



1. **Name of Property**

Historic Name: N/A

Current Name: Peet-Tatlock House

2. **Location**

Address: 1168 South Gilpin Street, Denver, CO 80210

Legal Description: L 14 TO 17 INC BLK 5 WASHINGTON PARK PLACE

3. **Owner Information**

Name: John and Laurie Tatlock

Address: 1168 S. Gilpin St., Denver, CO 80210

Phone: (303) 517-3000

Email: laurietatlock@comcast.net

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

N/A

5. **General Data**

Date of construction and major additions/alterations: Construction – 1916-1917; Major Additions/Alterations – Construction of a retaining wall (1925) along south property boundary, two-story brick/stucco addition on east elevation (1926)

Source of Information: Sanborn Fire Insurance Maps: 1903-1951; City and County of Denver Building Permit Records

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Number, type, and date of construction of outbuildings: A brick and stucco garage built in 1921

Approximate lot size and acreage: 0.289 acre

Source of Information: Denver Property Taxation and Assessment System
(<https://www.denvergov.org/Property/realproperty/summary/161517729>), Google Earth Pro

Architect: Jules Jacques Benois Benedict

Source of Information: City and County of Denver Building Permit #1995

Builder: Kissen Bros.

Source of Information: City and County of Denver Building Permit #1995

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

The Peet-Tatlock House is directly associated with the early development of the Washington Park Neighborhood of the City and County of Denver. The Washington Park Neighborhood, located southeast of downtown Denver, is bound by Cherry Creek on the north, South University Boulevard on the east, Interstate 25 (Valley Highway) on the south, and South Downing Street on the west. The neighborhood shares its name with Washington Park, a 160.8-acre park that occupies a considerable portion of the western side of the neighborhood.¹

The park was designed by Reinhardt Schuetze, who also designed Denver's Platt Park.² Schuetze's design called for a tree-lined perimeter marked by streets and residential neighborhoods, with the exception of the southeast corner that now adjoins South Denver High School.³ The park would include two lakes, Smith and Grasmere, as well as a lily pond bordered with Russian willows and other trees.⁴ The park was fully developed between 1902 and 1923, and during the popularity of the City Beautiful movement in Denver, the regionally renowned architect, Jules Jacques Benois (J.J.B.) Benedict, contributed to those efforts by designing the boathouse at the south end of Smith Lake (1913).⁵ Benedict had previously

¹ Denver Public Library Digital Collection, "Washington Park Neighborhood History," (available from <https://history.denverlibrary.org/washington-park-neighborhood-history>), accessed 11 September 2018.

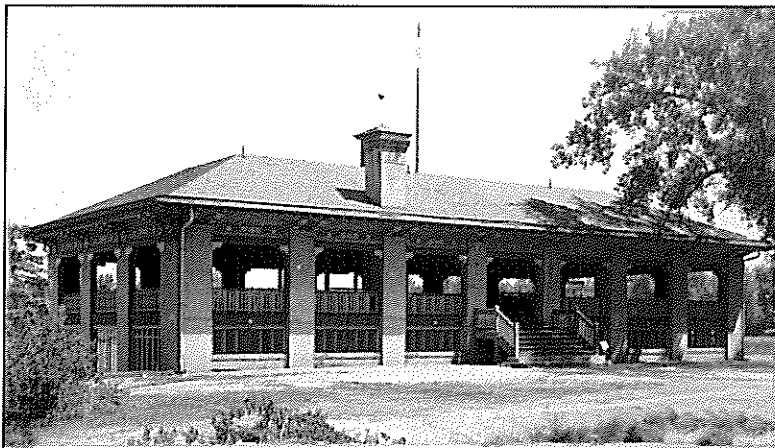
² Fisher, Steve, *A Brief History of South Denver & University Park* (Charleston: The History Press, 2012), 51.

³ U.S. Department of the Interior, "National Register of Historic Places-Nomination Form: Denver Park and Parkway System," (available from <https://www.nps.gov/nr/research/>), accessed 13 September 2018.

⁴ Fisher, 51.

⁵ "National Register of Historic Places-Nomination Form: Denver Park and Parkway System.," *Rocky Mountain News*, May 19, 1907, Ad for Washington Park Place.

been hired to design other significant resources for city parks, including a pavilion for Sunken Gardens Park (1911) and the esplanade extending westward from the Denver Natural History Museum in City Park (1911). However, the boathouse in Washington Park is the only such extant resource today.⁶



Benedict-designed boathouse in Washington Park (Source: Denver Public Library Digital Collections)

As park improvements were implemented, the properties around it were soon purchased for residential development. Washington Park Place, the neighborhood surrounding the park, was advertised by developers as “an exclusive residence section of fine homes...” with “...a view of mountains, hills and valley, superior to any other in the city.” The ads went on to state that “...a proper building restriction will protect your homes from undesirable buildings and

people...”⁷ Denver residents began flocking to this area not only because of the attractive quality of life outside of the city, being cleaner than downtown, and directly next to a beautiful city park development. The Washington Park Neighborhood early houses were modest brick bungalows, but as the park improved and wealthier individuals were drawn to it in the mid-1910s, the houses became larger and significantly more ornate, reflecting the status of the new neighbors. Included in that shift to grander commissions were this property and the Peet-Abman House (1717 E. Arizona Ave.), both of which were designed by Benedict. As the 1920s would prove to be Benedict’s most fruitful time for designing residential buildings, these two homes are considered early commissions. Later Benedict designs would be heavily concentrated in the Country Club neighborhood, making the fact that the two homes were built on the same block and separated by one property all the more unique.

Today, the park has a large meadow, the remnant of the City Ditch, the two lakes, numerous plantings, and a forested hill that was graded by the Olmsted Brothers and planted by Saco Rienk DeBoer.⁸ The Olmsted Brothers were known on the national level for their designs that included the Cleveland Metroparks System in Cuyahoga County, Ohio and the Oldfields-Lilly House and Gardens in Indianapolis, Indiana, among many others. DeBoer succeeded Schuetze as the city’s landscape architect and was involved in the design of several National Register of Historic Places (NRHP)-listed resources including South Marion Street Parkway, Speer Boulevard, East 6th Avenue Parkway, East 7th Avenue Parkway, East 17th Avenue Parkway, Alamo Placita Park, Hungarian Freedom Park, Berkeley Lake Park, Cheesman Park Esplanade, City Park, and Sunken Gardens Park.⁹ The Peet-Tatlock House

⁶ U.S. Department of the Interior, “National Register of Historic Places-Multiple Property Documentation Form: The Architecture of Jules Jacques Benois Benedict in Colorado,” (available from <https://www.nps.gov/nr/research/>), accessed 13 September 2018.

