



1. Name of Property

Historic Name: N/A

Current Name: Jackson-Willard-Taylor House

2. Location

Address: 2288 South Milwaukee Street, Denver, CO 80210

Legal Description: L 19 TO 22 INC BLK 56 UNIV PK AMD MAP

3. Owner Information

Name: Frances H. Taylor

Address: 2288 S. Milwaukee St., Denver, CO 80210

Phone: (303) 756-9235

Email: erikstay@msn.com

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

N/A

5. General Data

Date of construction and major additions/alterations: Construction - 1902; Major Additions/Alterations – Repairs to front porch (1930), two story addition (1934), roof on rear patio (1968/69)

Source of Information: Denver Building Permit Index: 1906-1914, Sanborn Fire Insurance Maps: 1903-1951, City and County of Denver Building Permit Records, Interview with owner

Number, type, and date of construction of outbuildings: One brick garage built in 1915 and enlarged on its east side in 1936

Approximate lot size and acreage: 0.30 acre

Source of Information: Denver Property Taxation and Assessment System

(<https://www.denvergov.org/Property/realproperty/summary/161562678>), Google Earth Pro

Architect: Glen Wood Huntington

Source of Information: Denver Building Permit Index: 1906-1914

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LANDMARK OFFICE

Builder: Unknown
Source of Information: N/A

Original Use: Domestic/Single Dwelling
Source of Information: Denver City Directories

Present Use: Domestic/Single Dwelling
Source of Information: Current owner; property site visit by Miniello Consulting

Previous field documentation (date and surveyor): N/A

National Register Status and date (listed, eligible, study list): N/A

6. **Statement of Significance**

Category 1: History, Criteria c. Have direct and substantial association with a person or group of persons who had influence on society

The Jackson-Willard-Taylor House is directly associated with Dr. Edward A. Jackson, a well-known and highly celebrated ophthalmologist who lived in Denver. Jackson hired Glen Wood Huntington to build his University Park residence in 1902, and he lived there until 1920. Dr. Jackson developed new techniques for examining the eye and is credited with popularizing the use of the retinoscope. In addition to his contributions to the field of ophthalmology, Dr. Jackson was a founding director of the American Board of Ophthalmology and one of its most well-known members. He also founded the Colorado Ophthalmological Society, was appointed professor of ophthalmology at the University of Colorado Medical School and established the country's first post-graduate course in ophthalmology.¹ According to his obituary, Dr. Jackson was "...known throu[gh]out the world as the greatest international eye specialist in the United States..."²

Over his lengthy career, Dr. Jackson served as president of the American Ophthalmology Society, American Academy of Ophthalmology, American Board of Ophthalmic Examinations, Denver County Medical Society, Colorado State Medical Society and Colorado Commission for the Blind. He was a member of the Royal Society of Medicine in Great Britain, Western Ophthalmology Society, American Medical Association, and American Otolaryngology Society.³ Dr. Jackson had substantial influence on society in the United States and across the world, but he chose Denver as his home.

Category 2: Architecture, Criteria b. Be a significant example of the work of a recognized architect or master builder

This Jackson-Willard-Taylor House was designed by Glen Wood Huntington, a prolific Denver architect who practiced from the late 1800s until around 1938. Although he did not adhere to any one particular design during his career, his early commissions were successful at conveying a variety of architectural styles including Classical, Colonial, Tudor, and Renaissance Revival. Huntington produced upscale versions of Foursquares and

¹ American Board of Ophthalmology, "Transactions of the American Ophthalmological Society: Dr. Edward Jackson," (available from <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1315071/>), accessed 10 July 2018.

² *Rocky Mountain News*, October 29, 1942, "Edward Jackson, World Famous Eye Specialist, Dies."

³ "Transactions of the American Ophthalmological Society: Dr. Edward Jackson."

Bungalows, and he also designed excellent examples of Prairie Style homes. Huntington primarily designed single family residences, although he is credited with the Arcanum Apartments (1904 Logan St.), Denver Fire Station No. 1 (1326 Tremont St.) and a 1923 addition to the Berkeley School (5025-5055 Lowell Blvd.), all of which are listed on the National Register of Historic Places (NRHP).⁴

If building permit records from the late 1890s through the 1920s are any indication, Huntington's private practice was incredibly busy designing homes in Denver, as hundreds of properties, including residences, garages, porches, and repairs, are associated with his name. Huntington's architectural career in Denver consisted mainly of residential commissions, scattered across the Denver Metro including the East Seventh Avenue, Humboldt Street, Alamo Placita, Wyman, and Potter Highlands, Country Club, and University Park. As there are an abundance of extant properties designed by Huntington with surprisingly few alterations overall, one need not look far to find several for comparison. In the locally-designated East Seventh Avenue Historic District alone, Huntington is credited with designing more than 30 homes.⁵ Based on a review of building permits and viewing other extant commissions of Huntington, other two-story Foursquares built during the same time period (1901-02) as the Jackson-Willard-Taylor House had significantly smaller footprints. Additionally, the other Foursquares he designed with larger footprints only had one story. Therefore, the Jackson-Willard-Taylor House is a significant example of Huntington's work being a substantial brick Foursquares and an early home in the development of University Park.

