

**HISTORIC BUILDINGS SURVEY
WOLFF PLACE AND CARTER'S ADDITION
DENVER, COLORADO
2005-06**

Final Survey Report



Front Range Research Associates, Inc.
Denver, Colorado

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Prepared for:

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COVER: The Ellis/Schenck House at 3015 Lowell Boulevard is shown in this early undated view from the opposite side of the street. SOURCE: Provided by current owner Sherran Webster.

I. INTRODUCTION

Purpose

This historic buildings survey was undertaken for Historic Denver, Inc., and a group of citizens living within the survey area in the West Highlands neighborhood. The project included a reconnaissance survey of all resources within the area bounded by West 29th Avenue, Lowell Boulevard, West 32nd Avenue, and Quitman Street (plus three resources west of Quitman), followed by a selective intensive survey of thirty buildings within the same area. The buildings included in the selective intensive survey were chosen by the consultants with input from interested neighbors, Historic Denver, Inc., and the staff of the Colorado Historical Society, Office of Archaeology and Historic Preservation. The project identified buildings potentially eligible for listing in the National Register of Historic Places, the State Register of Historic Properties, or as Denver Landmarks. National Register and Denver Landmark district potential within the area was assessed, the boundaries of any potential districts were identified, and the contributing status of buildings within districts was determined. A subsequent component of the project consisted of the preparation of a Denver Landmark district nomination for a Wolff Place Historic District, which was identified during the course of the survey.

Project Results

The reconnaissance survey documented 194 buildings on one-page forms with digital images and basic historical research. Thirty of these buildings were also intensively recorded on Architectural Inventory forms (Form 1403) that included architectural descriptions, historical backgrounds, photographs, and maps (See Table 1). Buildings were evaluated as follows: nine were potentially eligible to the National Register of Historic Places; eleven were potentially eligible to the State Register of Historic Properties; and nine potentially qualified as Denver Landmarks. Three National Register historic districts were identified within the area: the Wolff Place Historic District (generally from West 30th Avenue to West 32nd Avenue, not including commercial properties along the latter street, and from Lowell Boulevard to the alley between Perry and Quitman streets); the Carter's Addition Historic District (in the southwest corner of the survey area); and the Little Sisters of the Poor/Mullen Home Historic District (in the southeast corner of the survey area). The project was described and summarized in a final survey report (this document).

Guidelines and Funding

The survey was conducted following the guidelines of the Colorado Historical Society Office of Archaeology and Historic Preservation publication, *Colorado Cultural Resource Survey Manual* (volumes I and II). Architectural classifications of buildings were based on the Society's publication, *A Guide to Colorado's Historic Architecture and Engineering* (Second Edition, March 2003), and the lexicon for architectural styles included in the *Survey Manual*.

Partial funding for the project was provided by State Historical Fund grant number 2005-M2-012.

Table 1
SURVEYED BUILDINGS
SELECTIVE INTENSIVE SURVEY
WOLFF PLACE AND CARTER'S ADDITION

STREET ADDRESS	STATE ID NUMBER
4009 W. 29th Ave.	5DV9479
3631 W. 30th Ave.	5DV2811
3715 W. 30th Ave.	5DV9480
3819 W. 30th Ave.	5DV626
3935 W. 30th Ave.	5DV9481
3920 W. 32nd Ave.	5DV9482
3015 Lowell Blvd.	5DV680
3045 Lowell Blvd.	5DV619
3121 Lowell Blvd.	5DV9483
3054 Meade St.	5DV625
3112 Meade St.	5DV9484
3120 Meade St.	5DV9485
3125 Meade St.	5DV2813
3000 Newton St.	5DV627
3030 Newton St.	5DV9486
3036 Newton St.	5DV9487
3039 Newton St.	5DV1151
3058-60 Newton St.	5DV2812
3144 Newton St.	5DV2814
3035 Osceola St.	5DV9488
3109 Osceola St.	5DV9489
3110 Osceola St.	5DV9490
2954 Perry St.	5DV633
2959 Perry St.	5DV634
3020 Perry St.	5DV9491
3035 Perry St.	5DV9492
3036 Perry St.	5DV9493
3105 Perry St.	5DV9494
3117 Perry St.	5DV9495
3132-36 Perry St.	5DV9496

NOTE: Resources with state identification numbers lower than 5DV9479 had been previously surveyed on older survey forms.

II. PROJECT AREA

This section provides a description of the general area of the survey, as well as the legal location of the surveyed area and the total number of acres surveyed.

Description of Project Area

The reconnaissance survey area included 194 buildings and was located southwest of the intersection of Lowell Boulevard and West 32nd Avenue (See Figures 1 and 2). The area is bounded by: West 29th Avenue on the south; Lowell Boulevard on the east; West 32nd Avenue on the north (excluding commercial properties fronting onto that street); and Quitman Street on the west, plus three resources west of Quitman (4103 and 4117 West 30th Avenue and 3117 Quitman Street). The survey focused on the residential areas of the neighborhood and excluded commercial buildings along West 32nd Avenue due to their differing land use functions. The survey area included parts of the Wolff Place (1888) and Carter's Addition (1913) subdivisions.

All of the resources included in the selective intensive survey were located within the area described above (See Table 1 and Figure 2). The thirty surveyed buildings were scattered throughout the area. Three of the resources were located south of West 30th Avenue (including two in Carter's Addition), while the remaining twenty-seven were north of West 30th Avenue within the potential Wolff Place Historic District. Twelve of the thirty had been previously surveyed twenty or more years ago (See Table 1); none had been recorded on current Architectural Inventory forms.

All of the surveyed resources were located within the City and County of Denver, in Township 3 South, Range 68 West, Section 30, Southeast Quarter. Resources were situated on the "Arvada, Colo." U.S. Geological Survey map. The total reconnaissance survey area embraced approximately 45.4 urban acres; the intensive survey area included approximately 5.0 urban acres, a figure derived by summing the areas of the parcels of the surveyed buildings.

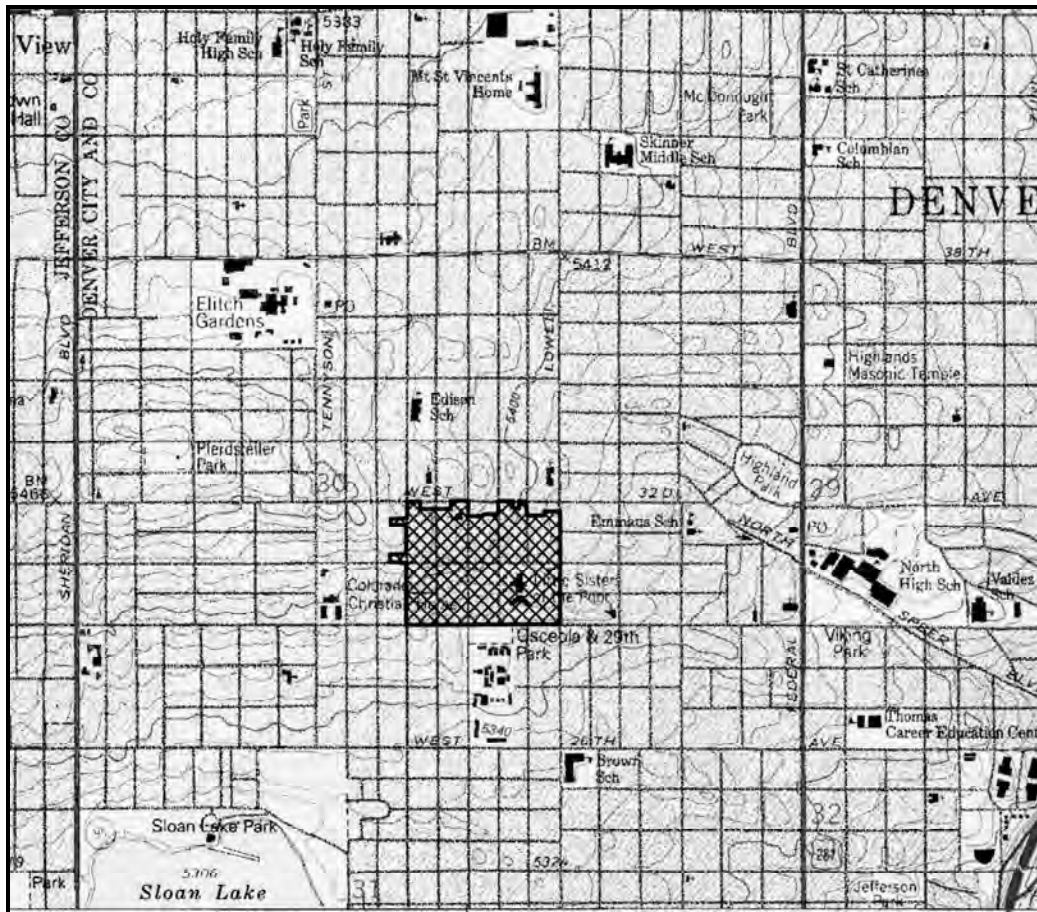
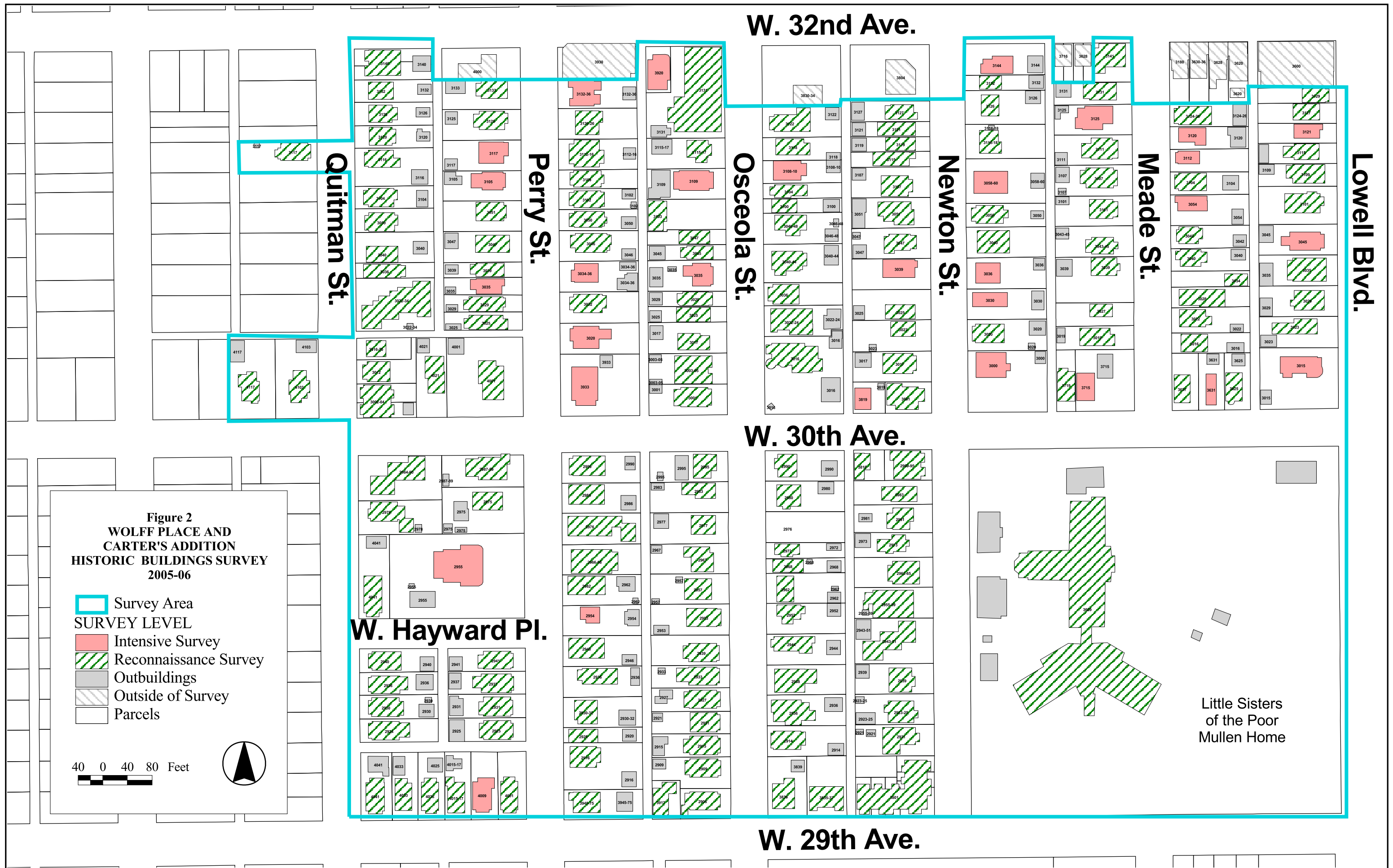


Figure 1. General Location Map. The location of the reconnaissance survey area is indicated on the map above with crosshatching. All of the buildings included in the selective intensive survey were also located within this area. SOURCE: U.S. Geological Survey, "Arvada, Colo.," 7.5' quadrangle map (Reston, VA: U.S. Geological Survey, 1994).



III. HISTORIC OVERVIEW

Early Settlement: Creating a Garden out of Land “Bleak and Desolate as the Prairie”

With the creation of Colorado Territory in 1861 the survey area became part of Arapahoe County. The area now known as West Highlands was undeveloped land considered some distance from the settlements of Auraria and Denver City at the confluence of Cherry Creek and the South Platte River and attracted only scattered inhabitants during the 1860s. The tract containing the survey area was removed from the public domain by Nimrod B. Miller, who filed a homestead claim for land extending from today’s Lowell Boulevard west to Tennyson Street and from West 32nd Avenue south to West 29th Avenue. Little is known about Miller, who was born in Missouri about 1835. He had worked as a freighter on the Santa Fe Trail and brought his five sisters to Auraria, according to local historian Ruth Wiberg. One of the sisters, Cynthia, married Joseph Bowles, a prominent irrigator, farmer, cattleman, and civic leader of the Littleton area. Miller sold eighty acres of his property to John B. Wolff for \$400 in 1865, before he received a patent for the land.¹ Miller is listed in the 1900 U.S. Census, when he was living in the vicinity of Littleton and working as farm laborer. By 1910 he was seventy-four years old and was living on a Littleton farm with his nephew, Charles Bowles.²

The Wolff Family

John B. Wolff was a true pioneer of Colorado. Born in 1816 in Virginia, he possessed a variety of skills, having studied dentistry, medicine, and law. In Wheeling, Virginia, he served as editor of a newspaper. Wolff was reported to have played a part in the anti-slavery movement in Kansas. In August 1859 he traveled to Colorado with other fortune hunters during the Pike’s Peak gold rush. Although he was not successful at prospecting, Wolff identified land that looked promising for agricultural endeavors. In 1860, he established a 160-acre homestead along Clear Creek in Jefferson County, in what is now Arvada (See Figure 3). Two years later the remainder of the Wolff family crossed the plains and joined him at the homestead in the Clear Creek Valley. Among ten Wolff children the eldest was Hiram G. (1845-1924), who was born in West Liberty, West Virginia. In 1863 Hiram helped his father build a log school on their Colorado property, one of the first school buildings in the area.³ The building was also the meeting site of the first Sunday School in the vicinity of Arvada.

John Wolff accumulated real estate, operated a ferry on the Arapahoe Crossing at Clear Creek with a partner, and served as the first Jefferson County Attorney. In 1868 he moved to Washington, D.C., where he practiced law until his death. His sons, Hiram and Albert,

¹ Miller actually received the Cash Entry patent for the land on 1 July 1868.

² Ruth E. Wiberg, Denver, Letter to Lois Anthony, undated, in the files of Lois and John Anthony, Denver; U.S. Census, 1900 and 1910; Abstract for 3000 Newton Street, in the files of Lois and John Anthony.

³ Hiram Wolff was also an organizer of District No. 2 in Arvada in 1867.



Figure 3. Hiram G. Wolff grew up in the log cabin of his father, John B. Wolff, near today's Wadsworth Boulevard and Clear Creek. SOURCE: Denver Public Library, Western History and Genealogy Department, photograph collection, image number X-6745.

managed the family farm for their father. In 1868 a reporter for the (Golden) *Colorado Transcript* noted that the Wolffs were growing wheat, oats, corn, barley, potatoes, and garden crops. In 1879, Hiram took over the property in Highlands, and Albert continued to live on the original homestead for fifty-six years.⁴

Historian Frank Hall called Hiram Wolff a “pioneer horticulturist,” and reported that in the winter of 1864-65 he crossed the plains and brought back from Des Moines, Iowa, the first non-native fruit trees to Colorado.⁵ According to Hall,

Wolff's first efforts at growing fruit trees were unsuccessful due to weather, grasshoppers and locusts, and lack of experience with local conditions. These first experiments were probably conducted on the family farm in Arvada. In 1870, following their father's departure for Washington, Hiram G. Wolff and Albert Wolff acquired the property their father had purchased from Nimrod Miller, and Hiram became sole owner in 1879. The *Rocky Mountain News* indicated that Hiram was one of the first residents of what became Highlands. Here he developed a successful nursery business that distributed “hundreds of thousands of trees” in the state. He also invented what was described as “an ingenious and entirely practicable device” for destroying grasshoppers.⁶

Wolff's Sunnyside Nurseries occupied the land extending from today's Lowell Boulevard to Newton Street and from West 29th Avenue to West 30th Avenue.⁷ An extensive description of the nursery appeared in a June 1881 article in the *Rocky Mountain News*:

Perched on the brae of a hill and immediately overlooking Sloan's Lake, the waters of which wash the extreme southern limits of farm [sic], is Sunnyside nursery, the property of Mr. H.G. Wolff. Here was realized to what perfection

⁴ Arvada Historical Society, *Waters of Gold: 1850-1870* (Arvada: Arvada Historical Society, 1973), 50; *Rocky Mountain News*, 28 March 1924; Arvada Historical Society, *More Than Gold: A History of Arvada During the Period 1870-1904* (Boulder: Johnson Publishing Co., 1976), 57, 83, 100, 101, 133, 171, 202; *Portrait and Biographical Record of Denver and Vicinity, Colorado* (Chicago: Chapman Publishing Co., 1898), 1159-60.

⁵ Some sources indicate that Wolff performed this feat in 1863.

⁶ Abstract of Title, Lots 21-24, Block 6, copied from the files of Lois and John Anthony; Frank Hall, *History of Colorado* (Chicago, The Blakely Printing Company, 1895), 618-619; *Rocky Mountain News*, 4 June 1881, 4; *Rocky Mountain News*, 28 March 1924; Bureau of Land Management, General Land Office Records, Land Patent Details, Nimrod B. Miller, BLM Serial #COCOAA 067544, 1868.

⁷ This is now the site of the Mullen Home/Little Sisters of the Poor.

the cultivation of all kinds of fruits might be brought. The nursery has a southern aspect, and, laying on the side of the hill, is peculiarly adapted for the growth of fruit trees.

Wolff grew a wide variety of fruit trees, berries, grapes, flowers, and shade trees on the property. “. . .Sunnyside nursery has an ample growth of apple trees, raspberries, blackberries, red and white currants and strawberries, not to speak of fountain willow and mountain ash trees. . . .” The strawberry fields alone covered several acres. The layout of Wolff’s property was further described,

Between the entrance gate and the neat, low lying and widely spread residence of the owner is a carriage drive of nearly a quarter of a mile in length. On either side of this are rows of willows and ash trees whose luxuriant foliage affords already a grateful shade from the heat and rays of the sun. Planted between these rows of trees are rows of rose bushes alternate yellow, red, pink and white. . . .There is also a handsome greenhouse in which the atmosphere is perfectly heavy with the mingled perfume of the flowers.

Flowers growing in the greenhouse included fuchsias, jasmine, verbena, white oleander, Albertilian, flowering maple, and century plants, all in “endless varieties.” The article noted that only a few years before the ground of the nursery was “as bleak and desolate as the prairie land which lies between it and Kansas,” but had been made productive and fertile through careful cultivation and irrigation.⁸

Wolff played an important role in the development of irrigation in the Denver area and was referred to as “one of the best known irrigators of the state.” In Arvada he was an owner of the Arapahoe Ditch with William M. Allen and W.C. Lathrop, and the Wolff and Wolff North ditches brought water to the region. He used his own fresno (a horse-pulled scraper) to dig a ditch from Clear Creek to transport water to the Highlands area. For fifty years he was president of the Rocky Mountain Water Company that operated the Rocky Mountain Ditch, the first irrigation project to transport water from Clear Creek near Golden to truck and fruit gardens west of Denver. Wolff also organized and became president of the Inter-Mountain Water Company, which envisioned a tunnel under the Continental Divide to bring Williams Fork water to the Denver area.⁹

Wolff had wide-ranging involvements in the betterment of the early city. He was an organizer of the Highland Street Railroad Company, a horsecar railway created in July 1888 that provided service to North Denver. He was organizer and president of the Rocky Mountain Lake Street Car Company that built a line to the lake. He was an organizer and director of the Higgins Investment Company and later headed H.G. Wolff & Son. His real estate investments led to the platting of the Wolff Place subdivision, where he built a new

⁸ *Rocky Mountain News*, 4 June 1881, 4.