⁷ *Ibid.*

⁸ “Washington Park Neighborhood History,” DPL.

⁹ Denver Park and Parkways National Register nomination.

at 1168 S. Gilpin St. is directly associated with the early development of the Washington Park Neighborhood and directly associated with the park.

Category 2: Architecture, Criteria a. Embody distinguishing characteristics of an architectural style or type

Built in 1916-1917, the Peet-Tatlock House is an excellent and intact example of the Italian Renaissance Revival style, which was popular in the United States between 1890 and 1930. Generally, the style was seen in the design of commercial and civic buildings, such as libraries and courthouses, and large-scale single-family residences. Although comparatively smaller, this property successfully conveys numerous character-defining features of the style including a stucco exterior, widely overhanging eaves supported by decorative brackets, hipped roof, arched main entrance with a decorative surround, full-length arched window openings on the first story with decorative surrounds, and terra cotta detailing. Some of the elements are expressed in a unique way, such as the oblong arched surrounds of the doors and windows and the angle of the buttresses near the main entrance. Compared with other Benedict commissions in the same style (Cranmer House at 200 Cherry St., Denver, built in 1917; and the Littleton Carnegie Library built in 1920), the Peet-Tatlock house is a more imaginative expression of Italian Renaissance Revival.

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

This Italian Renaissance Revival property was designed by J.J.B. Benedict, one of Denver's most well-known and celebrated high-style architects. Benedict was influenced by the 1893 World's Exposition in Chicago and its famed White City that started the City Beautiful Movement, and he formally trained at the L'Ecole des Beaux-Arts in Paris, France. Benedict was frequently hired by prominent individuals in Denver to design residences in wealthy neighborhoods. Over the course of his career, Benedict demonstrated that he was unquestionably capable of conveying practically any style a client may request. He designed residential properties in the Italian Renaissance, Renaissance Revival, English, Spanish, French Renaissance Revival, Beaux Arts, Chateausque and Tudor Revival styles, among others. Benedict also applied his talents to civic buildings, including the Tudor Revival/Collegiate Gothic Denison style Memorial Building, the Prairie and Craftsman style Washington Park Boathouse, and the Rustic style Chief Hosa Lodge and Fillius Park Shelter.

In many of his designs, Benedict favored more permanent building materials such as stone, brick, or stucco-over-brick. Other commissions in the Italian Renaissance Revival style (Mayer House at 4101 Montview, Denver, built in 1910; Cranmer House at 200 Cherry St., Denver Landmark, built in 1917) are more straightforward in their interpretation of the style's character-defining features. The scale of those houses is much larger, and the design of their facades with multiple arched openings supported by classical columns presents a different feeling altogether making it seem as if they would be more at home in the rolling Italian countryside, rather than a city neighborhood.

The Peet-Tatlock House is significant, because it is the most imaginative of Benedict's designs in the Italian Renaissance Revival style. The way the angles and elements come together gives the property an approachable and less standoffish appearance than the more imposing houses in the same style. This home fits its urban neighborhood environment. Although smaller in scale, the property is no less grand and exhibits numerous character-

defining features of the style, demonstrating Benedict's attention to detail through the terra cotta surrounds with their oblong arches, decorative balconies, terra cotta reliefs on the street-facing sides, original windows with multiple divided lights, and angled buttresses. It is also an excellent example of one of his earlier residential commissions, built several years before his popularity increased and designs were focused on homes in the Country Club neighborhood.

7. Architectural Description

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

This property is located on the east side of S. Gilpin St. on Lots 14 to 17 of Block 5 of the Washington Park Place Addition in the Washington Park neighborhood in the City and County of Denver, Colorado. The site, which is one of the largest on the block because it occupies a double lot, is level, with a sidewalk along its west boundary, residential properties to the north and south, and a paved alley along its east boundary. The two-story, 2,952 ft.² Italian Renaissance Revival house has an asymmetrical plan with a two-story rear addition.

- 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).*

Consistent with surrounding properties, the house is set back from the street and surrounded by a large lawn on the west and north. A short, Mission Style stucco and brick wall is located along the property's south boundary. Mature trees and vegetation are scattered around the property. A one-story, two-car garage is located behind the house, near the northeast corner of the property, and it is accessed from the alley. The two-story Italian Renaissance Revival style house is clad in stucco and has a cross-hipped roof with wide, overhanging eaves supported by decorative brackets. Openings on the primary elevations have pointed arch terra cotta surrounds and decorative balconies.



West facade of the Peet-Tatlock House (Photo by Miniello Consulting, July 2018)

West Façade

The northernmost section of the west façade projects toward the street and has a large centered, arched opening with two tall, rectangular windows and a fan light with decorative leaded glass. The entire opening is surrounded by a decorative brick terra cotta arch with a subtle point and a stone crest set beneath the arch. A decorative metal balcony surrounds the bottom third of the window. A small,

arched opening with a deeply recessed, fixed, single-light window is found on either side. Above each of the small openings on the second story is a tall, rectangular opening with a pair of 10-light casement windows.

Small metal balconies are located near the base of both windows. A wide cornice with simple circle and diamond terra cotta details with brick terra cotta between is located under the eave and extends around to the north and south sides of the north projection.

The main entrance is located in the setback immediately adjoining the projection. The entrance includes a terra cotta surround, which is identical to the arched window on the northernmost section. A small rectangle with terra cotta tiles is centered above the entrance, and a one-story abutment extends from the house immediately south of the entrance. A third setback on the façade has another deeply recessed, arched opening with a fixed, 15-light window. A rectangular opening directly above it on the second story has a pair of 8-light windows. Another abutment extends from the corner of the façade at a 45-degree angle.