7. Architectural Description

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

This two-story brick Foursquare style house (2,626 square feet) is prominently located at the northeast corner of the intersection of East Iliff Avenue and South Milwaukee Street, directly across from Observatory Park. It occupies Lots 19 to 22 of Block 56 of the University Park Addition in the University Park neighborhood in the City and County of Denver, Colorado. The site is level, with a sidewalk along its west and south boundaries. A paved alley runs along its east boundary, and a residential property is located to the north and east. The Jackson-Willard-Taylor House at 2288 S. Milwaukee sits toward the northwest section of the lot with a lawn area to the south and east of the house.

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

A wood privacy fence, mature trees and vegetation mostly shield the house from view of the public right-of-way. A two-car detached brick garage is located near the southeast corner of the property, and it is accessed by a short driveway off of E. Iliff Ave. The house has a rough-cut stone foundation, square plan, hipped roof and broad, overhanging eaves. The majority of the openings have rough-cut stone lintels and sills.

⁴ U.S. Department of the Interior, "National Register of Historic Places-Nomination Form: Arcanum Apartments" (available from <https://www.nps.gov/nr/research/>), accessed 25 October 2018.

⁵ Ibid.

West Façade

The main entrance door has a slight arch at the top of the opening and is centered on the façade's first story. A large opening at the north end has a single light window, while a similar large rectangular opening south of the entrance also has a single light window, but it lacks the arch and has a rough-cut stone lintel instead. Centered on the second story is a small square opening with two fixed, single-light windows. A larger opening is located on either side, and each is occupied by a one-over-one window directly above those on the first story. A frieze with dentals is located under the eaves.

A hipped-roof porch spans the north half of the first story, sheltering the entrance and is supported by wood Doric columns. The porch is comprised of a rough-cut stone foundation, brick half wall capped with rough cut stone that curves around the north under the roof and extends to the southwest side of the house. The frieze with dentals is carried through to finish off the simply detailed porch roof.

South Elevation

The south elevation also has a balanced appearance and is anchored by a centrally located, one-story bay window. The bottom third of the bay is brick with a rough-cut stone lintel, and three, one-over-one windows are located above with a hipped roof. The dental motif is carried through above the windows. A brick chimney is located immediately west of the bay window, and a rectangular opening with a one-over-one window is found at the west and east ends of the elevation. Smaller, arched openings for basement windows appear beneath each first story window. On the second story, similar openings as those of the first story are located above each of the first story openings, with the exception of the bay window. A larger opening with a pair of one-over-one windows is centered over the bay window.

A one-story porch with brick half wall and a two-story brick addition occupy the east end of the south elevation and north portion of the east elevation. An opening set back under the porch consists of an entry with sidelights extending halfway down the height of the door. Above the entrance on the second story is a large square opening with four, eight-light windows.

East Elevation

This elevation is divided into three distinct portions, with the brick half wall and porch continuing around from the south elevation. The south portion has two arched openings similar to those on the south elevation with one-over-one windows on the first story and a tall rectangular opening with a one-over-one window directly above those on the second story. The middle portion is a later addition and features a large rectangular opening on the first story with four, eight-light windows and a similar opening on the second story. The north portion has a small arched opening for the basement window, a tall rectangular arched opening with a one-over-one window on the first story and a similarly-shaped opening on the second story with glass block.

North Elevation

The east end of the elevation has a pair of arched openings for basement windows, and the one closest to the middle is much larger than the rest in the house. A tall rectangular arched opening with a one-over-one window is located on the first story above both basement windows, and a smaller rectangular opening with a one-over-one window is found above those on the second story. A tall rectangular arched opening with a door is located near the center of the elevation, and a pair of similarly shaped openings are positioned above it, each

with a one-over-one window. A tall, rectangular opening with a one-over-one window is located near the west end of the second story.

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

Character defining features of the property include a square plan and symmetrical appearance; minimal decorative features; Doric columns, classical frieze with dentals; broad overhanging eaves; rough-cut stone foundation, sills and lintels; and brick construction.

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

The Jackson-Willard-Taylor House was the first house on the block across from Observatory Park, and one of the earliest in the University Park neighborhood, and although half of the original eight-lot parcel was eventually sold to the north, the house retains a commanding presence on the remaining four lots at the corner of S. Milwaukee St. and E. Iliff Ave. Observatory Park is located directly across the street to the west of the property, while the remainder of the immediate surrounding area is residential. Mature trees line the streets and, even though several houses built between 1900 and 1950 remain, many have been demolished since 2000. Those original to the area exhibit architectural styles such as Foursquare, Craftsman, and Tudor Revival. The new houses noticeably differ from the existing fabric of the neighborhood in terms of scale, style, materials and setback.

Other historic landmark structures located nearby include the Holland House at 2340 S. Josephine St. (Denver Landmark), Chamberlin Observatory at 2930 E. Warren Ave. in Observatory Park across the street from 2288 S. Milwaukee (Denver Landmark, NRHP), Fitzroy Place at 2160 S. Cook St. (Denver Landmark), and Ormleigh at 2145 S. Adams St. (Denver Landmark).



