

DESIGNATION APPLICATION FORM

1. District Identification

Historic Name of District: Not Applicable

Proposed Name of District: Packard's Hill

Historic Uses: Residential

Present Uses: Residential, Commercial

Legal Description: The district includes the following:

Packard's Hill: Block 1, Lots 15 through 21, 26 through 40, and the north 10' of Lot 41. Block 2, All.

Highland Place: Block 3, Lots 1 through 21 and 26 through 42. Block 4, Lots 30 through 48. Block 5, Lots 25 through 48. Block 6, All. Block 7, All. Block 8, All.

First Addition to Highland Place: Block 7, All. Block 8, All.

Boundaries of District: As shown on the included district map, the boundary of the Packard's Hill Historic District is described as follows: beginning at the northwest corner of the district at the intersection of the centerline of the alley lying between Osceola and Perry streets and the centerline of West 35th Avenue; thence east along the centerline of West 35th Avenue to its intersection with the centerline of Lowell Boulevard; thence south along the centerline of Lowell Boulevard to its intersection with the centerline of West 33rd Avenue; thence west along the centerline of West 33rd Avenue to its intersection with the centerline of the alley lying between Lowell Boulevard and Meade Street; thence south along said alley to its intersection with the north parcel line of 3281 Lowell Boulevard (extended); thence east along said parcel line to its intersection with the centerline of Lowell Boulevard; thence south along said centerline to its intersection with the south parcel line of 3259 Lowell Boulevard (extended); thence west along said parcel line to its intersection with the centerline of the alley lying between Lowell Boulevard and Meade Street; thence south along said alley to its intersection with the south parcel line of 3240 Meade Street (extended); thence west along said parcel line to its intersection with the centerline of Meade Street; thence south along said centerline to its intersection with the south parcel line of 3223 Meade Street (extended); thence west along said parcel line to its intersection with the east parcel line of 3715 West 32nd Avenue; thence south along said parcel line to its intersection with the centerline of West 32nd Avenue; thence west along said centerline to its intersection with the centerline of Newton Street; thence north along said centerline to its intersection with the south parcel line of 3225 Newton Street (extended); thence west along said parcel line to its intersection with the east parcel line of 3823 West 32nd Avenue; thence south along said parcel line to its intersection with the centerline of West 32nd Avenue; thence west along said centerline to its intersection with the centerline of Osceola Street; thence north along said centerline to its intersection with the centerline of the alley lying south of 3221 Osceola Street; thence west along said alley to its intersection with the centerline of the alley lying between Osceola and Perry streets; and thence north along said alley to the point of beginning. In addition thereto those portions of all abutting public rights-of-way, but only to the centerline thereof, which are immediately adjacent to the aforesaid specifically described area.

Boundary Explanation: The boundary includes the earliest intact areas of three early residential subdivisions (Packard's Hill, Highland Place, and the First Addition to Highland Place). Buildings originally constructed for commercial uses (such as the 3600-block of West 32nd Avenue) are not included. Residential areas farther west and north have not been surveyed, but appear to represent different construction eras and histories.

2. Applicants and Preparer Information:

See attached signature sheets.

Application prepared by (if not listed above):

Name: R. Laurie Simmons and Thomas H. Simmons, Front Range Research Associates, Inc. **Phone:** 303-477-7597

Address: 3635 West 46th Avenue, Denver, Colorado 80211 **Email:** frraden@msn.com **Date:** 27 May 2017

Acknowledgements

The preparers would like to thank the following people who contributed in a variety of ways to this application: Jenny Apel, Mark Barnhouse, Marie Benedix, Joan Bolduc, Leah Carlson, Ginette Chapman, Jamie Chesser, Will Chesser Paul Cloyd, Ray Defa, Becca Dierschow, Kara Hahn, Yvette Harrell, John Harrell, Matthew Hibler, Linda Hilton, Mary Margaret Jonsson, Eric Lane, Bob McCormick, Chris Miles, Sherri Moore, Stephanie Oram, Roger Oram, Carmen Pilar Osorio, Linda Paulsen, Marilyn Quinn, Brock Reimer, and Ira Selkowitz. Also acknowledged are current and former Packard's Hill residents who provided information and documents illuminating the district's history.

If the applicant(s) does not own all properties in the district, the application must be signed by at least three persons who are residents or owners of property in the City and County of Denver, or have a place of business in the City and County of Denver. Ideally, the three applicants would be property owners within the district. Please expand this field as needed. Alternately, the applicant can be a member of City Council or the Manager of Community Planning and Development department.

NOTE: Applicants have certain responsibilities and obligations under the designation process. Citizens, in addition to the required applicants, may want to support the designation, but not assume applicant responsibilities. The Landmark Preservation Commission recommends that these citizens show support through signing a petition, rather than signing on as an applicant. Refer to Section 11 of the application form.

3. Statement of Significance

Category 1: History

Criteria:

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

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

Packard's Hill Historic District displays a high level of historic physical integrity conveying its important associations with Denver's first great period of growth (1880-1893), when it evolved from a rugged frontier town to an important American city. The district resulted from a frenzy of subdivision platting in the 1880s in areas close to Denver and connected to it by streetcars. The first development came at a time when escalating home prices, the city's promise, and the spread of streetcars motivated investors, homebuyers, architects, builders, and developers to acquire real estate and construct housing. The district embraces all or parts of three subdivisions (Packard's Hill, Highland Place, and First Addition to Highland Place) created by prominent developers during 1887-89 in what was then unincorporated Arapahoe County. In 1890 Packard's Hill Historic District became part of one of Denver's independent satellite municipalities, the Town of Highlands, whose preferences for a clean environment with beautiful homes, temperance philosophies, and other high standards suited its new citizens. Denver annexed Highlands in June 1896, and the district was united with and reflective of the city's history while continuing to write its own unique story through the lives of its residents and construction of its buildings.

The district is significantly associated with the late nineteenth and early twentieth century national trend of Americans moving from the perceived congestion of the inner city to areas farther away that advertised attractive settings and healthy environments served by street railways. In 1888 construction of the Denver & Berkeley Park Rapid Transit Company's line along West 32nd Avenue provided residents with convenient service by steam locomotives and stimulated construction in this classic streetcar suburb. Although the area initially included a number of well-to-do residents and a few middle and working class homeowners, it became solidly associated with the growing middle class during the twentieth century. Northwest Denver historian Ruth Eloise Wiberg described the values associated with these historic communities: "They were . . . people who wanted the best they could afford for their families, people who were proud of their good craftsmanship, of their homes, of their wives and children. They took their politics, their churches, and their jobs seriously, and in their homes there were books, music, art, laughter, and love."¹

The district is exceptionally significant for its strong association with Denver women's history as the home of women active in the movement to expand their rights, contributions, and opportunities. Packard's Hill's early development coincided with the period when women secured the right to vote and entered the workforce in increasing numbers. As Ruth Wiberg observed, "Women knew that home and social life was not enough. They felt they were too intelligent, and in many cases too well educated, to be relegated to the kitchen and parlor, the sewing box and recipe book, with no other activities but church."² Their influence increased after Colorado approved women's right to vote in local and state elections in 1893 and it contributed to the passage of the Nineteenth Amendment in 1919. The reputation of the Town of Highlands as a place with high moral standards, pure air, clean water, and ordinances prohibiting vices ranging from alcohol sales to "improper language," appealed to many women of the era. In 1894, when the town was considering its annexation to Denver, the *Rocky Mountain News* analyzed: "The report has been spread that Highlands will become a

¹ Ruth Eloise Wiberg, *Rediscovering Northwest Denver* (Denver: Northwest Denver Books, 1976), 121.

² Wiberg, *Rediscovering Northwest Denver*, 124-125.

city of saloons. This has alarmed the women voters, of whom there are [sic] a large proportion, as many women in the town own their own homes.”³ Annexation was delayed for another two years, and when it happened, Denver agreed to allow Highlands to continue its own restrictive alcohol ordinances.⁴

The history of Packard’s Hill illuminates the lives of Denver’s women, whose roles in the development of the city are, as historian Marcia Goldstein writes, often “hidden from view.”⁵ Packard’s Hill is significant in strongly reflecting the influence of women in its development, property ownership, architecture, and character. From its earliest period of development women were investors and developers, buying and trading parcels of land in Packard’s Hill and/or participating in the construction and sale of houses. Several women worked with their husbands to acquire, develop, market, and sell real estate within the district and elsewhere in the city.⁶

A disproportionately large number of married women residing in the district had their names, rather than their husbands’ names, on the titles of their houses. Colorado endowed married women with the right to own property in their own name, protected from their husbands’ debts, and Packard’s Hill women took advantage of the provision in large numbers.⁷ The area’s healthful and safe reputation also led many single and widowed women, as well as wives and mothers, to own property and establish homes in the neighborhood. During the late nineteenth and early twentieth centuries, many of the single women living in the district were employed in the middle class jobs available to their gender at that time, including teaching, clerical work in offices and government agencies, and retail sales. Others pursued groundbreaking careers.

Packard’s Hill became the home of a number of women significant for their role in advancing women’s rights and social betterment. Some women of the district were members and leaders of the large North Side Woman’s Club, founded in 1895 and associated with the Colorado Federation of Women’s Clubs, an organization focused on “mutual improvement and cooperation in all that pertains to the good of humanity.”⁸ To accomplish these goals the group dedicated itself to providing a fellowship and a voice for women through political, cultural, educational and social activities.⁹ Among active participants and leaders in the group were *Doctors Mary Ford* and *Helene Byington* (3825 West 32nd Avenue); *Sudie E. Flint* (3319 Meade Street); and *Mrs. J.R. Kasbeer* (3240 Meade Street). In addition to their medical practice, Doctors Ford and Byington advanced the cause of women professionals by participating in and hosting meetings of the Denver Business Woman’s Club, an organization that included Sarah Platt Decker, Jennie Spivak, and several woman doctors. Dr. Ford also served as a board member and facility physician for the Sands House Association, a group started in 1915 to provide a home for destitute tubercular girls and women. She additionally became a member of the local branch of the Woman’s Party, which supported women’s suffrage. Other women, such as *Eva Bird Bosworth* (3425 Lowell Boulevard), were active in the Highlands Women’s Christian Temperance Union, a nationwide women’s organization that organized in Colorado in 1880 and was active in advocating for prohibition, women’s suffrage, prison reform, day nurseries, and other issues.

³ *Rocky Mountain News*, 11 March 1894, 12.

⁴ Wiberg, *Rediscovering Northwest Denver*, 148.

⁵ Marcia Tremmel Goldstein, *Denver Women in Their Places* (Denver: Historic Denver, Inc., 2002), 7.

⁶ Two examples of such women influential in real estate acquisition and development were Oria A. Stevens and Annie Muir Crosby.

⁷ This type of property ownership was ensured by individual states in what are commonly known as “Married Women’s Property Acts.” See Colorado Revised Statutes, Section 14-2-201, Domestic Matters: Married Woman’s Own Property.