South Elevation

This elevation has four distinct sections, with the westernmost section stepped back and nearly identical in window pattern and decorative elements to the projecting portion of the west façade, minus the small arched openings on either side of the large, one-story arched window opening. The narrow middle section has a small, rectangular opening with a fixed, multi-light window on the first story and a larger, rectangular opening directly above it on the second story with a pair of 10-light windows.

The third section has a large rectangular opening centered on the first story with three multi-light windows. Above it on the second story is a similar opening with a pair of eight-over-eight windows. The easternmost section has a tall, rectangular opening on the first story with an eight-over-eight window and an identical opening above it on the second story.

East Elevation

The east elevation is simple in appearance, and the two-story addition projects toward the alley. A tall, rectangular opening is centered on its first story and has a six-over-six window. A nearly identical opening/window configuration is centered above it on the second story. On the southern portion that is set back, a large square opening with a pair of 10-light casement windows and sidelights is tucked into the corner. Above it is a shorter, rectangular opening with a pair of eight-over-eight windows. A tall rectangular opening with an eight-over-eight window is located at the south end of the first story, and an identical opening and window is found directly above it.

North Elevation

The north elevation is comparatively simple to the west and south sides of the house. A large chimney is located at the west end, followed by a rectangular opening with a one-over-one window, a chimney near the middle, a large rectangular single-light window, a rectangular opening with a one-over-one window, an entrance, and smaller rectangular opening with a one-over-one window. The second story has a small rectangular opening with a one-over-one window on either side of the middle chimney, and another rectangular opening with a one-over-one window east of those. The decorative cornice extending from the west façade ends at the westernmost chimney.

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

Character defining features of the Italian Renaissance Revival style property include asymmetrical, square massing, stucco exterior, use of decorative terra cotta in window surrounds and the cornice, wide overhanging eaves with brackets, decorative metal balconies, arched window and door openings, and buttresses.

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

Washington Park, with its Benedict-designed boathouse in the style of “Twentieth Century American Movements” (according to the National Register of Historic Places Multiple Property Documentation Form for The Architecture of Jules Jacques Benois Benedict in Colorado), is located one block west/southwest of the property, while the surrounding area is residential. On the block of S. Gilpin St. between Mississippi and Arizona Avenues, approximately 66 percent of the houses are from the 1910s and 1920s, while only 55 percent of the homes one block to the south are from that time period due to more recent demolitions and infill. A large house is currently under construction directly across E. Arizona Ave. to the south, and within the past year other houses on S. Gilpin St. were demolished. The new houses noticeably differ from the existing fabric of the neighborhood in terms of scale, style, materials and setback.

A variety of architectural styles are found throughout the neighborhood, including Foursquare, Tudor Revival, Italian Renaissance Revival, Spanish Revival, Craftsman, and Dutch Colonial Revival. A handful are designated historic properties, including: Grant House at 100 S. Franklin St. (Denver Landmark), Neahr House at 1017 S. Race St. (Denver Landmark), Myrtle Hill School at 1125 S. Race St. (Denver Landmark), Steele Elementary School at 320 S. Marion Pkwy. (Denver Landmark), South High School at 1700 E. Louisiana Ave. (Denver Landmark), South Marion Street Parkway Historic District (Denver Landmark), University Boulevard Parkway Historic District (Denver Landmark), and several resources within the NRHP-listed and Denver Landmark Historic District Washington Park (Pavilion/Boathouse, Bath House, Eugene Field House, and Smith's Ditch).¹⁰

¹⁰ Denver Maps, “Historic Landmarks & Districts” (available from <https://www.denvergov.org/Maps/map/historiclandmarks>; accessed 13 September 2018).



Designated historic properties within the Washington Park Neighborhood indicated with blue, red rectangle is location of 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 the following: construction of a retaining wall along the property's south boundary in 1925 and a two-story brick addition on the east elevation in 1926. The owner has no plans to alter the exterior.

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

The Peet-Tatlock House retains integrity of location, design, setting, materials, workmanship, feeling and association. Several buildings from around the property's period of significance, 1916, remain, as does Washington Park. Benedict's original design is easily recognizable, and the house has seen few alterations. The openings have not been altered, many of the windows are original, and numerous original details 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 following paragraph for statement.

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

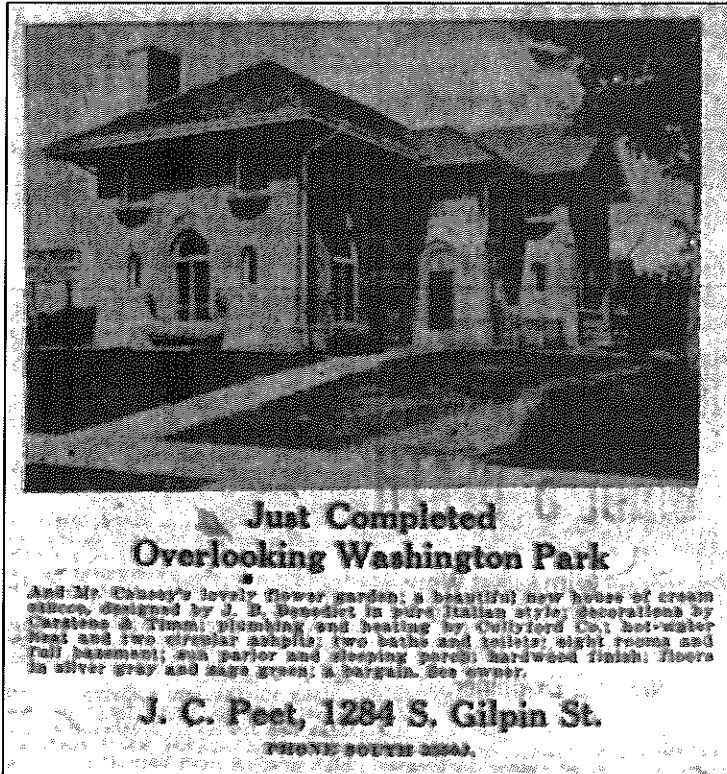
The Peet-Tatlock House property is currently comprised of four lots, 14 through 17, of the Washington Park Place subdivision. In 1909, lots 16 and 17 were purchased by Winthrop S. Brackett who made no improvements on them. Seven years later, Jesse W. Nelson bought lots 14 and 15. Nelson did not make any improvements either. In September of that year, Brackett sold his lots to a woman by the name of Jane C. Peet who began building, living in, and selling several properties within the neighborhood. Peet had hired one of Denver's most celebrated architects, J.J.B. Benedict, to design the Tudor Revival style house at 1717 E. Arizona Ave. Apparently satisfied with her first experience working with the man whom she believed had impeccable taste and attention to detail, she commissioned Benedict to design another large single-family home on her new property at 1168 S. Gilpin.