⁹ *Summit County Journal*, 15 August 1908, 6; *Rocky Mountain News*, 28 March 1924.

twelve-room house, as well as several other additions in the city. Wolff was a charter member in the Chamber of Commerce, an active member of the Real Estate Exchange, and a director of several banks.¹⁰

The Town of Highlands

Lying to the east of Wolff's property was the Town of Highlands. Horatio B. Bearce, a New Englander who came to Colorado in 1859 and claimed eighty acres of land on the west bank of the South Platte River in 1869, platted the town in 1871. Highlands incorporated in September 1875, and Bearce served as its first mayor. The town extended on the east from Zuni Street and the South Platte River to Lowell Boulevard (the eastern edge of the survey area) on the west, and from West Colfax Avenue on the south to West 38th Avenue on the north. Highlands promoted itself as an elite suburb of Denver, providing its residents with fresh air, solid homes, good water, and an absence of "undesirable" influences. By 1890, the Census showed Highlands with a population of 5,161.¹¹

Street Railways Bring Improved Access

Although most of the early development in northwest Denver was concentrated in Highlands in the area east of Federal Boulevard, improved transportation connections to downtown Denver soon made areas to the west more attractive for residential growth. In 1888, the survey area gained a rapid transit link to downtown Denver. Investors involved in the development of the Berkeley area to the northwest incorporated the Denver & Berkeley Park Rapid Transit Company (D&BPRTC) in May 1888. In June 1888, the Town of Highlands granted the company a franchise to lay tracks through its jurisdiction, stipulating a top speed of twelve miles per hour, the use of noiseless steam locomotives, and a fare of no more than five cents per trip. The line was under construction by July 1888 and inaugural service began in December of that year. The line connected to the Denver Tramway Company's cable line on Zuni Street near West 29th Avenue and extended northwest to a terminus at the southwest corner of Berkley Park. Within the survey area, the route passed along the north edge of the neighborhood, following West 32nd Avenue, and then turned north onto Perry Street.¹²

Less than two months after operation of the D&BPRTC began, a spectacular accident occurred when one of the steam dummy cars lost braking capacity on the long hill of West 32nd Avenue east of Perry Street. The overloaded car, carrying seventy passengers, left the tracks at Federal Boulevard and today's Speer Boulevard, resulting in one fatality and numerous injuries. Operations over the line continued (even on the day of the accident), and later in the year, the company acquired new equipment.¹³

¹⁰ "Homes on the Highlands!" *Colorado Exchange Journal*, 1889, in the clipping files of Western History and Genealogy Department, Denver Public Library; *Rocky Mountain News*, 28 March 1924.

¹¹ Ruth Eloise Wiberg, *Rediscovering Northwest Denver* (Boulder, Colorado: Pruett Publishing Co., 1976), 52.

¹² Don Robertson, Morris Cafky, and E.J. Haley, *Denver's Street Railways, 1871-1900*, vol. 1 (Denver: Sundance Books, Ltd., 1999), 132-33.

¹³ Robertson, Cafky, and Haley, *Denver's Street Railways*, 140.

Between 7a.m. and 10p.m., D&BPRTC cars left the cable terminus on the hour and Berkeley Park on the half-hour. Thousands took the line during summer months to avail themselves of the recreational amenities provided by Elitch Gardens amusement park and Berkeley Park. The line also enhanced the northwest area's attractiveness to residential development. Street railway historians Don Robertson, Morris Cafky, and E.J. Haley observed: "The newspapers of December 1888 all began to carry large and small advertisements by real-estate companies extolling the beautiful properties now available in Argyle Park, Highlands and Berkeley, along the line of what was known as the 'Berkeley Motor.'"¹⁴

Creation of the Wolff Place Addition and Its Annexation to Highlands

Hiram G. Wolff was one of many individuals who realized the development potential that improved transportation access would bring to the area. He filed a plat for the Wolff Place subdivision in February 1888 (See Figure 4). The plat shows an addition of ten blocks extending from today's Lowell Boulevard on the east to Raleigh Street on the west, and from West 29th Avenue on the south to West 32nd Avenue on the north. An area in the southwest corner, south of West 30th Avenue and west of Perry Street, was not included and later became another subdivision known as Carter's Addition. Within Wolff Place, most blocks included forty-eight lots (each 25' X 127') that were oriented toward north-south streets and had sixteen-foot alleys dividing each block. The two westernmost blocks (9 and 10) each contained eleven lots oriented toward West 30th Avenue. Streets within the subdivision were sixty feet wide. The following street names were indicated on the original plat: Janet (now Meade), Wolff (Newton), Colorado (Osceola), Sterling (Perry), Inverness (Quitman), and Lorne (Raleigh). Today's West 29th Avenue was then known as Ashland, 30th Avenue was Summit, 32nd was Fairview, and Lowell Boulevard was called Berkeley (See Table 3). The plat indicated that the alleys in the blocks between Lowell and Newton, West 29th and West 30th avenues, were reserved from public use.¹⁵

An article boosting the subdivision appeared in the *Colorado Exchange Journal* in 1889. The story emphasized the area's trees and lawns, suburban ambience, panoramic views, and location on the Berkeley Motor line. It noted that many newer additions lacked the shade trees and lawns available in Wolff Place: "The fortunate purchaser of residence property in this choice suburban district will find his home environed by stately trees of umbrageous growth, and by fruits of all varieties indigenous or adapted to this climate and soil." The convenient location of the neighborhood close to downtown was discussed, as well as its healthful qualities. "Its water privileges are unexcelled—pure cold water from its own wells, and plenty of irrigating water from the ditches. . . . The view is all that can be desired by the most exacting. . . . The transportation is unexcelled, as the Berkeley Motor line passes along Wolff Place and the projected line of the Highlands Street Railroad Company will also connect with this addition." Development in the area was also described: "Wolff Place is already beautified by the erection of elegant homes thereon, and a number of most sightly

¹⁴ Robertson, Cafky, and Haley, *Denver's Street Railways*, 134.

¹⁵ City of Denver, Recorder's Office, "Plat of Wolff Place," filed 4 February 1899.

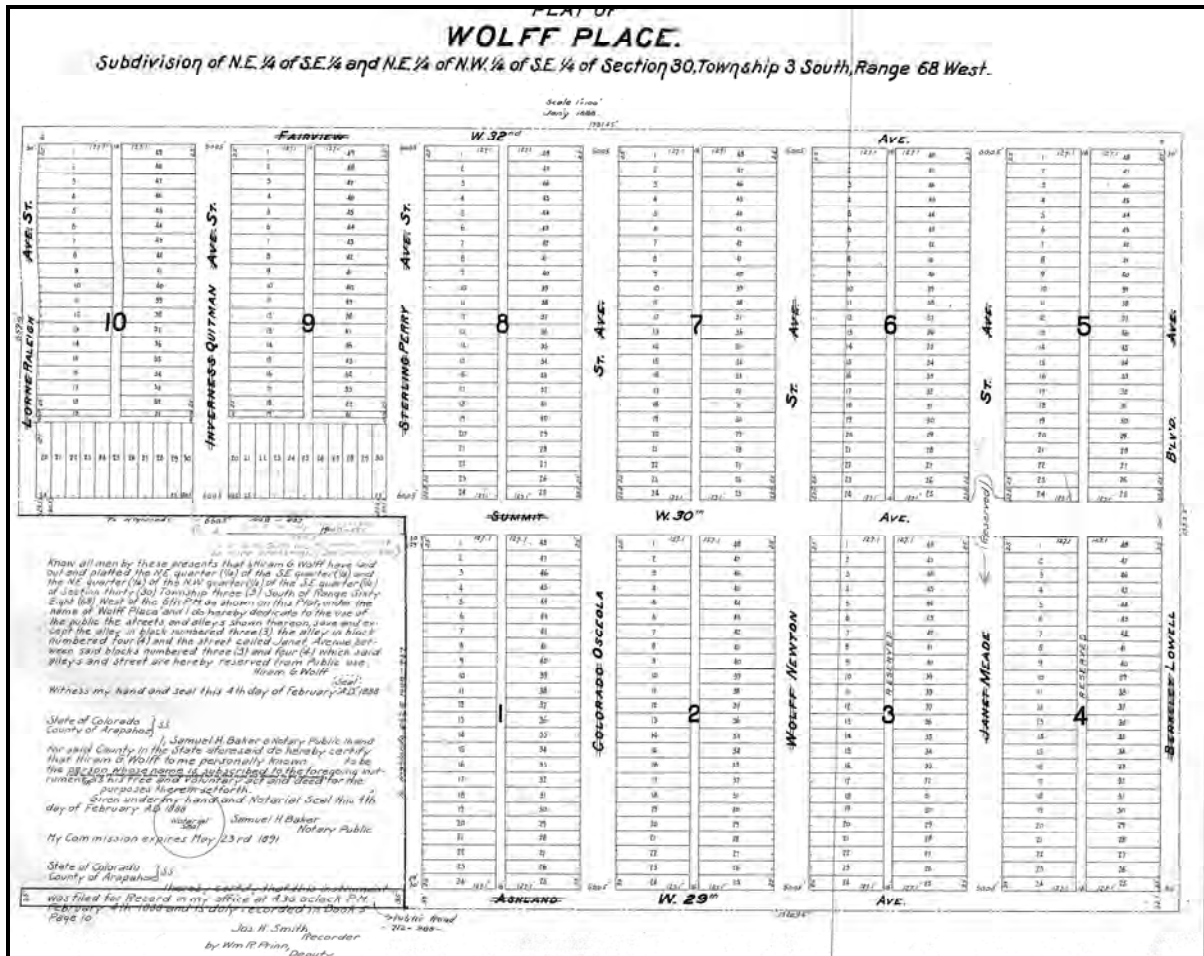


Figure 4. Hiram G. Wolff platted the Wolff Place subdivision in February 1888. His Sunnyside Nursery was located in Blocks 3 and 4 of the addition. SOURCE: City and County of Denver, "Plat of Wolff Place," www.denvergov.org.

edifices are now in process of construction."¹⁶

An 1889 perspective map of Denver illustrated the sparse development within the Wolff Place Addition at that date. Within the subdivision only ten residences were shown on the map, including handfals along Newton Street and West 30th Avenue (See Figure 5). The newly-constructed street railway line appeared on the map.¹⁷

Annexation by Highlands

In August 1890, Highlands doubled the extent of its domain by annexing a large tract of land which extended the town limits west to Sheridan Boulevard. The annexation included the entire survey area. At the time of the annexation, there were few buildings of any kind in the

¹⁶ "Homes on the Highlands!"

¹⁷ "Perspective Map of the City of Denver, 1889" (Milwaukee, Wisconsin: American Publishing Co., 1889).

area, except for the original home and nursery business of Hiram Wolff. A principal reason for the annexation was to gather more taxes, especially those which might be paid by the two amusement parks located in the area west of Lowell: Manhattan Beach at Sloan's Lake and Elitch Gardens, at West 38th Avenue and Tennyson Street.



Figure 5. This extract from an 1889 perspective map shows relatively sparse development in the Wolff Place addition at that time. SOURCE: "Perspective Map of the City of Denver, 1889" (Milwaukee, Wisconsin: American Publishing Company, 1889).

The Town of Highlands considered itself a select area with high moral standards compared to the rowdier Denver. Highlands residents believed the community had purer air, cleaner water, and more upstanding citizens than its neighbor. To insure that standards were upheld, the town enacted ordinances against every conceivable vice: alcohol sales, prostitution, gambling, and even the use of "improper language." Women gained the right to vote in 1893, and Ruth Wiberg reported that the female citizens of Highlands were credited with initially preventing the town's annexation to the larger city.¹⁸

Rapid transit access to the area saw further improvements in the early 1890s. In the summer of 1890 the Denver Tramway Company constructed an electric streetcar line from its car barn at Zuni Street near West 29th Avenue westward along West 29th Avenue (Ashland Avenue) to Yates Street. This line passed along the southern edge of the survey area and provided a connection to the Manhattan Beach amusement park at Sloan's Lake. In December 1890, the Tramway obtained control of the D&BPRTC, and, in June 1891, the company electrified the line, bringing an end to the era of steam-powered cars.¹⁹

The First Edison School and the First Methodist Episcopal Church of Highlands

As population in the survey area grew, civic and community facilities were constructed. The

¹⁸ Ruth E. Wiberg, *Highlands United Methodist Church, 1892-1992* (Denver: The Church, 1992), 1-2 and 5.

¹⁹ Robertson, Cafky, and Haley, *Denver's Street Railways*, 198 and 236.

first Edison School (named after celebrated American inventor Thomas Alva Edison), located on Quitman between West 30th and West 32nd avenues, was erected in 1890 (See Figure 6). One of the city's leading architects, John J. Huddart, designed the school at a cost of more than \$25,000. When finished, the two-story pressed brick and red sandstone building with raised basement was distinguished by a projecting three-story central tower that featured a large arched entrance. An article in the *Denver Republican* in August 1890 noted that Edison School, then recently completed, would open in September. M.F. Mack was selected as the first principal of the school, and Mary L. Martin and Theodore Ramsey were listed as teachers for 1890. The school quickly became overcrowded as the neighborhood grew, and at least two additions were built.



Figure 6. Edison School on the west side of the 3000 block of Quitman Street was erected in 1890. Denver architect John J. Huddart drew the plans for the building which was demolished in the 1920s. SOURCE: Denver Public Library, Western History and Genealogy Department, L.C. McClure photograph, image number MCC-3917.

The First Methodist Episcopal Church of Highlands organized and incorporated in June 1892 as a result of a series of prayer meetings in the neighborhood during 1890-91. Marcia Emery started a small Sunday School in the rear of her grocery store at 3246 Perry Street. By the fall of 1891, the group was meeting in a building erected for their activities on West 32nd Avenue (across from the present site of the church) by George A. Barrows. The red brick structure, known as “Barrows Barn,” quickly became too small for the congregation, and in 1896 a new red brick church was completed on Osceola Street (on the rear of the lot where the Educational Building is today). The Women’s Auxiliary (later the Ladies Aid Society) helped raise money for construction of the new building through activities such as holding a dinner in a tent at West 32nd Avenue and Perry Street. The 1896 church cost approximately \$700. Ten years later, the cornerstone was laid for a new sanctuary facing Osceola Street and

attached to the earlier church (which became the Sunday School).²⁰



Figure 7. Hiram Wolff played a major role in the development of North Denver, operating the Sunnyside Nursery in the early 1880s and platting the Wolff Place addition in 1888. SOURCE: *Rocky Mountain News*, 28 March 1924.

Prominent Early Residents

Hiram G. and Sarah A. Wolff

Following the advent of street railways in the vicinity and the annexation by Highlands, development within Wolff Place began to take off. Setting an example for prospective residents, in 1891 Hiram G. Wolff built a stately red brick and sandstone residence at the northeast corner of West 30th Avenue and Newton Street (5DV627). Wolff's house was completed only two years before a nationwide economic downturn heavily impacted his fortune. Here the farmer-developer lived in the house with his first wife, Sarah A. Carver, who was also a pioneer of the city, and two sons, Frank C. and Hiram B.²¹

Along with thousands of others in the state, the Panic of 1893 had a devastating impact on Wolff's fortunes. The *Rocky Mountain News* observed that he had been "one of the city's wealthiest citizens," but that "the panic and subsequent depression stripped him of nearly everything." His wife Sarah died in 1895, and four years later Wolff married her sister, Jean A. Carver. He struggled to regain his former success, and by 1899, the *Denver Times* included a profile of Wolff as one of the leading real estate men of Denver. The 1910 U.S. Census indicated that two lodgers and two servants resided in the house with the Wolff family. In 1918, the Wolffs moved to 2380 Albion Street in Park Hill, where they lived at the time of the 1920 Census. The grand house on Newton Street was purchased by the Little Sisters of the Poor to serve as the residence of the priest associated with the Mullen Home being built across the street. At the time of his death in 1924, the newspaper noted that Hiram G. Wolff had been "prominent in affairs having to do with the upbuilding of Denver" for more

than fifty years, including the creation of the park, viaduct, and boulevard system and with the granting of franchises for tramway and electric light franchises.²²

²⁰ Ruth E. Wiberg, *Highlands United Methodist Church*, 4-5.

²¹ *Rocky Mountain News*, 28 March 1924.

²² U.S. Census Manuscript Returns, 1900, 1910, 1920, and 1930; *Denver Times*, 12 October 1899, 6 and 31 December 1899, 11; Frank Hall, *History of the State of Colorado*, v. 4 (Chicago: Blakely Printing Co., 1889-95), 618-19; Ruth Eloise Wiberg, *Rediscovering Northwest Denver* (Boulder, Colorado: Pruett Publishing Co., 1976), 55 and 109 and 111; 3000 Newton Street, Abstract of Title, in the files of Jack and Lois Anthony,

Carleton Ellis and the Charles M. Schenck Family

Several of the earliest houses erected in the area platted by Wolff were substantial brick dwellings designed in Queen Anne and other late Victorian styles on large corner lots. At the northwest corner of West 30th Avenue and Lowell Boulevard, real estate developer Carleton Ellis built a stately brick residence in 1890. Ellis was a vice president of the Citizens Savings Bank and served on the board of directors of the Festival of Mountain and Plain, but his main interest was real estate development. He and John McDonough were principals in Ellis, McDonough & Company, a real estate, loan, and investment firm given responsibility for developing John Brisben Walker's Berkeley Farm into a residential subdivision after its sale to a Kansas City investment group. The firm commissioned Lang & Pugh, prominent and prolific Denver house designers of the late nineteenth century, to work on thirty-five houses scattered throughout the development. In January 1890 *Western Architect and Building News* reported that Lang & Pugh had designed a \$5,300 residence for C. Ellis in Wolff Place, with Maunder & Harrington serving as contractors. The house was to be built of brick, with white lava trimmings, and the interior woodwork was oak and ash.²³ William Lang (1846-1897) designed more than 250 eclectic buildings (principally dwellings) in Denver from 1885 until the Panic of 1893 brought an end to his practice. From 1889 until 1892 he was associated with Marshall Pugh, a graduate of the University of Pennsylvania who specialized in engineering. Some twenty Lang designs are individually listed in the National Register of Historic Places.



Figure 8. The Schenck family posed in a buggy in front of their home at 3015 Lowell Boulevard (5DV680) in this undated view. SOURCE: Provided by current owner Sherran Webster.

Denver, Colorado; Denver City Directories, 1892 and 1924.

²³ *Western Architect and Building News*, January 1890, 172.

Charles M. and Elizabeth (Stone) Schenck purchased the property from Ellis in March 1896, and it remained in the Schenck family until 1939 (See Figure 8). Charles Schenck was born in Franklin, Ohio, in 1850, and was educated at Antioch College. Elizabeth was born in Belvedere, Illinois, in 1849, and married Charles in 1875. The couple lived in Iowa and Illinois before moving to Denver in 1892. While in Iowa, Charles Schenck developed an avid interest in sculling and rowing and won many medals and trophies in competitions.

In Chicago, Schenck served as the cashier, vice president, and treasurer of the Whitebreast Coal & Mining Company and its successor firms and became associated with individuals who founded the Colorado Supply Company. Colorado Supply, a mercantile subsidiary of the Colorado Fuel & Iron Company (CF&I), operated thirty stores in Colorado and Wyoming towns where CF&I had coal mining or industrial interests. In Denver, Schenck served as president and treasurer of the Colorado Supply Company, as well as president of the Western Supply Company, secretary and general auditor of CF&I, president of the Colorado & Wyoming Railway, vice president of the Crystal River Railroad, and vice president and director of the Merchants Fire Insurance Company.

In 1917, Schenck was elected to the Denver School Board and withdrew from most of his business activities. He served on the school board until 1933, holding the positions of treasurer and president during an important period of growth and construction for the district. During his tenure on the board Schenck was credited with “reorganization of its administrative policies, establishment of the departments of curriculum revision, research and health service and continuous census and adoption of an improved salary schedule and of the pay-as-you-go building program . . .” Schenck Elementary School in southwest Denver is named for him. Elizabeth Schenck was a member of the board of directors of the Globeville Day Nursery and was a member of the Unitarian Church and the New Century Club. The Schencks continued to live in the house until their deaths (Elizabeth in 1929, followed by her husband in 1933).²⁴

William E. and Ella O. Moses

In 1892 at the northwest corner of West 30th Avenue and Perry Street, William Edgar Moses and Ella Oppy Moses built a grand two-and-a-half-story red brick and stone dwelling featuring a wide arched entrance and corner turret. Ella Moses (1850-1923) was a well-known suffrage leader and descendant of Thomas Jefferson (her mother was Hannah Jefferson Oppy). She was born in Watseka, Illinois, and moved with her parents (they were

²⁴ The Schenck family sold the house in 1939, and the following year it was divided into apartments. The house has been restored in recent years and serves as a single family home. Sources of information for this section include: Sherran Webster, Denver, Interview by R. Laurie Simmons, 10 January 2006; Sanborn Fire Insurance Maps, 1904-50; Denver City and County, Assessor Lot Index; U.S. Census Manuscript Returns, 1920, and 1930; Historic Denver, Inc., “10th Annual Historic Denver House Tour,” 1983 and 31st Annual House Tour, 2004; *Rocky Mountain News*, 27 April 1929, 13, 16 April 1933, 2 and 10 November 1933, 17; *Denver Post*, 25 January 1968; Wiberg, *Rediscovering Northwest Denver*, 166, 168, and 169; and Denver City Directories, 1934, 1945, 1953, and 1964.