⁸ Wiberg, *Rediscovering Northwest Denver*, 125.

⁹ *Rocky Mountain News*, 12 May 1895, 5.

c. Have direct and substantial association with a person or group of persons who had influence on society

Packard's Hill Historic District is significant for its direct and substantial association with influential individuals who had influence on society. Among the district's residents were persons significant in business, cultural leaders, noted professionals, and prominent politicians.

Elwin Theodore Webber (3825 W. 32nd Avenue), an early livestock raiser and mining investor became a real estate developer during the 1880s boom and was a platter of Highland Place subdivision. He built and lived in the district's oldest standing house, which dates to 1886 and was designed by distinguished Denver architect William Quayle.

Minnie Ethel Luke Keplinger (3218 Newton Street), an artist active in the movement to establish Denver's first art museum, lived on Newton Street from the late 1890s until her death in 1920. The 1998 *An Encyclopedia of Women Artists in the American West* indicates she was a woman "who attained prominence as an artist" and mentions she painted scenes of the Denver area and mountain landscapes of Colorado, including some featuring Native Americans.¹⁰

Spring Byington (3825 W. 32nd Avenue), an acclaimed actress of stage and screen, graduated from North High School and performed with the Elitch Stock Theater Company. In a career that spanned seventy years, she appeared in more than thirty stage plays and seventy-five feature films and received Oscar and Emmy nominations for her work.

Dr. Mary E. Ford (3825 W. 32nd Avenue) influenced society during more than a half-century of medical service to Denver. Her early medical practice began at a time when very few doctors in the city were women and those in pursuit of such a career faced numerous obstacles to success. The *Denver Post* paid testimony to Dr. Ford's significance, judging her as "known and beloved by thousands of Denverites whom she listed as her patients."¹¹

Eva Bird Bosworth (3425 Lowell Boulevard) worked as a writer and reporter for several Denver newspapers, was active in women's rights and temperance groups, and wrote a book (*Trees and Peaks*) utilized in Denver schools, all while raising four children.

William Fitz Randolph Mills (3825 W. 32nd Avenue), whom Colorado historian Wilber Fisk Stone characterized as having a "notable career" and "closely associated with civic improvements and the question of civic development" in Denver, pursued a rising career in mining securities until it was interrupted by the Panic of 1893. He turned to efforts to promote and improve the city and became Manager of Improvements and Parks under Mayor Robert Speer. Following Speer's death, Mills served as Denver mayor for two years, ensuring the completion of previously initiated projects, notably the Civic Center. While learning the political and management skills he utilized as a longtime mayor of Denver (1923-31 and 1935-47) Mills lived in Packard's Hill.

Benjamin F. Stapleton lived at various locations in Packard's Hill between 1911 and 1920.¹² He held the office of Denver Police Magistrate (1904-15) and was described as accomplishing "much to improve the police court system." Becoming Denver Postmaster in 1915 he oversaw a rearrangement of mail routes the next year. After moving from the area, Stapleton ran for mayor with the support of the Ku Klux Klan (KKK), a violent racist and nativist organization that appealed to many Denverites during the early 1920s. Once in office, Stapleton appointed Klan members to important positions in the city and fought a recall attempt with the organization's support. Later repudiating the KKK, Stapleton focused on managed growth and development of the city in line with Robert Speer's vision and guided it through the Great Depression and World War II.

¹⁰ Phil Kovinick and Marian Yoshiki-Kovinick, *An Encyclopedia of Women Artists in the American West* (Austin, Texas: University of Texas Press, 1998).

¹¹ *Denver Post*, 6 December 1951, 50.

¹² Addresses where Stapleton lived include: 3415 Meade Street (1911), 3281 Osceola (1912), 3247 Newton (1913-1917), and 3045 Lowell (1919-20). Stapleton also purchased two lots (32 and 33) in Highland Place in 1904.

Category 2: Architecture**Criteria:**

- a. Embody distinguishing characteristics of an architectural style or type
- b. Be a significant example of the work of a recognized architect or master builder
- 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.

a. Embody distinguishing characteristics of an architectural style or type

The buildings of Packard's Hill Historic District display a high level of historic physical integrity, with 82 percent of the houses contributing to the district, and are significant for embodying distinguishing characteristics of several of the nation's most popular late nineteenth and early twentieth century architectural styles and house types. Twenty-six percent (45) of the residences were constructed before 1900, while 68 percent (118) were built before 1920. Throughout the district, 152 houses, or 87 percent, were erected during the period of significance (1886-1940). These fine historic dwellings, many of which have served residents of the district for more than a century, remind us of the tastes and lifestyles of the occupants, the quality of skilled construction, and the permanence of materials utilized during the district's history.

Nineteenth century Queen Anne style houses, representing the first architectural expression to grace the district and its largest component, include thirty-nine examples. The houses include substantial two-story residences and more modest one-and-a-half-story dwellings; all are composed of brick and/or stone. Five of the largest houses (3737, 3823, and 3825 West 32nd Avenue; 3425 Lowell Boulevard; and 3359 Osceola Street) were built before the Panic of 1893, during the halcyon days of the real estate boom, and are situated on large parcels. These pioneer houses in the district display some of the most complex designs and lavish ornamentation, including such features as towers and turrets, multiple gables and projecting bays, decorative shingles and bands of paneling, ornamented vergeboards, gable elaboration, a variety of windows, colored and leaded glass, incised ornament, decorative courses, porches with turned wood spindles or classical columns, balconies, rusticated masonry, and panels of decorative brickwork and stonework.

Dwelling designs in the district during the early twentieth century, when steady middle class development occurred, reflect popular architectural styles of the era and include twenty-nine Bungalows and twenty-six Classic Cottage houses. Multi-family housing found some favor in Packard's Hill during this era, with twenty examples, including twelve brick Terrace-type buildings. Nine houses embodying the characteristics of the solid and substantial two-story Foursquare (Denver Square) of the early twentieth century also appeared in the district during the period. Toward the end of the period of significance eight English/Norman Cottage style dwellings were constructed. Six Edwardian style residences, reflecting an architectural vocabulary of the late 1890s to the early 1910s, are also present, as well as two Craftsman style houses.

A few houses represent broader stylistic influences, including four late Victorian dwellings and three falling in the category of Late Nineteenth and Early Twentieth Century American Movements. Seven houses within the district do not reflect a particular architectural style, most due to alterations that removed character-defining features. Architectural styles for homes built after the period of significance include Modern/Minimal Traditional and Ranch, as well as later infill buildings assigned to the category Twenty-first Century Modern.

b. Be a significant example of the work of a recognized architect or master builder

No building permits for Packard's Hill before it became part of Denver appear to exist, due in part to a fire that destroyed such kept by the Town of Highlands. Several of the larger, more elaborate residences likely were designed and/or built by recognized professionals. Most of the later building permits available for Packard's Hill do not identify an architect. However, other types of research identified three documented works of recognized masters within the district.

William Quayle. Packard's Hill contains a significant work of William Quayle, considered one of the most important architects working during the city's real estate boom from 1880 until the Panic of 1893. The Webber/Mills/Ford House, 3825 West 32nd Avenue, was designed by Quayle in 1886. In a listing of Denver architects' significant works for that year, the *Rocky Mountain News* indicated the "E.T. Webber residence North Denver, cost \$6,000" as one of the designs of the acclaimed master.

Born and trained in England, William Quayle arrived in Denver from Peoria, Illinois, in 1880 and established an office responsible for many of nineteenth century Denver's largest and most important buildings, including twenty-five schools, as well as churches, office and apartment buildings, department stores, and some of its finer residences. Sons Charles and Edward Quayle were taught architectural skills by their father and worked with him when they became adults. The Quayles lived in northwest Denver, and among the significant now-demolished buildings William Quayle designed there were the Highlands Town Hall and Ashland/North Denver High School. The 1893 Silver Panic and the resulting steep decline in new construction led to financial ruin for William Quayle, who declared bankruptcy in 1899. The following year he moved to San Diego, where his sons joined him in a successful new architectural practice; that city views them as master architects.¹³ William Quayle died there of pneumonia in 1906, when his obituary described him as "one of the leading architects of Denver."¹⁴

As noted in Thomas J. Noel and Barbara S. Norgren's *Denver: The City Beautiful and Its Architects*, most of the city's Quayle-designed architecture was "demolished in the mid-20th century to make way for Denver's second generation of buildings."¹⁵ The History Colorado architectural database documents only four standing buildings by William Quayle in Denver. The Webber/Mills/ Ford House is an important, previously unidentified, remaining representative of the architect's residential work in the city and contributes to the significance of the Packard's Hill District.

David and Tilden Cox, Cox & Son. Master stonemason David Cox, who constructed two houses in the district, was born in Dundee, Scotland, in 1841. After time spent traveling around the world, he moved to the United States in 1871. Eventually settling in St. Louis, he entered the construction business and developed a specialty in stonework, the trade of his grandfather. In 1873 Cox married Annie Muir, who was also from Scotland. The couple relocated to Denver about 1891, and David established a stone masonry firm with his son, Tilden.

In 1892 to display the company's skills, the duo built a two-story highly ornamented stone house displaying remarkable craftsmanship at 3425 Lowell Boulevard, which became the Cox family home.¹⁶ The father and son erected a second house to the south in 1908 that featured walls composed of large slabs of pink sandstone installed vertically by cranes in a then-contemporary Foursquare design. This became the longtime Cox home after its completion, while their earlier residence also remained in the family and served as an advertisement for the masons' work and as an investment

¹³ City of San Diego, San Diego Historical Resources Board and Staff, *Biographies of Established Masters*, 2011, 36, <https://www.sandiego.gov>.

¹⁴ *Los Angeles Herald*, 2 February 1906.

¹⁵ Thomas J. Noel and Barbara S. Norgren, *Denver: The City Beautiful and Its Architects* (Denver: Historic Denver, Inc., 1987), 215-16.

¹⁶ When designated as a Denver Landmark the building was cited as the Cox Gargoyle House in reference to carved stone creatures ornamenting the porch.

property. Both houses are designated individual Denver Landmarks and represent the remarkable skills of the recognized stonemasons.¹⁷

¹⁷ *Rocky Mountain News*, 14 August 1890, 1; *Denver Post*, 1 April 1907, 5; "David Cox," <http://homepages.rootsweb.ancestry.com>.

4. Architectural and Physical Description¹⁸

A. Location and Setting

Packard's Hill Historic District is located in the West Highland statistical neighborhood about two-and-a-half miles northwest of Downtown Denver. The area proposed for designation lies northwest of the intersection of Lowell Boulevard and West 32nd Avenue, extending from Lowell Boulevard on the east to the alley between Osceola and Perry streets on the west, and from West 32nd Avenue on the south to West 35th Avenue on the north (see Section 7 for Location and Contributing Status maps). Residential in character, the nominated area includes 173 primary buildings, of which 141 (82 percent) are evaluated as contributing.

