



Structure for Preservation Designation Application Information

Preparing and Filing Your Application:

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

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

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

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

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

www.denvergov.org/preservation



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



Denver Landmark Preservation Commission Application for Landmark Designation

1. Name of Property

Historic Name: Wellshire Park Cottage
Current Name: House at 2900 South University Boulevard

2. Location

Address: 2900 South University Boulevard, Denver, Colorado 80211
Legal Description: Southern Hills Flag, #1 Block 2 Lot 13, Dif Book 2044-481, Parcel ID 0536215002000

3. Owner Information

Name: PPG Homes, LLC / PJ Patierno
Address: 7887 E. Belleview Avenue, Suite 210, Greenwood Village, Colorado 80111
Phone: 303-991-0056
Email: pj@ppghomesllc.com

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

Name: Square Moon Consultants, LLC
Address: P.O. Box 2116, Denver, CO 80201
Phone: 720-593-1366
Email: squaremoonsolutions@gmail.com

5. General Data:

Date of construction and major additions/alterations:	1926. 1-story rear room addition and garage door infill c. 1930 (central east elevation for addition and north elevation for infill); 1-story masonry (northwest) addition c. 1960 with ca. 1970 lean-to porch addition on front (west) façade.
Source of Information:	Arapahoe County Records/Observation (no building permits available on any additions/major alterations).
Number, type, and date of construction of outbuildings:	One gable-roof metal-clad "Butler" shed at northeast corner of property; c.1935.
Source of Information:	Observation.
Approximate lot size and acreage:	0.78 acre (34,000 ft).
Source of Information:	Denver Property Taxation and Assessment System.



Architect: Unknown. Additional research warranted (research is conclusive that the architect is not J. Roger Musick who designed the nearby Wellshire clubhouse; no mechanics lien or permit identifying architect).

Source of Information: Research at Arapahoe County Records, Denver Public Library, History Colorado, Phil Goodstein, online sources.

Builder: Unknown. No Permit Records or Mechanics Liens; Developer paid cash to construct the building. Possible involvement of Fleming Brothers Lumber Company documented by legal filings in Arapahoe County.

Source of Information: Arapahoe County Records (property was annexed to Denver in 1945).

Original Use: Residential.

Source of Information: Englewood / Arapahoe County, XL Directories, 1932, 1939.

Present Use: Commercial, Private Day School.

Source of Information: Observation; Current owner.

Previous field documentation (date and surveyor): December 2017, Alta / ACSM Land Title Survey.

National Register Status and date (listed, eligible, study list): Not Listed, not previously surveyed as a historic property.

6. Statement of Significance

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

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

Landmark Designation Categories and Criteria

Category 1: History.

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

Criteria:

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

Category 2: Architecture.

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

Criteria:

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

Category 3: Geography.

To have geographical importance, the structure shall:

Criteria:

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



Category 1: History.

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

(Criterion a.) Have direct association with the historical development of the city, state or nation

The house was the first and only known residence to have been built in the Wellshire Park Subdivision, a residential subdivision platted by the Wellshire Park Corporation—via the ownership of Olinger and Fulenwider—on Dec. 2, 1925. The subdivision was outside the Denver city limits in what was then Arapahoe County, on Kansas Pacific Railway grant-lands that had served farm and ranch purposes along the High Line Canal since the late 19th century. George Olinger envisioned Wellshire Park a few years after he established a similar residential development at Bonnie Brae, three miles to the north. The 1925 Wellshire Park plat was likely laid out by McCrary, Culley & Carthart, a prominent local landscape architecture firm. In order to meet his mortgage deed agreements on the Wellshire property and to jumpstart the subdivision’s development, Olinger obtained a bank loan in mid 1925 so that he could complete his first house in the subdivision. For the subdivision’s first house, he chose a location along high-profile South University Avenue, a prestigious address less than a mile south of the growing University of Denver campus and the University Park neighborhood, a residential pastoral enclave founded in 1886 which was finally gaining in popularity. In September 1926, Olinger’s Wellshire Park Corporation sold its inaugural house, at Block 1, Lot 26, to Janette Springer; this is the current house at 2900 South University Boulevard. At the same time, Olinger’s business associates were also finishing Wellshire Country Club (3333 S. Colorado Boulevard) and golf course on the far east side of the larger envisioned Wellshire Park neighborhood; he intended the golf course to serve as a major attraction for the new “upscale” Wellshire Park subdivision. By 1927, Olinger and Fullenwider divested out of the Wellshire Park Corporation— perhaps foreseeing that the subdivision was premature for its time. The company filed for bankruptcy in 1928, and the remaining subdivision lands were sold off, sitting otherwise empty until they were eventually re-platted and redeveloped after World War II. Fortunately, the City and County of Denver purchased the golf course and club in 1936, and secured its future. In 1945, the property at 2900 South University was finally annexed into the City and County of Denver, and in 1948 the developed parcel at 2900 South University was incorporated into the Southern Hills subdivision.

Completed in 1925-1926, the house at 2900 South University was south of the Denver city limits in a rural undeveloped area at the time of its construction. Its remote location and distance from city amenities and public transportation explain why the house had few neighbors until after World War II. The house survives as the only tangible reminder of Olinger and Fulenwider’s original Wellshire Park subdivision, and their vision for a “garden” suburb “with the charms of rural life” (*Really Live in Wellshire Park*, undated brochure) on the fringes of Denver. The 1926 house also represents Denver’s early residential growth which began pushing outside of the Denver city limits in the late 19th century, and continued pushing south into Arapahoe County in fits and starts during the first few decades of the 20th century. The house is a reminder, along with the Wellshire Golf Course and Country Club, that the Wellshire neighborhood had a history long before the current post World War II subdivisions that now fill this landscape. The Wellshire Park Cottage at 2900 South University Boulevard has a direct association with the historical development of Denver, and as the only residence surviving from the original Wellshire Park Subdivision, its designation and preservation is important to ensure that this history is recognized and retained.

Period of Significance for this criterion: 1926-1928



Category 2: Architecture.

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

(Criterion a.) Embody distinguishing characteristics of an architectural style or type

The Wellshire Park Cottage is a French Eclectic style house, with asymmetrical French Norman farmhouse influences, a whimsical style popularized in the United States with the return of World War I veterans from Europe after 1918 (McAlester 2013:484–494). Similar to English Tudor Revival style, this French Norman design has a rambling plan of masonry walls and steeply pitched complex roof, with a stone-arch single-door entry. But unlike its more prolific (in Denver) Tudor contemporaries, this house is without exposed brick or all-stone exterior walls, half-timbered gables, or a prominent textured brick chimney. The Wellshire Park Cottage is an unusual (for Denver), example of 1920s single-family suburban home with continental European farmhouse qualities, and whimsical stone details reflecting informal domestic buildings in rural northwestern France.

