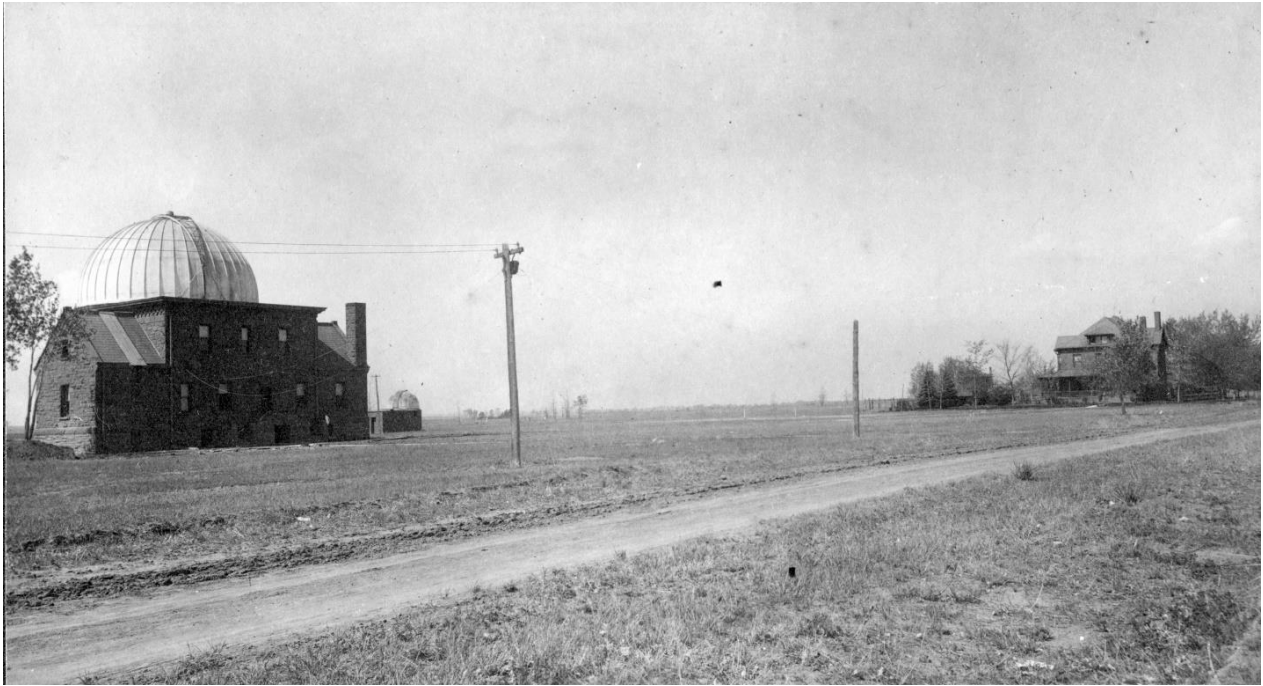
Images 3-4. The above 1895 photo shows the 1893 Richardsonian Romanesque/Shingle Style estate of Bishop Henry Warren and Elizabeth Iliff Warren, including (from right to left) main house, Carriage House, and Gardener's Cottage. The main house and Carriage House are already designated Denver Landmarks. The picture below shows the Gardener's Cottage in forefront with carriage house beyond. Historic Photo Source: University of Denver



Image 5. “Professors Row.” Lined up on S. Milwaukee St. facing west onto Observatory Park is a grouping of residences remarkably intact from the origins of the neighborhood, beginning with Grey Gables (2184 S. Milwaukee St.) in forefront of the photo, and then the Iliff-Warren House (2168 S. Milwaukee St.), the Warren Cottage (2142 S. Milwaukee St.), the Warren-Vincent Cottage (2118 S. Milwaukee St.), and the Kimball Residence (2112 S. Milwaukee St.).