Figure 9. Early view east from the Moses House, showing the edge of the house at left and a windmill and the Heiser House in the distance to its left. SOURCE: Steve Kite, the current owner (who was given the image by a former owner).

described as an “old and prominent” pioneer family of Illinois), to Coffeyville, Kansas, in 1871. There she met and in 1872 married William Moses (1844-1929), who was a merchant in the town. Moses was born in Mount Sterling, Illinois, in 1844, the youngest of seven children in a farming family. While still in his teens, he enlisted as a member of Company E of the 119th Illinois Infantry, serving for three years during the Civil War.

In 1874 the couple moved to Joplin, Missouri, where William Moses engaged in mining lead. He shipped the area’s first car of zinc ore to Elgin, Illinois. In 1879 the couple returned to the vicinity where he grew up and farmed. In 1880 William and Ella Moses moved to the booming Colorado mining community of Leadville, where they lived for five years and William engaged in a land scrip and real estate business. Land scrip was issued in place of money, and was primarily used to reward veterans for their service, make possible exchanges of private and public land, indemnify people who had lost claims through errors of the General Land Office, and subsidize agricultural colleges. A large scrip

issue related to veterans of the Civil War.

Mr. and Mrs. Moses moved to Denver in April 1885, and William again specialized in land scrip, becoming so successful that he eventually handled seventy-five percent of all the business in the United States. In Denver, he served as president and general manager of the W.E. Moses Land Scrip & Realty Company, which he founded. Outside of his professional life, Moses belonged to a variety of fraternal organizations. He was most active as a member of the Grand Army of the Republic, in which he held many positions and for which he produced a history of the Colorado and Wyoming departments. A 1918 publication noted that “He has greatly enjoyed association with his old army comrades and he is as true and loyal to his country today as when he followed the nation’s starry banner on the battlefields of the south.”

As Ruth Wiberg pointed out, “The years of Highlands’ great advance were also the years of women’s advance.” Ella Oppy Moses, who lived in Denver for thirty-eight years, dedicated her life to the cause of furthering women’s rights. She was well known as a suffrage leader and was one of the founding members of the National Woman’s Party (NWP), a nonpartisan

group advocating equal rights for women. The NWP grew out of the National American Woman Suffrage Association in 1913, and was considered the militant wing of the suffrage movement. Members held public demonstrations, were arrested, imprisoned, and held hunger strikes in order to publicize the voting issue. Mrs. Moses frequently visited Washington, D.C., to work for the NWP, and she remained an active member until her death. Her name appeared on the cornerstone of the NWP headquarters building in Washington. She was also a member of the North Side Woman's Club, founded in 1895 for "mutual improvement and cooperation in all that pertains to the good of humanity." Charitable and cultural activities were important functions of the club. Ella, an avid gardener, also became a charter member of a Denver garden club, and the Moses property included a large fernery and a stately red oak, one of the largest and oldest in the city. Both William and Ella Moses died while residing in the house; she passed away in 1923 and he in 1929.²⁵

Herman H. and Mathilda Heiser

In 1893 noted saddle manufacturer Herman Hugo Heiser erected a large, elaborately ornamented Queen Anne style house at the corner of West 30th Avenue and Osceola Street (5DV631) (See Figure 10). Heiser's brother-in-law, Matthew Wolter, served as architect and contractor for the dwelling, which became one of the showplaces of Highlands. Herman Heiser was born in Altenburg, Germany, in 1836. At the age of eighteen he received his parents' permission to come alone to the United States in the hope of finding more promising opportunities. He arrived in New York in 1854 and then moved to Wisconsin and Iowa, where he apprenticed with experienced saddle makers. In 1858 Heiser started a harness and saddle business in Highland, Wisconsin. There, "close attention to business" caused the failure of his health. In hopes of recovering, the saddlemaker and a friend started for Colorado in the fall of 1863. They arrived in Denver in December, and, after a short stay, Heiser moved to Gilpin County. In April 1864 he started a harness and saddlery shop in Black Hawk, followed by a branch business at Central City the following year.

In 1874 Heiser sold his Gilpin County interests and came to Denver, where he purchased the established business and property of the pioneer firm of Gallup & Gallatin in the 1500 block of Blake Street. In 1877 Heiser married Mathilda Wolter, who was born in 1858 in Neustadt, Germany. The couple had three sons: Johannes Peter, Ewald F., and Arthur B. Heiser's saddle manufacturing business in Denver flourished. In 1879, the famous Heiser "Triple H" became the ninth registered trademark in the state. Ruth Wiberg reported his custom-made saddles were known for fitting the exact dimensions of the purchaser. His shop also sold gun leather and cowboy gear and it profited from the booming cattle industry in the state. Heiser's house reflected the success of his business.

²⁵ Information for this section comes from: Steve Kite, Denver, Interviews by Tom and Laurie Simmons, 2005; *Rocky Mountain News*, 19 August 1923; Wilbur F. Stone, *History of Colorado*, vol. II (Chicago: S.J. Clarke Publishing Co., 1918), 523-24; Library of Congress website, American Memory Project, <http://memory.loc.gov/ammem/collections/suffrage/nwp/history.html>, accessed 19 February 2006; *Rocky Mountain News*, 19 August 1923; U.S. Census 1880; Wiberg, *Rediscovering Northwest Denver*, 110-111.

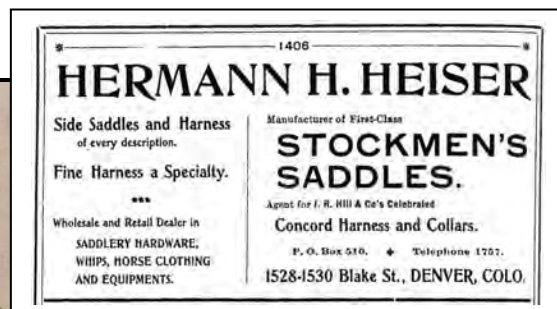


Figure 10. Saddlemaker Herman H. Heiser, a German immigrant, constructed this massive corner residence at 3016 Osceola Street in 1893. The display advertisement from the 1899 Denver City Directory provides a sense of the scope of Heiser's business. SOURCE: Photo provided by the current owner, Camille Palmeri.

Heiser died in 1904, and his business and home were inherited by his three sons. At age sixteen one of the sons built a working model steam locomotive that circled the house and was later an attraction at Elitch Gardens. The Heiser family operated the saddle business until 1945, when the name and trademark were sold to the Denver Dry Goods Co. In 1916 the three Heiser brothers also opened a car dealership at Sixth Avenue and Broadway selling Lafayette and Peerless automobiles and Oneida trucks. Heiser's widow, Mathilda, married Wilhelm Dahms in 1922. She passed away in 1937 while still living in the house on Osceola Street.²⁶

Other Early Residents

Swedish carpenter Alfred J. Alstrom purchased the property at 3054 Meade Street (5DV625) in 1890. Alstrom probably constructed the house on the site about 1892; he is the first resident at the address listed in city directories. Although not identified as an architect, Alstrom is credited with the design of a 1903 building erected on West 25th Avenue between Bryant and Clay streets. His wife, Augusta C. Alstrom, was also born in Sweden and came to the United States as an infant in 1868. Alfred, who was born in 1859, arrived in this country in 1880 and later became a naturalized citizen. The 1900 U.S. Census indicated that a widow and her two daughters were living with the Alstroms as lodgers. In December 1901 Norwegian immigrants William H. and Marion Johnson became owners of the house. William Johnson worked as a shoemaker. Residing with the couple in 1910 was their son, Philo W. Johnson (thirty-nine years old and a Michigan native), who worked as a bookkeeper. The Johnson family was still listed at this address in the 1920 Census, while

²⁶ Information for this section comes from: Hall, *History of Colorado*, vol. IV, 475; *Rocky Mountain News*, 1 January 1881 and 10 February 1963, 20A; 12; Historic Denver, "A Visit to West Highlands and Potter Highlands," 2004, 9 and "A Visit to Victorian Highlands," 1983; "Herman H. Heiser Co.," Retrieved from vintagegunleather.com on 21 February 2006.

Philo alone was shown in the 1924 city directory.²⁷

The house at 3125 Meade Street (5DV2813) was erected about 1896 by Anna L. and Adrian V.S. Saunders. She lived here with her husband, Adrian V.S. Saunders, four sons, and four daughters. Adrian Saunders was the proprietor of A.V.S. Saunders Real Estate and at one time a manager of the Municipal Investment Company. He was born in Canandaigua, New York in 1848, and lived in Beatrice, Nebraska, for twenty years before coming to Colorado in 1895. His son, Cecil V. Saunders, worked as a clerk in the family business and later became a carrier for the *Denver Republican* newspaper. Carmen C. Saunders was a mechanical engineer, and Una K. Saunders was a music teacher. About 1905 the Saunders family moved to Fort Morgan, where Adrian Saunders served as justice of the peace for twenty-two years. When he died in January 1935, his obituary cited him as a “Colorado pioneer.”²⁸

Ralph W. Rhoads, a commercial traveler who resided by 1891 at 3035 Perry Street (5DV9492) came to Denver in 1880 (See Figure 11). The house was built about 1890. Rhoads worked as a traveling salesman for a number of companies: Ed Hewitt & Co. (1891); Cornforth & Co. (1892-93); Bowman & Burleson (1894); and W.C. Nevin & Co. (1900). Rhoads, his wife Mary B., and his daughter, Thalia M., owned and lived in the house on Perry Street. Ralph was a native of Iowa, his wife was from Tennessee, and their daughter was born in Colorado. In 1904, the Rhoads family moved two doors to the south, to 3025 Perry Street, where Ralph died in 1935. His obituary noted that he was prominent in state Masonic groups and that “he was a salesman for a Denver candy company and formerly operated his own candy factory here.”²⁹

Highlands Becomes Part of Denver

As a result of annexation and continued growth, the *Highland Chief* newspaper opined that by the end of 1892 “Highlands had a population conservatively estimated at 11,000 people,” a doubling of its residents since 1890. The total assessed valuation for the town in 1894 was \$3.7 million. A move to annex the town by Denver failed in March 1894 by a vote of 489 to 208. Two years later, in June 1896, the annexationists prevailed, with Highlands voting 318 to 137 to become part of Denver. As an inducement to support annexation, Denver agreed to allow Highlands to keep its restrictive liquor ordinances. No liquor establishments opened in Highlands until the repeal of national prohibition in 1933, according to Ruth Wiberg. By October 1897, house number and street names within the Highlands area were required to conform to the Denver system³⁰

²⁷ Denver City and County, Assessor Lot Index; U.S. Census Manuscript Returns, 1900, 1910, and 1920; Denver City Directories, 1890-93, 1902, 1924; Denver Building Permits Index, 1903.

²⁸ Denver City and County, Assessor Lot Index; U.S. Census Manuscript Returns, 1900; Denver City Directories, 1896-99; *Rocky Mountain News*, 20 January 1935, 2.

²⁹ Denver City and County, Assessor Lot Index; U.S. Census Manuscript Returns, 1900 and 1910; Denver City Directories, 1890-1904, 1924, and 1934; *Denver Post*, 30 April 1935, 7.

³⁰ *Highland Chief*, 1 October 1897 and 15 October 1897; Ben Draper, City Clerk, “Minutes, Ordinances, and Miscellaneous Data of Towns Annexed to Denver,” CWA 550 (Denver: Document Division, Denver Museum, 1934).

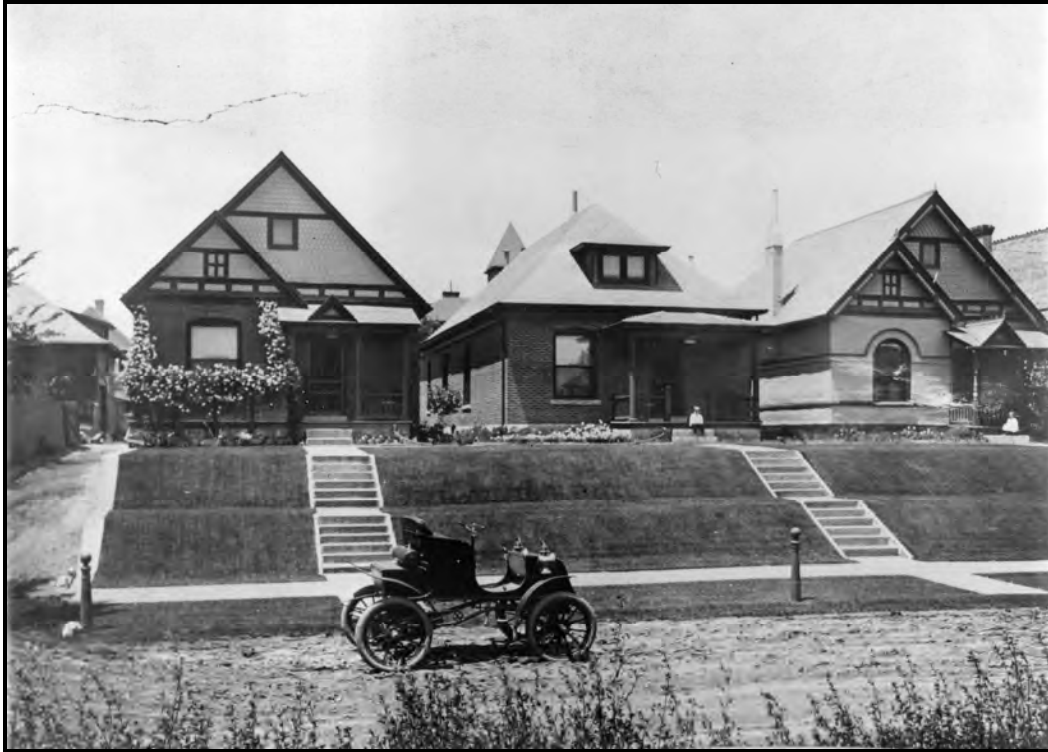


Figure 11. This 1905 view shows the immaculately groomed yards of the west side of the 3000 block of Perry Street with (left to right) 3025, 3029, and 3035 Perry Street (5DV9492). Ralph Rhoads, a traveling salesman, lived at 3035 Perry Street before moving to 3025. The carriage house of William and Ella Moses is visible at the left edge of the photo, and the tower of Edison School appears behind the middle house. SOURCE: Provided by Steve Kite from the Colorado Railroad Museum, photographic collection, image IL-7900.

Early Twentieth Century Growth and Development

With the expansion of housing and the presence of electric streetcar service, a commercial district providing goods and services for local residents emerged at the intersection of Lowell Boulevard and West 32nd Avenue. Immediately adjacent to the survey area, the business district provided conveniently located enterprises favored by neighborhood residents. By 1904 three corners of the intersection had commercial uses in place. The southeast corner held the two-story brick Homer Building, with Homer Hall on the second story. In the corner storefront of the building facing the intersection was the W.A. White Drug Company. South of the drugstore facing Lowell Boulevard were the Highland Baking and Catering Company and another store. East of the drugstore facing West 32nd Avenue was Adolph Maier's barber shop. A boot and shoe maker, L. Greenwald, occupied a storefront facing West 32nd Avenue just east of the Homer Building. Across the street on the northeast corner was another two-story building that housed the Robert S. Herbert Grocery. Near the southwest corner of the intersection was a building housing the W.T. Sampson Grocery. Two hay and feed businesses also were located in the area.

The 1905 Baist map of Denver (Figure 12) provided an overview of the development of the

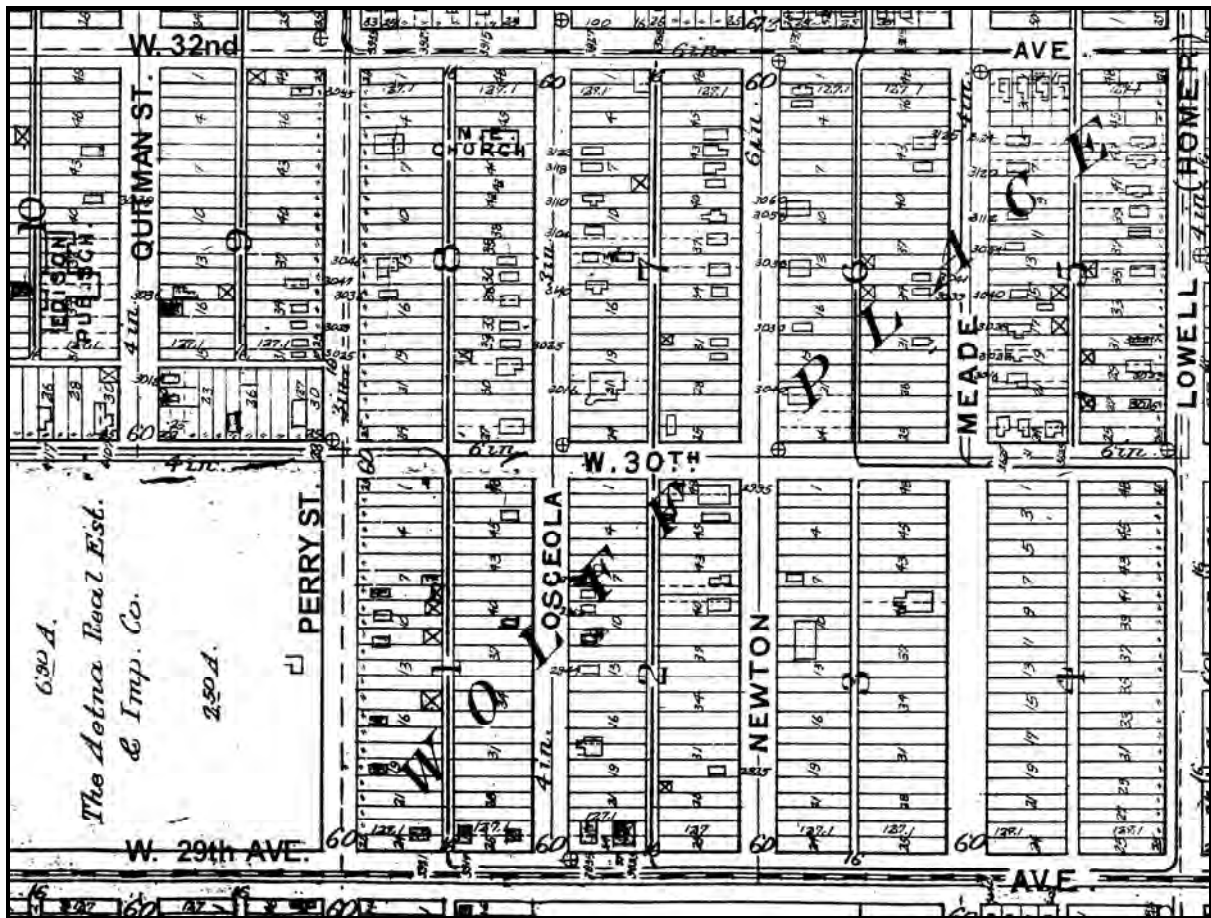


Figure 12. The survey area is shown in this extract from a 1905 real estate atlas of Denver. Blocks 5 and 7 of the Wolff Place subdivision were the most intensively developed areas at that time, while the area south of West 30th Avenue was sparsely settled. SOURCE: G. William Baist, "Baist's Real Estate Atlas of Surveys of Denver, Colorado," Philadelphia: G. William Baist, 1905.

neighborhood to that date. The northeast block of the Wolff Place subdivision (Block 5) showed the most intensive development, with about twenty-five dwellings and one or two commercial buildings, the latter at the southwest corner of West 32nd Avenue and Lowell Boulevard. Block 7 (bounded by Osceola and Newton streets and West 30th and West 32nd avenues) contained nineteen residences. Other blocks within the survey area contained thirteen or fewer houses in 1905, leaving large areas for in-fill development in the early decades of the twentieth century. The two blocks in the southeast corner (Hiram Wolff's former Sunnyside Nursery) held only three buildings. In the southwest corner, north-south streets and Hayward Place did not exist; the property, which would later become Carter's Addition, was owned by the Aetna Real Estate and Improvement Company. There were no parks and few non-residential improvements in the area. The old Edison School was present on the west side of Quitman Street between West 30th and West 32nd avenues. The old Methodist Episcopal

Church was present on the west side of Osceola Street, a few lots south of West 32nd Avenue.³¹
Lehrer's Flowers

The floral business of W.G. Lehrer & Company was located at 3036 Quitman Street in the early part of the twentieth century. A house on the site was built in 1908, according to Denver Assessor records. The 1910 U.S. Census indicates that Charles and Mary E. Lehrer lived in the house. At that time, Mr. Lehrer was a school janitor and Mrs. Lehrer was operating a grocery store from the front of the home. The Lehrers, who were from Germany, had two sons, George W. and Walter G. Building permit records indicate that W.G. Lehrer erected a glass and metal greenhouse with boiler house and shed south of the house in 1919. In 1927 Mary E. Lehrer obtained a permit to remodel the front of her store as part of the residence. Walter Lehrer served as president of the Colorado Flower Growers Association in 1929. The 1930 and 1950 Sanborn maps showed the greenhouse of Lehrer & Company south of the house. In 1949 John Byerly, a veteran of World War II and a native of North Dakota, purchased the small flower business, which then included one delivery truck and six employees. Lehrer's Flowers, which continues to operate today, has expanded to encompass a variety of divisions, 270 employees, and more than 80 delivery vans.³²

William J. Carter and Carter's Addition

William J. Carter, one of the city's early automobile dealers, built one of the visual landmarks of the neighborhood, the two-and-a-half-story residence at 2959 Perry Street (5DV634) on what is now one of the larger urban lots in the city. The property was the site of his mysterious death in 1930. Carter, a native of Lamberton, North Carolina, came to Denver in 1906 and had the imposing dwelling erected in the same year. He had acquired a fortune in the lumber industry, according to Ruth Wiberg. A 21 August 1906 building permit for the property on Perry Street called for a two-story dwelling and an outbuilding. The construction was valued at \$12,000, and no architect or contractor was listed.