The popular French Eclectic style of the early 20th century in the United States embraced various regional styles found across France, as well as American adaptations and interpretations in a romanticized vernacular way that made it suitable for single family suburban homes. Earlier U.S. versions, appearing between 1900 and 1915 during a “first wave,” were more influenced by the elaborate Beaux-Arts Chateau and Chateausque styles, whereas later “second wave” example residences, 1918–1930, were influenced by more modest French homes seen by American soldiers in France during World War I. Publishers made photographic studies of venerable French countryside homes available to American architects during the 1920s, providing inspirational models (Coffin et al. 1921, Chamberlain 1928). This “second wave” of French Eclectic houses was much less elaborate than the first wave. Notable features of the French Eclectic style found on the Wellshire Park Cottage include hipped and gabled combination roofs, hipped dormers, stuccoed walls, use of stone masonry as whimsical decoration, multi-pane windows and French doors, entry doorways incorporating arches, and simple stooped entries without porches. The house plan and roof are somewhat rambling, evoking the perception of informal French farmhouses with multiple additions over time. Informal asymmetrical examples of this style are relatively unusual in the United States, and very rare in Denver (Wilk:1995:50–51). The house’s large 0.78 acre lot, and its deep setback on the lot, contribute significantly to the property’s old European farmhouse sensibility. The Wellshire Park Cottage provides a complete and romanticized vision of a French Eclectic countryside house, with its French influenced architectural elements significantly enhanced by its large lot, wooded landscape, and meandering front drive. This combination of French eclectic architecture surviving on its original large garden lot is extremely unusual and significant for Denver.

Period of Significance for this criterion: 1926

Category 3: Geography.

To have geographical importance, the structure shall:

(Criterion b.) Promote understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity

The house at 2900 South University Boulevard is the original surviving home of the Wellshire Park subdivision, the area’s namesake 1925 subdivision. It is the singular home of the original 1925 Wellshire Park subdivision, and its survival into the present makes it significant and rare. The rustic, rambling 1926 French Eclectic house is also an unusual example of pre-World War II architecture south of Yale Avenue in south Denver. The 3,907 square-foot French Eclectic house sits on a signature 34,000 square-foot lot, and continues to catch the eye of passing motorists on South University Boulevard as originally



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intended by developers George Olinger and Lloyd Fulenwider. The 2-1/2 story stuccoed Wellshire Park Cottage, with its unusual architecture, broad footprint, and large lot, contrasts dramatically with the predominantly single-story ranch and post-ranch houses and townhomes surrounding it, and their associated shared or small- to medium-sized lots. The cottage's survival evokes appreciation for the aspirations of early developers to create a rural residential enclave on the southern outskirts of urbanizing Denver. Their 1920s vision for a residential suburb—represented by this house—was eventually realized, albeit three decades later by different developers with more inward focusing post-World War II suburban layouts and filled with ranch style (rather than romantic European style) homes. The Wellshire Park Cottage, the odd and romantic 1926 French eclectic country house with its complex and unusual roof shapes and its large lot, is distinctive and rare for Denver and the Wellshire neighborhood.

Period of Significance: Not applicable to this criterion.



Current View of the Wellshire Park Cottage from South University Boulevard, Showing its Large Lot and Winding Drive

Source: Square Moon Consultants LLC Photograph

Note: The major alterations and additions post 1926 (original construction) include a c. 1930 infill of garage door openings when the auto garage was converted to another use inside the home (north elevation for infill); c. 1940 1-story rear room addition, c. 1960 1-story masonry addition on northwest corner of house with c. 1970 wood shed roof addition on front (west) façade; and c. 1935 Butler building on northeast corner of lot; these are considered noncontributing features and outside the period of significance for this designation.



7. Architectural Description

a. Concisely describe the structure and its surrounds. Include building size, shape, # stories, materials, style and site terrain. (Note: For locations of major alterations/additions described below, refer to bolded letters **a.-e.** inserted into text and depicted on 13. Site Map, p. 48 of this application.)

The 1926 house at 2900 South University Boulevard is a 2-1/2 story stuccoed building with a rambling footprint, 30 feet at the plan's maximum width and 78 feet at its maximum length, under a steeply pitched hipped and gabled roof with complex angles and intersections. The finished interior space of the cottage, with infilled garage and two small masonry additions, is 3,907 square feet.

The slightly raised concrete foundation accommodates a partial basement with boiler room and coal storage, accessed under the main stairway inside and by a narrow stairway under the rear (east) entry stoop, and lit by a window-well below the west façade near the front (west) door. All the building's walls are masonry, with a core of brick or structural tile or a combination, finished on the exterior with a thick and lightly textured stucco. Original window sills throughout, plus the garage infill, are neatly cut gray sandstone with slightly textured faces; the exceptions to this are the east (rear) room addition and the northwest addition that both have similar-dimension concrete window sills. At most original door and window openings on all elevations, the surrounds are distinguished with hefty—but not huge—gray sandstone blocks of rough-finish and staggered widths. These stones are veneer and not structural as they are only the depth of the stucco, attached to the wall's masonry core, with occasional stones as quoins, and others protruding here and there from the otherwise continuous stuccoed walls.

The front (west) and back (east) main entries are single-leaf doors under arched transoms. The front door is the original vertical-board assembly with small 6-lite window; the rear door is a fireproof replacement. Two original decorative metal and glass, electric-light lanterns flank the front door. Original wood-frame windows are typically vertical multi-pane casement sashes grouped in 1s, 2s, 3s, 4s, and 5s, and distributed somewhat randomly across all elevations. At the original enclosed ground-level conservatory on the south, its west and east walls are each dominated by a set of four French doors under a compound arch filled with a transom of four multi-pane sashes.

An original vertical casement, narrow 1-sash slit-window—complete with stone sill, rough-stone lintel, and random-stone surround—is centered at the second level above the back (east) main door. Two more slit-windows are around the south corner of this bay, both above the rear (southeast) porch roof. Historic photographs and interior evidence show at least three more such slit-windows, one in the façade (west-facing) gable centered under its ridgeline apex, now a larger window-set of unknown date (refer to pictures 3 and 4 on p. 40), and one in the rear (east-facing) gable centered under its ridgeline apex, now a larger window-set of unknown date, configured as a fire escape for the third/attic-story garrets (refer to pictures 7 and 8 on p. 42). The other slit-window parallels a former exterior door onto the now-enclosed rear (southeast) porch.

The southeast porch is infilled with a series of fixed wooden French doors that are in character with the original fenestration but appear to be recycled from another vintage building; the current centered outdoor opening to the rear (east) is a pair of recent double French doors (**c.**). At the central rear (east) c. 1940 1-story room addition (**b.**), and the c. 1930 garage-door (north) infill (**a.**), original casement window groups appear to have been re-mounted into the new exterior walls. The c. 1960 northwest 1-story masonry hipped-roof addition also appears to re-use two original four-pane square casement windows on its visible north elevation, with concrete sills (**d.**). This addition's front (west) elevation is now covered by the c. 1970 wood shed roof addition (**e.**).