Designated historic properties within the University Park Neighborhood indicated with blue, red rectangle is this property (Source imagery: Google Earth Pro)

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

Major alterations include repairs to the front porch with a new concrete floor (1930), construction of a two-story brick addition on the east elevation, toward the north end of the house (1934), and a porch over the rear patio that was added to the east elevation by the current owner (1968/69). The current owner noted that the bay window on the building's south elevation may not have been original to Huntington's design, but there was no permit for its addition and the property does not appear on historic maps to allow the comparison of building footprints. The owner has no plans to alter the exterior.

- f. Include a statement describing how the building currently conveys its historic integrity.

The Jackson-Willard-Taylor House retains integrity of location, design, setting, materials, workmanship, feeling and association. Numerous residential buildings from around the property's period of significance, 1902, remain, as do Observatory Park and the Chamberlin Observatory. Huntington's original design is easily recognizable and, with the exception of the two-story addition and porch on the east elevation, the house has seen few alterations. The openings have not been modified, a majority of the windows are original, and most of the original materials remain.

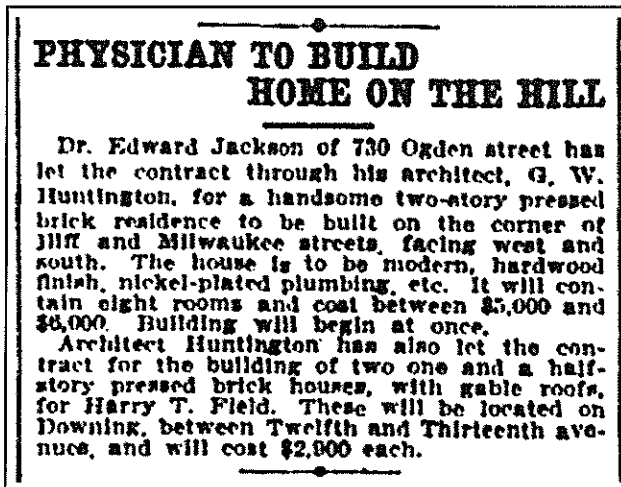
8. History of the Structure and Its Associations

- a. Describe the history of the structure and its associations with important individuals, groups, events or historical trends.

See description below.

- b. Describe specific historical associations including why this structure has direct association with the individual, group, event, or historical trend.

On August 12, 1902, eight lots at the northeast corner of South Milwaukee Street and East Iliff Avenue were purchased by Dr. Edward Jackson. Two months later, a permit for a house



Rocky Mountain News, 22 October 1902

on two of those lots was filed. The substantial brick structure with a footprint of 33 feet by 42 feet was designed by Glen W. Huntington for a cost of \$5,000.⁶ By 1915, Jackson was in need of a garage, and he filed a permit to have one built on the property.

The entire property was sold in 1920 to Coralie Adele Perrenoud (C. Adele), the daughter of Maria L. and John G. Perrenoud, a Swiss immigrant and well-known Colorado pioneer. C. Adele and her sister, Rachel Louise (R. Louise), were no strangers to good taste, as they were responsible for building the Perrenoud Apartments (836 E. 17th Ave.,

located in the locally-designated Swallow Hill Historic District).⁷ The sisters inherited their father's fortune and land after his death in 1900,⁸ and they commissioned Denver architect Frank Snell to design the lavish Perrenoud Apartment building. At the time, it was the largest building permit issued in years, and in addition to a janitor, elevator, and messenger services, the building boasted courts, ballrooms, billiard rooms, a bowling alley, and a Tiffany stained glass skylight.⁹ After its completion in 1901, C. Adele lived there until she purchased the Jackson-Willard-Taylor House.

R. Louise married Redwood Fisher in 1865, and they had three children. C. Adele never married and had no children, and she ended up selling the house at 2288 S. Milwaukee St. to her nephew, Charles G. Fisher, in 1925.¹⁰ Fisher and his wife, Sara, lived in the home with their two children, Redwood and Sara Estelle.¹¹ The Fishers were responsible for work in 1930 that included, "Repairs to open front porch, brick, and put in concrete floor" for a cost of \$100.¹²

In 1934, four lots of the overall property that included the house were purchased in early July by E. Warren and Murial L. Willard. A couple of weeks later, a permit was filed for the construction of a two-story brick porch on the rear of the house. Although E.S. Boerstler was listed as the property owner, that individual was also listed as the contractor with an entirely

⁶ Denver Building Permit Index: 1906-1914; City and County of Denver Assessors Lot Indexes 1860-1917, *University Park Addition*, Denver Public Library, Genealogy, African American & Western History Resources.

⁷ U.S. Census Records 1910 - 1940 (available from www.ancestry.com), accessed 13 September 2018.

⁸ *Denver Post*, January 4, 1900, "Old Settler Dead."

⁹ *Denver Times*, March 30, 1901.

¹⁰ City and County of Denver Assessors Lot Indexes 1860-1917, *University Park Addition*.

¹¹ U.S. Census Records.