William Carter organized the Carter Motor Company in 1909 to sell Overland and Apperson "Jack Rabbit" vehicles, a business he operated until 1924. Carter also invested in real estate and created a new four-block residential development in the neighborhood. In 1913 he filed the plat for a subdivision, "Carter's Addition," which extended between 29th and 30th avenues from Perry to Stuart streets. Most of the lots in the addition were 25' by 127' and were oriented toward the north-south streets. Block 2 in the southeast corner contained fourteen lots with dimensions varying from 38' by 127' to 52' by 111'. In about 1908-1910 Carter constructed fourteen one-story Classic Cottage style dwellings of tan and red brick in

³¹ G. William Baist, "Baist's Real Estate Atlas of Surveys of Denver, Colorado," Philadelphia: G. William Baist, 1905.

³² The Lehrer House at 3036 Quitman Street is still present, but the greenhouse has been demolished. Denver County Assessor records; Sanborn Fire Insurance Maps, 1904, 1930, 1950; U.S. Census, 1910; Colorado Nursery & Greenhouse Association website, www.coloradonga.org/index, accessed on 27 April 2006; Lehrer's Flowers website, www.thinkflowers.com, accessed on 27 April 2006.

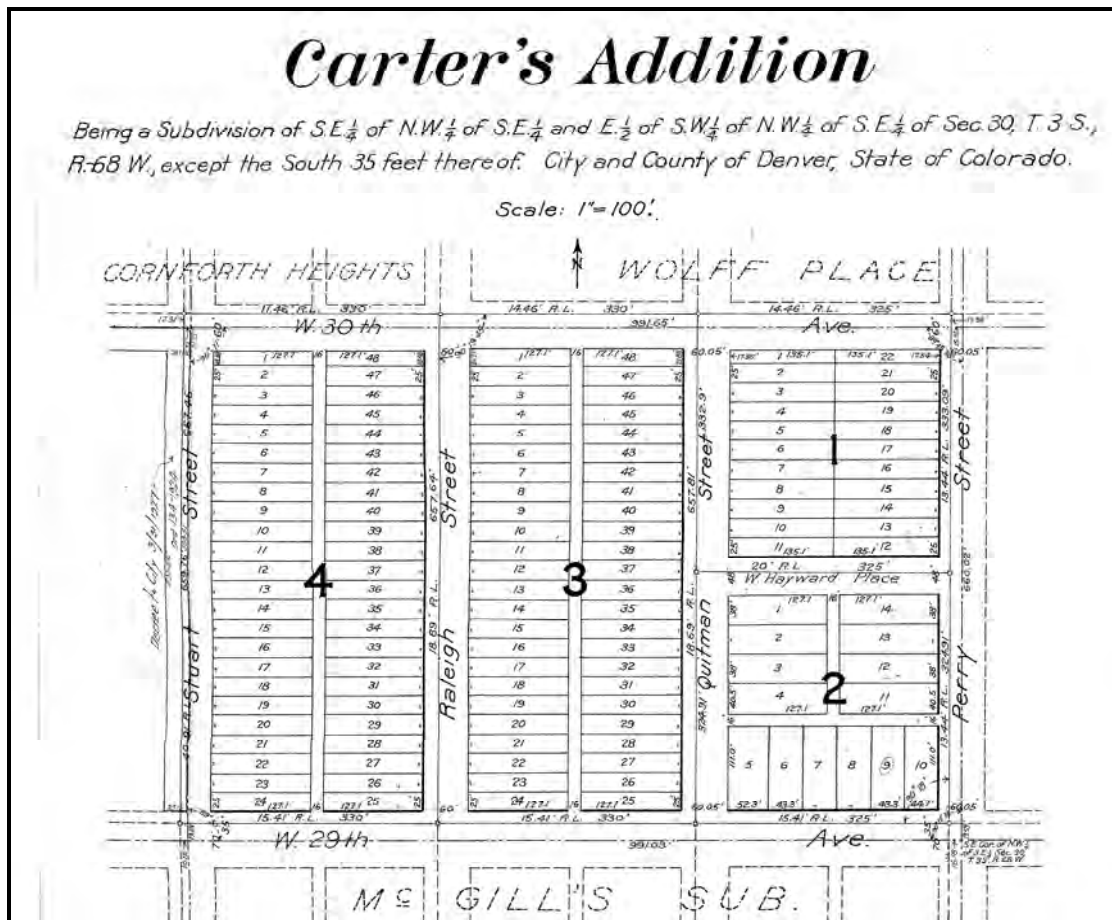


Figure 13 Carter's Addition was platted in 1913 by William J. Carter, a wealthy auto dealer, theater operator, and real estate developer. His large house was located in the southern portion of Block 1. SOURCE: City and County of Denver, "Carter's Addition," www.denvergov.org.

this area south of Hayward Place.

Carter continued to be involved in real estate development in his latter years, as well as entering into the field of entertainment, through ownership of the Santa Fe and Jewell theaters in Denver. The *Denver Post* assessed Carter as "a highly successful and prosperous businessman," who had amassed a "moderate fortune" in the automobile business. He lived on Perry Street with his wife, three children, a son-in-law, and a grandson. By 1920 the Carters had divorced, and a cousin and a servant resided with William Carter in the house. By 1924, he had remarried, and he continued to live in the house with his new wife, Katherine. The *Denver Post* attempted to sort out Carter's tangled personal life: "He had been married in 1900 but his wife had divorced him at Tampa, Fla. They became reconciled and were remarried here April 19, 1906. His wife died and he later married again. His last wife [in 1930] is 46 years old. His son is the child of his first wife and his daughter is the child of his second wife." A 1977 historic building survey form reported that Carter married and remarried the same two women twice and that he could neither read nor write.

Carter was described by the *Denver Post* as “one of the most picturesque figures in Denver for years.” In July 1921, he and his wife were awakened by a burglar known as “The Wire Cutter,” who severed telephone lines before breaking into houses. Carter refused to surrender diamonds, jewelry, and cash in the house amounting to \$6,000 and traded gunshots through a closed door with the burglar, who finally fled. In December 1930, Carter, then seventy-three years old, died mysteriously in the garage at the rear of the premises. Front page stories in the *Denver Post* offered such various theories for his demise as suicide, accident, or robbery and murder. The newspaper reported Carter’s wife stated that she had discovered her husband in bed with their maid, a statement Mrs. Carter subsequently disavowed. Anne K. Carter (Carter’s widow) still lived here in 1934.³³

Other Early Twentieth Century Residents

George L. Adams acquired the house at 2954 Perry Street (5DV633, 1895) in 1900. The 1900 Denver city directory identified Adams’s occupation as mining, while the 1901 edition indicated that he raised Belgian hares. He had previously worked as a Denver fire warden, but apparently lost that job due to a distaste for politics. In April 1899, the *Highland Chief* newspaper reported: “Because he would not take off his coat and work politics Geo. L. Adams has been discharged from his position as fire warden. Adams was a faithful officer and a hard worker for the city, but the Maloney Machine [Denver mayor] want only such men as will do their bidding.” Adams’ son, George L. Adams, Jr., also lived here in both 1900 and 1901; he worked for Mountain Electric Company. In 1904, both father and son were associated with the American Antiseptic Company; the senior Adams was its president and his son was secretary.³⁴

Hiram Wolff apparently built the house at 3101 Lowell Boulevard for his son, Frank, in 1896. Dr. Paull Stuart Hunter purchased the house at 3101 Lowell Boulevard in 1908 and set up a basement office where he conducted his medical practice. Born in West Virginia in 1877, Hunter was taken to China at the age of two by his missionary parents and lived there for twelve years. Back in the United States, he studied medicine at Johns Hopkins University and the University of Colorado, receiving a degree in 1904. Hunter’s interest in China continued throughout his life, and he presented public lectures illustrated with lantern slides to provide Denver citizens with a better understanding and appreciation of that country. He was also an active newspaper correspondent and a founder of the Denver Press Club. In 1909 Governor John Shafroth appointed Hunter to the State Board of Health, where he advocated for “progressive health policies.” In the process, Hunter clashed with some local politicians

³³ Information for this section comes from: Wiberg, *Rediscovering Northwest Denver*, 118 and 120; Denver City and County, Assessor Lot Index; U.S. Census Manuscript Returns, 1910, 1920, and 1930; Baist Map, 1905; *Denver Post*, 13 December 1930, 1, 7, 14 December 1930, 1, and 15 December 1930, 1; City and County of Denver Clerk and Recorder, Carter’s Addition Plat, signed 16 December 1912 and filed 9 May 1913; Gage Davis, Historic Building Survey Form, 2955 [sic] Perry St., 5DV634, April 1977; Denver City and County Building Permits, Number 1485, 21 August 1906; Denver City Directories, 1924 and 1934.

³⁴ Denver City and County, Assessor Lot Index; *Highland Chief*, 27 April 1899; “10th Annual Historic Denver House Tour,” 1983; Denver City Directories, 1893-1904, and 1910.

and was not reappointed to the position. Although he had been friends with Mayor Ben Stapleton, who was briefly a neighbor, the relationship collapsed over Hunter's refusal to join the Ku Klux Klan which backed Stapleton. Hunter, who died in 1923, lived on Lowell Boulevard with his wife Cora (whom he married in 1908) and children Allene and Moreland. Allene married Charles Jesse Gorman and they lived in this house with her parents. The Gormans' daughter Gail Montoya, lives with her husband, Richard, in the house today.³⁵



Figure 14. Dr. Paull Hunter is shown with his wife, Cora, on the porch of their house at 3101 Lowell Boulevard. The couple purchased the house in 1908, and the property is still owned by the family. SOURCE: Gail and Richard Montoya photographic collection.

Lawyer William Colley Danks built a fine brick residence with Craftsman and Mediterranean style influences at 3935 W. 39th Avenue (5DV9481) in 1910. Danks, who was born in Logan, Illinois, in 1875, purchased the lot in January 1910. The prosperous Danks household included William, his wife Matilda E. (nee Lanham), daughters Willa and Edna, Thomas Lanham (identified as a boarder), and servant Jennie McGuiddy and her ten-year-old daughter. William Danks had a distinguished military career; he was a veteran of the Spanish American War, served in France during World War I, and subsequently became a colonel in the Army Reserves and was affiliated with the Colorado National Guard. In the 1910s the Danks family moved to Arapahoe County and then to Routt County. In 1931 Mr. Danks was appointed Adjutant General of the Colorado National Guard.

The relationship between the neighborhood and the growing commercial district on West 32nd Avenue was reflected in subsequent owners of 3935 W. 30th Avenue. By 1920 Fred J. and Mae E. Hicks and their thirteen-year-old son Leonard lived in the dwelling. The Hicks family members were natives of Illinois who came to Denver in 1912 when Fred Hicks established the Hicks Dry Goods Company in a building at the northwest corner of West

³⁵ Much of the information in this paragraph is derived from Keith Chamberlin, "Early North Denver Doctor Captured Headlines," *North Denver Tribune*, 1 April 2004, 2. Other sources include Gail and Richard Montoya, Denver, Interview by Tom and Laurie Simmons, 13 April 2006; Hunter's World War I Draft Registration Card; Denver City Directories; and Wiberg, *Rediscovering Northwest Denver*, 118.

32nd Avenue and Lowell Boulevard. Tragedy struck the family in the 1930s, when Leonard was killed in an automobile-train collision on the road to Boulder, followed by Mae Hicks's death in 1936.³⁶

The house at 3109 Osceola Street (5DV9489) was erected about 1912 by Thomasine Brothers and her husband, David. David B. Brothers, who was born in England in 1838, was a pioneer of the Wheat Ridge area. He immigrated to the United States in 1863, becoming a naturalized citizen and raising wheat and corn in the Vasquez area of Jefferson County. Historian of Colorado agriculture Alvin T. Steinel cited Brothers as a prominent early fruit grower in Jefferson County who exhibited at the first horticultural show in Denver in 1889. Brothers garnered several prizes at the Colorado State Fair for his agricultural products. Thomasine Brothers was born in St. Louis about 1849 and came at the age of eleven to the area of today's Wheat Ridge with her parents, who were described as "early settlers in that



Figure 15. Benjamin F. Stapleton lived for about two years at 3045 Lowell Boulevard (5DV619) during his tenure as Denver Postmaster. SOURCE: Denver Public Library, Western History and Genealogy Department, Harry M. Rhoads Photograph Collection, image number Rh-353.

community." She married David Brothers in 1879, and they continued farming. David Brothers was a trustee of the High Line Mining Company (1879) and a director of the North Side Bank of Denver (1892). Thomasine Brothers was active in the foreign missionary society of the Highlands Methodist Church, the Women's Christian Temperance Union, and the Pioneer Society of Colorado. In 1903 the couple sold a thirty-four-acre fruit farm in Wheat Ridge to the Denver YMCA in return for \$1,000 initially and \$300 yearly as long as they lived. In 1909, Mr. and Mrs. Brothers moved to Denver from Wheat Ridge, living at another location in North Denver before moving to Osceola Street. David Brothers died before 1920, and Thomasine continued to live here with her sisters. She passed away at her home in October 1929.³⁷

Denver Mayor Benjamin F. Stapleton lived at 3045 Lowell Boulevard (5DV619). Stapleton,

³⁶ Information on the Danks/Hicks House comes from: Denver City and County Assessor Lot Index; U.S. Census Manuscript Returns, 1900, 1910, 1920, and 1930; Denver Householder Directory, 1924; *Rocky Mountain News*, 3 May 1936, 4; Denver City Directories, 1910, 1924, 1934, 1945, 1953, and 1964; *Denver Post*, 25 August 1931, 12; Carolyn G. Butterfield, Denver, Colorado, Telephone Interview by Thomas H. Simmons, 5 January 2006.

³⁷ Denver City and County, Assessor Lot Index; U.S. Census Manuscript Returns, 1900, 1910, 1920, and 1930; Denver City Directories, 1911-13, 1924, 1934; Alvin T. Steinel, *History of Agriculture in Colorado* (Denver: State Board of Agriculture, 1926), 509, 515; *Denver Post*, 21 October 1929, 30; *Rocky Mountain News*, 27 March 1873, 2, 10 April 1879, 4, 1 August 1879, 8, 27 September 1879, 5, 21 September 1883, 3; Wilbur Fiske Stone, *History of Colorado*, v. 1 (Chicago: S.J. Clarke Publishing Co., 1918), 401; *Highland Chief*, 28 February 1903.

listed at this address in the 1919 and 1920 city directories, was born in Paintsville, Kentucky, graduated from Normal University, in Lebanon, Ohio, and served as the principal of schools at Waverly, Minnesota. He studied law in Lebanon before moving to Denver in the late 1890s. Stapleton served in a Colorado regiment during the Spanish-American War and afterwards was active in the Association of the Army of the Philippines and the Society of Veterans of Foreign Wars. He held the office of police magistrate of Denver from 1904 to 1915 and reportedly “did much to improve the police court system.” In February 1915 Stapleton was appointed Denver postmaster and brought about a rearrangement of mail routes the following year. In 1917, following the death of his first wife, Stapleton married Mabel Freeland, “a talented musician of Denver.” Stapleton was listed at five different addresses in 1915 through 1922 city directories, including other locations in North Denver. Stapleton lived on Lowell Boulevard during part of his six-year term as postmaster. He served as mayor from 1923-31 and 1935-47, and was credited with moving the city forward with controlled growth. A darker side of his biography was his membership in the Ku Klux Klan during the 1920s.³⁸

Mullen Home for the Aged

One of the most significant changes in neighborhood land use resulted from the construction of the Little Sisters of the Poor Mullen Home for the Aged on the former site of Wolff’s Sunnyside Nursery. Denver industrialist and philanthropist John K. Mullen built the Mullen Home because he felt the city needed a place for the elderly poor. Mullen once told a reporter, “I don’t believe, there is anything sadder than the sight of an old man, deserted, friendless, penniless, alone in the world.” Mullen had spent most of his life building up a flour milling business, making his fortune. In his later years, he spent much of his wealth on philanthropic endeavors. The industrialist asked the Little Sisters of the Poor, an international order of nuns founded in France in 1839, to come to Denver to operate the proposed old age facility. The Little Sisters were known internationally for their work with the destitute and aged. Originally Mullen had planned for the home to be for Catholics only, but he later decided that it should be open to all religious denominations.

Mullen joined with Mother Germaine, of the Little Sisters of the Poor, and Bishop Matz in a mission to build the home as early as 1911. They originally planned to establish the facility on East Montview Boulevard, but homeowners in the area blocked the project, fearing that it would reduce the values of their properties. The site of Hiram Wolff’s old home and Sunnyside Nursery in West Highlands was available for development. Mullen obtained the ten-acre property on Lowell Boulevard between West 28th and West 29th avenues in August 1916, for \$50,000. Homeowners in this neighborhood also opposed the plan, but this time Mayor Robert Speer, a longtime friend of Mullen, blocked opposition, allowing the home to be built. Mullen wrote, “It is the finest plot of ground in the city.”

³⁸ Wiberg, *Rediscovering Northwest Denver*, 117-18; George V. Kelly, *The Old Gray Mayors of Denver* (Boulder, Colorado: Pruett Publishing Co., 1974), 1-22; Wilbur Fiske Stone, *History of Colorado*, v. 3 (Chicago: S.J. Clarke Publishing Co., 1918), 763-64; Denver City Directories, 1915-22; *Denver Times*, 2 November 1921, 1; David M. Chalmers, *Hooded Americanism* (New York: New Viewpoints, 1976), 127.



Figure 16. The main building of the Little Sisters of the Poor Mullen Home for the Aged was dedicated in 1918. The building was designed by Denver architect Harry James Manning. SOURCE: Denver Public Library, Western History and Genealogy Department, Rocky Mountain Photo Company photograph, image number X-28921

It was agreed that Mullen would turn over full responsibility and ownership of the property to the Little Sisters. He also pledged another \$150,000 for the development and improvement of the site. Architect Harry James Manning and the Dunn and Gibson Construction Company were hired to design and construct the buildings. Work on the home began in December 1916. One year later four Little Sisters moved into the laundry building and began to prepare for the first residents, who would arrive when the main building was finished in 1918.

As the three-story building neared completion in August 1917, the *Denver Post* described it as “constructed of gray brick with terra cotta trimmings. The roof is of red tile. All floors are of reinforced concrete.” The building was completely fireproof throughout. The Mullen Home advertised that any person over sixty years of age who had no other means of support, would be received and taken care of. The facility originally was equipped to serve about two hundred people. Dormitories occupied the third floor; the second floor encompassed the women’s dining room, sewing rooms, and parlor; and the basement included the men’s dining room and general kitchen. The *Denver Post* judged the finished building as “situated in one of the most picturesque and beautifully tree-shaded plots in Denver” and noted it was “of Italian Renaissance design.” Historic pictures of the newly-constructed building show mature trees and other landscaping remaining from Wolff’s nursery.

Bishop J. Henry Tihen dedicated the Mullen Home on 1 September 1918, and the public was given a chance to tour the interior and grounds. Two thousand people attended the ceremonies, including Denver’s mayor and the governor, who thanked Mullen on behalf of the state. At the time of the dedication, fifty-six people were already being cared for by the Little Sisters. A large bronze plaque with the inscription “J.K. Mullen Memorial to the Little

Sisters of the Poor” was placed by the main entrance. In 1924, Mullen created the J.K. Mullen Foundation which was to be in charge of distributing his money and fundraising to benefit charitable causes after his death.

Subsequent improvements to the home included a two-story clubhouse for men constructed behind the main building in 1932. The clubhouse provided men a place to smoke, talk, and play cribbage, billiards, and bridge. Mullen donated \$40,000 for the construction of the building. A three-story annex was added to the Mullen Home in 1973, at the cost of \$1.2 million. The new building, designed by Henry J. Denicola, could accommodate seventy-six residents in private and semiprivate rooms. The building also contained medical and dental offices, rooms for therapy, an intensive-care unit, an arts and crafts room, a lounge and two main dining rooms. The new wing increased the number of residents at the home from 97 to 140. The Little Sisters continue to operate the home for about seventy residents with support from public donations and financial contributions of the Mullen family.³⁹

Methodist Church Developments

The Methodist parsonage at 3920 West 32nd Avenue (5DV9482) was built in 1915, during the tenure of Rev. C.O. Thibodeau (1911-1915). The house was described as “a monument to a loving pastor.” The design of the parsonage matched that of its 1906 red brick church. The house served as living quarters for the church’s pastors, and its rooms were also used for a variety of church-related functions. When parts of the church burned in 1934, the parsonage housed Sunday School classes and other activities.