A permit for a "Brick Residence & full basement" was filed on September 9, 1916 by a "Jesse C. Peet," not the first or last time a permit filed by Jane Peet would record her name incorrectly. The house was described as being two stories, measuring approximately 40 feet by 44 feet and costing an estimated \$9,000. J.J.B. Benedict was listed as the architect, and the contractors were the Kissen Bros.¹¹ Newspapers at the time stated that Jane was "...already planning another home to cost \$10,000 and to be erected somewhere in Washin[gt]on [P]ark [P]lace."¹² When the property at 1717 E. Arizona Ave. sold in the summer of 1916 and the 1168 S. Gilpin St. house was under construction, Jane bought a comparatively modest 1908 brick Craftsman style house one block to the south at 1284 S. Gilpin St. (now 1274 S. Gilpin St.).¹³

¹¹ City and County of Denver Building Permit #1995, Denver Public Library, Genealogy, African American & Western History Resources, text-fiche.

¹² *Denver Post*, September 20, 1916, "Two Fine Residence Properties on Hill Sold During Week."

¹³ Denver Building Permit Index: 1906-1914; City and County of Denver Assessors Lot Indexes 1860-1917, *Washington Park Place*.



House upon completion (Source: *Denver Times*, July 27, 1917)

A newspaper article from 1917 advertised the 1168 S. Gilpin St. property as "...a bargain..." and to "See owner..."¹⁴ with Jane's address for contact information. The house must not have sold, and according to city directories, Jane and her boys moved into the house not long after its completion. In 1919, Jane purchased the north adjoining lots 14 and 15 from P.E. Dowling, who had acquired them from Nelson and immediately sold them to her. In January of the following year, she sold the 1284 S. Gilpin St. house.¹⁵

In 1921, a permit for "Brick garage stucco finish" was filed by a "Mrs. Jane C. Peil." The one-story structure located at the northwest corner of the property was 20 feet by 20 feet and cost around \$1,000.¹⁶ That same year, a house that appeared to be nearly

identical to the 1168 S. Gilpin St. house but with a mirrored footprint, was built at 725 Williams St. The two-story stucco-on-brick house was built by a contractor named Marta for an estimated cost of \$20,000.¹⁷ The permit did not list an architect, but if not the work of Benedict it is a thoroughly convincing replica and is included in the East Seventh Avenue local historic district.

One year after building the garage, Jane sold the property encompassing all four lots to Dr. John F. and Lelia H. Roe. At the time, the house was described as "...an unusually attractive type of Spanish architecture and designed by J.D. Benedict..."¹⁸ Dr. Roe was a surgeon with an office located in the Metropolitan Building and had been elected the president of St. Joseph's Hospital in 1920.¹⁹ It is interesting that Jane sold her house to Dr. Roe, as he had quite a history of automobile accidents, and she had been hit by a car in 1917 while walking in Capitol Hill. In 1911, he was driving down 17th Ave. when he hit a 7-

¹⁴ *Denver Times*, 27 July 1917.

¹⁵ City and County of Denver Assessors Lot Indexes 1860-1917, *Washington Park Place*, Denver Public Library, Genealogy, African American & Western History Resources.

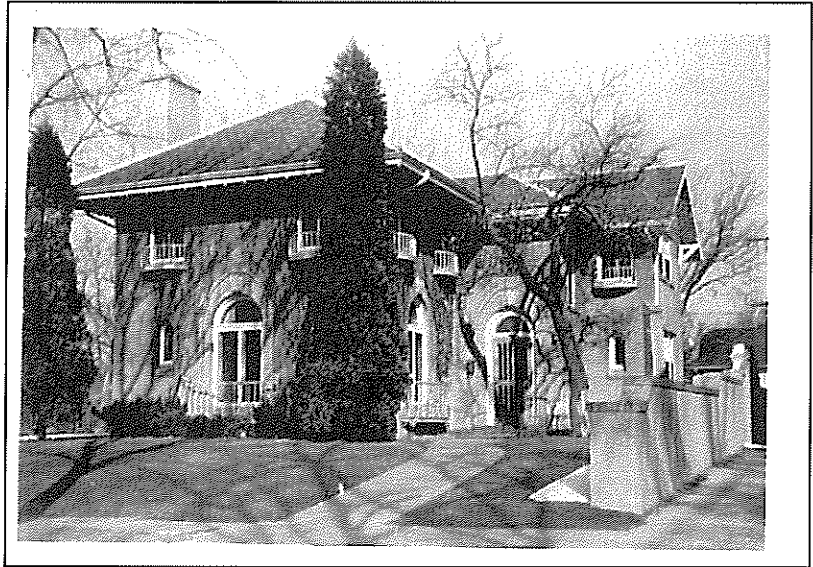
¹⁶ Denver Building Permit #3096.

¹⁷ Denver Building Permit #4594.

¹⁸ *Rocky Mountain News*, March 2, 1922, "Two Denver Homes Sold Recently."

¹⁹ Denver City and Householder directories; *Rocky Mountain News*, February 5, 1920, "Dr. J.F. Roe Made President of St. Joseph's Hospital."