¹² City and County of Denver Building Permit #1174, Denver Public Library, Genealogy, African American & Western History Resources, text-fiche.

different address.¹³ The following year, the Willard family bought the remaining four lots to the north originally associated with the property. At the time, Warren was Vice President of Boettcher & Co., Inc.¹⁴ Although he had only completed two years of high school and did not attend college, he seemingly did well for himself and was a partner for an investment banking firm by 1940.¹⁵ The Willards were also responsible for enlarging the garage, an undertaking completed in 1936 for a cost of \$250.¹⁶

After raising their two daughters and son in the house, the Willards sold it to Robert E. Henry, a dentist, in 1962. He only lived there for five years before selling it to Frances and Erik Taylor in 1967. Frances and Erik raised their family in this home and were loving stewards of the property until Erik's death in 2017. Frances continues to be a steward of 2288 S Milwaukee. Over the 52 years that the Taylors have owned the house, there have been minor upgrades, including the construction of a fence, plumbing and mechanical work, roof repairs, and more noticeable changes such as uncovering the original full window in the kitchen, filling in a second story opening on the east elevation with glass block, and covering the rear patio with a permanent roof.¹⁷

University Park

The property was one of the few early buildings in the University Park neighborhood, the development of which is directly related to the establishment of the University of Denver and the Town of South Denver. The neighborhood is bound by Interstate 25 (Valley Highway) on the north, S. Colorado Blvd. on the east, E. Yale Ave. on the south, and S. University Blvd. on the west. In 1864, Illinois native and founder of Northwestern University, John Evans, collaborated with other prominent Denver citizens to establish the Colorado Seminary. One of the goals was to provide an opportunity for higher education that did not require travel back east.¹⁸ Originally located at 14th Ave. and Arapahoe St. in downtown Denver, the Seminary eventually outgrew its home. Surrounded by brothels and saloons, the Methodist founders were especially eager to expand and escape the prevalence of unsavory temptations, and they turned their sights to a more remote area removed from downtown.

The area south of Denver's main commercial and social center was occupied by the Town of South Denver. Its boundaries were E. Alameda Ave. on the north, S. Colorado Blvd. on the east, E. Yale Ave. on the south and the South Platte River on the west. The community filed for incorporation papers on August 14, 1886 and made it clear early on that they were not interested in the vices and bad influences they deemed to be so prevalent in Denver and surrounding towns. Newspaper articles and histories from the time discuss early battles against alcohol and the fines imposed on proprietors of taverns, with the town pressing stiff costs associated with any such license. Attempts to tighten regulations occurred on a frequent basis in a crusade against alcohol and its unwanted side effect, intoxication. It was the ideal setting for the Colorado Seminary's new campus.

¹³ Denver Building Permit #1777.

¹⁴ Denver City and Householder Directories (Volumes from 1905 – 1986), various publishers, Stephen H. Hart Library and Research Center, History Colorado; City and County of Denver Assessors Lot Indexes 1860-1917, *University Park Addition*.

¹⁵ U.S. Census, 1940.

¹⁶ Denver Building Permit #3471.

¹⁷ Denver Building Permits, City and County of Denver's Office of Community Planning and Development, Records Counter; Taylor, Frances, property owner, interview by author, 9 July 2018.

¹⁸ Denver Public Library Digital Collection, "University Park Neighborhood History," (available from <https://history.denverlibrary.org/university-park-neighborhood-history>), accessed 25 July 2018.

In 1886, the Seminary's founders accepted an offer of land from a group of farmers, led by Rufus "Potato" Clark, to relocate to 150 acres of rural land. The school acquired additional land, bringing its holdings to more than 500 acres. Although only six miles southeast of downtown Denver, the location was situated in Arapahoe County. At the time, Evans stated that, "The dominant controlling idea shall be conscience and culture, the two essential elements to a great civilization," and felt that the rural location was "superbly healthful."¹⁹

A year after the school purchased its land, the Denver Circle Railroad extended a streetcar line there from downtown, but it was short-lived. With an ideal setting and a vision of the future, the school platted over 2,500 lots in what was then referred to as "University Park Colony" with the intent of selling them for residential development in order to increase revenue.²⁰ The trustees felt it was important to ensure the location remained ideal and appealed to buyers, so they committed to planting 1,000 trees along the lines of streets and within the parks of the neighborhood. Some lots on the same block as the Jackson-Willard-Taylor House were owned by the institution.²¹

Others sought to benefit from the promising growth of the area, including the streetcar company who sold lots it owned in pairs with a 10 percent discount to cash buyers.²² William Iliff, a prominent Denver citizen and resident of the neighborhood (Denver Landmark residence at 2145 S. Adams St.) was instrumental in efforts to coordinate the University Park Street Railway, with the intent of providing reliable service to downtown.²³ Iliff's efforts paid off, and interest in residential development within the neighborhood increased. In 1890, the official transition to its new location began with the organization of the University of Denver (DU) as the degree-conferring body and the Colorado Seminary as the property-owning entity of the institution.²⁴ The cornerstone for DU's first building, University Hall, was laid on April 3, 1890, and the *Rocky Mountain News* reminded readers that, "...attendance at the Denver university...includes 450 pupils, too many for the accommodations offered by the buildings on Fourteenth street."²⁵ Enrollment gradually increased through the decade, with a large percentage of the student body consisting of adults taking non-degree classes in art and music.²⁶ As of 2018, DU's enrollment has reached 5,765.²⁷

¹⁹ Breck, Allen duPont, *From the Rockies to the World: The History of the University of Denver, 1864-1997*, 2d ed. (Denver, CO: University of Denver), 74.