The district includes all or parts of three historic subdivisions: Packard's Hill (1887), Highland Place (1888), and the First Addition to Highland Place (1889). A historic commercial area, containing shops, retail stores, professional offices, and restaurants, lies south and southeast of the district and is centered on the Lowell Boulevard and West 32nd Avenue intersection. Two Denver Landmark residential historic districts are nearby: the Wolff Place Historic District (HD-46, designated 2006) across West 32nd Avenue to the south and the Ghost Historic District (HD-51, designated 2010) located to the southeast. Packard's Hill Historic District is overwhelmingly composed of single-family houses, although twenty duplexes (sixteen built in the period of significance) and one historic triplex are also included. Outbuildings are mostly garages associated with the residences that face the alleys bisecting the blocks. A few historic barns, carriage houses, and other outbuildings remain. Photographs 1 through 6 present views of streetscapes within the district.

Streets in the district follow the east-west, north-south rectilinear grid pattern typically found in Denver's historic neighborhoods, with Lowell Boulevard and Meade, Newton, and Osceola streets oriented north-south and West 32nd, 33rd, 34th, and 35th avenues aligned east-west. Blocks are rectangular, with their longer axes oriented north-south; alleys are present on all blocks and follow a north-south alignment. Most of the properties are addressed onto the north-south roadways.

Landscape architect Brock Reimer, 3294 Newton Street, observes: "The streetscape within the district is a major defining element of the landscape character. Large regularly spaced heritage street trees, low retaining walls built of stone and masonry, wide detached sidewalks built of locally sourced 'Colorado Red' flagstone, some wrought iron and wood picket fencing and landscape plantings of turf and xeric shrubs and perennials make up the majority of the landscape character."¹⁹ Along the streets public sidewalks are mostly concrete, as well as some stretches of red sandstone. Treelawns, the landscaped area between the sidewalk and the street curb (Photographs 2 and 5), are generally planted in grass and may have one or more trees. Some individual treelawns feature plantings, mulch, rocks, or pavers installed after recent seasons of drought. Private front yards generally include an expanse of grass and in many cases a sloping terrace. Shrubs, perennials, and ornamental grasses are frequently adjacent to the house and highlight the front door or porch.

Topography within the district slopes slightly from west to east; a section at the southwest corner slopes fairly sharply from north to south (Photograph 6). The degree of slope varies by location in the neighborhood, with some slopes terraced and including retaining walls along the sidewalk and steps accessing the elevated houses. Retaining walls are generally constructed of stone, brick, ornamental concrete block or wood timbers (Photographs 3 and 4). Many front and back yards also have trees, including some mature evergreen species and flowering trees. Front yard fences are relatively rare (Photograph 6). Most properties display backyard fences, with chainlink and wood privacy fences the types most commonly found.

Most houses are set back from the public sidewalk a uniform distance, creating a regular rhythm of buildings facing the street (Photographs 1 through 6). The spacing between houses is mostly consistent, although some properties embrace sizable side yards. A few properties encompass larger lots and have greater separation from neighboring buildings. Most include "alley-drive" garages situated at the rear of the property and accessed from the alley; a few contain driveways

¹⁸ This section incorporates information provided by Brock Reimer, landscape architect, Denver, "West Highland's Neighborhood: Highland Place-Packard's Hill Historic District," 13 January 2015, document in the files of Front Range Research Associates, Inc., Denver.

¹⁹ Reimer, "West Highland's Neighborhood."

leading from the street to garages toward the rear. The garages are predominantly one-story, flat or gabled roof brick, stucco or frame buildings; if brick is used it is often the same color as the house. Most garages are utilitarian structures with little or no ornamentation. There are almost as many outbuildings as primary buildings in the district. A few historic carriage houses, barns, and sheds also are present in the district.

In the northwestern corner of the city (lying west of Federal Boulevard and north of Colfax Avenue) there are currently only three designated Denver Landmark residential districts: Witter-Cofield, Wolff Place, and Ghost. Two individual Denver Landmarks are located within the proposed Packard's Hill Historic District: the Cox House, 3417 Lowell Boulevard (Landmark Number 41) and the Cox Gargoyle House, 3425 Lowell Boulevard (Landmark Number 42). Two churches adjacent to the district are Denver Landmarks: Highlands United Methodist Church, 3131 Osceola Street (Landmark Number 289), and Beth Eden Baptist Church, 3241 Lowell Boulevard (Landmark Number 334).

The commercial focus of the neighborhood is centered at the intersection of West 32nd Avenue and Lowell Boulevard, south and southeast of the district. Historically, businesses in the area supplied a wide variety of essential goods and services and principally catered to local residents of the historic district and other subdivisions that developed in the area. Today the area contains a mixture of restaurants, shops, services, and professional offices that are frequented by people from nearby neighborhoods, other parts of Denver, and beyond. The commercial area includes historic and nonhistoric, predominantly one- and two-story, brick buildings, including some examples of houses with attached commercial additions and one 1960s strip shopping center.

B. Architectural Description

Established at the peak of Denver's real estate boom in the late 1880s, the Packard's Hill Historic District principally developed as a residential area from that period through 1940. Nearly 26 percent of the district's primary buildings were erected between 1886 and 1899 (see chart). More than 87 percent of properties date to the district's period of significance, 1886-1940. The houses vary from small one-story dwellings on narrow single lots to substantial one-and-a-half- and two-and-a-half-story residences occupying two or more lots. Most of the houses are constructed of brick atop raised stone, brick, or concrete foundations. Most of the primary buildings in the district consist of single-family dwellings (88 percent), although sixteen historic duplexes and one triplex also are present. The styles, materials, craftsmanship, scale, and design of the district's buildings and landscape reflect the tastes and lifestyles popular in Denver during the period of significance. The resources comprising the district have a high degree of historic physical integrity, with 82 percent evaluated as contributing to the district.

Architectural Styles and Types

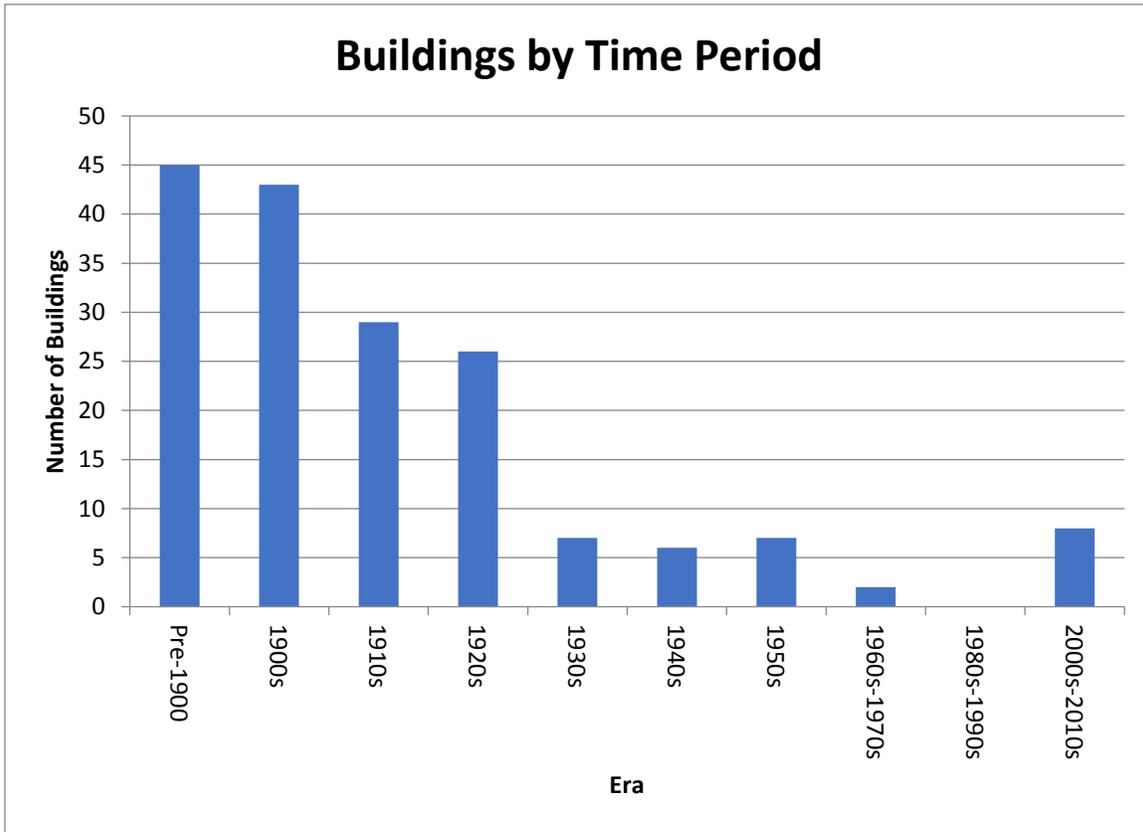
Within the district, the most common architectural styles and types in order of frequency are: Queen Anne (39), Bungalow (29), Classic Cottage (26), and Terrace (12). Other styles/forms are present in smaller numbers, including Foursquare (9), English-Norman Cottage (8), Edwardian (7), and Craftsman (2). Twelve dwellings erected during the 1940s and 1950s, after the period of significance, represent later architectural expressions. Post-2000 infill construction is categorized as Other Style/Twenty-first Century Modern, a designation suggested by History Colorado. The principal historic architectural styles and types are discussed below, accompanied by illustrative photographs.

Queen Anne

Twenty-six percent of the district's buildings reflect the Queen Anne style, the largest category within the area (Photographs 7 through 12). Architectural historian Virginia Savage McAlester calls Queen Anne "the dominant style of domestic building during the period from 1880 until 1900."²⁰ Pattern books of the period often featured Queen Anne designs, which were popular with builders. The first period of construction in the Packard's Hill Historic District is represented by many examples of large Queen Anne-style residences, including more than a dozen erected on the east face block of the 3200 block of Newton Street. Popular features typical of the style within the district include multiple gables and overlapping gables; projecting towers, bays, and turrets; decorative shingles, ornaments, molding, and paneling on gable faces; decorative vergeboards with cutouts, fans, and moldings; a variety of window treatments, including large arched parlor windows, bay windows, oriels, and through-the-cornice windows, as well as varieties of

²⁰ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 350.

decorative glass; ornamental courses of brick and stone; chimneys accented with corbelling; stone or brick panels; and porches, some wrap-around, with turned spindle supports, brackets, friezes, and balustrades.



Bungalow

Twenty-nine Bungalow-type houses were erected in the Packard’s Hill district during the 1910s and 1920s, comprising nearly 17 percent of buildings (Photographs 13 through 15). Packard’s Hill Bungalows generally feature brick walls, often with a contrasting color of brick used to elaborate features or as a decorative band along the lower wall. Most of the houses have gabled or hipped roofs with overhanging eaves and such elements as triangular knee braces, false beams, and exposed rafter tails under the eaves. Multi-over-single-light double-hung sash windows are a character-defining feature of the style. Full-height brick chimneys are usually flanked by small windows, and front attic dormers may have grouped windows and varied glazing. Broad, projecting, gabled roof porches with battered masonry piers or pedestals topped by tapered wood columns are frequent, as are solid brick balustrades. Denver architectural historians Thomas J. Noel and Barbara S. Norgren found: “Bungalows reigned as the Queen City’s favorite style between 1910 and 1930. They replaced the Classic Cottage as the small, economical castle for the masses.”²¹ Many Bungalows are found in the western two-thirds of Packard’s Hill on parcels that remained undeveloped until the 1910s and 1920s.