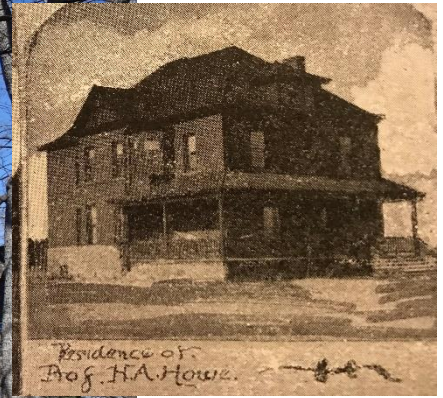


Images 6. This image is from the Iliff family’s 1895 photo album and is a view looking northeast at the fledgling Colorado Seminary campus from either S. Columbine or S. Clayton Street, highlighting early tree plantings in the neighborhood. The University Park streetcar line that ran along E. Evans Ave. is evident on the right. Source: University of Denver Archives.



Images 7-8. The upper photo is looking southeast from E. Warren Ave. at Observatory Park and the Chamberlin Observatory, completed in 1894. Dr. Herbert Howe, a published authority on astronomy, labored for many years to build and operate the two observatories on park land owned by DU. The Howes' 1891 home (shown on right) was a quick walk from the Observatory. Historic Photo Source: University of Denver Archives.

The bottom photo is a view looking north from E. Iliff Ave. at the south half of Observatory Park. The original plat of University Park was amended in 1891 to accommodate a southern expansion of the park to provide the selected location of Chamberlin Observatory and Student Observatory by DU astronomy professor Dr. Herbert Howe.



Images 9-11. The above photos show the 1891 home of Dr. Herbert and Fannie Howe at 2201 S. Fillmore St. The home, designed by Dr. Howe in collaboration with the Observatory architect Robert Roeschlaub, is a transitional design with a Queen Anne-style 1-story wrap-around porch embellishing an otherwise modern blocky shape, forecasting the Foursquare that would become ubiquitous throughout Denver (i.e., the Denver Square) decades later. The home was featured in J.D. Dillenback's December 15, 1892, issue of *The Coloradan* magazine (upper right). The lower photo shows the house's location facing east onto Observatory Park.



Image 12. Photo above shows a DU physical education tumbling class in the north half of Observatory Park. Source: University of Denver Archives.



Image 13. Current photo of the Buchtel Bungalow at 2100 S. Columbine St. The house has been in DU ownership since 1927—conveyed by Mary Buchtel (Jr.) in honor of her father and long-time DU Chancellor Henry Augustus Buchtel—and was listed in the National Register of Historic Places in 1988. The 1906 residence was featured in a March 1906 article of *The Craftsman* magazine as an early example of a year-round Bungalow for all climates, and the house served as the de facto Governor’s Mansion for Henry Buchtel from 1907–1909.



Images 14-16. The Colorado Seminary/DU built this lofty residence (above) at 2111 S. Fillmore St. in 1892 for Professor Herbert E. Russell. DU faculty member and Warren Academy principal Owen Bertram Trout purchased the property from DU in 1917, and lived there for many years. The home was featured in J.D. Dillenback's December 15, 1892, issue of *The Coloradan* magazine (upper right). The home's brick carriage house—contributing to the property—is a rare survivor in the neighborhood.





Image 17. The 1905 Dutch Colonial Revival style Miller-Hamilton-Warfield house shown on left is like many older homes in the neighborhood in that it is situated next to modern infill homes. Located at 2131 S. Columbine St., this was the home of Dr. George A. Warfield, dean of the DU School of Commerce, and wife Sarah for many years.



Image 18. The 1886 Clough House at 2525 E. Evans Ave. is the first documented house built in the University Park subdivision. Built by prominent Denver banker and cattleman John A. Clough, the residence has housed a prominent clergyman and DU faculty and students over the years. A caretaker for the large vacant acreage of University Park lived in the house beginning in 1886.