A new church (the current edifice next to the parsonage) was built during the period 1921-26 to serve a growing congregation. Architect Arthur S. Wilson designed the church, which was described as combining manganese gray brick and Bedford cut stone trimmings. The \$100,000 building was erected on the former site of a corner tennis court, and the first phase of construction called for completing a basement and a front entrance. This included a gymnasium/dining room, kitchen, and stage in the basement and a front entrance with narthex above ground. The second phase of construction, during 1925-26, resulted in completion of a sanctuary, balcony, tower rooms, choir loft, memorial windows, and acquisition of a pipe organ.⁴⁰

During the 1920s the Ku Klux Klan gained strongholds in several parts of the state, and Ruth

³⁹ Information for the Mullen Home comes from: William J. Convery, III, *Pride of the Rockies: The Life of Colorado's Premiere Irish Patron, John Kernan Mullen* (University Press of Colorado: Boulder, 2000); *Mullen Home for the Aged*, Denver Public Library clippings file; Mildred Thomson, Machebeuf History Club, “Mullen Home for the Aged,” November 1941; in the files of Denver Public Library; *Denver Post*, 22 August 1917, 9; 18 August 1918, 5; 16 March 1973, 7H; 18 August 1975, 2; *Rocky Mountain News*, 2 September 1918, 4; 31 July 1932, 7; *Denver Catholic Register*, 5 September 1918, 1,2; *Denver Catholic Charities Annual Report*, 1957, 33; *Northwest Denver Tribune*, 17 November 2005, 5; Thomas J. Noel, *Colorado Catholicism* (Niwot, Colo.: University Press of Colorado, 1989), 106-109; Mullen Homes for the Aged, “Brochure About Mullen Home,” no date, on file at Front Range Research Associates, Denver.

⁴⁰ *Rocky Mountain News*, 27 November 1921, 12.

Wiberg reported that Klan members boycotted some businesses in the commercial area at West 32nd Avenue and Lowell Boulevard. A large electrically illuminated cross rising from the roof peak of the church was visible throughout North Denver in the mid-1920s, an action later members lamented as reflective of the Klan influence.⁴¹



Figure 17. The Highlands Methodist Church completed its new sanctuary in 1926. The 1915 parsonage is visible to the right at 3920 West 32nd Avenue (5DV9482), and the 1906 church is seen at the rear. SOURCE: Denver Public Library, Western History and Genealogy Department, photographic collection, image X-25336.

A fire destroyed the older components of the church in 1934, and the congregation struggled through the Depression to make ends meet. Pastor Richard O. Gilpin came from Kansas to lead the church in 1936. Gilpin, who remained pastor until 1943, recorded the difficulty of heading the church during the Depression: “We had a good parsonage, but our furniture was poor. We had a few rocking chairs. Our rugs were full of holes. We were embarrassed. Here I was, the pastor of a city church and in poverty. Here we were to receive only fourteen hundred dollars a year salary.”

When the bank holding the church mortgage declared it needed to be paid or church would be closed, Gilpin led the effort to eliminate the debt. The church membership continued to grow after World War II, reaching more than one thousand in 1946. An \$80,000 Educational Building designed by Carl F. Bieler was erected in 1950-1951, representing the last phase of construction of the facility. In 1954 the congregation reached a high of 1,594, a mark from which it declined as families began moving to the suburbs. The church today is a vital component of the neighborhood and the larger community.⁴²

⁴¹ *Denver Post*, 13 December 1925, 4.

⁴² Information on the church and parsonage comes from: *Denver Post*, 20 April 1950, 40; Highlands Methodist

Edison School is Demolished

During the 1920s, the Denver school board campaigned for the construction of modern, less crowded schools all over the city. Edison Elementary was cited as an example of such an overcrowded school, and a bond issue passed for the construction of a new building. A new Edison School was built in 1925, designed by architect Robert K. Fuller. Located at Quitman Street between West 33rd and 35th Avenues, north of the survey area, the new building was featured in a special article about Denver's schools in the September-October 1925 edition of *Denver Municipal Facts*. The red brick and terra cotta building cost \$268,000 and was described as "a model among the elementary school buildings" and "one of the show places at Quitman Street." The old Edison then was demolished, and the property was sold and redeveloped into residential uses.⁴³

The West 32nd Avenue Business District

The commercial district expanded during the first decades of the twentieth century. By 1910, the Lowell Pharmacy, owned by C.A. Parker and managed by A.F. Bartlett, was located in the Homer Building at the southeast corner of West 32nd Avenue and Lowell Boulevard. Ludwig Greenwald continued to operate a boot and shoemaking business at the east end of the building. Other businesses in the area included the Wilson Bakery, the P.R. Anderson barber shop, the J.L. Kriniminger creamery, the H.C. Ewell dry goods, the E.G. Holman fruit and produce store, the F.J. Meyer grocery, the M.T. Murray grocery, and the W.T. Sampson grocery. By 1930, the neighborhood even had its own movie theater. Also by that time, several houses along West 32nd on both sides of Lowell Boulevard had been converted to commercial uses through the construction of façade additions which filled former front lawns.⁴⁴

Post World War II Developments

Some in-fill residential construction occurred following World War II on available lots, particularly in the southern section of the survey area. The neighborhood was zoned R-2, permitting the construction of duplexes. A higher commercial zoning (B-2) existed along the

Church, *Golden Anniversary of Highlands Methodist Church* (Denver: The Church, 1942) and *60th Anniversary of Highlands Methodist Church* (Denver: The Church, 1952); Wiberg, *Highlands United Methodist Church, 1892-1992* (Denver: The Church, 1992); Sanborn Fire Insurance Maps, 1904-50; Baist Map, 1905; Denver City and County, Assessor Lot Index; U.S. Census Manuscript Returns, 1920, and 1930; Denver Householder Directory, 1924; Denver Building Permits, Number 15845, 29 December 1947; Denver City Directories, 1934, 1953, and 1964.

⁴³ *The Coloradan*, 1 January 1893, 3; Jerome C. Smiley, *History of Denver* (Denver: Sun-Times, 1901; reprint Denver: Old Americana Publishing Co., 1978), 754-755; *Denver Municipal Facts* 8 #7-8, September-October 1925, 22; *Denver Republican*, 31 August 1890, 3, 1 January 1891, 8; Wiberg, *Rediscovering Northwest Denver*, 64-65; *Rocky Mountain News*, 24 September 1925, 3; Gene McKeever, Kenton Forrest, and Raymond McAllister, *History of the Public Schools of Denver* (Denver: Tramway Press, Inc., 1989), 35.

⁴⁴ Sanborn Fire Insurance Maps and Denver City Directories.

West 32nd Avenue corridor, resulting in the development of business uses. During the 1960s and 1970s, some houses in the area were converted to apartments.



Figure 18. A commercial district centered at West 32nd Avenue and Lowell Boulevard emerged to serve the surrounding residential areas. One resident of Wolff Place, Fred J. Hicks of 3935 West 30th Avenue, operated the Hicks Dry Good Company in this building on the northwest corner of the intersection. SOURCE: Denver Public Library, Western History and Genealogy Department, L.C. McClure photograph, image number MCC-4300.

Ruth Eloise Wiberg “rediscovered” Northwest Denver with her groundbreaking book on the neighborhood in 1976, and the renaissance of Wolff Place as a sought-after residential area began in the late 1980s-early 1990s. The popularity of the area was aided by the establishment in the 1980s of Nostalgic Homes, a real estate agency headed by Tom and Carol Ann Sinclair, which was located on West 32nd Avenue and specialized in the sale of older homes. The revitalization of the West 32nd Avenue and Lowell Boulevard commercial area, led by such businesses as Common Grounds Coffeehouse and Bang! restaurant, also made the area more attractive to homebuyers. The redevelopment of Lower Downtown also forced many artists to resettle in the West Highlands area.

As early as 1992, a *Rocky Mountain News* article on the area noted that “younger families are buying the character-filled homes in one of Denver’s oldest neighborhoods.” One business owner described the area as “a poor man’s Wash Park, but you have more of a sense of community here.” Housing prices began to rise in about 1993-94, and a major economic and demographic shift in the neighborhood was evident in the 1995-2000 period, as “young marrieds, singles and new urbanists flock[ed] to Highlands.”⁴⁵

⁴⁵ *Rocky Mountain News*, 25 May 1992, 28 and *Denver Post*, 2 July 2000, 8E.

In 2004, Historic Denver, Inc., staged its annual house tour in Northwest Denver for the first time since 1983. The *Rocky Mountain News* concluded that the area had “undergone a renaissance in recent years. Homes that had been converted into cramped apartments in the ‘60s and ‘70s have been returned to single-family status, with homeowners working to restore their historic character.”⁴⁶

The growing popularity of the West Highlands area has resulted in parking problems in residential areas adjacent to the commercial area and in redevelopment pressures that have produced some demolitions of older homes for denser multi-family construction. Two houses south of West 30th Avenue (south of the district) have been demolished in the past year for redevelopment. Two houses in the 3100 block of Quitman Street (immediately west of the district) were demolished in the same period for a multi-family redevelopment. At least two houses on the north side of West 32nd Avenue (just north of the district) are threatened with demolition. Within the district boundaries a double house at 3058-60 Newton Street was razed in January 2006 for new construction.

Aware of such trends, neighborhood residents approached Historic Denver, Inc., in 2004 to submit a State Historical Fund grant for funding of reconnaissance and selective intensive surveys of the area and preparation of a Denver Landmark historic district application for a portion of the Wolff Place subdivision. The grant was awarded, and the current project was undertaken.

⁴⁶ *Rocky Mountain News*, 4 September 2004, 3E.

IV. RESEARCH DESIGN

Survey Objectives and Proposed Scope of Work

The project consisted of a reconnaissance survey of nearly two hundred buildings in a portion of West Highlands, followed by an intensive selective survey of thirty buildings. The buildings in the selective intensive survey were to be described, photographed, researched, mapped, and evaluated, with Colorado Historical Society Architectural Inventory forms (Form 1403) completed for each property. The survey forms were to be produced in an MS Access database format. A final report (this document) was also required to explain the survey findings and provide an overview of the historical development of the area. The buildings were to be evaluated for National and State Register eligibility, as well as assessed for designation as Denver Landmarks. The presence of potential National Register or Denver Landmark historic districts in the area was also an important question to be addressed by the study.

Research questions anticipated for the project concerned the significance and integrity of selected buildings included in the survey. Primary questions about the resources included: the ability of the historic buildings to convey their character during the historic period; the varieties of architectural styles and construction materials; the quality of craftsmanship reflected; and the buildings' roles as examples of the work of important architects and builders. The identification of historic owners and significant historical associations was also an important focus of the research.

Previous Studies

No comprehensive survey of properties has been undertaken in this part of Denver. Surveys of selected buildings occurred in the late 1970s and early 1980s. Gage Davis and Associates of Boulder documented some properties in the survey area in 1977 as part of a larger study of northwest Denver. The information contained on the earlier survey forms was quite limited in scope, with relatively little research into the historical backgrounds of the buildings.

Barbara Norgren of Denver resurveyed several of the properties in the area in 1980, as part of a study of the West 32nd Avenue commercial district. She noted that "the domestic architecture is typical of an 1890 to 1900s neighborhood" and remarked that the Stapleton House (3045 Lowell Blvd.) and Ellis House (3015 Lowell Blvd.) "retain their original appearance." Ms. Norgren observed that "because of a lack of primary source materials for the Highlands area, it is difficult to document when the area first began to develop, but it appears that most of the growth took place after 1890 when the boundary [of the Town of Highlands] was extended to Sheridan Blvd."⁴⁷

⁴⁷ Barbara Norgren, "Neighborhood Business Revitalization: West 32nd Avenue and Lowell Boulevard," March 1980, 1-3, in the files of the Colorado Historical Society, Office of Archaeology and Historic Preservation, Denver, Colorado.

Previously Recorded and Designated Resources and Demolitions

According to a 24 May 2005 search of the files of the Colorado Historical Society, Office of Archaeology and Historic Preservation (OAHP), thirty resources within the reconnaissance survey area had been previously recorded (See Table 2). No properties in the area are listed in the National Register or State Register, but three are Denver Landmarks: the Heiser House, 3016 Osceola Street (5DV631, DLM number 38, designated in 1973); the Moses House, 4001 West 30th Avenue (5DV677, DLM number 118, designated in 1980); and Highlands Methodist Episcopal Church, 3131 Osceola Street (5DV632, DLM number 289, designated in 1998). These properties appear potentially to meet the requirements for listing in the National Register and State Register.

Two resources within the reconnaissance survey area were demolished during the course of the project: 3058-60 Newton Street (5DV2812) and 2976 Osceola Street. The double house at 3058-60 Newton Street (See Figure 19) was included in the intensive survey and had been evaluated as a contributing resource within a potential Wolff Place Historic District.



Figure 19. The Rohrbacher/Deaner double house at 3058-60 Newton Street (5DV2812) was demolished in January 2006. It had been evaluated as a contributing building within a potential Wolff Place Historic District.

TABLE 2
PREVIOUSLY SURVEYED RESOURCES
WOLFF PLACE AND CARTER'S ADDITION

STREET ADDRESS	STATE ID	HISTORIC NAME
3629 W. 29th Ave.	5DV622	Little Sisters of the Poor/J.K. Mullen Home for the Aged
3631 W. 30th Ave.	5DV2811	Chamberlain/Sargent House
3819 W. 30th Ave.	5DV626	McEachern House
4001 W. 30th Ave.	5DV677	Moses House
4103 W. 30th Ave.	5DV2817	Burch House
4117 W. 30th Ave.	5DV2816	Brown House
3015 Lowell Blvd.	5DV680	Ellis/Schenck House
3045 Lowell Blvd.	5DV619	Pierce/Stapleton/Wood House
3101 Lowell Blvd.	5DV2760	Hunter House
3022 Meade St.	5DV2810	Sampson House
3028 Meade St.	5DV624	Butler House
3054 Meade St.	5DV625	Alstrom/Johnson House
3101 Meade St.	5DV4764	Olson House
3111 Meade St.	5DV3823	Mullen House
3125 Meade St.	5DV2813	Saunders/Johnston House
2963-65 Newton St.	5DV2818	Wright House
3000 Newton St.	5DV627	Wolff House
3023 Newton St.	5DV1529	Catlin House
3039 Newton St.	5DV1151	Van Antwerp House
3047 Newton St.	5DV1138	Kurkgeerd House
3058-60 Newton St.	5DV2812	Rohrbacher/Deaner House
3107 Newton St.	5DV2815	Galbreath House
3119 Newton St.	5DV6016	Hayes House
3132 Newton St.	5DV2952	Lewis House
3144 Newton St.	5DV2814	Jones House
2983 Osceola St.	5DV1636	Haffeke/Taylor House
3016 Osceola St.	5DV631	Heiser House
3131 Osceola St.	5DV632	Highlands Methodist Episcopal Church
2954 Perry St.	5DV633	King/Adams House
2959 Perry St.	5DV634	Carter House

SOURCE: Colorado Historical Society, Office of Archaeology and Historic Preservation, File Search, 24 May 2005. The file search reported the address of 5DV634 as 2955 Perry Street, but that is the address of the secondary dwelling and not that of the principal one.

V. METHODOLOGY

This section describes when and how the survey was conducted and by whom, the elements of the survey, and a discussion of methods used to identify and record the resources.

Project Participants

Front Range Research Associates, Inc., Denver, Colorado, conducted the survey for Historic Denver, Inc., and interested neighbors within the survey area, represented by Steve Kite, Camille Palmeri, and Sherran Webster. Participants for Front Range included R. Laurie Simmons and Thomas H. Simmons, who performed fieldwork, conducted historical research, and prepared the survey forms and the final report. Tom Simmons also developed the computer database, and generated required maps. Steve Kite, Roger Whitacre, and Tom Simmons photographed the buildings. Elizabeth Simmons performed historical newspaper and directory research and compiled historical background information for some neighborhood resources.

Nicole Hernandez, Preservation Coordinator for Historic Denver, served as project manager. Estella Cole, Historic Preservation Specialist, oversaw the project for the State Historical Fund. Dale Heckendorn, National and State Register Coordinator for the Colorado Historical Society (CHS), toured the survey area with the consultants and reviewed recommendations concerning National and State Register eligibility. Mary Therese Anstey, Architectural Survey Coordinator for CHS reviewed the reconnaissance and intensive survey forms and report.

Project Meetings

A project kickoff meeting held in March 2005 included representatives of the State Historical Fund, the Office of Archaeology and Historic Preservation, Historic Denver, Inc., Front Range, and neighborhood residents. A briefing on the purpose and progress of the project and the implications of creating a historic district was made at a public meeting of the West Highlands Neighborhood Association on 4 October 2005. A presentation to the same group on the results of the survey and proposed historic district boundaries occurred on 7 March 2006.

Survey List for the Selective Intensive Survey

The reconnaissance survey identified significant individual properties and potential historic districts. Following completion of reconnaissance fieldwork, research, consultation, and analysis, thirty buildings were identified for intensive survey (See Table 1). Neighborhood residents Steve Kite and Camille Palmeri provided input regarding selection of the buildings, and Tom and Laurie Simmons compiled the final list based on that input, observations provided by Dale Heckendorn, and the results of the reconnaissance study. Buildings which

were already designated Denver Landmarks were excluded from the intensive survey, as well as buildings considered to be noncontributing elements within the districts. Since one of the goals of the project was to identify and prepare a Denver Landmark nomination for a potential district within the survey area, most of the selected buildings (29 of 30) were chosen from within potential district boundaries. Completion of intensive survey forms for houses within the districts will assist in compiling information for the historical backgrounds and architectural descriptions of potential districts.

Individual houses to be intensively surveyed within the districts were selected based on architectural significance, representation of styles within the district, known historical associations, and historic physical integrity. In cases where there were several examples of the same style, one of the least altered examples was selected for survey. An attempt was made to include examples of the most common architectural styles within the potential districts, as well as to include the most architecturally significant buildings and variations of principal architectural styles.

Twenty-seven properties were documented in the Wolff Place potential historic district. Two properties were selected for intensive survey from the Carter's Addition district to provide an idea of its significance. One individually eligible house (2954 Perry St.) outside the districts was also selected for survey due to the significance of its architectural features, construction materials, and craftsmanship. The Mullen Home was not selected for intensive survey because it lay outside the Wolff Place addition, had a unique history and function, consisted of a complex of buildings, and was not adequately visible for survey from the public right of way.

Photography and Fieldwork

Color digital photography for the reconnaissance survey forms was performed in May 2005 by neighborhood resident Steve Kite. Some supplemental digital views were made by Tom Simmons during the course of fieldwork during the summer of 2005. Digital images were printed on the reconnaissance forms. Most of the black and white photography for the project was completed in October 2005 by Roger Whitacre; several views of each building were produced. Selected supplemental black and white photography was performed by Tom Simmons in December 2005. Fieldwork was conducted from October through December 2005.

Mapping

Extracts from the City and County of Denver's geographic information system were obtained for use in the production of sketch maps for forms, as well as analytical and presentation maps for this report and public meetings. Data acquired from the city included parcels, Assessor information, and an ortho aerial photograph, from which building outlines were digitized. The building polygons were used to produce the sketch maps included with each intensive survey form. UTM coordinates for surveyed buildings were created by computing

the centroids of building polygons and then converting from State Plane Central Coordinates to UTM Zone 13. The U.S.G.S. location maps were produced by overlaying the UTM coordinates on a digital extract of the U.S. Geological Survey topographic map covering the survey area.

Historical Research and Interviews

Research into the history of each building included in the intensive survey was conducted during the late fall and winter of 2005-06. The Denver Public Library Western History/Genealogy Department and the Stephen Hart Library of the Colorado Historical Society were the source of historic newspaper articles, clipping files, Sanborn fire insurance and other maps, books, photographs and other materials. Ruth Eloise Wiberg's groundbreaking *Rediscovering Northwest Denver* (1976), remains the best published source for information about the history of the area. Early histories of Denver, such as O.L. Baskin's 1880 *History of the City of Denver* and Jerome Smiley's 1901 *History of Denver* are still excellent sources of information about the early city and its residents, as are classic histories of the state, such as Frank Hall's *History of the State of Colorado*, LeRoy Hafen's *Colorado and Its People*, and Wilbur F. Stone's *History of Colorado*. *Denver's Street Railways, 1871-1900* (1999) by Don Robertson, et al, was useful in tracing the development of streetcar lines near the survey area. Phil Goodstein's *Denver Streets* (1994) provided insights into the various street names used in the area. The Highland United Methodist Church and Ruth Wiberg have produced informative histories of that institution and its neighborhood. The Arvada Historical Society's histories of the Arvada area (*Waters of Gold* and *More Than Gold*) were useful in obtaining information about Hiram Wolff's early life in Colorado. A variety of Thomas J. Noel's publications on Denver's history provided information on particular citizens and buildings of the neighborhood.