²⁰ "University Park Neighborhood History," DPL.

²¹ City and County of Denver Assessors Lot Indexes 1860-1917, *University Park Addition*.

²² Goodstein, 14.

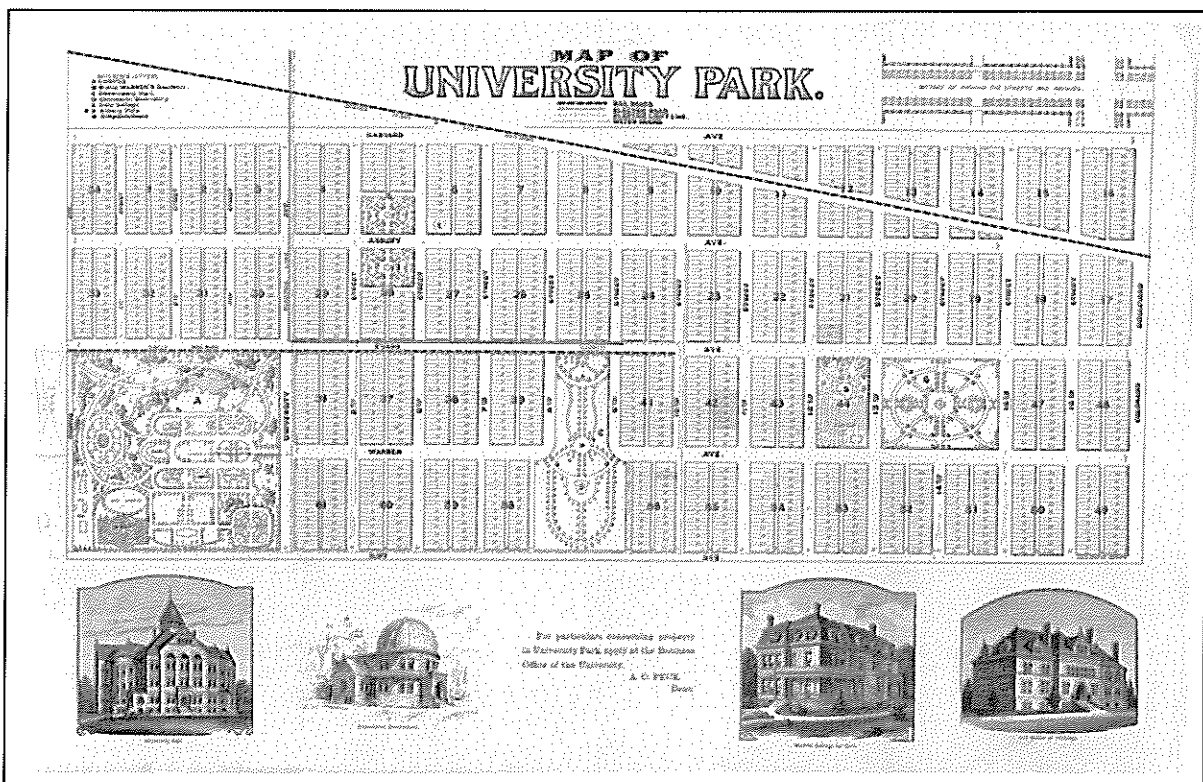
²³ Historic Denver Inc., "Ormligh Denver Landmark Application," Denver Landmark Preservation, 2018.

²⁴ Fisher, Steve, *The University of Denver: A History* (Charleston, SC: The History Press), 21.

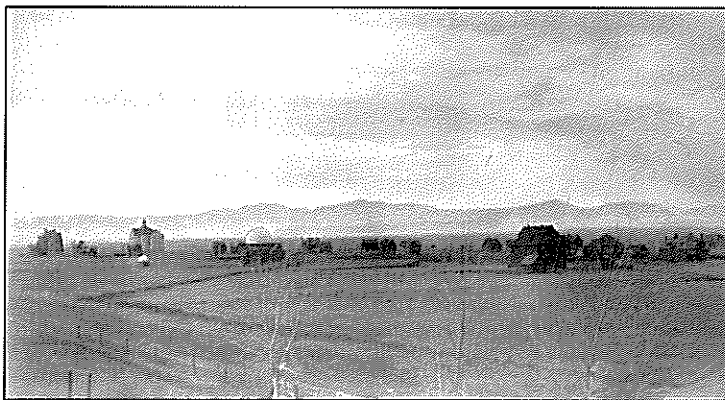
²⁵ *Rocky Mountain News*, April 4, 1890, "Denver's University."

²⁶ Goodstein, Phil, *The History of South Denver: The Ghosts of University Park, Platt Park, and Beyond* (Denver: New Social Publications), 10.

²⁷ U.S. News & World Report, "Best Colleges: University of Denver" (available from <https://www.usnews.com/best-colleges/university-of-denver-1371>), accessed 30 October 2018.