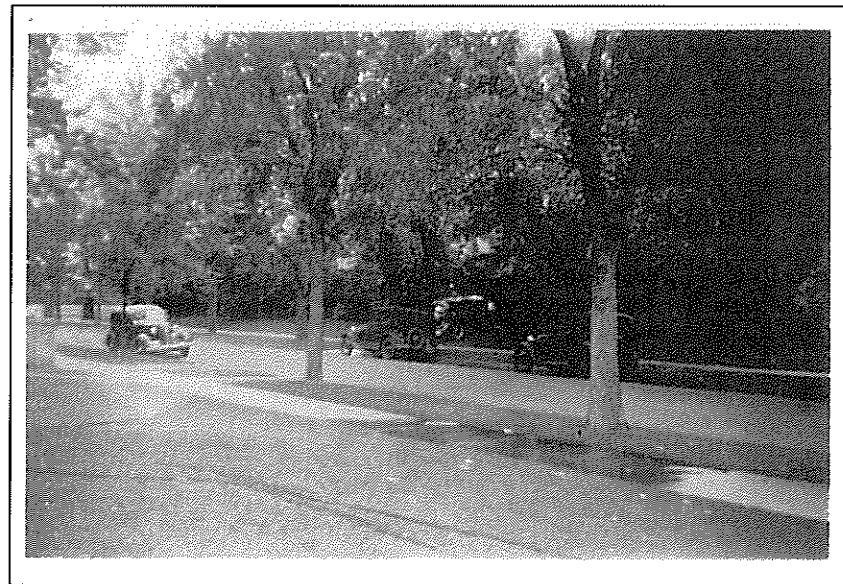
year-old boy who had just stepped off the streetcar at Champa St. Dr. Roe's automobile, in its "wild flight," came "careening" down the street and hurled the boy to the curb. When the doctor stepped out of the car to check on the boy, he was surrounded by onlookers who were yelling at him and threatening violence. A patrolman saved him from the angry mob, and the boy was taken to the hospital. Dr. Roe spent the night in jail and admitted that he was intoxicated.²⁰



Looking east at the property, post-1925 (Source: Owner's collection)

Dr. Roe continued to have vehicle accidents related to his apparent alcoholism, but he had better luck with houses. He lived at 1168 S. Gilpin St. for 16 years, seemingly without incident, along with his wife, their daughter, and a maid. During that time, they made some notable changes, including the addition of the retaining wall/ornamental fence along the southern boundary (1925) and a brick addition to the back of the house (1926).²¹

Lewis M. and Mildred B. Culver purchased the house in the late spring of 1936. Lewis was a Colorado native who married his wife in 1927. They had one son, Richard Allan, the following year while living in Pueblo and moved to Denver by 1935. Lewis was a civil engineer with the United States Bureau of Reclamation. The Culvers did not make substantial changes to the house, as only one permit was filed by them for waterproofing part of the basement walls.



Looking southwest across front yard of Peet-Tatlock House toward Gilpin Street, 1937 (Source: Owner's collection)

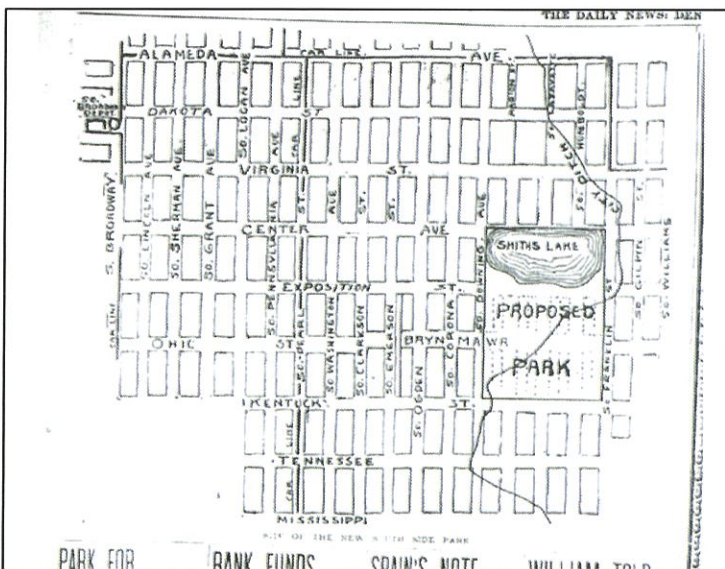
²⁰ Ibid., April 9, 1911, "Motor Car Hits Boy; Crowd Threatens Its Occupant."

²¹ Denver Building Permits #7348 and #745.

In 1964, the property was purchased by Richard and Margaret McKinley, the parents of its current owner, Laurie Tatlock. In 1984, following the death of their mother, Laurie and her husband, John, moved in. The Tatlocks have been in the home ever since and have only performed minor upgrades and maintenance on the house such as electrical and plumbing work, roof repairs, replacement of the boiler and upgrading the wood-burning fireplace to gas logs.²² The Peet-Tatlock house has been cared for by one family for 55 years and counting. The Tatlocks desire to landmark their home because of the home's historical association with the development of Denver, Washington Park, as well as its architectural character and example of Benedict's legacy.

Washington Park

Before it was developed into the dense residential area that it is today, the Washington Park neighborhood was previously a dairy farm. In the 1880s, the prairie-like site of the park was platted for residential development.²³ Several lots in the vicinity were purchased by Henry Wilcox, who made his fortune during the 1890 silver rush. In 1901, Wilcox built his home at the southwest corner of S. Downing St. and E. Bayaud Ave., located in the northwest portion of the neighborhood.²⁴ Numerous plots were also owned by railroads, including the Kansas Pacific Railway.²⁵



Layout of Washington Park (Source: Rocky Mountain News, October 24, 1897)

A map of the park's proposed layout was presented to the public in 1897, and a Rocky Mountain News Article stated, "South Denver is to have a park at once... It will have about sixty acres when completed, taking in Smith's lake and the tract of ground lying south of it containing about 40 acres."²⁶ When the city acquired the land, two buildings were already on it; a two-story brick house remained as a home for the park keeper, and the other structure was removed.²⁷ Two years later, Washington Park officially received its name, along with three other new city parks, Highland and Jefferson.²⁸ At the time, Washington Park, void of

trees and vegetation, was nothing more than bare land with a city ditch running through it. Few saw the potential for such a beautiful oasis in the city, and the *Denver Eye* stated at the end of the 19th century that, "...nothing resembling a park can be made in the next 10

²² Denver Building Permits, City and County of Denver's Office of Community Planning and Development, Records Counter; Tatlock, Laurie, property owner, interview by author, 17 July 2018.

²³ Denver Park and Parkways National Register nomination.

²⁴ Washington Park East Neighborhood Association, "The Waiting Station," Summer 2018 Newsletter.

²⁵ The Title Guaranty Company, "Abstract of Title Lots 21, 22, 23 and 24, Block 5 Washington Park Place."

²⁶ *Rocky Mountain News*, October 24, 1897, "Park for South Denver."