UNIVERSITY PARK ADDITION

DENVER, COLORADO
SHADED PORTIONS SOLD



Image 19. The above image, published by D.C. Burns Realty and Trust Co. about 1907, shows parcels already sold in University Park (shaded lots), as well as completed homes (solid black rectangles). The Colorado Seminary (later University of Denver or DU) filed a subdivision plat for University Park on May 22, 1886. The plat was amended in 1891, expanding “Observatory Park” south of E. Warren Ave. in an area originally platted for residences, to accommodate the location of the planned Observatory selected by DU professor Dr. Herbert Howe. This updated rendition of the plat reflected landscape architect Rudolph Ulrich’s plan for the university campus and the three intended scenic-recreation parks for the neighborhood. Only Observatory Park shown in the center of the plat was developed as a park. Historic Image: Denver Public Library.



Image 20. This photo from the 1898 *Kynewisbok* (DU Yearbook), highlights early female students at DU who were members of the Colorado Beta Chapter of the Pi Beta Phi sorority, established in 1885. Many of DU's female students were boarders at homes in the adjacent University Park neighborhood. Historic Image: 1898 *Kynewisbok*, University of Denver.

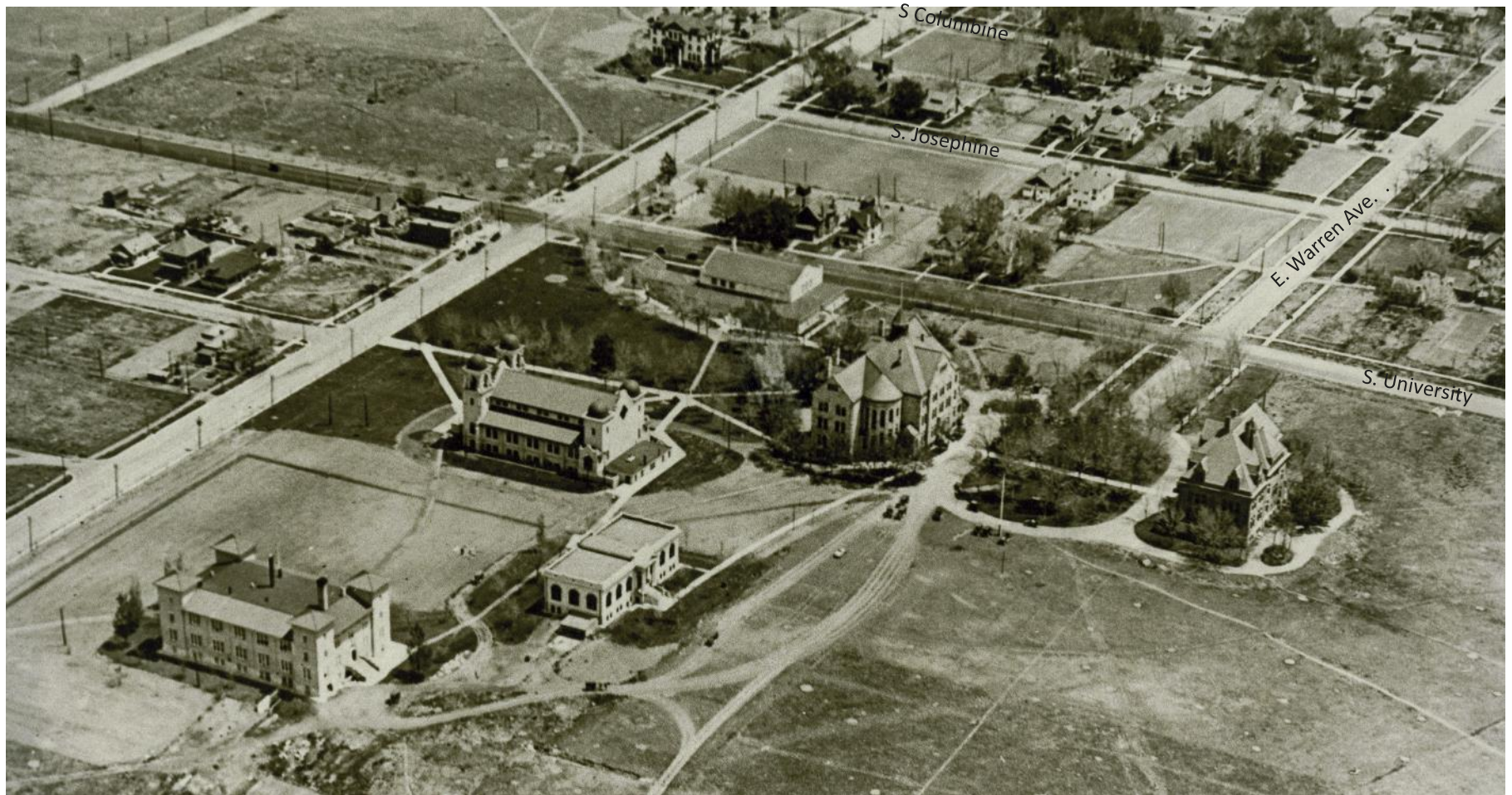


Image 21. This c. 1920 aerial photo is looking northeast across the DU campus (in foreground), with the university's two original buildings flanking a large, landscaped circle at middle right: the 1892 University Hall on the left and the 1893 Iliff Hall on its right. Scattered homes in the University Park neighborhood are shown on the east side of S. University Ave. Historic Photo: University of Denver Archives.



Image 22. Map showing subdivisions and buildings surviving in University Park today that date from 1894 or earlier. Data from Denver Assessor, 1917. Map: Five Points Geoplanning for Square Moon Consultants.



Image 23. Image of the various subdivisions comprising the current University Park neighborhood. Map: Five Points Geoplanning for Square Moon.

7. ADDITIONAL INFORMATION – Legal Description of Primary Structures within the Historic District

7. ADDITIONAL INFORMATION - List of Properties and Parcels Included in University Park Historic District Designation											
Address				Const Date*	Legal Description of Parcel	Schedule Number	Historic Name	# Primary Structures	# Contrib. Accessory Structures	# Noncontrib. Accessory Structures	# Contrib. Features