The prominent and complex roof responds to the rambling foundation, the second-floor rooms plan, and the third/attic-story garrets. Its planar surfaces—originally covered with rustic red barrel tiles and now with composition shingles—form a combination of large gables on the east and west, hipped roofs on the north and south, a large clipped-gable dormer on the south, and a small clipped-gable dormer on the northwest above the former garage. The rear (southeast) porch is under a steeply pitched shed roof. The rear (east) 1-story addition is under a lower-pitched hipped roof. The large main chimney, broad at its base but angled to a narrower top, rises from the rear (southeast) former living room above the highest ridgeline, and is stuccoed as originally pictured in c. 1935 photographs. A small brick chimney rises from the basement furnace through the north wing's hipped roof.

All these components are arranged to present a French Eclectic style house, with asymmetrical French Norman farmhouse influences, a fanciful form popularized in the United States after 1918. The suburban U.S. French Norman design typically has a rambling plan of stuccoed walls and steeply pitched complex roof, with a stone-arch single-door entry. Unlike its more prolific (in Denver) Tudor contemporaries, this French Norman design is without the typical Tudor's all-stone or brick walls, half-timbered gables, or prominent textured-brick chimney.

The house is set back 120 feet from the street on its original, oversize, approximately 230-by-150-foot Wellshire Park subdivision lot. The original stuccoed brick perimeter wall—accented with corner pillars each topped by a large concrete ball—encloses the property, with twin metal-gates entry off South University Avenue. The original concrete driveway curves east from the gate at the street, then north past the front door along the façade and around to the former attached garage on the north side. A generous distribution of original vegetation is visible in c. 1935 photographs, possibly reflected in the numerous mature deciduous trees on the property today.

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).

This French Eclectic/Norman style residence's mass, form, and details are recognizable through several features of the house-type, including the country-farmhouse setback from the road surrounded by shade trees, the asymmetrical massing of its 2-1/2 story height with large rambling roof, and subtle details of rough stones placed strategically and randomly in the otherwise smoothly stuccoed walls. Groups of multi-pane windows, also placed asymmetrically on all but the south elevation, add to the building's charm and architectural interest. The front (west) entry door stands out only through more than a glance, since it is only slightly above grade and has no protruding awning or cold-climate vestibule.

The one outbuilding on the property is a single-car garage-size Butler building (labeled as such above the double entry doors) shed behind (east of) the rear stuccoed perimeter wall, in the alley-like area along the east property line. Butler marketed this model of building in the 1930s through the 1950s, so the manufacture and installation date could be anytime in that two-decade period. If cottage owner Rex Yeager enclosed the original attached garage about 1935, he might have installed this Butler building on the property as secure protection for his automobile, and storage for outdoor equipment not available under the main house's roof.

Surrounded by the complete but deteriorating stuccoed-brick perimeter wall, the landscape's ground surface appears to have changed little since the origin of the house in 1926. But current mature deciduous trees don't exactly match younger trees in the c. 1935 photographs. Today, large trees untrimmed for years, coupled with an extensive system of vines on the building, crowd the façade (west elevation) and hide it from University Boulevard views. A picnic area or dog pen is defined by a low chain-link fence at the northwest corner, and playground equipment fills the back (east) yard.



The building's interior was converted to day-school/office spaces after 1956, but retains stairway locations and most original partitions, doors, and ceiling heights. Since the building's distinctive windows are mostly originally, views from the inside through their multi-pane sashes help retain much original feeling throughout the interior. In terms of the remainder of the interior:

- The unfinished basement remains in its original configuration, including access from both the main staircase and rear-outside staircase under the rear (east) door stoop.
- The first floor apparently was not highly detailed originally, with the staircase framed by simple blind-balustrade panels. A possible fireplace hearth and mantel are now covered in the south living room. The kitchen has been reconfigured at the rear of the house. The garage infill was never finished as an attractive bedroom. The southeast porch infill retained original exterior stone-surround details of the east French-doors entry, and another doorway and slit-window with stone-surrounds—now blocked off—into the original kitchen area.
- On the second floor, two largely original bathrooms retain colored tiles and some fixtures. The master south bedroom has an original *ensuite* bathroom, unusual for 1926-1927.
- The four second-level bedrooms are defined by original partitions, but they are now office spaces.
- Servant's quarters were most likely above the attached garage in a garret space accessed from the rear stairway.

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

Character-defining features and key visual aspects of the French Eclectic/Norman style Wellshire Park Cottage are:

- Deep setback from the public roadway across a large undeveloped lawn, intended to evoke an old farmhouse accessed by a long, informal and curving drive.
- Large massing of 1st-, 2st-, and attic-story levels under a complex steeply pitched roof, to appear as a rambling plan with multiple additions built over a long period of time. This includes the original attached garage.
- Neatly stuccoed wall planes accented by very shallow eaves, but interrupted by wing setbacks, asymmetrical window groups, and rough stones placed randomly, with other stone assemblies symbolizing structural strength at arches and some lintels. The building's details, such as the randomly placed stone, would be more apparent if vines growing on building walls and some adjacent trees were removed.
- Main stuccoed and angled chimney rising from the rear (southeast) wall of the east elevation.
- Stone corbel assembly near the front door at the setback from the façade's front plane and the living room plane, intended to accent the door and add mystery to evolving "farmhouse" construction dates. This detail is now crowded and hidden by vines and adjacent overgrown trees, with resulting separation of some of the veneer stones.
- Groups of multi-pane wood windows, adding additional depth and texture to the asymmetrical wall planes, and evoking the Arts & Crafts connection through a pre-industrial romance of the French Eclectic/Norman farmhouse style.
- Entry doors—at the front, rear, and south enclosed porch—just a step or two up from the ground, and without awnings or vestibules, all a bit mismatched from a cultural origin of moderate climate to one of low winter temperatures and heavy snows. Original attached lanterns of sheet metal and glass flank the front door.
- The post 1926 (original construction) additions and alterations to the property are not considered character-defining features for this property (including those that are more than 50 years of age). This includes the c. 1930 infilling of the garage door opening of the original garage (infilling of doors on north elevation); note that the attached garage itself is original and contributing. Other non-contributing features include the c. 1940 1-story rear room addition (central east elevation); the c. 1960 1-story hipped-roof masonry addition with c. 1970 shed-roof wooden addition on front (west) façade; the rear (southeast) porch enclosure c. 1960; and c. 1935 Butler building. These are considered non-contributing features and outside the period of significance for this designation.



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

The Wellshire Park Cottage was the first but only house known to have been built in the 1920s Wellshire Park development. Despite the building's setback on its large lot—and without today's unkempt vegetation—the house was designed to catch the eyes of passing motorists on University Boulevard, in order to attract sales in the new subdivision.

After the 1920s Wellshire Park development ultimately failed, this house sat alone on slowly improving South University Boulevard for about two decades. An exception to the failure of the initial Wellshire Park plan, the surviving Wellshire Country Club (completed in 1928) one mile to the southeast with today's very active City and County of Denver-owned Wellshire Golf Course, faces South Colorado Boulevard to the east and East Hampden Avenue to the south, beyond view from 2900 South University.