²⁷ *Ibid.*

²⁸ *Ibid.*, August 9, 1899, "New Parks are Given Names."

years.²⁹ City commissioners were likely aware of the expansive eyesore and announced plans to spend \$3,000 in improvements in 1901.³⁰ Once people saw the City's efforts to transform the open space, residential lots advertised near one of the "finest pleasure spots and picnic grounds in Denver" were sold for \$150 to \$400.³¹

The homes being built around the park in the early 1900s were mostly brick bungalows, and a handful of those remain on S. Gilpin St. near the intersection with E. Mississippi Ave.³² The wealthy were attracted to the area, and larger, more elaborate residences began to pop up in the mid-1910s and 1920s. In 1923, the cornerstone for the William E. Fisher-designed South High School was placed on 172 acres of land that once belonged to the Colorado & Southern Railroad at the southeast corner of the park. The building was completed within a few years, and the first classes were held in January 1926.³³

In 1911, the first bathing beach at Smith Lake opened, with swimming areas for male and female swimmers divided by a rope. However, only White citizens were allowed to use it, the segregation of which eventually led to a riot in the summer of 1932 when Black citizens attempted to use the beach. According to the *Denver Post*, when they entered the water an estimated 200 hundred White citizens initially left but returned, armed with clubs and stones. The riot lasted over a half hour and spread for ten blocks, with many homeowners either coming out to observe or join the fight. Ultimately, the whole incident was downplayed as a result of the influences of Communism.

Jane C. Peet

Jane was born in Ohio in 1864 and was the youngest of William H. and Jane T. Creighton's five children. William H. farmed his own land, while Jane T. kept the house. She married William Creighton Peet, a man who was 30 years her senior. The Creighton surname was quite popular in 1800s Ohio and surrounding states, and research has not resulted in confirmation that Jane and William were somehow related.

William C. was born in Ohio in 1836 to Sarah Creighton and Edward William Peet, an Episcopal clergyman. He was the eldest of six boys. By 1875, William was living in New York City with his parents and brother, George. William was recorded in that year's New York Census as being employed at a mercantile, while George was listed as a lawyer. However, the 1880 U.S. Census shows William as the lawyer and George as the merchant. According to "The Ryerson Genealogy," it was George who was a member of the firm of Rogers, Peet & Co. in New York City, and an obituary for their brother, Charles, notes that William was a retired merchant.³⁴

William C. Peet was not the same William Peet of the soap-making Peet Brothers' Manufacturing Company that became part of Colgate-Palmolive. That individual was born in England in 1847, emigrated to Cleveland, then moved to Kansas City in 1872 and started the company with his brother, Robert.³⁵ Coincidentally, the Peet Brothers' Soap Co.

²⁹ Fisher, 50.

³⁰ *Rocky Mountain News*, November 15, 1900, "Improvements in Park System."

³¹ *Rocky Mountain News*, January 1, 1907, Washington Park.

³² Noel, Thomas J. and Barbara Norgren, *Denver: The City Beautiful* (Denver: Historic Denver Inc., 1993), 68.

³³ "Washington Park Neighborhood History," DPL.

³⁴ Ancestry.com, "The Ryerson Genealogy" (available from www.ancestry.com), 180-81; *New York Daily Tribune*, December 11, 1902,

"Obituary: Charles B. Peet."

³⁵ The Kansas City Public Library, "William Peet" (available from <http://kchistory.org/content/william-peat-0>), accessed 17 October 2018.

established a presence in Denver around 1920 with an office in the Cooper Building on Champa Street.³⁶

In 1876, William C. Peet married Elizabeth C. Morgan. The two had no children and, after 10 years of marriage, Elizabeth died.³⁷ Twelve years later, William married Jane Boyes Creighton in Los Angeles, California. After their wedding, William and Jane moved to New York City and had two sons, Creighton and Telfair B. When William died in 1906, Jane was left to raise a seven- and two-year old alone. In 1907, a bill for partition was filed in the Circuit Court of Cook County, Illinois by William's brother, Henry. Five years prior, William made and executed a last will and testament in which he left all of his property "wherever situated" to Jane. At the time, his only son was Creighton. Telfair was born following the will's execution. Henry was the owner of half of the real estate, and he testified that if William's real estate was held until Telfair became of age, it would mean bankruptcy to the estate since he estimated the property was encumbered for one-third to one-half of its value. Despite Henry's appeal, the court affirmed that Jane was the one who rightfully inherited the entire property from her husband.³⁸

Jane remained in New York for another six or seven years. By 1914, she and the boys had moved to Denver, Colorado and were living at 1346 Downing Street, a modest brick Foursquare in the Cheesman Park Neighborhood. She was involved in the Historic Art Club, hosting some of their semi-monthly meetings in her home, and her specialty seems to have been French culture. On October 20, 1914, Jane spoke to the group about the chateaus of France and, at the November 2, 1915 meeting, she gave "...an interesting talk on the history of French literature, poetry, fiction and drama during the close of the eighteenth century and also a review of 'Athalie,' one of Victor Hugo's dramas."³⁹

In addition to her appreciation for the finer things, Jane was also involved in several land transactions in Denver. She purchased the lots for the 1717 E. Arizona Ave. property in April 1915, sold three lots she owned in June 1915 on what is now the 600 block of Saint Paul St. in Congress Park, purchased two lots for the 1168 S. Gilpin St. property on September 22, 1916, purchased the property at 1284 S. Gilpin just four days later, and bought the two lots immediately north of the 1168 S. Gilpin St. property in 1919.⁴⁰ With all of those dealings, it is possible that she simply wanted to develop properties and turn a profit in desirable areas of the city.

From 1916 to 1922, records show that Jane lived in one of two houses she hired Benedict to build in Washington Park (a matter of weeks or months at 1717 E. Arizona Ave. and several years at 1168 S. Gilpin St.), as well as a third house she bought at 1284 S. Gilpin St. while the other Gilpin Street house was being constructed.

³⁶ Denver City and Householder directories.

³⁷ New York Herald, April 22, 1886, Funeral Announcement for Elizabeth Peet.

³⁸ Clark, William Lawrence, "Probate Reports Annotated Containing Recent Cases of General Value Decided in the Courts of the Several States on Points of Probate Law: Peet v. Peet" (available from <https://books.google.com>), accessed 10 October 2018.