2145	S	ADAMS	ST	1899	Lot 27 through 35, Block 42 University Park, Amended Map, City and County of Denver, State of Colorado	05252-15-019-000	Ormleigh/William Seward and Alberta Bloom Iliff House (Denver Landmark 2017)	1	1 carriage house;	1 brick shed	
2140	S	CLAYTON	ST	c. 1891	Lots 11, 12, and the south 14 feet of Lot 10, Block 39, University Park, Amended Map, City and County of Denver, State of Colorado	05252-18-030-000	DU House	1		1	
2100	S	COLUMBINE	ST	1906	Lots 1 through 3, Block 38, University Park, Amended Map, City and County of Denver, State of Colorado	05252-19-001-000	Buchtel Bungalow	1		1	
2131	S	COLUMBINE	ST	1905	Lots 37 and 38, Block 37, University Park, Amended Map, City and County of Denver, State of Colorado	05252-20-017-000	Miller-Hamilton-Warfield House	1		1	
2174	S	COLUMBINE	ST	1909	Lots 19 and 20, Block 38, University Park, Amended Map, City and County of Denver, State of Colorado	05252-19-007-000	Beardsley-Duncan House	1		1	
2160	S	COOK	ST	1893	Part of Block 44, University Park, Amended Map, City and County of	05251-17-018-000	Fitzroy Place (please note that	1	See 2143, 2155 and 2165 S.		

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Address	Const Date*	Legal Description of Parcel	Schedule Number	Historic Name	# Primary Structures	# Contrib. Accessory Structures	# Noncontrib. Accessory Structures	# Contrib. Features
		Denver, State of Colorado, described as follows: Beginning at the southwest corner of Block 44; thence N 00°07'28" E along the east right of way line of S. Cook St. a distance of 294.80 feet; Thence S 89°55'30" E a distance of 152.04 feet; Thence S 00°07'28" W a distance of 16.00 feet; Thence S 89°55'30" E a distance of 43.04 feet; Thence S 00°07'28" W a distance of 74.11; Thence S 89°55'30" E a distance of 56.00 feet; Thence S 00°07'28" W a distance of 62.70 feet; Thence N 89°55'30" W a distance of 36.00 feet; Thence S 00°07'28" W a distance of 52.00 feet; Thence S 89°55'30" E a distance of 105.00 feet to a point on the west right of way line of S. Madison St.; Thence S 00°07'28" W along said west line a distance of 90.00 feet to the southeast corner of Block 44; Thence N 89°55'30" W along the south line of said Block 44, also being		current main parcel is about 2,782 square feet larger than 2007 Denver Landmark designation area which is limited to south 276.5' of Block 44)		Madison below for accessory structures on associated parcels; Gardener's cottage is 2143 S. Madison St.		