Today the former Wellshire developments, re-platted primarily as Southern Hills (multiple filings), began to develop after World War II, into the 1950s and beyond, finally ending the isolation of the Wellshire Park Cottage. At some point Denver widened South University Boulevard, leaving only a paved sidewalk between the curb and the cottage's west perimeter wall and vehicle entry gates. The Christ Church Episcopal congregation built its brick sanctuary and connecting wings south across East Bates Avenue in 1962, and the church eventually acquired the open lot beyond the south perimeter wall of the cottage for the current paved parking lot. One final push to build out the neighborhood came around 1980 when the Cherry Hills III gated-community development added modern 1- and 2-story multi-unit townhomes just beyond the 1926 cottage's north and east perimeter walls.

The Wellshire Golf Course's sprawling country club building one mile southeast, designed in 1927 (completed 1928) by Denver architect G. Meredith Musick, is not historically designated but is a fine and largely intact example for Denver of Tudor Revival style architecture on an institutional scale. The Wellshire club house is connected historically to the cottage as part of the ambitious but failed 1920s Wellshire Park development. Other recognized historic buildings near the Wellshire Park Cottage in South Denver (not a comprehensive list) are: Iliff Hall, University of Denver, 1893 (NRHP 2006); Evans Chapel, moved to the University of Denver in 1906 (NRHP 1988) (Denver Landmark 1969); and University Park Methodist Episcopal Church, 2180 South University Boulevard, 1928 (SRHP2007).

Since the Wellshire Park development failed in 1929 and the surrounding properties did not host new buildings until after World War II, the dense residential neighborhood around the Wellshire Park Cottage today retains little of its rural setting and feeling from the 1920s through the 1940s.

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

The first owner of the Wellshire Park Cottage, developers George Olinger and Lloyd Fulenwider, built the house but did not live in it, presumably making no changes to the property from its finished 1926 condition. The first occupants, Janette and John Springer, lived in the house for a little more than one year, 1927–1928, and also presumably made no alterations. *(Note: For locations of major alterations/additions described below, refer to bolded letters a.-e. inserted into text and depicted on 13. Site Map, p. 48 of this application.)*

The second owner/occupants, Rex Yeager and his evolving family from late 1928 through 1945, probably infilled the garage door opening on the original garage to add an extra interior room around 1930 (a.), and constructed the 1-story rear (central east) addition as a domestic-servant quarters re-located from the garage garret (or for some other unknown use) about 1940 (b.). Both these additions are well built and they support window groups that match other original wood windows on the



house, leading to the presumed early alteration date when these windows were carefully moved to new outside walls. Likewise, installation of a wide 3-casement window set in the façade (west-facing) gable's third/garret level, replacing the former 1-casement slit-window there, might have been ordered by Yeager in the mid-1930s (see notes on the similar rear/east gable alteration below). Refer to photos 3 and 4 on page 40 of this application.

The 1-story northwest masonry addition is well built but is not as detailed as the earlier additions, and is presumed to be a result of the day-school conversion after 1956 (d.). The north windows are presumed to have been moved from the east wall of the former garage. But the vertical junction between the garage's north wall and the addition's north wall is flush, without a professional reveal (slight setback) to distinguish the two episodes and blur the ages of the different stucco finishes.

The rear (southeast) former open porch's enclosure primarily with recycled wooden French doors at an unknown date is presumed to be in this same period, c. 1960 (c.) The southeast porch's current pair of entry French doors appears to be an installation approximately within the last decade, c. 2010. The wood shed northwest addition, partly screened as a porch or outdoor-equipment storage, is yet another episode by the day-school operation, presumed to be about 1970 (e.). No permits dating these alterations/additions were located.

The recent code-compliant fire-escape apparatus in the rear (east) main gable, allowing egress from the third/attic-level garrets, includes a metal platform and railing attached to a wide window in the gable. This wide window replaced a 1-casement slit window, visible in the c. 1935 historic photographs, but the alteration date is unknown. Refer to photos 7 and 8 on page 42 of this application. The current window shows ghosting in the framing stucco where a random-stone surround might have been, matching other original stone-surround treatments across all the house's elevations and dormers. Later installation here of such veneer stones, then their removal and infill with more stucco—resulting in the ghosting—might indicate an early alteration date when other changes, such as the similar front (west) gable window changes, and the rear addition and the garage infill, were carefully accomplished.

The perimeter wall has also had some alterations over the years, including removal of decorative balls on columns and removal of the angled slopes flanking the gated entry off of University Avenue. Refer to photos 1 and 2 on page 39 of this application.

The current owner is developing plans for the Wellshire Park Cottage, and this planning is still in process (May 2018). Rehabilitation of the building is planned to accommodate an office use, and to address critical deterioration issues on the house and property. The owner anticipates removal of the c. 1970 wood shed northwest addition in the immediate future given its extremely poor condition. Judicious tree trimming and removal of encroaching vegetation on and near the building and foundation are planned.

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

The Wellshire Park Cottage at 2900 South University Boulevard retains all aspects of its historic integrity. It remains at its original location complete with its setting of a cottage situated on its original large lot with mature vegetation. The cottage's well-crafted 1920s design, materials, and workmanship are largely intact, in good physical condition, and visible to the public from South University Boulevard and South Bates Avenue. The replacement of the clay tile roof at an unknown date is probably the most significant change that has affected the building's integrity of materials and design. Standing on the property and looking in all directions, the integrity of feeling is intact from completion of the house in the 1920s through more intense development of the neighborhood after World War II. Finally, as seen in the 1930s photographs accompanying this report, the cottage's association with its earliest residential occupants is strongly intact. The Wellshire Park Cottage is a significant legacy of early 20th century development of north Arapahoe County and South Denver, and the South University Boulevard corridor.



8. History of the Structure and Its Associations

Please provide a statement for each of the following:

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

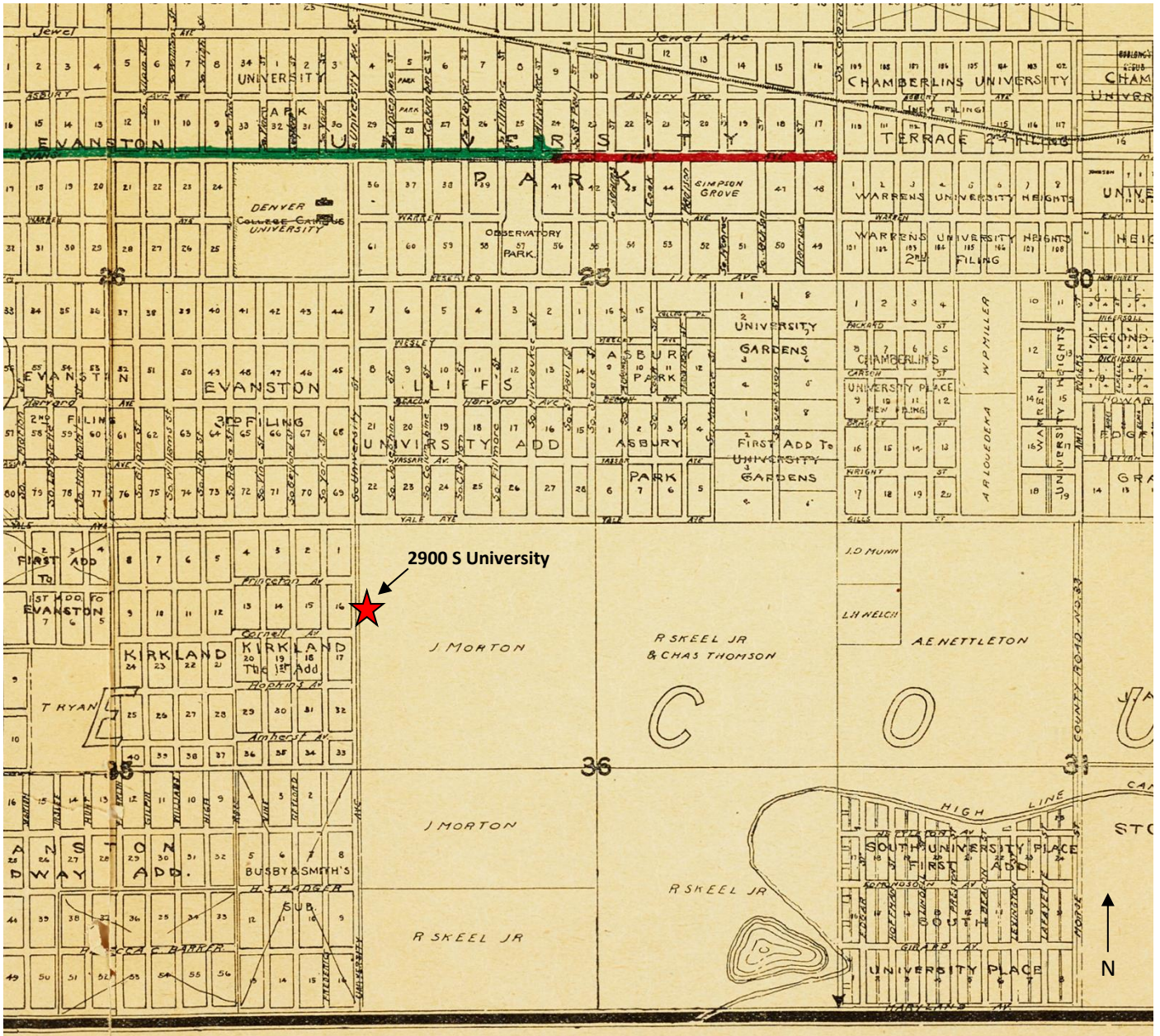
The land and improvements that comprise the property at 2900 South University Boulevard (2900 S. University) is now regarded as a central location in suburban South Denver, but well into the 20th century the property and its environs were part of a rural corner of Arapahoe County, far removed from the hustle and bustle of urban Denver. As Anglo settlers flocked to the resulting new town of Denver in the 1860s and 1870s, homesteaders grabbed large sections of available land in Arapahoe County and established large ranches and farms, where they successfully cultivated crops such as alfalfa, corn, beets, and apples. The property at 2900 S. University abutted Arapahoe County Road 27, a section line road that connected several large tracts of land in this area. The arrival of the Denver & Rio Grande Railroad (later D&RGW), Atchison, Topeka & Santa Fe Railway, and Denver & New Orleans Railroad through then-southwestern Arapahoe County brought more agricultural settlement by the late 1870s and 1880s, and spawned small market towns such as Petersburg, Englewood, and Littleton. Nonetheless, most of the land in the area of 2900 S. University remained part of large agricultural landholdings.

In the ensuing decades, Denver's growth slowly moved southward. The former County Road 27 was first renamed East Broadway Street, then University Avenue when the University of Denver (DU) relocated to the newly formed town of South Denver in 1886. The southern limit of South Denver was Yale Boulevard, with the university campus just 0.75 mile north of the property that is now 2900 S. University. South Denver's incorporation into the City of Denver in 1894 boosted residential development around the campus, particularly in University Park, but the area remained sparsely settled until well into the 20th century. At about the same time that DU relocated to South Denver, John D. Morrissey, a "big, strapping curly-haired Irishman," who was a successful miner from the Leadville area (via the Crown Point and Pinnacle mines), used his newly gained wealth to purchase land in several Denver-area locations (*Leadville Herald Democrat*, Jan 1, 1888). By the late 1880s, he had purchased a section of land—640 acres (Section 36, of Township 4S, Range 68 West, Sixth Meridian)—of excess Kansas Pacific Railway grant lands from the Colorado Mortgage Company, builders of the High Line Canal, "near where Denver University now stands" (*Leadville Herald Democrat*, Jan. 1, 1888). This included the property that is now 2900 S. University, on the northwest edge of this land. Morrissey apparently ran cattle on the land, and built stables to house his fine collection of racing horses, probably on the southeastern part of the property near the High Line Canal (now primarily Wellshire Golf Course). Unfortunately, poor financial decisions and disingenuous business partners led to Morrissey's demise, and his eventual death in the Lake County poor house at Leadville, Colorado.

By 1904, investor Jay Morton owned at least 240 acres of the former Morrissey lands, including the present 2900 S. University property. Morton, an apparently prosperous farmer from Rockland, New York, ventured into Colorado mining by the late 1890s, finding success with several mines such as the Diamond Joe and Tropic Mines in Clear Creek County. Jay sent his son Roscoe Blake Morton to college at Cornell University in Ithaca, New York, in the late 1890s, and Roscoe then headed to Colorado to help manage the family's mining investments. In 1917, Jay transferred his Arapahoe County properties to Roscoe, who ranched the land dubbed "Diamond Joe's Ranch," but who also had a permanent residence at 2701 York Street in Denver with his wife Fanny and daughter Margaret. While Jay never permanently resided in Colorado, Roscoe certainly did; Roscoe likely had a second residence on or near his vast Arapahoe County acreage, although the archival evidence on this detail is unclear. In December 1921, Roscoe sold his 240 acres of Arapahoe County acreage to George Olinger and Lloyd Fulenwider, complete with an \$80,000 mortgage and an agreement between the parties that spelled out how individual lots could qualify for release under the mortgage. On December 2, 1925, Olinger and Fulenwider platted Wellshire Park on some of this recently acquired acreage as part of their newly formed Wellshire Park Corporation.



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1904 Map of Denver, Including Location of 2900 S. University.

Source: "Map of the City of Denver Showing the Lines of the Denver City Tramway Co.," Denver Public Library.



Undated Photo of George W. Olinger.