Research was complicated by the fact that the survey area was not located within the Town of Highlands or the City of Denver when it first began to develop. The area experienced several changes of street names and numbers before the Denver addressing system was adopted in 1897 (See Table 3). Denver Assessor years of construction were generally found to be unreliable for the houses constructed prior to 1920. The earliest Sanborn fire insurance map to cover the survey area was produced in 1904. Various sources were used to estimate dates of construction and to identify early owners and residents of surveyed houses, including building permits, the Denver Assessor lot index, Denver water tap records, city directories, and manuscript Census returns.

An effort was made to contact the owners of the houses included in the intensive survey, and citizens of the neighborhood generously provided much information about their houses. Lois and Jack Anthony shared historic documents relating to the Hiram G. Wolff house, provided a tour of the residence, and consented to an interview. Steve Kite, Camille Palmeri, and Sharran Webster provided historical information and photographs about their significant homes. Other residents of the intensively surveyed buildings who answered questions and provided information about their properties included: Dave Killam, Michael Hester, Patricia

Roberts, Carolyn Butterfield, and Gail and Richard Montoya.

TABLE 3
CURRENT AND HISTORIC STREET NAMES
WOLFF PLACE AND CARTER'S ADDITION

CURRENT STREET NAME	HISTORIC STREET NAME(S)
West 29 th Avenue	Ashland Avenue
West 30 th Avenue	Summit Street, Dawson Avenue (or Street)
West 32 nd Avenue	Fairview Avenue
Hayward Place	Hayward Place
Lowell Boulevard	Berkeley Avenue, Homer Boulevard, 13 th Street
Meade Street	Wolff Street, 14 th Street
Newton Street	Janet Street, 15 th Street
Osceola Street	Colorado Street, 16 th Street
Perry Street	Sterling Avenue (or Street), 17 th Street
Quitman Street	Inverness Street, 18 th Street

SOURCES: Wolff Place subdivision plat; Goodstein, *Denver Streets*.

Form Completion

One-page reconnaissance survey forms were produced for the 194 resources located within the survey area. Architectural Inventory forms (Form 1403) were completed for the thirty resources selected for intensive survey. Both forms were produced using an MS Access database. The reconnaissance forms included: address; state identification number (if applicable); year built; historic name and source; architectural style; historic district name and contributing status (if applicable); legal description; owner name and mailing address; parcel schedule number; UTM coordinates; recorder name, affiliation, and survey date; a digital image of the surveyed resource; and the name of the image file. State identification numbers were included if a building had been previously surveyed but were not assigned for newly surveyed resources. The Architectural Inventory forms included all of the items required for such forms, including historical backgrounds, architectural descriptions, references, sketch and location maps, and original photographs in archival storage sheets.

District Potential and Individual Eligibility

An important question addressed by the project was the presence and boundaries of any potential historic districts within the survey area. The reconnaissance survey provided information on basic historical associations and an assessment of historic physical integrity for surveyed resources and identified three potential historic districts within the survey area (See Results). An additional component of the project was the preparation of a Denver Landmark district application for the identified Wolff Place Historic District. The “Criteria

for Designation” reproduced in Table 4 were used in assessing Denver Landmark eligibility.

Acknowledgements

We wish to acknowledge the many residents of the survey area who generously took time to answer questions about their properties, provide historic photographs, and suggest sources of information. Steve Kite is recognized with gratitude for his contribution to the success of the project in producing digital images of all of the buildings within the survey area, in addition to sharing his knowledge of the history of the neighborhood. We appreciate the efforts of Stephen Dory, Manager of Records and Document Administration for Denver Water, in retrieving images of water tap records for the surveyed properties. A special thank you is extended for the work of Ruth Eloise Wiberg who “rediscovered” northwest Denver in the 1970s.

Table 4
City of Denver Criteria for Designation of Structures and Districts for Preservation

1. **History.** To have historical importance, the structure or district shall be 30 or more years old and have extraordinary importance to the historical development of Denver, and shall:
 - (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.
2. **Architecture.** To have architectural importance, the structure or district shall have design quality and integrity, and shall:
 - (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 innovation; 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.
3. **Geography.** To have geographical importance, the structure or district shall:
 - (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.

VI. RESULTS

This section explains the findings of the survey, including Denver Landmark eligibility, National and State Register evaluations, a listing of resources with addresses, site numbers, and eligibility, and recommendations for future work. Evaluations of eligibility are based on the status of the buildings during fieldwork, and any subsequent alterations made to the resources may have a positive or negative impact on their eligibility.

Original Uses, Dates of Construction, and Architectural Styles

Original Uses. Ninety percent of the thirty resources included in the intensive survey had original uses categorized as Domestic/Single Dwelling. Two buildings fell into the Domestic/Multiple Dwelling classification (double houses or duplexes). One building, the parsonage of the Highlands Methodist Church, was classified as Religion/Religious-Related Residence.

Dates of Construction. As befitting the relatively early development of the neighborhood, the median year of construction for the thirty properties included in the intensive survey was 1901-02. Construction dates ranged from 1883 to 1926. Forty percent of the surveyed houses were constructed prior to 1900, with seven dwellings built from 1890 through 1892. Twelve dwellings (40 percent) were erected between 1900 and 1909. Four houses (13.3 percent) were built in the 1910s. Two of the surveyed houses were constructed in the 1920s.

Architectural Styles. In terms of architectural styles, nearly half of the surveyed resources (14) were examples of the Late Victorian category, with eleven representing the Queen Anne style and three the Edwardian variant. Five houses fell into the broad category Late Nineteenth and Twentieth Century Revivals. Within that category, four represented the Classical Revival/Classic Cottage, while one was a Colonial Revival/Dutch Colonial Revival example. Three houses were categorized as examples of Late Nineteenth and Twentieth Century American Movements, with two of those characterized as examples of the Craftsman type. The intensive survey also included six examples of the Foursquare type and two of the Bungalow type.

Individual Eligibility

National Register Evaluations. Dale Heckendorn, National and State Register Coordinator of the Colorado Historical Society, reviewed the eligibility of the surveyed buildings to the State and National Registers. To qualify for the National Register, a resource must be fifty years of age unless it is of exceptional significance, must possess historic physical integrity, and must have documented historical, architectural, or archaeological significance. Only thirty buildings within the entire survey area were intensively surveyed. Therefore, it is possible that a few buildings individually significant for their historical associations were not identified. Nine resources included in the intensive survey were evaluated as potentially individually eligible to the National Register (See Table 5). Three resources not surveyed in

the current project because they were already Denver Landmarks also appear to meet the criteria for listing in the National Register. The Heiser House, 3016 Osceola Street (5DV631, DLM number 38, designated in 1973) and the Moses House, 4001 West 30th Avenue (5DV677, DLM number 118, designated in 1980) were previously evaluated as eligible (the Moses House and the Heiser House) and do not appear to have undergone any alterations that would impact their integrity. The Highlands Methodist Episcopal Church, 3131 Osceola Street (5DV632, DLM number 289, designated in 1998) was surveyed in 1980, with a field evaluation of “not eligible.” However, the church appears to maintain historic physical integrity and has architectural significance. Together with its associated parsonage, the church appears to be potentially eligible for listing in the National Register. Current images of the individually eligible resources appear at the end of this section.

State Register Evaluations. The State Register does not have a minimum age requirement for designation. The State Register does have requirements for historic physical integrity and historical, architectural, or archaeological significance. A resource assessed as eligible to the National Register is also eligible to the State Register. Two additional resources were evaluated as eligible to the State Register only: the Shorey/Chadwick/Thurber House, 3039 Newton Street (5DV1151, 1891) and the Jones House, 3144 Newton Street (5DV2814, 1891). Therefore, a total of eleven resources were evaluated as eligible to the State Register of Historic Properties (See Table 5). The three resources not surveyed because they were already Denver Landmarks also appear to meet the criteria for listing in the State Register. Current images of the individually eligible resources appear at the end of this section.

Denver Landmark Evaluations. Criteria for designation as a Denver Landmark are listed in Table 4. In addition to meeting two significance criteria, a property must possess historic physical integrity to qualify. Nine buildings were assessed as individually eligible as Denver Landmarks (See Table 5). Photographs of the three current Denver Landmarks in the survey area appear below.

Reconnaissance Survey Results

The reconnaissance survey produced one-page reconnaissance survey forms for 194 buildings. More than three-quarters of the buildings in the survey area were constructed prior to 1920, with 42.3 percent built prior to 1904 and 33.5 percent dating between 1904 and 1919. In addition, 9.8 percent of the buildings were built in the 1920s, and 14.4 percent were erected in 1930 or later. The architectural styles observed in the survey area reflect the early construction dates of the buildings. More than a third of buildings (36.1 percent) fell into the Late Victorian architectural classification, with a majority of those reflecting the Queen Anne subcategory. Nearly a quarter of buildings (24.2 percent) represented Late Nineteenth and Early Twentieth Century Revivals, with Classic Cottage being the dominant subcategory. Another 12.9 percent of buildings fell into the Late Nineteenth and Early Twentieth Century American Movements, with all evaluated as Craftsman or as Bungalow type with Craftsman style influences. Another nineteen buildings were categorized as Bungalow (4), Foursquare (14), or Terrace (1) types. Modern Movements accounted for 11.3 percent of buildings in the

area, including nine Ranch types and five Minimal Traditional dwellings. Eleven buildings were characterized as having no style, reflecting no particular architectural influence or having been so altered as to obscure the original style. The buildings were also evaluated for future intensive survey priority with the following results: High, 140 buildings; Medium, 26; and Low, 28. Thirty of the high priority buildings were intensively surveyed as part of this project.

Potential Historic Districts

The reconnaissance survey identified three potential National Register and Denver Landmark historic districts: Wolff Place; Carter's Addition; and Little Sisters of the Poor/Mullen Home. Figure 20 shows the proposed boundaries for the three districts and the contributing status of resources within each district. Each district is discussed below.

Wolff Place Historic District. The Wolff Place Historic District is significant for its architecture, and contains the highest concentration of older intact residences within the study area. Included within the potential district are a number of large high style Queen Anne dwellings of the 1890s, as well as smaller middle class versions of the style. Also present are several examples of Edwardian Vernacular style dwellings, and a large number of Classic Cottage houses of the 1900s. The area also boasts several excellent examples of the early twentieth century Foursquare and Bungalow type dwellings.

The potential district is significant for its history, having been home to some of the city's most successful citizens, such as saddle and harness manufacturer Herman H. Heiser, Colorado Fuel & Iron Co. executive and Denver School Board member Charles M. Schenck, and Civil War veteran and real estate investor William E. Moses, as well as many middle class citizens pursuing trades such as artists, bookkeepers, small business owners, mining engineers, and stockmen. Hiram G. Wolff, who platted the Wolf Place subdivision in 1888 and built his home here, was described as a "prominent pioneer and Denver upbuilder," and was involved in the establishment of Denver's park, viaduct, and boulevard system, the tramway and electric light franchises in North Denver, and important irrigation systems. He was one of the first agriculturalists in the state to raise fruit, establishing the Sunnyside Nursery in the area; was director of several banks; and platted several additions to the city.⁴⁸ Included within the proposed boundaries are the Gothic Revival style Highlands Methodist Episcopal Church, designed by Arthur S. Wilson and completed in 1925, and the church parsonage.

The potential district extends from West 30th Avenue north to West 32nd Avenue (excluding the commercial properties along the latter street) and from Lowell Boulevard west to the alley between Perry and Quitman streets, plus six buildings lying west of 4001 West 30th Avenue. The potential district includes 111 resources, of which 84.7 percent were evaluated as contributing.

⁴⁸ *Rocky Mountain News*, 28 March 1924.

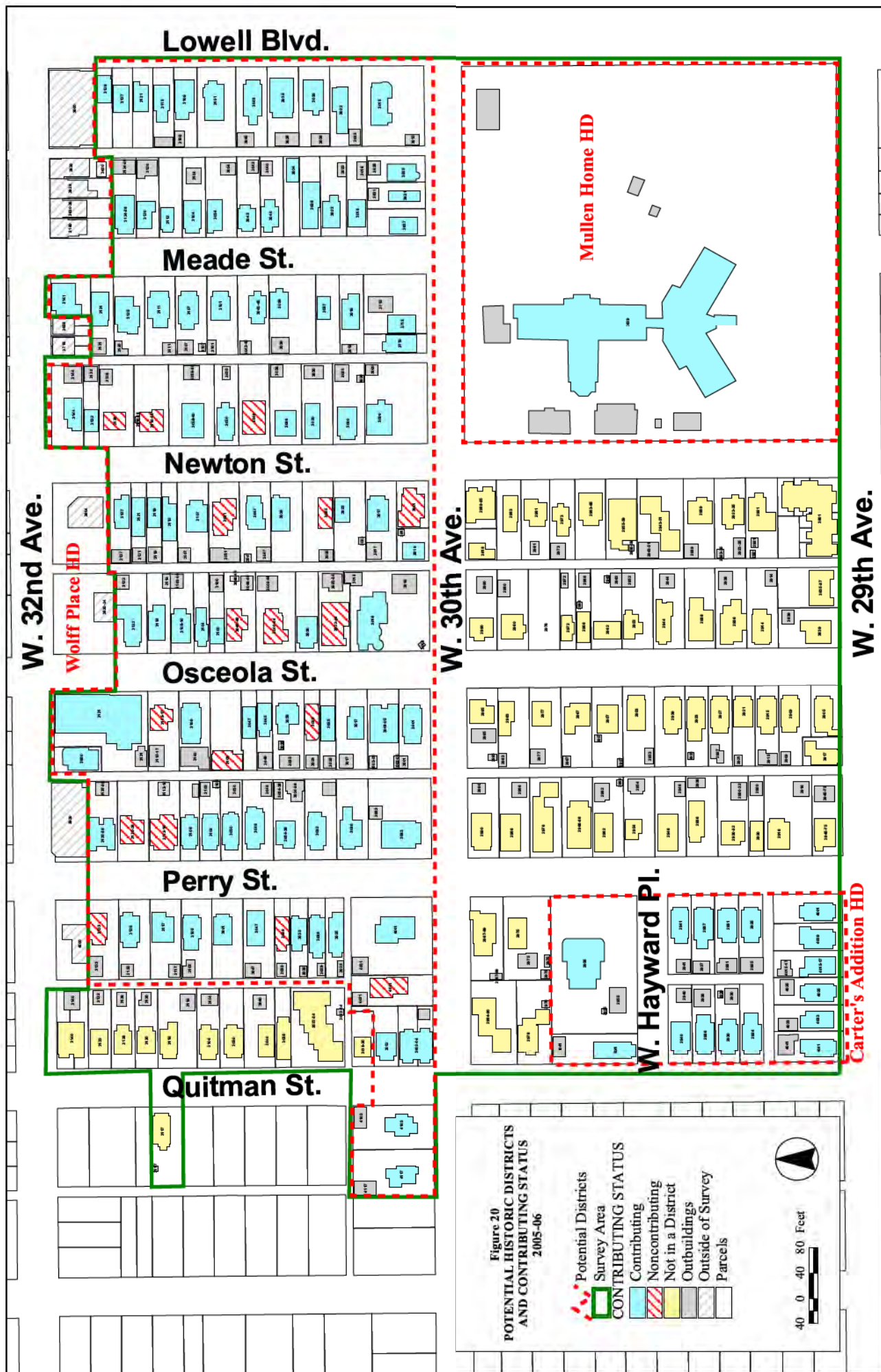
Carter's Addition Historic District. Located in the southwest corner of the survey area, the potential Carter's Addition Historic District contains seventeen resources and is bounded by West 29th Avenue, Perry Street, Quitman Street, and the north property line of 2959 Perry Street. The district includes the large home of William J. Carter, who made a fortune as a lumberman in Florida before coming to Denver in 1906, where he operated auto dealerships, theaters, and engaged in real estate development. Carter platted the subdivision in 1913 and built the one-story brick Classic Cottage dwellings to the south of his residence (2959 Perry Street) in about 1910. All of the resources within the district were assessed as contributing. The potential district is significant for its historical associations with Carter and for its architecture.⁴⁹

Little Sisters of the Poor/Mullen Home Historic District. The potential Little Sisters of the Poor/Mullen Home Historic District in the southeastern corner of the survey area consists of the campus and buildings of the home for the aged. Bounded by Lowell Boulevard, Newton Street, West 29th Avenue, and West 30th Avenue, the district includes the main 1918 building and six large supporting buildings. All of the resources within the district were assessed as contributing. The potential district is significant for its history and architecture.

The facility was funded by flour magnate and philanthropist John K. Mullen and staffed by members of the Little Sisters of the Poor, a Catholic order serving the elderly. Occupying two full city blocks, the campus of the home includes a four-story Italian Renaissance style main building and associated buildings designed by Denver architect Harry James Manning, the beautifully landscaped grounds were called "one of the most picturesque and beautifully tree-shaded plots in Denver."⁵⁰ The facility continues to serve its original function under the operation of the Little Sisters.

⁴⁹ The resource count includes the secondary dwelling (2955 Perry Street) on the same parcel as the Carter House and a Bungalow type dwelling to the west (4041 W. Hayward Place).

⁵⁰ *Denver Post*, 18 August 1918, 5.



Recommendations

The surveyors recommend that the following tasks be completed in the future:

1. During the course of the survey two historic properties within the survey area were demolished. The three areas (Wolff Place, Carter's Addition, and Mullen Home for the Aged) identified as historic districts should be nominated as Denver Landmarks and/or to the National Register as soon as possible, if property owners support the concept. If support for the creation of historic districts does not exist, then owners of buildings identified as individually eligible to the National and State Register or as Denver Landmarks should be encouraged to designate their properties. One building located outside the potential district (2954 Perry Street, King/Adams House) should be individually designated if owner support exists.
2. While this survey project focused on residential areas and did not include nearby businesses, the commercial district centered on West 32nd Avenue and Lowell Boulevard merits intensive survey in its own right. The area was a principal commercial center for North Denver during the historic period and possesses interesting and significant historical associations and architecture.
3. The City of Denver should conduct an intensive survey of the entire study area, as well as adjacent neighborhoods to the east, west, and north which appear to encompass buildings of architectural significance with historic physical integrity and may include potential historic districts.
4. Residents of the survey area should consider donating historic photographs and information about the history of their houses or the neighborhood to a repository such as the Colorado Historical Society or the Denver Public Library. Because of the difficulty of finding early historical information about the area in public records, it is important that property owners preserve information that they have obtained for future generations.

Table 5
NATIONAL REGISTER, STATE REGISTER,
AND DENVER LANDMARK EVALUATIONS
WOLFF PLACE AND CARTER'S ADDITION

STREET ADDRESS	HISTORIC NAME	STATE ID NO.	YEAR BUILT	ELIGIBILITY ASSESSMENT		
				Nat. Reg.	State Reg.	Local DLM
4009 W. 29th Ave.	Houghton/Lawrenson House	5DV9479	1908	No	No	No
3631 W. 30th Ave.	Chamberlain/Sargent House	5DV2811	1895-1900	No	No	No
3715 W. 30th Ave.	Ewing/Wilkinson/Dehnke House	5DV9480	1908	No	No	No
3819 W. 30th Ave.	McEachern/Blake House	5DV626	1903	Yes (C)	Yes	No
3935 W. 30th Ave.	Danks/Hicks House	5DV9481	1910	Yes (C)	Yes	Yes
3920 W. 32nd Ave.	Highlands Methodist Church Parsonage	5DV9482	1915	Yes (C; A)	Yes	Yes
3015 Lowell Blvd.	Ellis/Schenck House	5DV680	1890	Yes (B,C)	Yes	Yes
3045 Lowell Blvd.	Pierce/Stapleton/Wood House	5DV619	1900	No	No	No
3121 Lowell Blvd.	Parker/Wright House	5DV9483	1891	Yes (C)	Yes	Yes
3054 Meade St.	Alstrom/Johnson House	5DV625	1892	Yes (C)	Yes	Yes
3112 Meade St.	Smith/Meyers/Riefenb erg House/Highlands Plumbing Company	5DV9484	1903	No	No	No
3120 Meade St.	Hipple/Moore/Bender House	5DV9485	1895	No	No	No
3125 Meade St.	Saunders/Johnston House	5DV2813	1896	No	No	No
3000 Newton St.	Wolff House	5DV627	1891	Yes (B,C)	Yes	Yes
3030 Newton St.	Moore/Heuer House	5DV9486	1902	No	No	No
3036 Newton St.	Andrews House	5DV9487	1905-10	No	No	No
3039 Newton St.	Shorey/Chadwick/Thurber House	5DV1151	1891	No	Yes	No
3058-60 Newton St.	Rohrbacher/Deaner House	5DV2812	1900	No	No	No
3144 Newton St.	Jones House	5DV2814	1883	No	Yes	Yes
3035 Osceola St.	Dale/Curtis House	5DV9488	1902	No	No	No
3109 Osceola St.	Brothers House	5DV9489	1912	No	No	No
3110 Osceola St.	Johnson House	5DV9490	1892	No	No	No
2954 Perry St.	King/Adams House	5DV633	1895	Yes (C)	Yes	Yes
2959 Perry St.	Carter House	5DV634	1906	Yes (B,C)	Yes	Yes
3020 Perry St.	James House	5DV9491	1926	No	No	No

STREET ADDRESS	HISTORIC NAME	STATE ID NO.	YEAR BUILT	ELIGIBILITY ASSESSMENT		
				Nat. Reg.	State Reg.	Local DLM
3035 Perry St.	Rhoads/Cranor House	5DV9492	1890	No	No	No
3036 Perry St.	Crawford/Fitt House	5DV9493	1901	No	No	No
3105 Perry St.	Scott House	5DV9494	1906	No	No	No
3117 Perry St.	Mapelli/Johansen/ Baca House	5DV9495	1925	No	No	No
3132-36 Perry St.	Berg House	5DV9496	1912	No	No	No

NOTE: The letters in parentheses in the National Register columns list the applicable National Register criterion(ia); if there are any criteria exceptions, they appear after a semi-colon inside the parentheses.