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Address				Const Date*	Legal Description of Parcel	Schedule Number	Historic Name	# Primary Structures	# Contrib. Accessory Structures	# Noncontrib. Accessory Structures	# Contrib. Features
					the north right of way line of E. Warren Ave. a distance of 320.09 feet to the Point of Beginning.						
2525	E	EVANS	ST	1886	The easterly 65 feet of Lots 21 and 22, and south 8 feet of the east 30 feet of lot 20, Block 27, University Park, Amended Map, City and County of Denver, State of Colorado	05252-10-012-000	Clough House	1			
2111	S	FILLMORE	ST	1892	Lots 41 and 42, Block 39, University Park, Amended Map, City and County of Denver, State of Colorado	05252-18-021-000	Russell-Trout House	1	1 (carriage house)		
2201	S	FILLMORE	ST	1891	Lots 41 through 44, Block 58, University Park, Amended Map, City and County of Denver, State of Colorado	05252-25-015-000	Herbert and Fannie Howe House	1		1	

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2100 (asses sor lists as 2667)	S	FILLMORE	ST	1886- 1930	All that part of Observatory Park as shown on the subdivision plat of University Park, Amended Map, City and County of Denver, State of Colorado lying north of E. Warren Ave.	05252-17-001- 000	North Half of Observatory Park			3 (restroom, playground and informational kiosk)	1 (water fountain)
2340	S	JOSEPHINE	ST	1933	Lots 11 through 14, Block 6, Iliff's University Addition, City and County of Denver, State of Colorado	05253-06-005- 000	Holland House (Denver Landmark 2010)	1		1	
2143	S	MADISON	ST	1892	Part of Block 44, University Park, Amended Map, City and County of Denver, State of Colorado, described as follows: Commencing at the northeast corner of Block 44; Thence S 00°07'28" W along the west right of way line of S. Madison St. a distance of 185.00 feet to the Point of Beginning; Thence continuing S 00°07'28" W along said west line a distance of 81.75 feet; Thence N	05251-17-034- 000	Fitzroy Place, Gardener's Cottage (Gardener's Cottage Parcel is excluded from the 2007 Landmark Designation for Fitzroy Place)		1 (gardener's cottage for Fitzroy Place)		

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Address				Const Date*	Legal Description of Parcel	Schedule Number	Historic Name	# Primary Structures	# Contrib. Accessory Structures	# Noncontrib. Accessory Structures	# Contrib. Features
					89°55'30" W a distance of 132.04 feet; Thence N 44°54'02" W a distance of 28.27 feet; Thence N 00°07'27" E a distance of 61.75 feet; Thence S 89°55'30" E a distance of 252.04 feet to the Point of Beginning.						
2155	S	MADISON	ST	NA	Part of Block 44, University Park, Amended Map, City and County of Denver, State of Colorado, described as follows: Commencing at the northeast corner of Block 44; Thence S 00°07'28" W along the west right of way line of S. Madison St. a distance of 282.75 feet to the Point of Beginning; Thence continuing S 00°07'28" W along said west line a distance of 74.11 feet to a point lying 204.70 feet north of the southeast corner of Block 44; Thence N 89°55'30" W a distance of 125.00 feet; Thence N 00°07'28" E a distance of 74.11 feet; Thence S 89°55'30" E a distance of 125.00 feet to the Point of Beginning.	05251-17-019-000	Fitzroy Place (this parcel is included in the 2007 Denver Landmark designation boundaries)		1 (carriage house for Fitzroy Place)	2	