*Courtesy of Stephen H. Hart
Library & Research Center,
History Colorado*

George W. Olinger, by many accounts the city's foremost mortician in the early 20th century, diversified into real estate by the early 1920s, hoping to take advantage of Denver's continued suburban growth to the south. Born on February 22, 1881, he arrived in Denver from Santa Fe, New Mexico, in 1890 with his parents John W. and Emma Scott Olinger when he was eight years of age. His father John established the Olinger Mortuary at 15th and Platte Streets, a business that George and his mother expanded considerably after his father's death in 1900; this expansion included construction of a mortuary at 2600 16th Street (building and sign extant). George's early real estate investments included Indian Hills, a subdivision of mountain cottages near Morrison, and Bonnie Brae, a subdivision of winding streets in South Denver. By 1924, George was listed in Denver city directories not only as the owner of Olinger Mortuary but also as owner of a "General Real Estate" company, including "suburban homesites...[and] garden tracts" (Ballenger & Richards, 1924). While he apparently established several development-related companies, most of his development operations ran through his land development firm called Associated Industries.

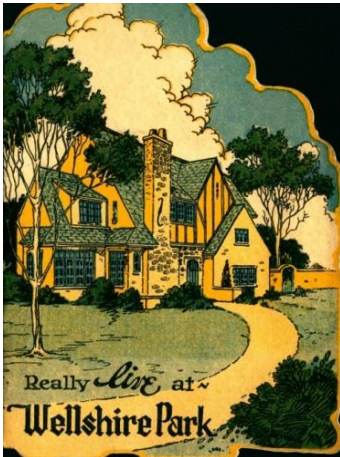
Olinger's partner in the Wellshire Park venture was Lloyd C. Fulenwider, born February 21, 1878 in Missouri, who arrived in Denver in 1902 at 24 years of age, and established Globe Realty and Insurance Company two years later. By 1921, Lloyd was already a seasoned real estate agent who served on Denver's Chamber of Commerce, and was a leader in national, state, and local real estate associations. In 1923, Fulenwider's Globe Investment Co. was listed in city directories as specializing in real estate and rentals, and acting as the "Sole Agents for Wellshire Park" (Ballenger & Richards, 1923). The Fulenwider family remains (in 2018) involved in real estate and development in Denver.

Olinger and Fullenwider dubbed their new business "the Wellshire Park Corporation," housed out of Olinger's 1429 Champa business office as a subsidiary of his Associated Industries Inc. development firm. Also officing there were Olinger's associated businesses, including the Associated Industrial Loan Co., Associated Realty Corp., and Crown Hill Cemetery Association. The corporation's 1925 plat of Wellshire Park focused on the roughly western third of the 240 acres purchased from Roscoe Morton. It also included part of an additional 80-acre tract that the partners had purchased from R. Skeel Jr. (southwestern 1/8 of Section 36 noted above) in the early 1920s. The subdivision was long and narrow, extending one mile in length north to south, and approximately 800 feet maximum east to west. The east side of the subdivision was bounded by the curvilinear "South Wellshire Boulevard" that closely aligned with what is South Clayton Street today. The subdivision layout was somewhat irregular, with winding and angled streets, and a wide east-west avenue—today's Dartmouth Avenue—serving as the main entry into the subdivision from University Avenue. An oblong drive called "Brentwood Circle" extended south off "South Wellshire Boulevard." In all, the subdivision included 13 blocks, with 644 small- to medium-size residential lots. Given that the developer's intent was to construct large upper-income houses in a rural garden-like setting, it is likely that Olinger and Fulenwider's intent was for buyers to purchase multiple lots for their homes.

Wellshire Park's romantic irregular layout bore some resemblance to landscape architect S.R. DeBoer's design for the Bonnie Brae subdivision from just a few years earlier. There, Olinger had directed DeBoer to create a subdivision with the aura of a peaceful Scottish Village, resulting in streets that meandered through the rolling countryside rather than following a rigid grid system. Wellshire Park had a slightly more formal layout than Bonnie Brae, but clearly was designed to respond to the natural landscape and evoke the English or Scottish, or French-Norman, countryside, complete with venerable England-derived street names. Unlike well-documented Bonnie Brae within the Denver city limits, no evidence shows that DeBoer laid out Wellshire Park. It is more likely that the subdivision was laid out by McCrary, Culley & Carhart Landscape Architects, given that the firm designed a romanticized stone well head and wood-pole sweep close to the subdivision's main entry off of University Avenue. The firm was best known for its campus designs, including work at Oklahoma State University, University of Wyoming, and University of Colorado, but all three of the firm's principal landscape architects were well-known.



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An undated brochure on Wellshire Park (c. 1925)
Courtesy of Denver Public

A marketing brochure for Wellshire Park featured a Tudor Revival cottage on the cover, and expounded on the subdivision’s “beautiful location,” complete with mountain views “only a seventeen minute drive” from downtown Denver. The brochure continued that “from its rolling hills laid out with winding drives” the buyer could find “the charms of rural life together with all the desirable advantages of the city...in this garden spot.” The brochure also advertised the benefits of the planned Wellshire Park Country Club and golf course. Apparently, Olinger also had purchased land from R. Skeel Jr. in the southeast quadrant of Section 36 adjacent to South Colorado Boulevard just north of Hampden Avenue to accommodate the full build-out of Wellshire, including a new country club to compete with the newly completed Cherry Hills Country Club (1922) nearby. The Glenwood Land Company, the holding company for the Wellshire Country Club, purchased this property from Olinger in 1925. The golf course was designed by celebrated landscape architect Donald Ross in 1926, with the large Tudor Revival clubhouse at 333 South Colorado Boulevard designed by Denver architect G. Meredith Musick and completed in 1928.

Early on, Olinger and Fulenwider decided to focus their efforts on a showcase house fronting onto University Avenue to spearhead development activity in the fledgling Wellshire Park subdivision. The pair chose a relatively high-profile location just south of Yale Avenue—the Denver city limits at the time—for the subdivision’s first residence. A location on South University Boulevard carried some prestige and provided easy access to and from the University of Denver and associated amenities. Several transactions filed in Arapahoe County show how Olinger and Fulenwider worked closely with Roscoe Morton to release a 0.772-acre (or 0.78) tract on S. University from their mortgage lien obligations by early 1923. On July 7, 1925, George Olinger obtained a \$12,500 mortgage loan from Midland Savings and Loan Company for the same 0.78-acre tract, now identified as Lot 26, Block 1 of Wellshire Park. Using these funds, Olinger commissioned the construction of the house, which was then completed in 1926.

The new house, approximately 3,000 square feet in size, was set back 120 feet from the street, with a stuccoed brick perimeter wall enclosing the property, and a gated entry off South University Boulevard. The house evoked European charm, resembling a rambling rural cottage built for a well-regarded country squire in France, or someone else of similarly high repute. While new, the house conveyed a sense of maturity and permanence, reinforced by its heavy tile roof, stuccoed masonry exteriors and somewhat random applied stone details. Unlike central Denver where cars entered off a back alley, here cars were welcomed into a front entry gate. The driveway curved up past the front door along the house’s façade to an attached garage on the north side. While hidden from public view, the attached garage would have



View into Wellshire Park near Colorado and Hampden Avenue near the Wellshire Country Club, c. 1926

Courtesy of Denver Public Library, Louis Charles McClure collection



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been a novelty and luxury item in 1926.