National Register Eligibles



McEachern/Blake House, 3819 West 30th Avenue (5DV626), 1903.



Danks/Hicks House, 3935 West 30th Avenue (5DV9481), 1910.

National Register Eligibles



Highlands Methodist Church Parsonage, 3920 West 32nd Avenue (5DV9482), 1915.



Ellis/Schenck House, 3015 Lowell Blvd., (5DV680), 1890.

National Register Eligibles



Parker/Wright House, 3121 Lowell Blvd., (5DV9483), 1891.



Alstrom/Johnson House, 3054 Meade St., (5DV625), 1892.

National Register Eligibles



Wolff House, 3000 Newton St., (5DV627), 1891.



King/Adams House, 2954 Perry St., (5DV633), 1895.

National Register Eligibles



Carter House, 2959 Perry St., (5DV634), 1906.

State Register Eligibles



Shorey/Chadwick/Thurber House, 3039 Newton St., (5DV1151), 1891.



Jones House, 3144 Newton St., (5DV2814), 1883.

Presently Listed Denver Landmarks



Moses House, 4001 W. 30th Ave., (5DV677), 1892.



Highlands Methodist Church, 3131 Osceola St., (5DV632), 1921-26.

Presently Listed Denver Landmarks



Heiser House, 3016 Osceola St., (5DV631), 1893.

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APPENDICES

APPENDIX 1
SURVEYED RESOURCES: RECONNAISSANCE AND INTENSIVE SURVEYS, 2005-06
WOLFF PLACE AND CARTER'S ADDITION, DENVER, COLORADO
STREET ADDRESS ORDER

Street Address	State ID No.	Historic Name	Year Built	District Name	Contributing Status	Survey Priority
3629 W. 29th Ave.	5DV622	J.K. Mullen Home for the Aged	1918	Mullen Home	Contributing	High
3801-19 W. 29th Ave	N/A	DeGroot/Newsome/Wiborg House	1910	N/A	N/A	High
3835-37 W. 29th Ave	N/A	Casey/Jack House	1902	N/A	N/A	High
3839 W. 29th Ave.	N/A	Swan House	Pre-1904	N/A	N/A	High
3917 W. 29th Ave.	N/A	Mayes House	Pre-1904	N/A	N/A	Medium
3945-75 W. 29th Ave	N/A	Dess House	1929	N/A	N/A	High
4001 W. 29th Ave.	N/A	Moore House	1910	Carter's Addition	Contributing	High
4009 W. 29th Ave.	5DV9479	Houghton/Lawrenson House	1908	Carter's Addition	Contributing	Surveyed 2006
4015-17 W. 29th Ave	N/A	Blatner House	1910	Carter's Addition	Contributing	High
4025 W. 29th Ave.	N/A	Frank House	1910	Carter's Addition	Contributing	High
4033 W. 29th Ave.	N/A	Flously (?) House	1910	Carter's Addition	Contributing	High
4041 W. 29th Ave.	N/A	Roth House	1910	Carter's Addition	Contributing	High
3625 W. 30th Ave.	N/A	King House	1890	Wolff Place	Contributing	High
3631 W. 30th Ave.	5DV2811	Chamberlain/Sargent House	1895-1900	Wolff Place	Contributing	Surveyed 2006
3637 W. 30th Ave.	N/A	Holibaugh House	1890	Wolff Place	Contributing	High
3715 W. 30th Ave.	5DV9480	Ewing/Wilkinson/Dehnke House	1908	Wolff Place	Contributing	Surveyed 2006
3719 W. 30th Ave.	N/A	Holcomb House	1905	Wolff Place	Contributing	High
3818 W. 30th Ave.	N/A	Hill House	1890	N/A	N/A	Low
3819 W. 30th Ave.	5DV626	McEachern/Blake House	1903	Wolff Place	Contributing	Surveyed 2006
3935 W. 30th Ave.	5DV9481	Danks/Hicks House	1910	Wolff Place	Contributing	Surveyed 2006
4001 W. 30th Ave.	5DV677	Moses House	1892	Wolff Place	Contributing	High
4021 W. 30th Ave.	N/A	O'Rourke House	1886	Wolff Place	Noncontributing	Low
4103 W. 30th Ave.	5DV2817	Burch House	Pre-1889	Wolff Place	Contributing	High
4117 W. 30th Ave.	5DV2816	Brown House	1891	Wolff Place	Contributing	High
3920 W. 32nd Ave.	5DV9482	Highlands Methodist Church Parsonage	1915	Wolff Place	Contributing	Surveyed 2006
4041 W. Hayward Pl.	N/A	Storey House	1910	Carter's Addition	Contributing	High

Street Address	State ID No.	Historic Name	Year Built	District Name	Contributing Status	Survey Priority
3015 Lowell Blvd.	5DV680	Ellis/Schenck House	1890	Wolff Place	Contributing	Surveyed 2006
3023 Lowell Blvd.	N/A	Smith House	1895	Wolff Place	Contributing	High
3029 Lowell Blvd.	N/A	Smith House	Pre-1904	Wolff Place	Contributing	High
3035 Lowell Blvd.	N/A	Sampson House	1911	Wolff Place	Contributing	High
3045 Lowell Blvd.	5DV619	Pierce/Stapleton/Wood House	1900	Wolff Place	Contributing	Surveyed 2006
3101 Lowell Blvd.	5DV2760	Wolff/Hunter House	1896	Wolff Place	Contributing	High
3109 Lowell Blvd.	N/A	MacNeil House	1906	Wolff Place	Contributing	High
3115 Lowell Blvd.	N/A	McKean House	1892	Wolff Place	Contributing	High
3121 Lowell Blvd.	5DV9483	Parker/Wright House	1891	Wolff Place	Contributing	Surveyed 2006
3127 Lowell Blvd.	N/A	Ditson House	1895	Wolff Place	Contributing	High
3129 Lowell Blvd.	N/A	Sampson House	1904-10	Wolff Place	Contributing	High
3016 Meade St.	N/A	Lynch House	Pre-1904	Wolff Place	Contributing	High
3019 Meade St.	N/A	Olson House	1923	Wolff Place	Contributing	High
3022 Meade St.	5DV2810	Sampson House	Pre-1900	Wolff Place	Contributing	High
3027 Meade St.	N/A	Dietemann House	Pre-1900	Wolff Place	Contributing	High
3028 Meade St.	5DV624	Butler House	1890	Wolff Place	Contributing	High
3034 Meade St.	N/A	Bennett House	1895	Wolff Place	Contributing	High
3039 Meade St.	N/A	Harlow House	1895	Wolff Place	Contributing	High
3040 Meade St.	N/A	O'Neill House	Pre-1893	Wolff Place	Contributing	High
3042 Meade St.	N/A	Hansen House	1904-10	Wolff Place	Contributing	High
3043-45 Meade St.	N/A	Parret House	1904-10	Wolff Place	Contributing	High
3054 Meade St.	5DV625	Alstrom/Johnson House	1892	Wolff Place	Contributing	Surveyed 2006
3101 Meade St.	5DV4764	Olson House	1913	Wolff Place	Contributing	High
3104 Meade St.	N/A	Werner House	1910	Wolff Place	Contributing	High
3107 Meade St.	N/A	Otterstine (Otterstein?) House	1907	Wolff Place	Contributing	High
3111 Meade St.	5DV3823	Mullen House	1900	Wolff Place	Contributing	High
3112 Meade St.	5DV9484	Smith/Meyers/Riefenberg House	1903	Wolff Place	Contributing	Surveyed 2006
3120 Meade St.	5DV9485	Hipple/Moore/Bender House	1895	Wolff Place	Contributing	Surveyed 2006
3124-26 Meade St.	N/A	Dedrick House	1900	Wolff Place	Contributing	High
3125 Meade St.	5DV2813	Saunders/Johnston House	1896	Wolff Place	Contributing	Surveyed 2006
3131 Meade St.	N/A	Larsen House	1920	Wolff Place	Contributing	High
3141 Meade St.	N/A	Hargreaves House	1921	Wolff Place	Contributing	High

Street Address	State ID No.	Historic Name	Year Built	District Name	Contributing Status	Survey Priority
2921 Newton St.	N/A	Gilbert House	1893	N/A	N/A	Medium
2923-25 Newton St.	N/A	Hage House	1953	N/A	N/A	Medium
2939 Newton St.	N/A	Dier House	1911	N/A	N/A	High
2943-51 Newton St.	N/A	Baker House	1951	N/A	N/A	Medium
2955-59 Newton St.	N/A	Smethills House	1973	N/A	N/A	Low
2963-65 Newton St.	5DV2818	Wright House	1893	N/A	N/A	High
2973 Newton St.	N/A	Killorin House	Pre-1904	N/A	N/A	Medium
2981 Newton St.	N/A	Hildebrand House	1948	N/A	N/A	Medium
2983 Newton St.	N/A	Elliott House	1893	N/A	N/A	Medium
2989-95 Newton St.	N/A	Hutchison/Miller House	Pre-1904	N/A	N/A	Medium
3000 Newton St.	5DV627	Wolff House	1891	Wolff Place	Contributing	Surveyed 2006
3001 Newton St.	N/A	Johnson House	1971	Wolff Place	Noncontributing	Low
3017 Newton St.	N/A	Hackett House	1905	Wolff Place	Contributing	High
3020 Newton St.	N/A	Rogers House	1909	Wolff Place	Contributing	High
3023 Newton St.	5DV1529	Catlin House	1893	Wolff Place	Contributing	High
3025 Newton St.	N/A	Meagher House	Pre-1904	Wolff Place	Noncontributing	Low
3030 Newton St.	5DV9486	Moore/Heuer House	1902	Wolff Place	Contributing	Surveyed 2006
3036 Newton St.	5DV9487	Andrews House	1905-10	Wolff Place	Contributing	Surveyed 2006
3039 Newton St.	5DV1151	Shorey/Chadwick/Thurber House	1891	Wolff Place	Contributing	Surveyed 2006
3040 Newton St.	N/A	Mauser House	1908	Wolff Place	Noncontributing	Low
3047 Newton St.	5DV1138	Kurkgeerd House	Pre-1904	Wolff Place	Contributing	High
3050 Newton St.	N/A	Holcomb House	1913	Wolff Place	Contributing	High
3051 Newton St.	N/A	Berger House	Pre-1904	Wolff Place	Noncontributing	Low
3058-60 Newton St.	5DV2812	Rohrbacher/Deaner House	1900	Wolff Place	Contributing	Surveyed 2006
3107 Newton St.	5DV2815	Galbreath House	Pre-1904	Wolff Place	Contributing	High
3115 Newton St.	N/A	Hancock House	1893	Wolff Place	Contributing	High
3116-18 Newton St.	N/A	Martine House	1951	Wolff Place	Noncontributing	Low
3119 Newton St.	5DV6016	Hayes House	1890	Wolff Place	Contributing	High
3121 Newton St.	N/A	Stevens House	Pre-1904	Wolff Place	Contributing	High
3126 Newton St.	N/A	Ligrani House	1949	Wolff Place	Noncontributing	Low
3127 Newton St.	N/A	Perlot House	1895	Wolff Place	Contributing	High
3132 Newton St.	5DV2952	Lewis House	Pre-1904	Wolff Place	Contributing	High

Street Address	State ID No.	Historic Name	Year Built	District Name	Contributing Status	Survey Priority
3144 Newton St.	5DV2814	Jones House	1883	Wolff Place	Contributing	Surveyed 2006
2905 Osceola St.	N/A	Stahl House	1910	N/A	N/A	High
2909 Osceola St.	N/A	Jones House	1910	N/A	N/A	High
2914 Osceola St.	N/A	MacKinnon House	1905	N/A	N/A	High
2915 Osceola St.	N/A	McCarthy House	1910	N/A	N/A	Medium
2921 Osceola St.	N/A	Wood House	1910	N/A	N/A	Medium
2927 Osceola St.	N/A	Waite House	1910	N/A	N/A	Medium
2933 Osceola St.	N/A	Berndt House	1910	N/A	N/A	Medium
2936 Osceola St.	N/A	Burk House	1904-20	N/A	N/A	Low
2938 Osceola St.	N/A	Schoenfelder House	1950	N/A	N/A	Low
2939 Osceola St.	N/A	Morsell House	1910	N/A	N/A	High
2944 Osceola St.	N/A	Petterson House	1890	N/A	N/A	High
2952 Osceola St.	N/A	Arnold House	1880	N/A	N/A	Low
2953 Osceola St.	N/A	Starke House	1911	N/A	N/A	High
2957 Osceola St.	N/A	Barrows/Barnhart House	1936	N/A	N/A	Medium
2962 Osceola St.	N/A	Unknown	1996	N/A	N/A	Low
2967 Osceola St.	N/A	Koon House	1949	N/A	N/A	Medium
2968 Osceola St.	N/A	Neander House	1897	N/A	N/A	Medium
2972 Osceola St.	N/A	Pabst House	1885	N/A	N/A	High
2977 Osceola St.	N/A	Maynard House	1947	N/A	N/A	Medium
2980 Osceola St.	N/A	Richmond House	1948	N/A	N/A	Medium
2983 Osceola St.	5DV1636	Haffeke/Taylor House	1885	N/A	N/A	Medium
2990 Osceola St.	N/A	Rans House	1949	N/A	N/A	Medium
2995 Osceola St.	N/A	Dahl House	1953	N/A	N/A	Medium
3001 Osceola St.	N/A	Kahre House	1905	Wolff Place	Contributing	High
3003-05 Osceola St.	N/A	James/Taylor House	1924	Wolff Place	Contributing	High
3016 Osceola St.	5DV631	Heiser House	1893	Wolff Place	Contributing	High
3017 Osceola St.	N/A	Hunt House	Pre-1893	Wolff Place	Contributing	High
3022-24 Osceola St.	N/A	Niccum/Harvey House	1963	Wolff Place	Noncontributing	Low
3025 Osceola St.	N/A	Wallace House	Pre-1893	Wolff Place	Contributing	High
3029 Osceola St.	N/A	Brown House	Pre-1904	Wolff Place	Noncontributing	Low
3035 Osceola St.	5DV9488	Dale/Curtis House	1902	Wolff Place	Contributing	Surveyed 2006

Street Address	State ID No.	Historic Name	Year Built	District Name	Contributing Status	Survey Priority
3036 Osceola St.	N/A	Knudsen House	1910	Wolff Place	Contributing	High
3040-44 Osceola St.	N/A	Roe House	Pre-1893	Wolff Place	Noncontributing	Low
3045 Osceola St.	N/A	Burch House	Pre-1900	Wolff Place	Contributing	High
3046-48 Osceola St.	N/A	Putnam House	1901	Wolff Place	Noncontributing	Low
3047 Osceola St.	N/A	Campbell House	Pre-1904	Wolff Place	Contributing	High
3100 Osceola St.	N/A	Johnson House	1909	Wolff Place	Contributing	High
3103 Osceola St.	N/A	Unknown	1940	Wolff Place	Noncontributing	Low
3104 Osceola St.	N/A	Johnson House	1890	Wolff Place	Contributing	High
3109 Osceola St.	5DV9489	Brothers House	1912	Wolff Place	Contributing	Surveyed 2006
3108-10 Osceola St.	5DV9490	Johnson House	1892	Wolff Place	Contributing	Surveyed 2006
3115-17 Osceola St.	N/A	Garifi House	1954	Wolff Place	Noncontributing	Low
3118 Osceola St.	N/A	Gregg House	1890	Wolff Place	Contributing	High
3122 Osceola St.	N/A	Stahl House	1893	Wolff Place	Contributing	High
3131 Osceola St.	5DV632	Highlands Methodist Church	1921-26	Wolff Place	Contributing	High
2916 Perry St.	N/A	Ewen House	1912	N/A	N/A	High
2920 Perry St.	N/A	Ewen House	1895	N/A	N/A	Medium
2925 Perry St.	N/A	Allen House	1910	Carter's Addition	Contributing	High
2930-32 Perry St.	N/A	Hildebrand/Sugg House	1954	N/A	N/A	Medium
2931 Perry St.	N/A	Robertson House	1910	Carter's Addition	Contributing	High
2936 Perry St.	N/A	Jerden House	1895	N/A	N/A	Low
2937 Perry St.	N/A	Tyler House	1910	Carter's Addition	Contributing	High
2941 Perry St.	N/A	North House	1910	Carter's Addition	Contributing	High
2946 Perry St.	N/A	Austin House	1922	N/A	N/A	High
2954 Perry St.	5DV633	King/Adams House	1895	N/A	N/A	Surveyed 2006
2959 Perry St.	5DV634	Carter House	1906	Carter's Addition	Contributing	Surveyed 2006
2962 Perry St.	N/A	Howell/Schultz House	1905	N/A	N/A	Low
2966-68 Perry St.	N/A	Downing/Saraceno House	1962	N/A	N/A	Low
2975 Perry St.	N/A	Williams House	1953	N/A	N/A	Medium
2976 Perry St.	N/A	Deitz House	1922	N/A	N/A	High
2986 Perry St.	N/A	Daman House	1920	N/A	N/A	High
2987-89 Perry St.	N/A	Farris House	1952	N/A	N/A	Medium
2990 Perry St.	N/A	Trimmer House	1922	N/A	N/A	High

Street Address	State ID No.	Historic Name	Year Built	District Name	Contributing Status	Survey Priority
3020 Perry St.	5DV9491	James House	1926	Wolff Place	Contributing	Surveyed 2006
3025 Perry St.	N/A	Rhoads House	1900	Wolff Place	Contributing	High
3029 Perry St.	N/A	Hudson House	1905	Wolff Place	Contributing	High
3032 Perry St.	N/A	Lindell House	1910	Wolff Place	Contributing	High
3035 Perry St.	5DV9492	Rhoads/Cranor House	1890	Wolff Place	Contributing	Surveyed 2006
3034-36 Perry St.	5DV9493	Crawford/Fitt House	1901	Wolff Place	Contributing	Surveyed 2006
3039 Perry St.	N/A	Berry House	1893	Wolff Place	Noncontributing	Low
3046 Perry St.	N/A	Spectorsky House	1894	Wolff Place	Contributing	High
3047 Perry St.	N/A	Smith House	Pre-1893	Wolff Place	Contributing	High
3050 Perry St.	N/A	Wagner House	1924	Wolff Place	Contributing	High
3051 Perry St.	N/A	Gerry House	1910	Wolff Place	Contributing	High
3102 Perry St.	N/A	Jack House	1922	Wolff Place	Contributing	High
3105 Perry St.	5DV9494	Scott House	1906	Wolff Place	Contributing	Surveyed 2006
3106 Perry St.	N/A	Coffer House	1910	Wolff Place	Contributing	High
3112-16 Perry St.	N/A	Teitsworth/Arnold House	1904-10	Wolff Place	Noncontributing	Low
3117 Perry St.	5DV9495	Mapelli/Johansen/Baca House	1925	Wolff Place	Contributing	Surveyed 2006
3120-26 Perry St.	N/A	Murray/Wishart House	1892	Wolff Place	Noncontributing	Low
3125 Perry St.	N/A	Schroeder House	1907	Wolff Place	Contributing	High
3132-36 Perry St.	5DV9496	Berg House	1912	Wolff Place	Contributing	Surveyed 2006
3133 Perry St.	N/A	Denpree House	1907	Wolff Place	Noncontributing	Low
2924 Quitman St.	N/A	Gieside House	1910	Carter's Addition	Contributing	High
2930 Quitman St.	N/A	Fraher House	1910	Carter's Addition	Contributing	High
2936 Quitman St.	N/A	Furman House	1910	Carter's Addition	Contributing	High
2940 Quitman St.	N/A	Howley House	1910	Carter's Addition	Contributing	High
2978 Quitman St.	N/A	Nuccio House	1952	N/A	N/A	Low
2984-90 Quitman St.	N/A	Dolan/Ferguson House	1954	N/A	N/A	Medium
3002-04 Quitman St.	N/A	Cyrkes/Nye House	1904-10	Wolff Place	Contributing	High
3012 Quitman St.	N/A	Bruce House	1904	Wolff Place	Contributing	High
3016-20 Quitman St.	N/A	Heiser/Tyson House	Post-1950	N/A	N/A	Low
3022-24 Quitman St.	N/A	Elliott/Anderson House	1954	N/A	N/A	Medium
3036 Quitman St.	N/A	Lehrer House	1908	N/A	N/A	High
3040 Quitman St.	N/A	Falligan House	1890	N/A	N/A	High

Street Address	State ID No.	Historic Name	Year Built	District Name	Contributing Status	Survey Priority
3050 Quitman St.	N/A	Greene House	1930	N/A	N/A	High
3104 Quitman St.	N/A	King House	1930	N/A	N/A	High
3116 Quitman St.	N/A	Archibald House	1926	N/A	N/A	High
3117 Quitman St.	N/A	Scheer House	1905-10	N/A	N/A	High
3120 Quitman St.	N/A	Trevittick House	1924-25	N/A	N/A	High
3126 Quitman St.	N/A	Glan/Larson House	1925-26	N/A	N/A	High
3132 Quitman St.	N/A	Brown House	1925-26	N/A	N/A	High
3140 Quitman St.	N/A	Drewett House	1926	N/A	N/A	High

NOTES: An "N/A" in the district name column indicates that the resource is not located within one of the three identified potential historic districts. Information on year built and historic name for buildings not intensively surveyed is based upon research completed during the reconnaissance survey and Denver Landmark application components. In some cases the year built is expressed as a range based on historic maps, manuscript Census data, and city directory information.