7. ADDITIONAL INFORMATION - List of Properties and Parcels Included in University Park Historic District Designation

Address				Const Date*	Legal Description of Parcel	Schedule Number	Historic Name	# Primary Structures	# Contrib. Accessory Structures	# Noncontrib. Accessory Structures	# Contrib. Features
2165	S	MADISON	ST	1892	Part of Block 44, University Park, Amended Map, City and County of Denver, State of Colorado, described as follows: Commencing at the southeast corner of Block 44; Thence N 00°07'28" E along the west right of way line of S. Madison St. a distance of 90.00 feet to the Point of Beginning; Thence N 89°55'30" W a distance of 105.00 feet; Thence N 00°07'28" E a distance of 52.00 feet; Thence S 89°55'30" E a distance of 36.00 feet; Thence N 00°07'28" E a distance of 62.70 feet; Thence S 89°55'30" E a distance of 69.00 feet to a point on said west line; Thence S 00°07'28" W along said west line a distance of 114.70 to the Point of Beginning.	05251-17-020-000	Fitzroy Place (this parcel is included in the 2007 landmark designation boundaries and includes no structure; only grounds)				
2112	S	MILWAUKEE	ST	c. 1903	Lots 3 and 4, Block 41, University Park, Amended Map, City and County of Denver, State of Colorado	05252-16-002-000	Kimball House	1		1	
2300	S	MONROE	ST	1912;	Part of Block 1, University Gardens,	05254-02-016-	Bettray-Henderson	1	2 (garage and		

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Address				Const Date*	Legal Description of Parcel	Schedule Number	Historic Name	# Primary Structures	# Contrib. Accessory Structures	# Noncontrib. Accessory Structures	# Contrib. Features
				1929	City and County of Denver, State of Colorado described as follows: Beginning at a point 30 feet easterly of the northwest corner of Block 1, said point also being the intersection of the south right of way of E. Iliff Ave. and the east right of way of S. Monroe St.; Thence easterly, along the north line of Block 1, a distance of 195.45 feet to a point; Thence southerly, leaving the south line of E. Iliff Ave., a distance of 118 feet to a point; Thence westerly 195.36 feet to a point on the east right of way of S. Monroe St.; Thence northerly, along the east right of way of S. Monroe St., a distance of 118 feet to the point of beginning.	000	House		brick perimeter walls)		
2111	S	ST. PAUL	ST	1891	Lots 41 and 42, Block 41, University Park, Amended Map, City and County of Denver, State of Colorado	05252-16-018-000	Frederick Walter House	1			

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Address				Const Date*	Legal Description of Parcel	Schedule Number	Historic Name	# Primary Structures	# Contrib. Accessory Structures	# Noncontrib. Accessory Structures	# Contrib. Features
2261	S	ST. PAUL	ST	1924	Lots 29 and 30, Block 56, University Park, Amended Map, City and County of Denver, State of Colorado	05252-27-011-000	Pigott-Maxwell House	1			
2180	S	UNIVERSITY	BL VD	1928, 1953, 1963, 2000	Lots 17 through 27, and the adjacent vacated alley, Block 36, University Park, Amended Map, City and County of Denver, State of Colorado	05252-21-027-000	University Park Methodist (Episcopal) Church	1			
2930	E	WARREN	AV E	1891-1894	All that part of Observatory Park as shown on the subdivision plat of University Park, Amended Map, City and County of Denver, State of Colorado lying south of E. Warren Ave., less and excepting the east 45 feet and the west 45 feet therefrom.	0525226002000; 0525226003000	South Half of Observatory Park (parcel includes the 2 observatories whose building footprints have landmark designation (1994))	2 (observatories)		2 (tennis court and baseball field)	

* Construction date reflects date verified by historical research. This date may not always match construction dates on the Denver Assessor website. ** Accessory structures are garages or carriage houses unless otherwise noted.