Map of University Park, c.1892 (Source: Denver Public Library, Call Number CG4314.D4)



Looking northwest at University Park from S. Milwaukee St., c. 1900 (Source: University of Denver, Historic Photograph Collection, Call Number U201.03.0011.0019.00001)

As the area's potential was being recognized, administrators in the Town of South Denver began an initiative to improve the quality of water for the approximately 1,500 residents who were dependent on artisan wells. By 1888, they had voted to approve \$160,000 in financing for the construction of a stone pump house that provided water to the town by the following summer.²⁸ With its new water system, public transportation, and two schools, South Denver succeeded in attracting citizens

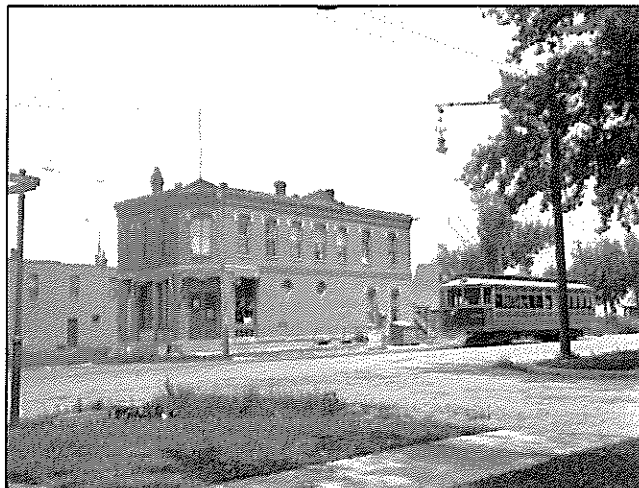
away from the grime of the denser areas of the city to its pleasant, rural atmosphere.

Just eight years after incorporation, South Denver encountered a significant infrastructure hurdle with their need to discharge increased sewage. After a discussion of running their

²⁸ Millie Van Wyke, *The Town of South Denver: Its People, Neighborhoods and Events Since 1858* (Boulder, CO: Pruett Publishing Company, 1991), 6.

lines to Riverside Cemetery, which is nearly five and a half miles to the north, they realized it would bankrupt their town. Another option was to tie into Denver's existing system, making annexation the viable solution. The voters opted for the annexation of South Denver by Denver, and the town was formally dissolved in February 1894.²⁹

In addition to its proximity to the University of Denver, the property is located directly across the street from Observatory Park, where the cornerstone for the Chamberlin Observatory was set in 1890. The building became fully operational when its telescope was installed in 1894.³⁰ In 1890, the *Rocky Mountain News* noted that, "A landscape gardener of extensive experience on the Pacific coast has been brought here to lay out the grounds and drives of University park."³¹ Despite intentions for its original appearance, Observatory Park received some much-needed improvements when the City installed a water system in 1907 "...so the little pleasure spot can be kept bright and fresh this year."³²



Looking northeast at Denver Tramway Company streetcar along E. Evans Ave. and S. Milwaukee St., 1920-30 (Source: Denver Public Library Digital Collections, Call Number X-27904)

Furthermore, the block immediately to the north of the block on which the Jackson-Willard-Taylor House is located was known as "Professors Row."³³ Not only did faculty members live in the houses, but they also owned much of the land due to having received it in lieu of wages in the 1890s.³⁴ Two blocks to the north, the turnaround point for the streetcar was located at the corner of E. Evans Ave. and S. Milwaukee St.³⁵ One of the neighborhood's early businesses, University Park Grocery and Market, also served as the post office.³⁶ Today, the building still stands at the northeast corner of E. Evans Ave. and S. Milwaukee St. The Jackson-Willard-Taylor House was directly associated with the development of South Denver's University Park neighborhood.

²⁹ *Ibid.*, 90.

³⁰ U.S. Department of the Interior, "National Register of Historic Places-Nomination Form: Chamberlin Observatory" (available from <https://www.nps.gov/nr/research/>), accessed 10 July 2018.

³¹ *Rocky Mountain News*, April 4, 1890.

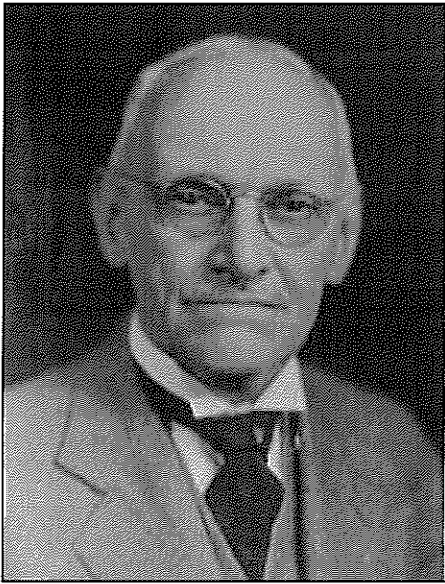
³² *Rocky Mountain News*, January 1, 1907, "Banner Year in Public Improvements, for Which City Spent Three Quarters of Million Dollars--- Widespread Territory Covered."

³³ Fisher, *South Denver and University Park* (Charleston, SC: The History Press), 27.

³⁴ Goodstein, 21.

³⁵ *Ibid.*, 14.

³⁶ *Ibid.*, 110.