APPENDIX 2
SURVEYED RESOURCES: RECONNAISSANCE AND INTENSIVE SURVEYS, 2005-06
WOLFF PLACE AND CARTER'S ADDITION, DENVER, COLORADO
STATE IDENTIFICATION NUMBER ORDER

State ID No.	Street Address	Historic Name	Year Built	District Name	Contributing Status	Survey Priority
5DV619	3045 Lowell Blvd.	Pierce/Stapleton/Wood House	1900	Wolff Place	Contributing	Surveyed 2006
5DV622	3629 W. 29th Ave.	J.K. Mullen Home for the Aged	1918	Mullen Home	Contributing	High
5DV624	3028 Meade St.	Butler House	1890	Wolff Place	Contributing	High
5DV625	3054 Meade St.	Alstrom/Johnson House	1892	Wolff Place	Contributing	Surveyed 2006
5DV626	3819 W. 30th Ave.	McEachern/Blake House	1903	Wolff Place	Contributing	Surveyed 2006
5DV627	3000 Newton St.	Wolff House	1891	Wolff Place	Contributing	Surveyed 2006
5DV631	3016 Osceola St.	Heiser House	1893	Wolff Place	Contributing	High
5DV632	3131 Osceola St.	Highlands Methodist Church	1921-26	Wolff Place	Contributing	High
5DV633	2954 Perry St.	King/Adams House	1895	N/A	N/A	Surveyed 2006
5DV634	2959 Perry St.	Carter House	1906	Carter's Addition	Contributing	Surveyed 2006
5DV677	4001 W. 30th Ave.	Moses House	1892	Wolff Place	Contributing	High
5DV680	3015 Lowell Blvd.	Ellis/Schenck House	1890	Wolff Place	Contributing	Surveyed 2006
5DV1138	3047 Newton St.	Kurkgeerd House	Pre-1904	Wolff Place	Contributing	High
5DV1151	3039 Newton St.	Shorey/Chadwick/Thurber House	1891	Wolff Place	Contributing	Surveyed 2006
5DV1529	3023 Newton St.	Catlin House	1893	Wolff Place	Contributing	High
5DV1636	2983 Osceola St.	Haffeke/Taylor House	1885	N/A	N/A	Medium
5DV2760	3101 Lowell Blvd.	Wolff/Hunter House	1896	Wolff Place	Contributing	High
5DV2810	3022 Meade St.	Sampson House	Pre-1900	Wolff Place	Contributing	High
5DV2811	3631 W. 30th Ave.	Chamberlain/Sargent House	1895-1900	Wolff Place	Contributing	Surveyed 2006
5DV2812	3058-60 Newton St.	Rohrbacher/Deaner House	1900	Wolff Place	Contributing	Surveyed 2006
5DV2813	3125 Meade St.	Saunders/Johnston House	1896	Wolff Place	Contributing	Surveyed 2006
5DV2814	3144 Newton St.	Jones House	1883	Wolff Place	Contributing	Surveyed 2006
5DV2815	3107 Newton St.	Galbreath House	Pre-1904	Wolff Place	Contributing	High
5DV2816	4117 W. 30th Ave.	Brown House	1891	Wolff Place	Contributing	High
5DV2817	4103 W. 30th Ave.	Burch House	Pre-1889	Wolff Place	Contributing	High
5DV2818	2963-65 Newton St.	Wright House	1893	N/A	N/A	High
5DV2952	3132 Newton St.	Lewis House	Pre-1904	Wolff Place	Contributing	High

State ID No.	Street Address	Historic Name	Year Built	District Name	Contributing Status	Survey Priority
5DV3823	3111 Meade St.	Mullen House	1900	Wolff Place	Contributing	High
5DV4764	3101 Meade St.	Olson House	1913	Wolff Place	Contributing	High
5DV6016	3119 Newton St.	Hayes House	1890	Wolff Place	Contributing	High
5DV9479	4009 W. 29th Ave.	Houghton/Lawrenson House	1908	Carter's Addition	Contributing	Surveyed 2006
5DV9480	3715 W. 30th Ave.	Ewing/Wilkinson/Dehnke House	1908	Wolff Place	Contributing	Surveyed 2006
5DV9481	3935 W. 30th Ave.	Danks/Hicks House	1910	Wolff Place	Contributing	Surveyed 2006
5DV9482	3920 W. 32nd Ave.	Highlands Methodist Church Parsonage	1915	Wolff Place	Contributing	Surveyed 2006
5DV9483	3121 Lowell Blvd.	Parker/Wright House	1891	Wolff Place	Contributing	Surveyed 2006
5DV9484	3112 Meade St.	Smith/Meyers/Riefenberg House	1903	Wolff Place	Contributing	Surveyed 2006
5DV9485	3120 Meade St.	Hipple/Moore/Bender House	1895	Wolff Place	Contributing	Surveyed 2006
5DV9486	3030 Newton St.	Moore/Heuer House	1902	Wolff Place	Contributing	Surveyed 2006
5DV9487	3036 Newton St.	Andrews House	1905-10	Wolff Place	Contributing	Surveyed 2006
5DV9488	3035 Osceola St.	Dale/Curtis House	1902	Wolff Place	Contributing	Surveyed 2006
5DV9489	3109 Osceola St.	Brothers House	1912	Wolff Place	Contributing	Surveyed 2006
5DV9490	3108-10 Osceola St.	Johnson House	1892	Wolff Place	Contributing	Surveyed 2006
5DV9491	3020 Perry St.	James House	1926	Wolff Place	Contributing	Surveyed 2006
5DV9492	3035 Perry St.	Rhoads/Cranor House	1890	Wolff Place	Contributing	Surveyed 2006
5DV9493	3034-36 Perry St.	Crawford/Fitt House	1901	Wolff Place	Contributing	Surveyed 2006
5DV9494	3105 Perry St.	Scott House	1906	Wolff Place	Contributing	Surveyed 2006
5DV9495	3117 Perry St.	Mapelli/Johansen/Baca House	1925	Wolff Place	Contributing	Surveyed 2006
5DV9496	3132-36 Perry St.	Berg House	1912	Wolff Place	Contributing	Surveyed 2006
N/A	3801-19 W. 29th Ave	DeGroot/Newsome/Wiborg House	1910	N/A	N/A	High
N/A	3835-37 W. 29th Ave	Casey/Jack House	1902	N/A	N/A	High
N/A	3839 W. 29th Ave.	Swan House	Pre-1904	N/A	N/A	High
N/A	3917 W. 29th Ave.	Mayes House	Pre-1904	N/A	N/A	Medium
N/A	3945-75 W. 29th Ave	Dess House	1929	N/A	N/A	High
N/A	4001 W. 29th Ave.	Moore House	1910	Carter's Addition	Contributing	High
N/A	4015-17 W. 29th Ave	Blatner House	1910	Carter's Addition	Contributing	High
N/A	4025 W. 29th Ave.	Frank House	1910	Carter's Addition	Contributing	High
N/A	4033 W. 29th Ave.	Flously (?) House	1910	Carter's Addition	Contributing	High
N/A	4041 W. 29th Ave.	Roth House	1910	Carter's Addition	Contributing	High
N/A	3625 W. 30th Ave.	King House	1890	Wolff Place	Contributing	High

State ID No.	Street Address	Historic Name	Year Built	District Name	Contributing Status	Survey Priority
N/A	3637 W. 30th Ave.	Holibaugh House	1890	Wolff Place	Contributing	High
N/A	3719 W. 30th Ave.	Holcomb House	1905	Wolff Place	Contributing	High
N/A	3818 W. 30th Ave.	Hill House	1890	N/A	N/A	Low
N/A	4021 W. 30th Ave.	O'Rourke House	1886	Wolff Place	Noncontributing	Low
N/A	4041 W. Hayward Pl.	Storey House	1910	Carter's Addition	Contributing	High
N/A	3023 Lowell Blvd.	Smith House	1895	Wolff Place	Contributing	High
N/A	3029 Lowell Blvd.	Smith House	Pre-1904	Wolff Place	Contributing	High
N/A	3035 Lowell Blvd.	Sampson House	1911	Wolff Place	Contributing	High
N/A	3109 Lowell Blvd.	MacNeil House	1906	Wolff Place	Contributing	High
N/A	3115 Lowell Blvd.	McKean House	1892	Wolff Place	Contributing	High
N/A	3127 Lowell Blvd.	Ditson House	1895	Wolff Place	Contributing	High
N/A	3129 Lowell Blvd.	Sampson House	1904-10	Wolff Place	Contributing	High
N/A	3016 Meade St.	Lynch House	Pre-1904	Wolff Place	Contributing	High
N/A	3019 Meade St.	Olson House	1923	Wolff Place	Contributing	High
N/A	3027 Meade St.	Dietemann House	Pre-1900	Wolff Place	Contributing	High
N/A	3034 Meade St.	Bennett House	1895	Wolff Place	Contributing	High
N/A	3039 Meade St.	Harlow House	1895	Wolff Place	Contributing	High
N/A	3040 Meade St.	O'Neill House	Pre-1893	Wolff Place	Contributing	High
N/A	3042 Meade St.	Hansen House	1904-10	Wolff Place	Contributing	High
N/A	3043-45 Meade St.	Parret House	1904-10	Wolff Place	Contributing	High
N/A	3104 Meade St.	Werner House	1910	Wolff Place	Contributing	High
N/A	3107 Meade St.	Otterstine (Otterstein?) House	1907	Wolff Place	Contributing	High
N/A	3124-26 Meade St.	Dedrick House	1900	Wolff Place	Contributing	High
N/A	3131 Meade St.	Larsen House	1920	Wolff Place	Contributing	High
N/A	3141 Meade St.	Hargreaves House	1921	Wolff Place	Contributing	High
N/A	2921 Newton St.	Gilbert House	1893	N/A	N/A	Medium
N/A	2923-25 Newton St.	Hage House	1953	N/A	N/A	Medium
N/A	2939 Newton St.	Dier House	1911	N/A	N/A	High
N/A	2943-51 Newton St.	Baker House	1951	N/A	N/A	Medium
N/A	2955-59 Newton St.	Smethills House	1973	N/A	N/A	Low
N/A	2973 Newton St.	Killorin House	Pre-1904	N/A	N/A	Medium
N/A	2981 Newton St.	Hildebrand House	1948	N/A	N/A	Medium

State ID No.	Street Address	Historic Name	Year Built	District Name	Contributing Status	Survey Priority
N/A	2983 Newton St.	Elliott House	1893	N/A	N/A	Medium
N/A	2989-95 Newton St.	Hutchison/Miller House	Pre-1904	N/A	N/A	Medium
N/A	3001 Newton St.	Johnson House	1971	Wolff Place	Noncontributing	Low
N/A	3017 Newton St.	Hackett House	1905	Wolff Place	Contributing	High
N/A	3020 Newton St.	Rogers House	1909	Wolff Place	Contributing	High
N/A	3025 Newton St.	Meagher House	Pre-1904	Wolff Place	Noncontributing	Low
N/A	3040 Newton St.	Mausler House	1908	Wolff Place	Noncontributing	Low
N/A	3050 Newton St.	Holcomb House	1913	Wolff Place	Contributing	High
N/A	3051 Newton St.	Berger House	Pre-1904	Wolff Place	Noncontributing	Low
N/A	3115 Newton St.	Hancock House	1893	Wolff Place	Contributing	High
N/A	3116-18 Newton St.	Martini House	1951	Wolff Place	Noncontributing	Low
N/A	3121 Newton St.	Stevens House	Pre-1904	Wolff Place	Contributing	High
N/A	3126 Newton St.	Ligrani House	1949	Wolff Place	Noncontributing	Low
N/A	3127 Newton St.	Perlot House	1895	Wolff Place	Contributing	High
N/A	2905 Osceola St.	Stahl House	1910	N/A	N/A	High
N/A	2909 Osceola St.	Jones House	1910	N/A	N/A	High
N/A	2914 Osceola St.	MacKinnon House	1905	N/A	N/A	High
N/A	2915 Osceola St.	McCarthy House	1910	N/A	N/A	Medium
N/A	2921 Osceola St.	Wood House	1910	N/A	N/A	Medium
N/A	2927 Osceola St.	Waite House	1910	N/A	N/A	Medium
N/A	2933 Osceola St.	Berndt House	1910	N/A	N/A	Medium
N/A	2936 Osceola St.	Burk House	1904-20	N/A	N/A	Low
N/A	2938 Osceola St.	Schoenfelder House	1950	N/A	N/A	Low
N/A	2939 Osceola St.	Morsell House	1910	N/A	N/A	High
N/A	2944 Osceola St.	Petterson House	1890	N/A	N/A	High
N/A	2952 Osceola St.	Arnold House	1880	N/A	N/A	Low
N/A	2953 Osceola St.	Starke House	1911	N/A	N/A	High
N/A	2957 Osceola St.	Barrows/Barnhart House	1936	N/A	N/A	Medium
N/A	2962 Osceola St.	Unknown	1996	N/A	N/A	Low
N/A	2967 Osceola St.	Koon House	1949	N/A	N/A	Medium
N/A	2968 Osceola St.	Neander House	1897	N/A	N/A	Medium
N/A	2972 Osceola St.	Pabst House	1885	N/A	N/A	High

State ID No.	Street Address	Historic Name	Year Built	District Name	Contributing Status	Survey Priority
N/A	2977 Osceola St.	Maynard House	1947	N/A	N/A	Medium
N/A	2980 Osceola St.	Richmond House	1948	N/A	N/A	Medium
N/A	2990 Osceola St.	Rans House	1949	N/A	N/A	Medium
N/A	2995 Osceola St.	Dahl House	1953	N/A	N/A	Medium
N/A	3001 Osceola St.	Kahre House	1905	Wolff Place	Contributing	High
N/A	3003-05 Osceola St.	James/Taylor House	1924	Wolff Place	Contributing	High
N/A	3017 Osceola St.	Hunt House	Pre-1893	Wolff Place	Contributing	High
N/A	3022-24 Osceola St.	Niccum/Harvey House	1963	Wolff Place	Noncontributing	Low
N/A	3025 Osceola St.	Wallace House	Pre-1893	Wolff Place	Contributing	High
N/A	3029 Osceola St.	Brown House	Pre-1904	Wolff Place	Noncontributing	Low
N/A	3036 Osceola St.	Knudsen House	1910	Wolff Place	Contributing	High
N/A	3040-44 Osceola St.	Roe House	Pre-1893	Wolff Place	Noncontributing	Low
N/A	3045 Osceola St.	Burch House	Pre-1900	Wolff Place	Contributing	High
N/A	3046-48 Osceola St.	Putnam House	1901	Wolff Place	Noncontributing	Low
N/A	3047 Osceola St.	Campbell House	Pre-1904	Wolff Place	Contributing	High
N/A	3100 Osceola St.	Johnson House	1909	Wolff Place	Contributing	High
N/A	3103 Osceola St.	Unknown	1940	Wolff Place	Noncontributing	Low
N/A	3104 Osceola St.	Johnson House	1890	Wolff Place	Contributing	High
N/A	3115-17 Osceola St.	Garifi House	1954	Wolff Place	Noncontributing	Low
N/A	3118 Osceola St.	Gregg House	1890	Wolff Place	Contributing	High
N/A	3122 Osceola St.	Stahl House	1893	Wolff Place	Contributing	High
N/A	2916 Perry St.	Ewen House	1912	N/A	N/A	High
N/A	2920 Perry St.	Ewen House	1895	N/A	N/A	Medium
N/A	2925 Perry St.	Allen House	1910	Carter's Addition	Contributing	High
N/A	2930-32 Perry St.	Hildebrand/Sugg House	1954	N/A	N/A	Medium
N/A	2931 Perry St.	Robertson House	1910	Carter's Addition	Contributing	High
N/A	2936 Perry St.	Jerden House	1895	N/A	N/A	Low
N/A	2937 Perry St.	Tyler House	1910	Carter's Addition	Contributing	High
N/A	2941 Perry St.	North House	1910	Carter's Addition	Contributing	High
N/A	2946 Perry St.	Austin House	1922	N/A	N/A	High
N/A	2962 Perry St.	Howell/Schultz House	1905	N/A	N/A	Low
N/A	2966-68 Perry St.	Downing/Saraceno House	1962	N/A	N/A	Low

State ID No.	Street Address	Historic Name	Year Built	District Name	Contributing Status	Survey Priority
N/A	2975 Perry St.	Williams House	1953	N/A	N/A	Medium
N/A	2976 Perry St.	Deitz House	1922	N/A	N/A	High
N/A	2986 Perry St.	Daman House	1920	N/A	N/A	High
N/A	2987-89 Perry St.	Farris House	1952	N/A	N/A	Medium
N/A	2990 Perry St.	Trimmer House	1922	N/A	N/A	High
N/A	3025 Perry St.	Rhoads House	1900	Wolff Place	Contributing	High
N/A	3029 Perry St.	Hudson House	1905	Wolff Place	Contributing	High
N/A	3032 Perry St.	Lindell House	1910	Wolff Place	Contributing	High
N/A	3039 Perry St.	Berry House	1893	Wolff Place	Noncontributing	Low
N/A	3046 Perry St.	Spectorsky House	1894	Wolff Place	Contributing	High
N/A	3047 Perry St.	Smith House	Pre-1893	Wolff Place	Contributing	High
N/A	3050 Perry St.	Wagner House	1924	Wolff Place	Contributing	High
N/A	3051 Perry St.	Gerry House	1910	Wolff Place	Contributing	High
N/A	3102 Perry St.	Jack House	1922	Wolff Place	Contributing	High
N/A	3106 Perry St.	Coffer House	1910	Wolff Place	Contributing	High
N/A	3112-16 Perry St.	Teitsworth/Arnold House	1904-10	Wolff Place	Noncontributing	Low
N/A	3120-26 Perry St.	Murray/Wishart House	1892	Wolff Place	Noncontributing	Low
N/A	3125 Perry St.	Schroeder House	1907	Wolff Place	Contributing	High
N/A	3133 Perry St.	Denpree House	1907	Wolff Place	Noncontributing	Low
N/A	2924 Quitman St.	Gieside House	1910	Carter's Addition	Contributing	High
N/A	2930 Quitman St.	Fraher House	1910	Carter's Addition	Contributing	High
N/A	2936 Quitman St.	Furman House	1910	Carter's Addition	Contributing	High
N/A	2940 Quitman St.	Howley House	1910	Carter's Addition	Contributing	High
N/A	2978 Quitman St.	Nuccio House	1952	N/A	N/A	Low
N/A	2984-90 Quitman St.	Dolan/Ferguson House	1954	N/A	N/A	Medium
N/A	3002-04 Quitman St.	Cyrkes/Nye House	1904-10	Wolff Place	Contributing	High
N/A	3012 Quitman St.	Bruce House	1904	Wolff Place	Contributing	High
N/A	3016-20 Quitman St.	Heiser/Tyson House	Post-1950	N/A	N/A	Low
N/A	3022-24 Quitman St.	Elliott/Anderson House	1954	N/A	N/A	Medium
N/A	3036 Quitman St.	Lehrer House	1908	N/A	N/A	High
N/A	3040 Quitman St.	Falligan House	1890	N/A	N/A	High
N/A	3050 Quitman St.	Greene House	1930	N/A	N/A	High

State ID No.	Street Address	Historic Name	Year Built	District Name	Contributing Status	Survey Priority
N/A	3104 Quitman St.	King House	1930	N/A	N/A	High
N/A	3116 Quitman St.	Archibald House	1926	N/A	N/A	High
N/A	3117 Quitman St.	Scheer House	1905-10	N/A	N/A	High
N/A	3120 Quitman St.	Trevittick House	1924-25	N/A	N/A	High
N/A	3126 Quitman St.	Glan/Larson House	1925-26	N/A	N/A	High
N/A	3132 Quitman St.	Brown House	1925-26	N/A	N/A	High
N/A	3140 Quitman St.	Drewett House	1926	N/A	N/A	High

NOTES: An "N/A" in the district name column indicates that the resource is not located within one of the three identified potential historic districts. Information on year built and historic name for buildings not intensively surveyed is based upon research completed during the reconnaissance survey and Denver Landmark application components. In some cases the year built is expressed as a range based on historic maps, manuscript Census data, and city directory information..