³⁹ *Rocky Mountain News*, October 19, 1914, "Mrs. W.C. Peet to Speak Before Denver Art Club."; *Denver Post*, November 14, 1915, "Mrs. Weir Hostess to Historic Art Club."

⁴⁰ Denver Assessor Records, "Washington Park Place."; *Denver Post*, April 23, 1915.

Chop Suey.

(Submitted by Mrs. J. C. Peet, 1168 South Gilpin Street.)

One green pepper, one small onion, one box flat noodles, half pound ground meat, raw or cooked, one small can tomato sauce. Season to taste.

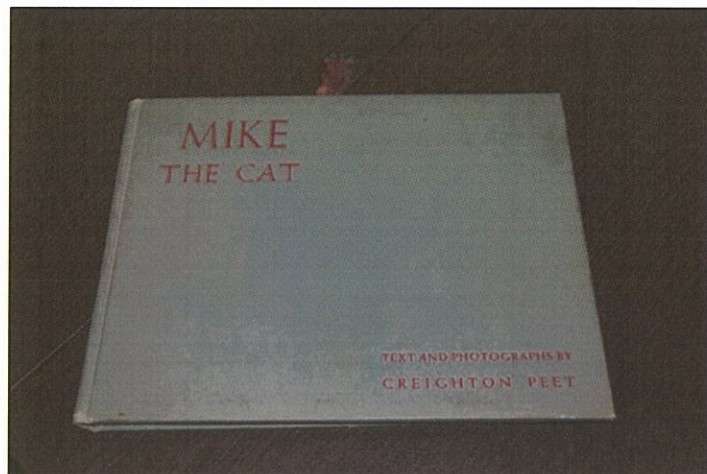
Melt one tablespoon drippings in large sauce pan. Fry in it one green pepper chopped fine. Then add one small onion sliced and then ground meat and stir till browned. Now add the noodles cooked in salted water and drain and the can of tomato sauce. Stir all together and pour into greased pyrex dish or any kind of baking dish and cover closely. Bake thirty minutes. This dish can be prepared in the morning and baked for lunch or dinner.

Jane's Chop Suey recipe (Source: Rocky Mountain News, August 9, 1921)

With the growing popularity of personal automobiles, the 1910s saw an increase in serious accidents involving pedestrians. Over one weekend in Denver in March of 1917, four women were injured in separate accidents with either automobiles or tramways. Although her injuries were reportedly not as serious as one of the other women who had suffered a skull fracture and was near-death in the hospital, Jane was one of those victims. As she was crossing the street at 14th Ave. and Logan St., she was knocked down by Howard C. Louthan's car. She was badly cut and bruised, and Louthan took her to St. Luke's Hospital.⁴¹ In May, Jane sued Louthan for \$5,600 (approximately \$109,000 today), alleging that she had been dragged from the street to the parkway, that her spine was injured, and that she was confined to her bed.⁴²

On a more positive note, Jane continued to be involved in Denver society, and she even entered her chop suey recipe in a 1921 Rocky Mountain News contest. Although she did not take the top prize of ten dollars, she received Honorable Mention, and her recipe was published in the paper a few days later.⁴³

It is not clear if Jane stayed in Denver following the sale of 1168 S. Gilpin St. in 1922, but she likely moved following Telfair's graduation from high school in 1923. By 1926 she was living in New Rochelle, NY, followed by a move to nearby Mount Vernon. By 1930 she was living in Manhattan as a lodger.⁴⁴ Jane died in 1936 at the age of 72 and was buried in Los Angeles. Her oldest son, Creighton, had also moved to Manhattan, and he had a son, Creighton Jr., with his wife, Bertha. Creighton Sr. was the author of the 1939 book, *Mike the Cat*, as well as *Man in Flight: How the Airlines Operate*, *First Book of Skyscrapers*, and *Eye on the Sky*:



Hardbound copy of Mike the Cat (Source: Owner's personal collection)

⁴¹ *Denver Post*, March 19, 1917, "Four Women are Badly Hurt in Auto and Tram Accidents."

⁴² *Rocky Mountain News*, May 1, 1917, "Woman Injured by Auto Asks \$5,600 Damages."

⁴³ *Rocky Mountain News*, August 6 and 9, 1921.

⁴⁴ U.S. Census records.

*How Aircraft Controllers Work.*⁴⁵ Telfair became a teacher and moved to Auburn, Alabama, where he married a woman named Helen who was a native of Mississippi.

Jules Jacques Benois Benedict

A short man with a large presence, Jules Jacques Benois Benedict was born in Chicago, Illinois in 1879. When Benedict was 14, Chicago hosted the 1893 World's Columbian Exposition, which featured the the Beaux-Arts style "White City," designed by famed architect, Daniel Burnham. The White City is credited as being the origin of the City Beautiful Movement and likely influenced Benedict's career as an architect. With his interest in artistic expression through the built environment sparked, Benedict studied at the Art Institute of Chicago, followed by the Massachusetts Institute of Technology, and later L'Ecole des Beaux-Arts in Paris.



Jules J.B. Benedict, date unknown (Source: Denver Public Library)

When Benedict returned to the United States in 1905, he was employed by Carrere & Hastings in New York.⁴⁶ By 1909, Benedict took the leap and moved west to Denver, Colorado. Sources cite different reasons for this change, and nothing can be confirmed about his decision to leave the wealthy clientele and guaranteed work back East. Benedict's move appears to have been perfect timing, given his training, experience, and the height of the City Beautiful Movement in the country. Additionally, some of the largest fortunes in Colorado were being amassed from mining, agriculture, railroads, and the processing of sugar and flour. Those with money were eager to showcase their new wealth by commissioning elaborate new homes, and Benedict's designs fit the bill.

According to his obituary, when Benedict first arrived in Denver, he had a disagreement with a plumber over a business matter and challenged him to a bare-knuckle boxing match at the Denver Athletic Club. Benedict "trounced him

thoroughly in spite of [his] small stature" and, following the bout, the men developed a lasting friendship.