*Dr. Edward A. Jackson, date unknown
(Source: www.ancestry.com)*

Dr. Edward A. Jackson

Personal Life

Edward A. Jackson was born in West Goshen, Pennsylvania in 1856. He was raised in Pennsylvania and attended Union College in New York, earning a degree in Civil Engineering in 1874. It was upon this foundation that his unique approach to ophthalmology was built. In 1878, he earned a medical degree from the University of Pennsylvania and also married Jennie L. Price. They had five children, Ethel, Robert, Thomas, Herbert and Helen. When Jennie developed tuberculosis, Dr. Jackson moved the family to Denver. While in Colorado, his love for the mountains was so great that he helped organize the Colorado Mountain Club. Unfortunately, the drier climate was not enough to improve Jennie's condition, and she died in 1896. Dr. Jackson moved the family back east to Philadelphia, but his concerns over tuberculosis developing in the children prompted him to return to Denver two years later. He remarried shortly after the move.

Dr. Jackson and his new wife, Emily, raised their children in the beautiful 1902 brick Foursquare home in University Park, entertained and mingled with society, and continued to be recognized on a national and international level for contributions to ophthalmology. However, there were struggles within the family. His son, Herbert, moved to New York to attend art school in January of 1910 when he was around 21 years old. After two weeks of job searching, he became depressed and attempted suicide by jumping into the frigid waters of the North River (Hudson River) in February of 1910. His cries as he floated downstream were heard by a tugboat decker, who pulled him from the icy current and took him to the hospital. According to a newspaper article, when he was told about the incident Dr. Jackson was calm and replied, "I won't say anything more until I receive more complete details."³⁷

Herbert completed his studies and eventually returned to Colorado. In the summer of 1912, he was working in Estes Park, preparing to apply his art school education by reproducing the dramatic mountain scenery, when he became ill. His condition rapidly worsened over the course of a few days, so his employer sent him to a hospital in Longmont. Herbert died within hours of arriving there, and they believed the cause to be "cerebro-spinal meningitis."³⁸ The Jacksons were no doubt distraught about the death of their youngest son, but it appears that they continued on with their day-to-day lives as much as possible. Dr. Jackson maintained his robust professional schedule, and his wife played piano solos at social meetings.

³⁷ *Rocky Mountain News*, February 9, 1910, "Denver Boy Rescued from Ice Cake after He Tries to End Life in New York."

³⁸ *Denver Post*, September 20, 1912, "Death Quickly Strikes Down Young Jackson."

Professional Life

Dr. Jackson developed new techniques for examining the eye and is credited with popularizing the use of the retinoscope, a hand-held instrument that objectively determines the refractive error of the eye and the need for glasses. It projects a beam of light into the eye and reveals whether the patient is farsighted, nearsighted, or has astigmatism. It has proven to be especially useful in children, developmentally delayed adults, or individuals whose behavior may limit cooperation with other methods.³⁹ Dr. Jackson's name is also associated with the cross cylinder (Jackson's cross cylinder), a step that follows determination of astigmatism in a patient. The examination is used for the final fine-tuning of the axis and strength of astigmatism. Although both the retinoscope and cross cylinder have been surpassed by newer technology, they are still useful and accurate.⁴⁰



Retinoscope from 1904 (Source: www.antiquesnavigator.com)

Dr. Jackson frequently wrote articles stating his thoughts on various causes of eye problems, including an 1898 article in the *Rocky Mountain News* presenting his beliefs that imperfect window glass was to blame for headaches and other nervous symptoms. He also stated that one of the unsuspected causes of car sickness was defective window glass. Perhaps his strong opinion on superior glass led him to ensure that his new house would have plate glass windows, a feature that he believed "...should be adopted in all public conveyances."⁴¹

As if his leadership and participation in the lengthy list of organizations (see Statement of Significance) was not enough of an indicator about his passion for his chosen field, Dr. Jackson was still maintaining his practice in Denver at the age of 86 when he suffered from a "heart ailment."⁴² He died in 1942 just two weeks after delivering a lecture at the annual meeting of the American Academy of Ophthalmology. The Academy still continues its decades-long tradition of holding the Jackson Memorial Lecture at its annual meeting.

³⁹ American Association for Pediatric Ophthalmology and Strabismus, "Retinoscopy" (available from <https://www.aapos.org/terms/conditions/95>), accessed 2 October 2018.

⁴⁰ American Academy of Ophthalmology, "Eye Wiki: Cross-cylinder technique for subjective refraction" (available from http://eyewiki.aao.org/Cross-cylinder_technique_for_subjective_refraction), accessed 2 October 2018.

⁴¹ *Rocky Mountain News*, February 20, 1898, "Eyestrain from Poor Glass."

⁴² *Rocky Mountain News* obituary.



Glen W. Huntington, date unknown (Source: www.ancestry.com)

Glen W. Huntington

Glen Wood Huntington was born in Bunker Hill, Illinois in 1856. Educated in Waterloo, New York, Huntington moved to Denver in 1880 at the age of 24. He started Mosier & Huntington, his first architecture practice, with James I. Mosier. A year after arriving in Colorado, Huntington married Jennie Bird Whitney in Greeley. Their first of seven children, Henry Whitney, was born in 1882. Economic factors related to the Silver Crash of 1893 led him to close his practice and seek employment for four years as a manager with a Texas-based company, Lewis and Wheeler Lumber Company, while Mosier became a cattleman.