Classic Cottage

The Classic Cottage form, in contrast to the earlier Queen Anne, featured much less ornament and simple square or rectangular plans (Photographs 16 through 18). In Packard’s Hill these houses were built during the 1900s and early 1910s. The district includes twenty-six (15 percent) Classic Cottage-type houses, with several examples located in the 3400 block of Meade Street. Classic Cottage houses are mostly one-story in height, of brick construction atop a stone or brick foundation (some with stucco finished brick foundation walls scored to simulate stone), with a somewhat boxy appearance. The houses are crowned by hipped roofs with flared, widely overhanging eaves and have a central attic dormer on the front. Classic Cottages generally display hipped roof porches supported by full-height classical wood columns or brick supports and have wood balustrades. Features may include bay or bow windows, brick sill courses, stone sills and lintels, and large parlor windows (some displaying leaded glass).

²¹ Noel and Norgren, *Denver: The City Beautiful*, 67.

Terrace

History Colorado describes the Terrace as a one- or two-story brick building with a flat roof and often a decorative cornice (Photographs 19 through 21). Terrace housing was usually rented and appealed to those unable to afford their own houses, people not wanting the responsibilities of a house and yard, and residents seeking shorter-term living arrangements. Terraces often were designed with a projecting porch accessing each living unit; sometimes a central porch was shared. In the district, some terraces have shaped parapets on the facades while other parapets are ornamented with corbelling. Packard's Hill includes one triplex Terrace dwelling (3315-17-19 Newton Street). Most examples of the type are located north of West 33rd Avenue, and all are one-story in height.

Other Styles in the District

Other architectural styles and types are found less frequently in the district. Nine *Foursquare* houses are present, a type of house locally known as the "Denver Square." They are characterized by a two-story composition, usually with brick walls, boxy massing, and a hipped roof with widely overhanging eaves and a front attic dormer (Photographs 22 and 23). Typical of other early twentieth century houses, Foursquares include prominent front porches; those in Packard's Hill often have hipped roofs, full-height classical column supports, and a balustrade. Other features may include large parlor windows, stone trim, sill courses, and bay windows. Noel and Norgren found Foursquares were popular in Denver between 1894 and 1920.²² All of the Packard's Hill Foursquares date to about 1905-08.

The *English/Norman Cottage style*, popular during the 1920s and 1930s, is a smaller, simplified version of the more substantial Tudor Revival style (Photographs 24 and 25). Eight examples of the style are found in Packard's Hill, including three duplexes. These houses are typically one-story, with brick walls and steep gabled roofs at the front, which are often intersected by rear projecting wings. The houses may feature decorative brickwork, small gabled entrance bays with arched entries, raised concrete stoops, façade chimneys, and multi-light casement windows. History Colorado's *Field Guide* asserts "the most distinguishing feature is the steeply pitched roof and steeply pitched projecting front entrance."

The Packard's Hill Historic District includes seven *Late Victorian/Edwardian style* houses (Photograph 26). All of the Edwardians in Packard's Hill were built in the 1900s, the last in 1908. The houses are composed of brick atop stone or brick foundations and display a vertical orientation and ornament such as dentil molding, pediments, decorative shingles, stringcourses, and stone trim. Their prominent porches have classical columns, sometimes atop brick pedestals. A variety of window types is displayed, including bay and bow windows, sash and transom parlor windows, and grouped windows on gable faces. Of particular note are two fine examples of the *Craftsman style*, including 3421 Osceola Street (1913), which has walls with projecting clinker bricks, a side gabled roof with widely overhanging eaves and triangular knee braces, a shed roof porch with wood columns atop a solid brick balustrade, and multi-/single-light windows (Photograph 27). Built in 1919, 3301 Meade Street displays brick and stucco walls, clipped cross gables with overhanging eaves and false beams, multi-over-single-light windows, and a porch with arched openings.

Secondary Buildings

The nominated area contains approximately 159 secondary buildings, based on City geographic information system information (Photographs 28 through 33). By far the most numerous type of secondary building in the district is the garage. Garages are generally of masonry, stucco, or frame construction, typically with a flat roof or gabled roof and a capacity of one or two vehicles. All but a handful of the garages in the district are "alley-drive," with doors opening onto the area's alleys. Overall, the buildings are utilitarian in character and display few if any decorative elements. Also present are a small number of barns, carriage houses, sheds, and other miscellaneous structures. Of special note are two carriage houses: the Cox House carriage house at 3425 Lowell Boulevard is distinguished by its stone masonry and the gambrel roof Brun/Munk/Frasier carriage house with three east-facing dormers is located at 3359 Osceola Street. The red brick Schmidt barn (later garage) features segmental arch openings and shingled gabled faces at 3311 Osceola Street.

²² Noel and Norgren, *Denver: The City Beautiful*, 43.

C. Method Used to Determine Contributing/Non-contributing Status

To be assessed as contributing a house must: have been present in the district at its current location during the period of significance (1886-1940) and must substantially reflect its character and appearance, either as built or subsequently modified, within the period of significance. A combination of alterations that removed or covered up materials and design elements present during the period of significance led to a resource being judged noncontributing. For example, a building that no longer displayed its historic porch, windows, and siding might be categorized as noncontributing. Likewise, a building with a post-1940 added story or other large addition that overwhelmed the historic building was evaluated as noncontributing. However, if enough of the original materials and architectural features from the period of significance were still present, or if an addition was at the rear of the property and did not negatively impact its ability to convey its historic character, the building was judged to be contributing. Evaluation of contributing/non-contributing status for each resource was based on field examination, Denver Assessor records, building permits, Sanborn Map Company fire insurance maps and other historic maps, interviews with residents, and other documentation. Evaluations were reviewed by architect/engineer Paul Cloyd, Co-chair, West Highland Neighborhood Association Design and Preservation Committee; Kara Hahn, Senior Planner, Denver Landmark Preservation; and Becca Dierschow, Preservation and Research Coordinator, Historic Denver.

D. General Description of Neighborhood Physical Alterations or Changes

The most common alterations to houses within the district are window and porch changes. Mostly during the late twentieth or early twenty-first centuries, some dwellings received nonhistoric replacement windows (mostly one-over-one-light or plate glass) in original window openings. Some houses have missing or altered porches, with the most common alterations being replacement porch supports, decks, and balustrades. In some instances porch roofs are altered, and a few porches are enclosed. Many of the apparent changes to porches date to the period of significance. Some houses received rear additions during and after the period of significance. Following the end of the period of significance, the remaining vacant parcels in the district were developed, with fourteen houses erected between 1941 and 1973. During Denver's housing boom of the twenty-first century, seven existing historic dwellings were demolished and replaced with new residences, and six houses were significantly altered, receiving an additional story or other major addition.

E. Historic Physical Integrity

The Packard's Hill Historic District retains a very high level of historic physical integrity dating to its period of significance (1886-1940), with 82 percent of its houses evaluated as contributing. The district retains essential historic features, including its setting and topography, streetscapes, alleyways, and houses and secondary buildings, enabling it to convey its historic character during the period of significance. Individual houses in the district retain a high degree of the physical features that make them excellent representatives of architectural styles of the late nineteenth and early twentieth centuries. With few exceptions, the historic buildings in the district retain the massing, spatial relationships, fenestration, materials, and ornamentation that characterize their architectural styles.

The district retains substantial *integrity of design* dating to the period of significance, clearly conveying its role as a residential area. The houses retain most of their historic massing, patterns of fenestration, exterior materials, types and styles of ornamentation, and many of their historic landscape plantings. The district maintains the established spatial relationship between houses; the visual rhythms of the streetscape; and the layout of roads, sidewalks, treelawns, and alleys. These characteristics convey the original concepts held by platters of the area; the impacts of events and patterns of history; and the influence of architects, builders, and homeowners.

The district maintains high *integrity of materials*, as seen in the original brick, stone, wood, stucco, and concrete used in building the houses and outbuildings. Most of the houses are constructed with brick walls, and some with brick foundations. The brick displays many variations in color and texture, such as rusticated, magnesium, wire-drawn, glazed, and clinker brick. Two notable stone dwellings are also present, one featuring the use of rhyolite and the other sandstone. Intact original ornamental materials are retained, such as decorative wood shingles and half-timbering; exposed wood rafter tails, knee braces, and modillions; and wood porch columns and balustrades. Rock-faced stone is present in foundations, window lintels and sills, and other features. Original window materials are present, including colored and leaded glass and diverse glazing patterns. The choice and use of materials helps convey the architectural

styles. Some original landscape materials are also retained, including "Colorado Red" flagstones utilized in sidewalks, terrace steps, retaining walls, and front yard walks; wrought iron fencing; historic concrete sidewalks; and heritage trees, shrubs, and perennials.

A high level of integrity of *workmanship* is displayed in the skilled masonry and aesthetic sense that created brick corbelling, shaped parapets, projecting bay windows; belt and stringcourses; ornamental brickwork; stone trim, foundations, and carved ornaments; towers and turrets; and turned wood spindles and battered porch piers. The sophisticated stonework exhibited by the two Cox houses (3417 and 3425 Lowell Boulevard) merited individual Denver Landmark designation. Workmanship in Packard's Hill illuminates architectural themes and popular features within the district, as evidenced in examples such as the Queen Anne style houses known as the Disciples/Apostles in the 3200 block of Newton Street.

The district maintains high integrity of *setting*, the character of the physical environment of the district during the period of significance, as evidenced in its topographic features, including the slope of the land which required landscaped terracing, retaining walls, and steps in some areas. The site's elevated position within the city and the view south toward the mountains from West 32nd Avenue and Lowell Boulevard and other locations are defining features of the setting. The maintained historic vegetation within the district, including grass, heritage trees, shrubs, and perennials planted in front yards and treelawns, helps convey the setting, as do some manmade features, such as historic fences. The district's location adjacent to the historic neighborhood commercial district is also a component of its setting.

The district strongly maintains its integrity of *historical associations*, still serving as a direct link between important historical patterns and events and influential persons, which are detailed in the statement of significance. These retained historic associations include its role as a late nineteenth and early twentieth century suburban residential development, which is conveyed by such elements as the historic rectilinear grid of blocks, streets, and alleys; the architectural styles of the houses; and the proximity of a historic neighborhood business center and historic institutions such as churches and an elementary school. In addition, the houses of a number of people influential in society are still standing within the district.