The inaugural home in Wellshire Park sold to Janette E. Springer on September 13, 1926, complete with a \$12,500 mortgage, exactly the same amount as the loan Olinger had acquired from Midland Savings and Loan Corporation to finance the construction of the house. In the 1927 Denver city directories, Janette is shown as living in “Wellshire Park” with her husband John Wallace Springer, president of Continental Trust Company in Denver. John W. Springer, an attorney, came to Denver in 1896 along with his ailing first wife Eliza, the daughter of wealthy cattleman Colonel William Hughes. Within a few years, John had expanded an old stone farmhouse into a castle-like mansion in what is now Highlands Ranch, organized the National Live Stock Association in Denver, and co-founded the Continental Trust Company in Denver along with his father-in-law. Springer’s first wife died in 1904, the same year he lost the Denver Mayor’s race to Robert W. Speer. Springer’s patron and former father-in-law disapproved of John’s second marriage to divorcee Isabel Patterson Folck, and Hughes soon severed connections with John, leaving him in financial straits. Colonel Hughes’ concerns over Isabel were not unfounded given that she was the subject of a violent lovers’ quarrel at the Brown Palace in May 1911, resulting in two murders, all while her husband John was out of town on business. John W. Springer divorced his second wife later the same year, and in 1915 at the age of 57 tried marriage one more time with Janette Elizabeth Orr Muir Lotave, a 27-year-old living in Denver. Not much is known about Janette other than she was born in Scotland in 1888, immigrated to America with her family at two years old, and then at 17 or 18 years of age married to her first husband Carl Lotave, a well-known artist whom she apparently later divorced. Janette then married John W. Springer in 1915 in Denver, became a naturalized American citizen a year later, and lived with John at multiple addresses for 30 years until his death on January 10, 1945; Janette died in Littleton, Colorado, on October 3, 1957 and is buried beside her husband there.



View Looking east at the Wellshire Cottage from South University Avenue, c. 1935

Courtesy of Judith Yeager Airheart, personal collection



1915 Picture of Janette E. Springer, first owner of 2900 S. University Blvd.

Reproduced in “Murder at the Brown Palace” by Dick Kreck

While John W. Springer retained some stature in the community after his marriage to Janette in 1915, his financial prosperity was not as secure as in previous decades and his financial dealings were sometimes questionable. According to biographer Dick Kreck, “after the scandal of 1911, Springer withdrew slowly from public life” and “began to sell off pieces of his...Ranch.” He was re-elected as head of Continental Trust Company in July 1915, and moved with his new wife to a five-acre country estate at 1655 Vrain Street fronting onto Sloan Lake. By 1926, they had relocated to a large home at 888 York Street east of downtown. In the summer of 1926, John W. and Janette Springer were involved in a scandal through the state banking examiner relating to their purchase of the “Cody Diamond,” but were later exonerated from all charges by a judge in Iowa (*Daily Times*, Longmont, August 27, 1926). Perhaps wanting to escape public scrutiny, Janette purchased the home in Wellshire Park the following month. Whatever their motive for moving to Wellshire Park, their residency at 2900 S. University was short lived. By March 1928, Janette was behind on her mortgage payments to the Wellshire Park Corporation and the property was in foreclosure. In 1930, the Springers were living in a small cottage at 888 York Street, and soon after they moved to Littleton.



The Wellshire Park Corporation was also not faring well. By 1925, Olinger had sold his Associated Industries Inc. to three business colleagues who then divided the company into numerous divisions, each with its own “convoluted financial mechanism” (Goodstein, *The Haunts of Washington Park*, p. 187). In the spring of 1927, the trio sold Wellshire Park Corporation to Wood & Weber Inc., a local consulting and construction engineering company, to develop the “exclusive residential district,” now renamed “Nyden Park, a coined word meaning ‘near Denver’” (Rocky Mountain News, April 15, 1927). A partner in the project was Albert Wood, a Detroit architect, who apparently worked with local architect S.R. DeBoer on preliminary drawings for a revised subdivision layout. In late 1928, Associated Industries Inc. filed bankruptcy, resulting in the public sale of 430 acres of land that the subsidiary Wellshire Park Corporation still owned, on October 24 of the following year. In September 1929, courts ordered the sale of property owned by Wood and Weber to pay a \$154,000 mortgage. By the time the air had cleared, the stock market had crashed and the Great Depression was underway, with development in Wellshire Park (as well as other Associated Industries Inc.’s related developments such as Bonnie Brae) coming to a halt.

While the economy came to a standstill, those with cash were in advantageous positions to purchase Denver area real estate. This group included Rex Yeager, another entrepreneurial Denver mortician. Yeager was born November 5, 1885, on a farm in Indiana, and moved to Denver in 1906 where he attended the University of Denver. He had hoped to become a medical doctor but soon found himself working in the mortuary business. Rex married Ruth Josephine Churcher, the daughter of a prominent banker from Salida, Colorado, in June 1912, opened his own mortuary establishment a year later at 11th Avenue and Broadway, and in 1919 constructed a more elaborate funeral home at Sherman and Speer (590 Sherman, now a parking lot). Rex had three sons with his first wife, Jack Churchill Yeager (born October 4, 1914), Robert Benson Yeager (born September 10, 1919), and Rex B Yeager Jr. (born June 4, 1921). Yeager was active socially and well-known in Denver, and volunteered with numerous community organizations such as the Denver Athletic Club, the YMCA, and the Denver Kiwanis Club; he also served on several state and national funeral service boards. Rex Yeager was also a well-known member of the Ku Klux Klan (Klan), which at the time represented itself as a ‘patriotic’ society and included more than 50,000 members statewide during the early 1920s, an era when the Klan infiltrated local and state governments in Colorado, organized parades and boycotts of businesses owned by Catholics and Jews, and spread intimidation throughout the city. By the mid-1920s Yeager belonged to a Denver splinter organization of the Klan called the Minute Men. It is unclear how long Yeager was a member of these organizations, but by the late 1920s membership in these groups dropped dramatically in Colorado, corresponding with a decline in Klan membership nationwide.

By the mid-1920s, Rex Yeager began venturing out of the funeral business into real estate, mining, and banking; he established the American Industrial Bank in 1926. His business partner, L.A. Thorne, fortuitously found himself as the court-appointed receiver designated to handle Janette Springer’s foreclosure at 2900 S. University in March 1928. Later that year, Yeager and his family moved into the house at 2900 S. University, with the purchase formalized via an Arapahoe County deed on January 31, 1929. Soon after moving into his country home at 2900 S. University, Rex Yeager tired of the mortuary business, executing a long-term lease to his competitor George Olinger in September 1930 to run his mortuary at 590 Sherman Street in Denver under the Olinger name. By 1934, Rex and Josephine divorced, and the three boys lived with their mother in California. Rex married Vera Van Why the same year, and two additional children were raised in the house, Jacqueline and Judith Yeager. During the Yeager occupancy of the property, development of the former Wellshire Park subdivision stalled, and



Undated c. 1935 photo of Rear (East) and South Elevations, 2900 S. University Blvd.