Benedict's reputation for impeccable designs quickly grew, and he was hired by John Brisben Walker to fulfill his dream of building a summer White House on land he owned on Mount Falcon, just outside of Golden, Colorado. It is rumored that this challenge is actually what drew Benedict to Colorado in the first place. In 1911, a Yule Marble cornerstone was laid for the house. Construction commenced, but in 1912 wooden scaffolding against the

⁴⁵ Goodreads, "Creighton Peet" (available from https://www.goodreads.com/author/show/2489212.Creighton_Peet), accessed 25 October 2018.

⁴⁶ McPhee, Mike, "Jacques Benedict, Denver Architect" (Historic Denver News, Winter 2018).

stone walls was struck by lightning and caught on fire, resulting in a total collapse of the unsupported structure.⁴⁷ The project had required a great deal of fundraising in the first place, but the budget was exhausted and neither Walker nor Benedict had the energy to pick up the pieces and start over.

In February of 1912, Benedict married June Louise Brown, the daughter of a wealthy mercantile, at her home at 333 Pennsylvania St.⁴⁸ They purchased acreage in Littleton with a farmhouse and named the property Wyldemere Farm. Benedict raised hogs, registered cattle, and registered bull terriers. In 1920, he was awarded the Civic and Commercial Association's Poultry Cup for his exhibit of Dark Cornish birds.⁴⁹ In addition to his agricultural pursuits, he maintained his architectural practice in impressive fashion at the same time. Benedict was commissioned by Jane Peet to design the houses at 1717 E. Arizona Ave. and 1168 S. Gilpin St., and he was also hired by the Coors, Mayo, Waring, Bonfils-Stanton, Phipps, Weckbaugh, Cranmer, and Maytag families.

After sixteen years of marriage, he and June divorced, and she remained at the farm while he lived in the city. Not only were his designs extremely sought-after, his attendance at social events was as well. He was frequently a sought-after guest at dinner parties thrown by members of Denver society. In his later years, Benedict resided at the Colburn Hotel on Grant Street. He retired from architecture at the age of 70 and died in January 1948.⁵⁰

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

Of the 80-plus designs attributed to Benedict, seven are individually listed in the National Register of Historic Places (NRHP), including: Littleton Town Hall and Fire Department, the south wing of Richthofen Castle, Kerr House, Campbell House/Denver Botanic Gardens House, St. Andrews Episcopal Church Clergy House, Weckbaugh House/Willbanks House, and St. Elizabeth's Catholic Church Cloisters/Prayer Garden/Monastery. With some overlap, 10 have been designated as individual Denver Landmarks, one was designated as an individual Boulder County Landmark, one was designated as an individual City of Golden Landmark, and three were designated as individual City of Littleton Landmarks. Many more are contributing resources within NRHP and local landmark districts.⁵¹

Within a few years of the Peet-Tatlock House commission, Benedict was designing residences such as the Classical Revival Craig House (605 E. 9th Ave.), Italian Renaissance Revival Cranmer House (200 Cherry St.), Tudor Revival Peet-Abman House (1717 E. Arizona Ave.) and the Wilson-Wilfley House (770 Olive St.). His civic commissions included Denison Memorial Building (University of Colorado Campus in Boulder), Rustic style Chief Hose Lodge and Picnic Shelter (near Golden), and the Italian Renaissance Revival Littleton Carnegie Library.⁵²

⁴⁷ Ibid.

⁴⁸ *Denver Post*, February 19, 1912, "Benedict-Brown Wedding to be Tuesday at Noon."

⁴⁹ *Rocky Mountain News*, January 2, 1920, "Littleton Man Wins Civic Association Cup."

⁵⁰ *Rocky Mountain News* obituary.

⁵¹ U.S. Department of the Interior, "National Register of Historic Places Multiple Property Documentation Form: The Architecture of Jules Jacques Benois Benedict" (available from <https://www.nps.gov/nr/research/>), accessed 18 May 2018.

⁵² Ibid.

The impressive list of Benedict's designs includes not only private residences, but also chapels, churches, banks, schools, libraries, civic buildings, and even a fountain. All told, 80 Benedict properties were built, and 60 of those verified as his designs still stand as of late 2018. Unfortunately, only a handful of his original drawings and architectural plans remain, as he reportedly burned many of them in a "fit of temper."⁵³

This property at 1168 S. Gilpin is unique in that it shares a significant link to the Peet-Abman House, which is two properties directly to the south at 1717 E. Arizona Ave. The Peet-Abman House, also commissioned and briefly lived in by Ms. Peet, was designed by Benedict the year before the property at 1168 S. Gilpin St. was built.⁵⁴ With its Tudor Revival style, the Peet-Abman House is entirely different from the Peet-Tatlock House and indicative of Benedict's broad talents. Another interesting note is that a property located at 725 Williams St. in Denver's East Seventh Avenue Historic District appears to be a mirror image of the Peet-Tatlock House. The original permit from 1921 lists the owner as Mrs. Edna H. Meier, but no architect was recorded.⁵⁵ The Peet-Tatlock House is significant for its history in the development of Washington Park/Washington Park Place and its architectural integrity as an excellent example of a Benedict design.

⁵³ Noel, 189.

⁵⁴ Denver Maps, "Historic Landmarks & Districts."

⁵⁵ Denver Building Permit #4594.


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: Laurie Tatlock
(please print)


Date: 7/9/2019

Owner: 
(signature)

Date: 7/9/2019

Owner: John H. Tatlock
(please print)

Date: 7/9/2019

Owner: 
(signature)

Date: 7/9/2019

10. Resources

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11. Photographs

See page 24 (attached).

12. Site Map



13. Staff Visit

A pre-application meeting was completed with the property owner on March 22, 2018 at 1168 S. Gilpin St. 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 - 1168 S. Gilpin St. (Peet-Tatlock House)



Looking east at west elevation (front)

11. Photographs - 1168 S. Gilpin St. (Peet-Tatlock House)



Looking southeast at north elevation

11. Photographs - 1168 S. Gilpin St. (Peet-Tatlock House)



Looking west at east elevation (rear)

11. Photographs - 1168 S. Gilpin St. (Peet-Tatlock House)



Window and details on south elevation

11. Photographs - 1168 S. Gilpin St. (Peet-Tatlock House)



Detail of balconies

11. Photographs - 1168 S. Gilpin St. (Peet-Tatlock House)



Looking southeast at garage

11. Photographs - 1168 S. Gilpin St. (Peet-Tatlock House)



Detail above front entrance