The district strongly conveys integrity of *feeling* as a residential area that developed in the late nineteenth and early twentieth centuries, with 82 percent of its houses dating to its period of significance (1886-1940). The historic physical integrity of the houses, the presence of historic outbuildings along alleys, the retention of important characteristics of the streetscape, the relationship between buildings and their placement, the architectural styles and aesthetics, and the historic materials convey integrity of the area's historic character and its role as one of Denver's long-treasured residential neighborhoods.

Streetscapes



1. 3400-block Lowell Boulevard



2. 3400-block Meade Street (west side)



3. 3200-block Newton Street (east side)

Streetscapes



4. 3400-block Osceola Street (west side)



5. 3300-block Osceola Street (west side)



6. 3400-block Newton Street (west side)

Queen Anne Examples



7. Cox Gargoyle House
(1892), 3425 Lowell
Boulevard
Local Denver landmark



8. Mason/Connor/Wegner
House (ca. 1896-97), 3737
West 32nd Avenue



9. Higgins/Campbell/
Swanson House (ca. 1891),
3244 Meade Street

Queen Anne Examples



10. Kasbeer House (ca. 1891), 3240 Meade Street



11. Flint House (1890), 3319 Meade Street



12. Williams House (1894), 3275 Osceola Street

Bungalow Examples



13. Thomsen House (1929),
3416 Newton Street



14. Shissler House (1925),
3433 Osceola Street



15. Winston House (1914),
3427 Osceola Street

Classic Cottage Examples



16. Martens House (1908),
3421 Meade Street



17. Black/Merzney House
(1909), 3425 Newton Street



18. Crosby Property/Brandt
House (1913), 3259 Lowell
Boulevard

Terrace Examples



19. Johnson Duplex (1911-12),
3300-06 Meade Street



20. Cooper/Henney Duplex
(1910), 3331-35 Osceola Street



21. Carey Duplex (1908),
3230-34 Osceola Street

Foursquare, English-Norman Cottage, Edwardian, and Craftsman Examples



FOURSQUARE
22. Cox House (1908), 3417
Lowell Boulevard
Local Denver Landmark



FOURSQUARE
23. Pridham/Onyon House
(1904), 3273 Lowell Boulevard



ENGLISH-NORMAN COTTAGE
24. Miller (1931), 3296
Osceola Street

Foursquare, English-Norman Cottage, Edwardian, and Craftsman Examples



ENGLISH-NORMAN COTTAGE
25. Osterberg Duplex (1931),
3432-40 Newton Street



EDWARDIAN
26. Schmidt House (1907),
3311 Osceola Street



CRAFTSMAN
27. Stiles House (1913), 3421
Osceola Street

Secondary Building Examples



28. Carriage house, 3359 Osceola St.



29. Garage, 3285 Newton St.



30. Garage, 3416 Newton St.



31. Carriage house, 3311 Osceola St.



32. Garage, 3425 Newton St.



33. Garage, 3432-40 Newton St.

5. History of the District and Its Associations

Introduction

While the settlements of Denver City and Auraria at the confluence of Cherry Creek and the South Platte River competed for residents and buildings and united to form Denver in 1860, the undeveloped acreage then encompassing today's West Highland neighborhood was considered too distant to merit the attention of more than a small number of scattered inhabitants. With creation of the Colorado Territory the following year, the area became part of Arapahoe County. After railroads arrived in Denver in 1870 and the flow of mountain mining wealth, especially silver, increased, new groups of people were attracted by the city, which was fast becoming Colorado's market hub with its railroad connections across the state and the country. As business and population expanded rapidly, new buildings of more sophisticated character and permanence began to grace the city. With the addition of street railway networks beginning in the 1870s many Denver residents began to follow a national trend and purchase homes farther away from the perceived noise and pollution of the city's urban core. Responding to these preferences, real estate developers realized they could attract homebuyers to new subdivisions in outer areas ringing the city.

Denver's satellite communities included the Town of Highlands, which advertised itself as a superior place with fresh air, lovely homes, clean water, and high moral standards.²³ Gen. Horatio B. Bearce, the father of Highlands and its first mayor, came to Colorado in 1859 from New England and claimed eighty acres of land on the west bank of the South Platte River ten years later. He filed a plat of the town in 1871, with boundaries extending from Zuni Street and the South Platte on the east to Lowell Boulevard on the west and from West Colfax Avenue on the south to West 38th Avenue on the north. Denver tried to annex Highlands in 1875, but as the *Rocky Mountain News* later reported, "the citizens regarded this encroachment upon their beautiful homes with disfavor."²⁴ Instead the town incorporated in that year, and to ensure that standards were upheld, ordinances prohibited every conceivable vice, including alcohol sales, prostitution, gambling, and even "improper language."²⁵

By the 1880s Denver had left behind much of its rough frontier appearance, and, as one urban planning historian judged, it constituted "a city of impressive size and appearance."²⁶ Historian Gunter Barth determined that during the decade an average of five hundred people arrived daily in Colorado and 90 percent passed through the capital, many staying and others moving on.²⁷ With the influx of new residents it became the West's second largest city (after San Francisco) by 1890. Analyzing growth in 1880 the *Rocky Mountain News* described the Queen City's "steady and large increase in the value of real estate" and observed: "... the general prosperity of business has enabled a large number of workingmen and others of small means to build their own houses, which they have done to a large extent in the suburban parts of the city." Real estate agent J. Cook, Jr., added: "The North Denver portion of the city is especially likely to boom next year. It is a fine, healthy locality and people will turn their attention there now that property is getting so high on Capitol Hill."²⁸ By March of 1881, the newspaper reported, "The boom in North Denver property has begun in earnest."²⁹

²³ U.S. Surveyors named the area "Highlands" due to its elevation. The Town of Highlands should not be confused with the townsite of Highland platted by William H. Larimer, Jr. in 1858.

²⁴ *Rocky Mountain News*, 11 July 1890, 6.

²⁵ Wiberg, *Rediscovering Northwest Denver*, 52; "Homes on the Highlands!" *Colorado Exchange Journal*, 1889.

²⁶ John W. Reys, *Cities of the American West: A History of Frontier Urban Planning* (Princeton, New Jersey: Princeton University Press, 1980), 489.

²⁷ Gunther Barth, *Instant Cities: Urbanization and the Rise of San Francisco and Denver* (Albuquerque: University of New Mexico Press, 1988), 131.

²⁸ *Rocky Mountain News*, 15 December 1880, 8.

²⁹ *Rocky Mountain News*, 24 April 1881, 8.

Early Denver historian Jerome C. Smiley described the period between the spring of 1887 and that of 1893 as “a time of wild speculation and quick accumulations of real estate fortunes.” People in all walks of life and all economic classes engaged in real estate investing. Smiley reported:

The greater activity was in suburban real estate, which was stimulated to an amazing degree by the construction of the new system of street railways—a great, conspicuous public improvement of those times. Clear around the city the work of building went on as if by miracle, and hundreds, thousands of acres of weed-grown land were covered with buildings having high average both in cost and architectural character. Additions by the score were platted, and lots sold at fabulous prices, nearly everybody had the real estate fever, and was loaded up to his limit of resources.³⁰

Plans for construction of a streetcar system by the Denver & Berkeley Park Rapid Transit Company led to a rush of subdivision platting within and near the Town of Highlands, which increased its population to more than five thousand people and became the sixth largest municipality in the state. By 1890 Highlands was Denver’s most-developed satellite town, possessing a two-story stone town hall and fire station designed by William Quayle, commercial areas with substantial brick buildings, and a range of residential neighborhoods. The dedication brochure for the town hall mentioned the town’s telephones, sidewalks, electricity, well maintained streets and street lights, and lack of vices. With all these features to brag about, the area just to the west of Highlands became a focus of attention for developers. Smiley found that “by 1890 the speculative [real estate] fever had become a mania,” while historians Thomas J. Noel and Stephen J. Leonard characterize Denver in that time as “a city overwhelmed by growth.”³¹

“Excellent Views of the Mountains and the City”: Packard’s Hill Historic District, 1874-1896

As early as 1874 the promising location of Packard’s Hill Historic District had drawn the attention of an unknown real estate entrepreneur or development group who platted a larger area (on paper) into blocks and streets and named it “Clifton.”³² The Highland Ditch flowed through the southern blocks of the subdivision, serving surrounding agricultural lands. An 1885 map prepared by Edward Rollandet depicted the same area, no longer identified as Clifton, but divided into large lots. The map indicated prominent real estate investor J.B. Vroom owned a ten-acre tract that later became Packard’s Hill.³³

In 1886 wealthy stockman and developer Elwin T. Webber built the first and oldest residence in Packard’s Hill Historic District, a Queen Anne style brick and stone dwelling at 3825 West 32nd Avenue designed by master architect William Quayle. A Civil War veteran from Wisconsin, Webber had his horse shot out from under him at the Battle of Baxter Springs, Kansas, and was one of the few Union soldiers to survive the fight. He moved west after the war, living as a cattle dealer in booming Leadville by 1880. Amassing a small fortune and settling in Denver, Webber erected a house on unimproved land before a subdivision was laid out or streetcars served the area. The 1887 Denver city directory identified Webber as a livestock grower, but during the late 1880s the area’s unlimited passion for real estate motivated him to broaden his focus from raising cattle and mining investments to include land acquisition and development. He and associates platted Highland Place (most of which is in the Packard’s Hill Historic District) in 1888. An 1889

³⁰ Jerome C. Smiley, *History of Denver* (Denver Times-Sun Publishing Co., 1901; Reprint, Denver: Old Americana Publishing Co., 1978), 483.

³¹ Smiley, *History of Denver*, 486; Wiberg, *Rediscovering Northwest Denver*, 146-47; Leonard and Noel, *Denver: Mining Camp to Metropolis*, 65.

³² “Thayer’s Map of Denver, Colorado” (N.p.: H.L. Thayer and Frank P. Swindler, 1874). Clifton is shown on a map of the area produced by H.L. Thayer in 1874. The owner of the subdivision is unknown; in 1874 an advertisement in the *Rocky Mountain News* offered “very desirable” building lots in Clifton Heights on “easy terms” with views of the mountains and the city. *Rocky Mountain News*, 27 August 1874, 1.