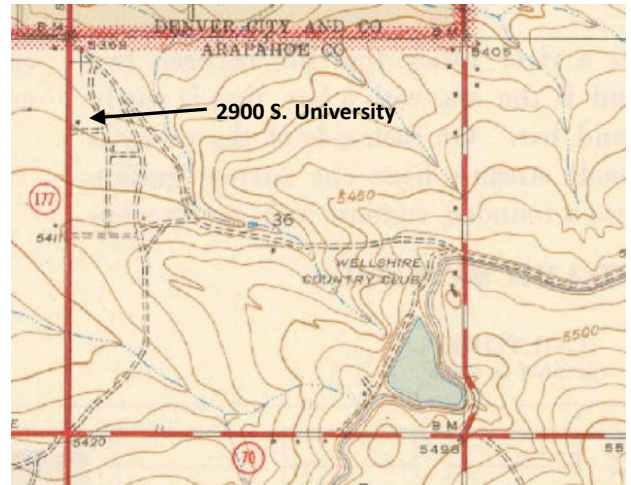
Courtesy of Judith Yeager Airheart, personal collection



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the area remained predominantly rural. On February 15, 1945, Rex Yeager sold the house at 2900 S. University Avenue to Randall Austin, and the house entered a new chapter with commercial use.

The close of World War II brought significant changes to the area around 2900 S. University, beginning with the property's annexation into the City and County of Denver on December 31, 1945. Denver annexed land in Wellshire "in bits and pieces during and after World War II," (Goodstein, *The Ghosts of University Park*, p. 144), making the area more attractive for residential development in subsequent decades. The Wellshire Country Club and golf course—purchased by the City and County of Denver in 1936—also became a draw for prospective suburban dwellers. The land including and immediately surrounding 2900 S. University was re-platted as Southern Hills Subdivision Filing No. 1 in 1948, although the lands around the house remained vacant until the late 1970s when a low-scale condominium village was constructed there. Additional Southern Hills Subdivision filings were platted to the south and east of 2900 S. University on lands once owned by Jay and Roscoe Morton. Other subdivisions were platted around the golf course from 1949 through the mid-1950s including Wellshire Heights and Cherry Hills Heights (multiple filings for each). The development that Olinger and Fulenwider had once imagined as a thriving suburban neighborhood around a beautiful golf course and club house was finally realized, albeit by different developers with a more traditional subdivision layout and 30 years later than the pair's initial planning efforts. Both men died while the area was in transition, Lloyd C. Fulenwider in 1949 and George Olinger in 1954.



Map Showing the Lack of Development in Wellshire Park in 1944

Source: Englewood Quadrangle, USGS



Aerial Photo Showing 2900 S. University and Southern Hills Filing No. 1 Surrounded by Suburban Development in 1960

Source: Denver Public Library

On August 17, 1948, the property at 2900 S. University was purchased by James Tolman and Ann Finlay Pyle, who along with L.C. Fulenwider Inc. filed a plat for a larger 80-acre residential subdivision called Southern Hills Filing No. 1. The subdivision included Southern Hill Flag #1, Block 2, Lot 13, a 0.78-acre parcel also known as 2900 S. University. Plans for development of the subdivision stalled, and on November 21, 1957, the 2900 S. University property was purchased by Robert and Mildred Skeen who resided there and operated University Preschool and Kindergarten from the house until 1979. The property changed hands several more times, but continued to house services for children through the present. On February 21, 2018, the property was purchased by PPG Homes LLC for a prospective office use.

The 0.78-acre parcel at 2900 S. University remains to tell the story of the growing city of Denver moving southward into formerly rural areas of Arapahoe County starting in the early 1900s. The property also reminds of Olinger and Fulenwider's dream of an upper-class garden enclave called Wellshire Park on the fringes of south Denver, and a post-World War II suburban neighborhood that eventually materialized there and



retains its affiliation with the Wellshire name to this day. The story of 2900 S. University is also accompanied by an unusual cast of characters and mix of uses over the years. But, amazingly, the showcase French Eclectic cottage built in 1926 remains with its original large parcel intact, still fronting onto University Avenue, waiting for the next chapter to begin.

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

The Wellshire Golf Course's sprawling country club building one mile southeast—connected historically to the cottage as part of the ambitious but failed 1920s Wellshire Park development—was designed in 1927 (completed 1928) by Denver architect G. Meredith Musick. The club house is not historically designated but is a fine and largely intact example for Denver of Tudor Revival style architecture on an institutional scale.

John W. Springer, husband of the Wellshire Park Cottage's first owner/occupant Janette Springer, lived at what today is called the Highlands Ranch Mansion (HABS 1962), 8.5 miles south, with his first wife from 1897 through 1913. Other related historic-age buildings are several residences in Denver's 1920s Bonnie Brae subdivision, 3 miles north, a more successful endeavor of the same Wellshire Park investors, including several contemporaneous Tudor Revival houses and a handful leaning toward French Eclectic/Norman farmhouse influences without the half-timbering and fancy brick chimneys.

Recognized historic buildings near the Wellshire Park Cottage in South Denver (not a comprehensive list) are: Iliff Hall at University of Denver, 1893 (NRHP 2006); Evans Chapel, moved to the University of Denver in 1906 (NRHP 1988) (Denver Landmark 1969); and University Park Methodist Episcopal Church, 2180 South University Boulevard, built in 1928.



9. Owner Consent to Designation:

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

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

Owner(s): PJ Patierno Date: May 8, 2018
PJ Patierno

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

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

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

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

Applicant(s): _____ Date: _____
(signature)

Applicant Address: _____

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

Applicant(s): _____ Date: _____
(signature)

Applicant Address: _____
(please print)

Applicant(s): _____ Date: _____
(signature)

Applicant Address: _____

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



10. Resources

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

BEGINS ON THE FOLLOWING PAGE

11. Photographs

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

FOR ADDITIONAL PHOTOS, SEE ATTACHMENT AT BACK OF DOCUMENT

12. Staff Visit

Site visit by LPC staff

13. Site Map

An overall site plan should be included graphically depicting the building, the location of other significant site features and the boundaries of the designation.

LOCATED IN ATTACHMENT AT BACK OF DOCUMENT

14. Application Fee

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

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

10. Resources

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

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Denver societies & clubs, Louis Charles McClure Collection, Wellshire Country Club, 1925-1927, MCC-2637
Yeager Mortuary, E. 6th & Sherman, X-24417, X-24418
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Page 28

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