Around 1898, Huntington returned to practicing architecture and became a member of the Colorado chapter of the American Institute of Architects (AIA). Apparently, architecture and design were a family affair, as Huntington's son, Henry, joined him at G.W. Huntington Architect Co. around 1904 as a secretary, and his son, Glen H., also practiced architecture professionally. Glen H. was responsible for designing the English Lutheran Church in Boulder, as well as the house for the Pi Kappa Alpha chapter at the University

of Colorado.⁴³ Another one of his sons, Whitney C., was employed as a draftsman at Crocker & Ketchum in 1910. It is also worth mentioning that Huntington employed a female, Fay B. Parker, as a "draughtsman" or, rather, draftswoman.

Huntington was well-known in the Denver area and was frequently commissioned for residential designs. In May of 1908, his firm was drawing plans for numerous buildings including a two-story, gray-pressed brick residence at 1267 Detroit St.; a bungalow at 745 Lafayette St.; a two-story, brick house with red stretchers and black headers in "old English architecture" at 7th Avenue and Humboldt St.; a house at 757 Williams St.; a three-story apartment building at 14th Ave. and Fillmore St.; and another two-story house (with a gambrel roof) for Dr. Jackson at 2300 S. Fillmore St. (no longer extant).⁴⁴

For the next several decades, his practice continued to churn out design after design, as well as projects involving repairs and additions. In 1937, Jennie died, and Huntington retired from architecture the following year. He spent his newly-found free time traveling, and while visiting relatives in Urbana, IL in 1943, he died. He was a Mason, member of the First Plymouth Congregational Church, and the Sons of the Revolution.

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

The Foursquare is one of the most commonly found forms in Colorado residential buildings built after 1900, and countless examples are found throughout Denver and the state. Around

⁴³ *Denver Post*, May 29, 1927, "Boulder Lutherans Will Build Church."; *Denver Post*, August 8, 1930, "Fraternity Estate at Boulder to be Built at Cost of \$75,000."

⁴⁴ *Rocky Mountain News*, May 31, 1908, "Real Estate: Many Fine Homes."; Denver Building Permit #1153.

the same time that the Jackson-Willard-Taylor House was commissioned, Huntington was designing other large, two-story Foursquare houses with hipped roofs and broad, overhanging eaves. He favored brick as a primary building material and incorporated elements of rough-cut stone into other houses. An 1899 newspaper article noted that Huntington had been hired to design a house at 1040 Corona St. (no longer extant) "...of pressed brick painted a light cream...."⁴⁵

A comparable Huntington design that still stands is the house at 690 Lafayette St. Similar to the Jackson-Willard-Taylor House, it has a balanced appearance, features subtle arched openings on the first story, and has Doric columns on the porch. Although the Jackson-Willard-Taylor House differs from other Huntington examples in that it lacks a full front porch and large dormer with a Palladian window, it is an excellent, intact example of an earlier Huntington design.

Numerous residential designs by Huntington can still be found as contributing properties in the East Seventh Avenue, Humboldt Street, Alamo Placita, Wyman, and Potter Highlands Landmark Historic Districts, as well as the NRHP-listed Country Club Historic District. Huntington was also involved with three properties individually listed on the NRHP: Arcanum Apartments (1904 Logan Street), Fire Station No. 1 (1326 Tremont Place), and the Berkeley School addition (5025-55 Lowell Boulevard). His contemporaries include other well-known Denver architects such as William E. Fisher, J.J. Benedict, and Varian & Sterner.

The Jackson-Willard-Taylor House, located at 2288 S. Milwaukee St., is significant for its history in the development of South Denver and University Park, its relationship with Dr. Edward Jackson, its architectural integrity, and as an excellent example of a large, two-story brick Foursquare designed by Huntington.

⁴⁵ *Rocky Mountain News*, March 27, 1899, "Activity in Hill Realty."

9. Owner Consent to Designation

I, the undersigned, acting as owner of, the property described in this application for landmark designation do, hereby, give my consent to the designation of this structure as a Structure for Preservation.

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

Owner: FRANCIS H. TAYLOR
(please print)

Date: 7/8/19

Owner: Francis H. Taylor
(signature)

Date: 7/8/19

10. Resources

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11. Photographs

See page 21 (attached).

12. Site Map



13. Staff Visit

A pre-application meeting was completed with the property owner at 2288 S. Milwaukee Ave. on June 20, 2018 by LPC staff member Jennifer Buddenborg.

14. Application Fee

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

11. Photographs - 2288 S. Milwaukee St. (Jackson-Willard-Taylor House)



Looking east at west elevation (front)

11. Photographs - 2288 S. Milwaukee St. (Jackson-Willard-Taylor House)



Looking northeast at south elevation

11. Photographs - 2288 S. Milwaukee St. (Jackson-Willard-Taylor House)



Looking northwest at east elevation

11. Photographs - 2288 S. Milwaukee St. (Jackson-Willard-Taylor House)



Looking west at east elevation (rear)

11. Photographs - 2288 S. Milwaukee St. (Jackson-Willard-Taylor House)



Looking south on front porch

11. Photographs - 2288 S. Milwaukee St. (Jackson-Willard-Taylor House)



Looking north on front porch



Stone bracket on front porch

11. Photographs - 2288 S. Milwaukee St. (Jackson-Willard-Taylor House)



Looking northeast at garage (located southeast of house)