³³ “Rollandet’s Map of the City of Denver, Arapahoe County, State of Colorado” (Denver: Edward Rollandet, 1885). The 1885 Rollandet map did not depict most buildings and none are shown in the area embraced by Packard’s Hill Historic District.

perspective map of Denver shows the Webber house as the only one present within the district, whose southern edge was traversed by the “motor line to Berkeley,” operated by the Denver & Berkeley Park Rapid Transit Company (see Figure 1). This fine residence set a standard for the area’s early architecture. Webber subsequently acquired substantial acreage in the Sloan’s Lake area and property in Santa Fe. Like many others with large real estate holdings, he saw his fortune dwindle with the Panic of 1893, resulting in the loss of his house to creditors and its sale at a public auction in 1894.³⁴

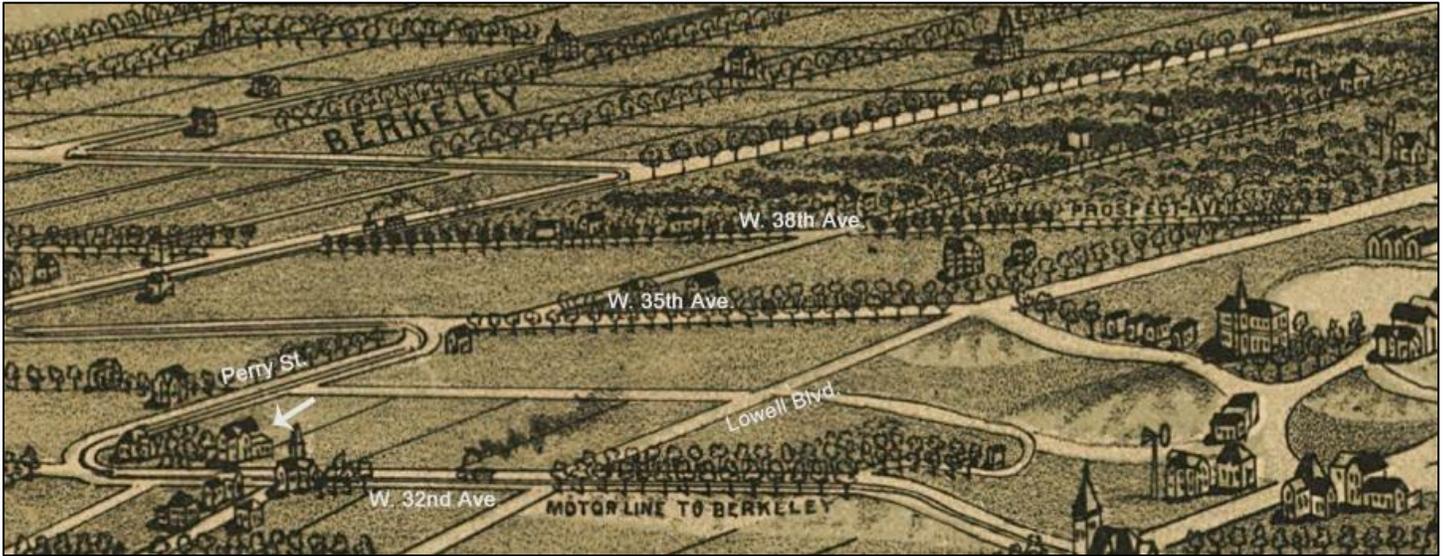


Figure 1. This 1889 perspective map of Denver shows only one building within the nominated area, the 1886 Webber House (marked with a white arrow) on the northeast corner of today’s West 32nd Avenue and Osceola Street. SOURCE: H. Wellge, “Perspective Map of the City of Denver, 1889” (Milwaukee, Wisconsin: American Publishing Co., 1889) in the files of Western History and Genealogy Department, Denver Public Library. The map is annotated with current street names.

A Flurry of Subdivision Creation in the 1880s

Residential development of Packard’s Hill Historic District was directly associated with Denver’s 1887-1893 real estate frenzy and the associated expansion of the streetcar system. Systematic platting of the area commenced late in the decade with the creation of three subdivisions: Packard’s Hill (1887), Highland Place (1888), and First Addition to Highland Place (1889).

Packard’s Hill

The first successful platting of land in the district occurred in 1887, when William Carleton Packard and Charles L. Hoffman created Packard’s Hill, a two-block area extending from today’s Lowell Boulevard west to Newton Street and West 32nd to West 33rd avenues, just west of the growing town of Highlands. The new subdivision took advantage of a promising location soon to be served by the Denver & Berkeley Park Rapid Transit Company streetcar line. Blocks within the plat featured north-south alleys and contained fifty lots measuring 125’ x 25’ and facing the north-south streets (see Figure 2). Today’s West 33rd Avenue was named Carleton Avenue after its namesake. Initially lots in the subdivision were described as “cheap” and offered in groups consisting of a half-block or more to big investors desiring large amounts of land. In May 1887 the *Rocky Mountain News* reported: “The J.B. Vroom tract, which was recently purchased by W.C. Packard of Sterling, has been platted and will soon be placed on the market. It corners with Kountze Heights [now Denver’s Ghost Historic District] and overlooks Sloan’s Lake, with an excellent view of the mountains and the city.

³⁴ “Elwin Theodore Webber,” Clarke’s Corner, <http://rclarke1951.web.aplus.net>, cited in Webber/Mills/Ford House, draft Denver Landmark application, 2006; U.S. Census, 1880; Wellge, “Perspective Map of the City of Denver, 1889”; Denver city directories.

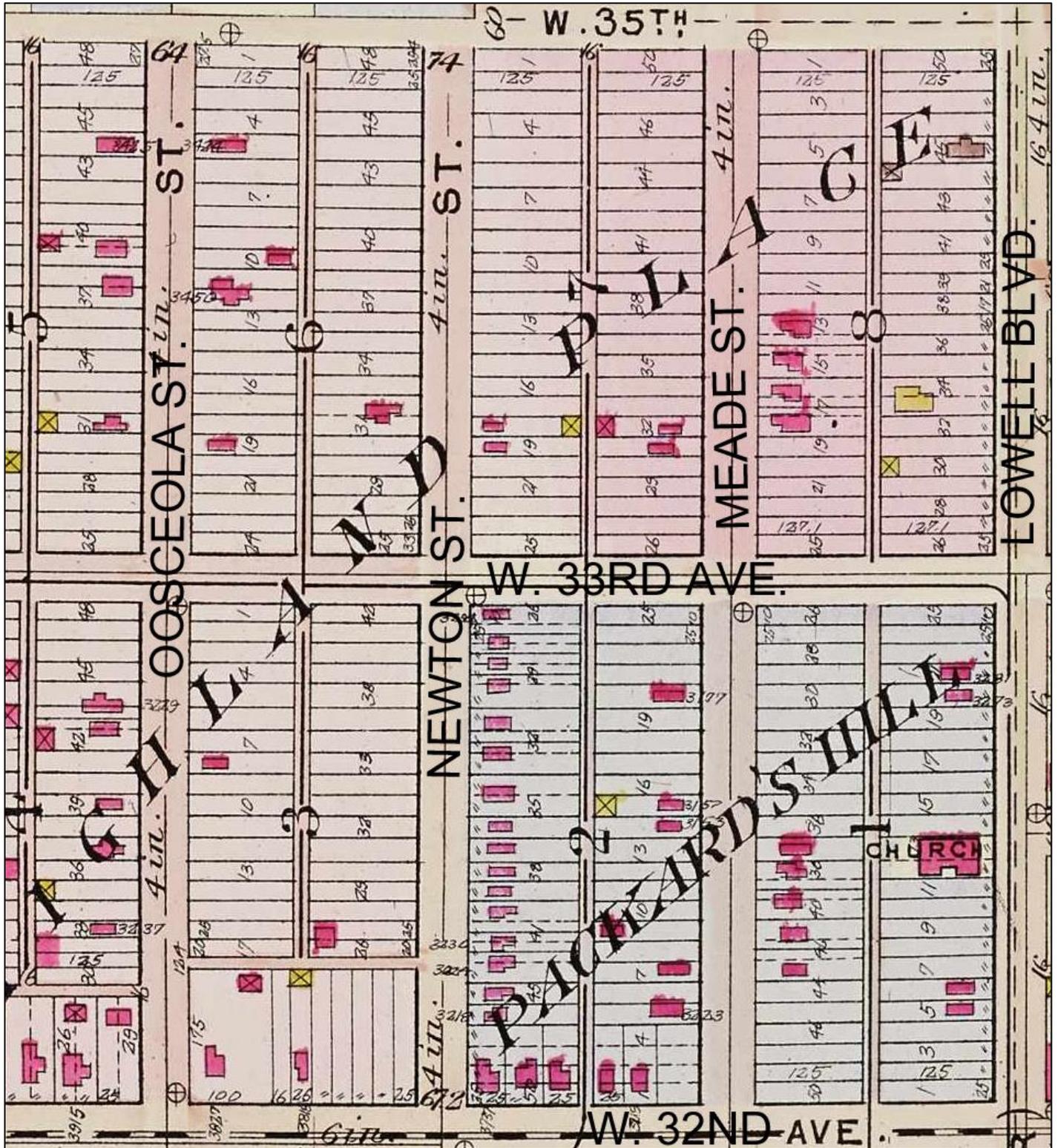


Figure 2. This extract of the 1905 Baist Atlas of Denver encompasses the nominated district. Many parts of the neighborhood were still unbuilt. Block 2 of the Packard's Hill Subdivision (especially the east side of the 3200 block of Newton Street) showed the most intense development, including the houses local residents called the "Disciples/Apostles." SOURCE: G. William Baist, "Baist's Atlas of Denver" (1905), in the files of Western History and Genealogy Department, Denver Public Library.

Cheyenne, Greeley and Nebraska parties have already deposited money to secure lots. The plat of this addition, to be known as Packard's hill, will be filed this week."³⁵

Packard and Hoffman were active in the real estate market in Denver and elsewhere. William Carleton Packard (see Figure 3) was born in Massachusetts in 1855; his father was a Congregational clergyman. At the age of nineteen William moved with his parents to Greeley, an agricultural colony hoping to attract people with high moral standards, a temperance philosophy, and funds to pay for membership. In Greeley he was associated with events in the early city and obtained a job with the *Greeley Tribune*, eventually becoming its editor. Like many Greeley citizens, he invested heavily in land in Sterling and other growing communities in northeast Colorado. When the Denver area experienced a remarkable development boom, he moved with his family to the city and platted Packard's Hill, perhaps drawn to the area by its location adjacent the Town of Highlands, whose elevated moral standards were reminiscent of Greeley's. In addition to creating the subdivision, Packard was an incorporator of the Denver Stock & Mine Exchange, became one of the city's early dealers in stocks and bonds, and handled real estate and loans. In 1907 he served as director of a new financial institution, Central National Bank. His work at this time was described as specializing in "seasoned securities, such as those of the water, tramway, light and telephone companies, as well as railway and municipal bonds, investments such as appeal to banks and careful investors."³⁶ Packard's partner in creating Packard's Hill, Iowa native Charles L. Hoffman, also worked in loans and real estate; by 1889 he listed his occupation as a banker. Hoffman left Denver about 1891 after a divorce and later lived in Piedmont, California, where he was a stockbroker.³⁷

Highland Place

The second subdivision created within the historic district, Highland Place, was first mentioned in May 1887, when the *Rocky Mountain News* reported that "T.E. and W.H. Coe of Coe Brothers & Company, real estate, loans, and insurance, platted an addition adjoining Packards [sic] Hill" and quickly sold many of the lots at low prices for the land, described as "in the neighborhood of excellent improvements, is high above the city and in full view of the mountains." The new developers promoted the addition's location "on line of rapid transit to Berkly [sic] farm and near to business center."³⁸ At that time the newspaper noted the lots in Highland Place were selling for less than in adjoining additions. Within a week of the platting many of the lots were reported sold.³⁹ Another advertisement indicated the subdivision was a "beautiful addition . . . surrounded with improvements and elegant houses and overlooking Denver." However, for unknown reasons the addition was unsuccessful.⁴⁰

A second attempt to plat Highland Place occurred in March 1888 and advertised its attractions as "pure air, fine views, and low prices."⁴¹ The L-shaped Highland Place, north and west of the Packard's Hill subdivision, was the creation of Elwin T. Webber (whose life is detailed above), Oliver A. Whittemore, James S. Major, and Barnard L. Olds. Highland Place extended from Lowell Boulevard to Perry Street between West 32nd and West 35th avenues and with two half-blocks lying south of West 35th Avenue between Lowell Boulevard and Newton Streets (see Figure 6). All blocks featured north-south alleys, with most lots measuring 125' x 25' and facing north-south streets. Lots on the south ends of blocks 3 and 4 in the southwest corner of the area were oriented north-south facing West 32nd Avenue. Block 3 contained the oversized lot holding Webber's 1886 house.

³⁵ *Rocky Mountain News*, 1 May 1887.

³⁶ *Rocky Mountain News*, 23 April 1909, 67.

³⁷ Charles L. Hoffman, U.S. Passport Application, 7 August 1889, www.ancestry.com; Denver city directories, 1888-1889; Charles L. and Stella Hoffman, Colorado Divorce Index, 4 September 1891, www.ancestry.com; U.S. Census of Population, Alameda County, California, 1920.

³⁸ *Rocky Mountain News*, 8 May 1887, 17.

³⁹ *Rocky Mountain News*, 20 April 1888, 7.

⁴⁰ *Rocky Mountain News*, 10 May 1887, 6.

⁴¹ *Rocky Mountain News*, 20 April 1888, 7.



Figure 3. William C. Packard and Charles L. Hoffman platted the Packard's Hill Subdivision in 1887. Original street names are crossed out and current names are added on this map. SOURCE: Packard's Hill Plat Map, Denver Assessor website.

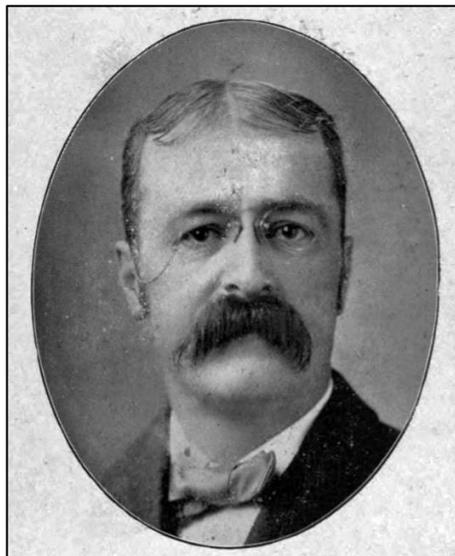


Figure 4. William Carleton Packard of Massachusetts moved west to the agricultural colony of Greeley with his parents in 1855. He edited the *Greeley Tribune* and invested in real estate in northeast Colorado before creating Packard's Hill subdivision. SOURCE: *Representative Men of Colorado in the Nineteenth Century* (1902), 207.

Webber's partners included New Yorker Oliver A. Whittemore, who came to Colorado in 1860 and engaged in trading and mining in Breckenridge before establishing flour mills in Colorado City and Denver. Whittemore represented Summit County in the first two sessions of the Territorial Legislature and served as president of the first Constitutional Convention of Colorado in 1864. After relocating to Denver, he secured positions as Clerk of the District Court, Secretary of the Colorado Industrial Association, Justice of the Peace, and Police Magistrate.⁴² Developer James S. Major arrived in Denver about 1885 and became a partner in the Denver firm of Major and Martin, which acquired and sold coal. City directories in the 1890s identified him as a real estate dealer, and newspapers listed numerous transactions by him for Denver lots.⁴³ Fellow investor and Vermont native Barnard L. Olds moved to Denver in the 1880s and became a dealer in real estate, a career that likely ended with the Silver Panic of 1893. By 1899 Olds was serving as the superintendent of the State Industrial School at Golden.⁴⁴

First Addition to Highland Place

New York native Frederick N. DuBois platted the First Addition to Highland Place in December 1889 (see Figure 6). The subdivision included two half-blocks lying north of West 33rd Avenue between Lowell Boulevard and Newton Street. Each block contained a north-south alley with lots measuring 125' x 25' and facing north-south streets. DuBois lived in Black Hawk before engaging in real estate investments in the capital city.⁴⁵ New York historian J.V.V. Vedder wrote in 1922 that "the early history of Frederick N. DuBois reads like a romance. He led a life of varied and exciting experiences in the gold and silver mines of the Rocky Mountains and elsewhere; was an organizer and inventor; and finally returned to New York, where he perfected the valuable invention known as the DuBois Seamless Drawn Lead Trap, now generally in use."⁴⁶

Don't Frighten the Horses: Streetcars in Northwest Denver

A group of Midwestern and Denver real estate investors developing lands to the north of Packard's Hill in the satellite town of Berkeley incorporated the Denver & Berkeley Park Rapid Transit Company (D&BPRT) in May 1888 (see Figures 4 and 5). Some Highlands residents made it clear that they would fight any type of system that frightened horses. In June the Highlands Town Board granted the company a twenty-year franchise for service with a right-of-way through its jurisdiction, requiring that the line's top speed would not exceed twelve miles per hour, the cars would be "noiseless" steam locomotives, and the fare would not cost more than five cents per trip. Amazingly, the agreement required the company to complete the tracks and have the line functional within four months.

Construction of the line began in June and was finished by December 1888, when it connected to the Denver Tramway Company's cable line on Zuni Street near West 29th Avenue. After passing along West 32nd Avenue on the south edge of the historic district, the cars turned north on Perry, just west of the historic district, and headed to a terminus at the southwest corner of today's Berkeley Park. The steam-dummy locomotives of the line were noiseless and smokeless, satisfying the concerns of local citizens. Official operation of the D&BPRT began on 23 December 1888, and it ran from 7:00 a.m. to 10:00 p.m. each day, with trains passing the district every twenty minutes and charging two-and-a-half-cent fares.⁴⁷

⁴² O. L. Baskin, *History of the City of Denver, Arapahoe County, and Colorado* (Chicago: O.L Baskin and Company, 1880).

⁴³ Denver city directories, 1887-1893; *Denver Post*, 22 May 1901, 3.

⁴⁴ Lewis C. Aldrich, ed., *History of Franklin and Grand Isle Counties, Vermont* (Syracuse, New York: D. Mason and Company, 1891), 764; Denver city directories, 1880s-1890s; Barnard L. Olds, findagrave.com; Superintendent of Public Instruction, *Twelfth Biennial Report of the Superintendent of Public Instruction* (Denver: Smith-Brooks Printing Company, 1900), 435.

⁴⁵ Fred N. DuBois, Black Hawk, Colorado, U.S. Internal Revenue Service, Tax Assessment Lists, 1966, www.ancestry.com; *Rocky Mountain News*, 8 December 1887, 5.

⁴⁶ J.V.V. Vedder, *Historic Catskill* (Catskill, New York: n.p., 1922; reprint Astoria, New York: J.C. and A.L. Fawcett, no date), 62. DuBois received a patent for the device, which was used in plumbing.

⁴⁷ Andrew Morrison, ed., *The City of Denver and State of Colorado* (Denver: N.p., 1890), 23.

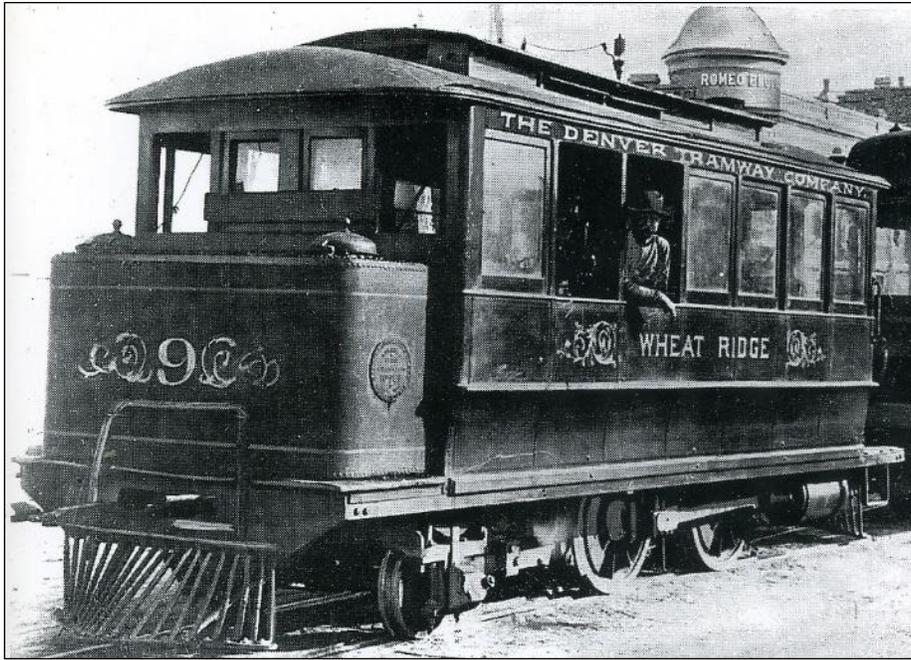


Figure 5. The Denver & Berkeley Park Rapid Transit Company brought street railway service to the southern edge of the district in 1888. The Denver Tramway Company acquired the line in 1891. SOURCE: *Rocky Mountain News* photograph, 1891, in Robertson, et al, *Denver's Street Railways, 1871-1900*, vol. 1 (1999), 142-43.

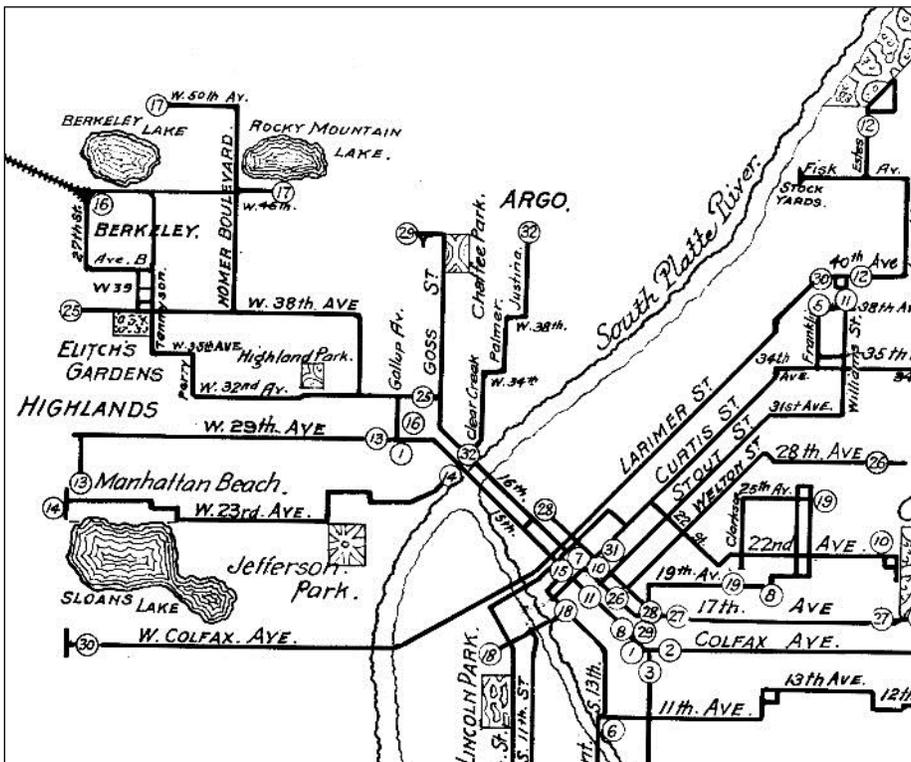


Figure 6. A number of streetcar routes served Northwest Denver by 1901, providing good access to the downtown business core and elsewhere. SOURCE: Denver City Tramway Company, *Map Showing the Various Lines of the Denver City Tramway Company*, November 4th 1901, in Robertson, et al, *Denver's Street Railways, 1871-1900*, vol. 1 (1999), 336.

Special cars for groups provided transportation to Elitch Gardens and to Berkeley Lake. With completion of the line, real estate agents increased their advertisements for property along the D&BPRT route.⁴⁸

More improvements to the area's rapid transit came in the early 1890s. The Denver Tramway Company constructed an electric streetcar line from its car barn at Zuni Street near West 29th Avenue westward along the street (then Ashland Avenue) to Yates Street in 1890. This line provided a connection to the Manhattan Beach amusement park at Sloan's Lake (see Figures 4 and 5). In December 1890, Denver Tramway obtained control of Denver & Berkeley Park Rapid Transit. The following June, the company electrified that line, bringing an end to the pioneer era of steam-powered cars.⁴⁹

Packard's Hill is Embraced by the Town of Highlands and Weathers the Panic of 1893

In August 1890 the Town of Highlands doubled its acreage by annexing a large tract of land extending from its previous boundary of Lowell Boulevard west to Sheridan Boulevard, including Packard's Hill. The expansion enabled the town to secure more taxes, especially those generated by two amusement parks within the newly acquired territory: Elitch Gardens, West 38th Avenue and Tennyson Street, and Manhattan Beach at Sloan's Lake. In October 1890 the *Rocky Mountain News* noted: "The beautiful town of Highlands is enjoying a substantial boom which promises well to develop it into one of the most desirable suburban towns around Denver. It has everything that would tend to make it a magnificent residence district, together with rapid transit to every portion of the town." Amenities listed included its high elevation, broad streets, "natural forest trees," electric lights, and water.⁵⁰

Within the embrace of the Town of Highlands, Packard's Hill continued to flourish until national events brought Denver's real estate boom to a near standstill in 1893. The Panic of 1893, also known as the Silver Panic, resulted in severe economic difficulties for thousands in Denver. By 1890 Colorado was the nation's largest silver-producing state and a bright future seemed assured. When the price of silver plunged in 1893, mines closed, miners were laid off, and investors lost fortunes.

During the real estate boom silver was king in Colorado, fueling the expansion of Denver and the success of many of its residents, who were intimately tied to investments in and production from mining. Warning signs, such as declines in ranching and farming and overexpansion in railroads and mining, were mostly ignored while the boom lasted. When the bottom fell out of the silver market in June 1893 a devastating nationwide economic depression decimated the city's economy and crippled the real estate sector. The Panic of 1893, also known as the Silver Panic, had a tremendous impact on Colorado, Denver, and the development of Packard's Hill. In Denver banks failed, large corporations filed for bankruptcy, and many unemployed citizens faced desperate times. Denver's residential construction nosedived, as the great real estate boom turned bust and many investors, builders, architects, and others in all walks of life watched their fortunes diminish or even disappear.

Packard's Hill, which had seemed so promising an investment opportunity during the real estate boom, saw its early hopes fade and available building sites sit empty. While in 1890 the city issued 2,338 building permits, only 124 were taken out in 1894. In 1896 an advertisement in the *Rocky Mountain News* demonstrated the reduced faith in real estate indicating "a good horse and delivery wagon wanted in exchange for West Highlands lots."⁵¹ By the early twentieth century many of the larger houses in the district were being rented to persons with such diverse occupations as school teacher, real estate agent, drug salesman, coal dealer, and cigar maker.

⁴⁸ Don Robertson, Morris Cafky, and E.J. Haley, *Denver's Street Railways, 1871-1900*, vol. 1 (Denver: Sundance Books, Ltd., 1999), 132-34.

⁴⁹ Robertson, Cafky, and Haley, *Denver's Street Railways*, 198 and 236.

⁵⁰ *Rocky Mountain News*, 21 October 1890, 6.

⁵¹ *Rocky Mountain News*, 16 March 1896, 7.

In 1893 women won the right to vote in Colorado, and in subsequent years Highlands women used their new right to fight off efforts to have Denver annex the smaller town. Highlanders always preferred to maintain a distance from what then were considered undesirable influences, particularly in regard to consumption of alcohol. In 1889 the *Rocky Mountain News* had wryly observed: "The town of Highlands is an exemplary one, and the sentiment against saloons is almost universal unless the saloonkeeper and his patrons are willing to contribute liberally to the town exchequer."⁵²

Early Residents of Packard's Hill

With the real estate boom in high gear in the early 1890s, people turned to the new subdivisions with increasing interest. Among them was the future Denver mayor Robert W. Speer, who invested in four lots within the district in 1890. During the early 1890s Packard's Hill became home to a small group of people, many of whom were prosperous enough to erect substantial two-story residences, although people of more modest means also established homes.

The residents of Packard's Hill Historic District in the pre-1900 era displayed a diversity of occupations. The most numerous occupational grouping was business owners and managers, which included just under 30 percent of residents. This included such careers such as a stock grower, real estate/loan agents, stone and brick contractors, a jeweler, the manager of a cracker factory, mining entrepreneurs, and presidents of fuel and feed and insurance firms. A fifth of identified occupations fell into service/clerical jobs and another fifth into labor/trade work. Represented in the service and clerical category were salesmen, a bookkeeper, barber, buyer, solicitor, messenger, milliner, and grocery and other clerks. The labor and trades classification included a meatcutter, dairyman, expressman, teamsters, a millwright, pattern maker (iron works), carpenter, painter, miners, and general laborers. Professionals accounted for about 16 percent of district jobs and included a dentist, physician, lawyers, engineers, and teachers. A few women artists also resided in the area.

The even side of the 3200 block of Newton Street contains fifteen one-and-a-half and two-story 1890s Queen Anne style houses known historically as "the Disciples" or "the Apostles."⁵³ Among the older houses in the district, the residences demonstrated early faith in the neighborhood's future. Toward the southern end of the block, substantial two-story houses with hipped roofs with projecting, pedimented bays on the front and south featured large parlor windows with stone surrounds and gables clad with decorative wood shingles. Further north, one-and-a-half-story houses displayed front gabled roofs with overlapping facade gables, decorative shingles, large arched parlor windows, decorative courses, sunburst gable ornaments, paneled vergeboards, and porches with turned wood spindle supports and some balconies. Other Queen Anne style houses were scattered throughout the district.

Attractions of the area and some of its houses were detailed by E.H. Mason in an advertisement for "Monthly Payment Houses" in 1891: "We have three new brick houses of six rooms each, built on 30 feet of ground and are thoroughly modern; have six rooms besides bath and closets, hot and cold water, electric lights; they are located on the high land on the North side, close to the electric car line, on Packard's hill; if you are looking for a home where pure air is any consideration, don't fail to see these houses . . ."⁵⁴ *Joab R. and Mary C. Kasbeer* acquired one of the houses built by Mason & Company at 3240 Meade Street in 1894 and lived there with their four children. Joab worked at various times as a solicitor, president of an insurance company, and real estate agent and investor. He purchased other property in the neighborhood, including in 1901 the house at 3244 Meade Street also built by Mason & Company with a somewhat similar appearance. *Paul L. Griffin* from Wisconsin was the first owner of that house. He found employment as a

⁵² *Rocky Mountain News*, 7 March 1889, 7.

⁵³ Architect/Engineer Paul Cloyd observes that the 1903-04 Sanborn map and the 1905 Baist map show the location of the Disciples/Apostles to be the only fully developed streetscape in the district, which may suggest "some unknown events and person or persons likely developed this entire streetscape likely within a period of not more than 3 or 4 years." He also notes the houses are not uniformly aligned with the platted lots. Paul Cloyd, Denver, email to Thomas H. and R. Laurie Simmons, 8 March 2017.

⁵⁴ *Rocky Mountain News*, 8 June 1891, 7.

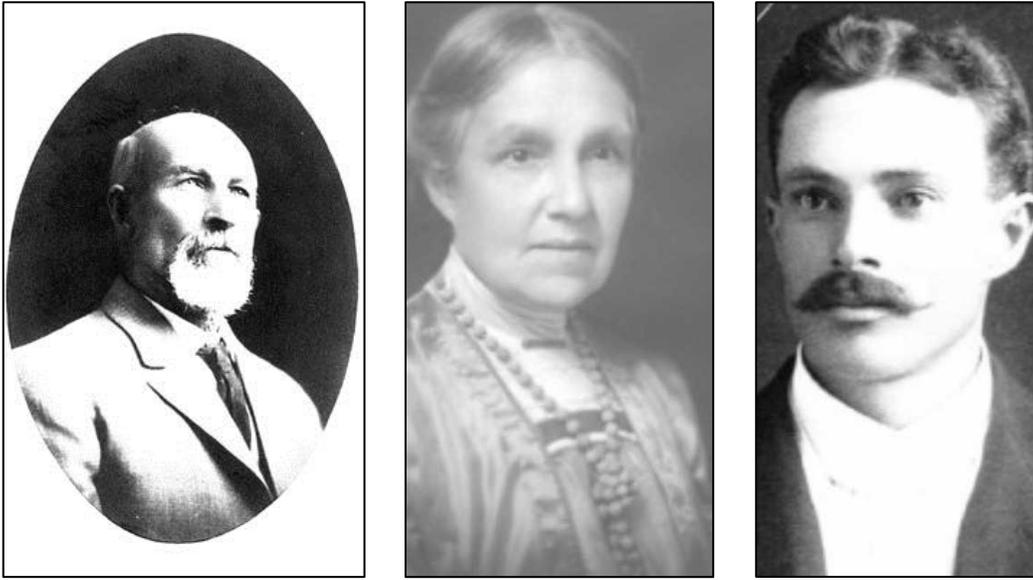


Figure 7. David Cox (left), his wife Annie, and their son, Tilden, lived in the houses at 3417 and 3425 Lowell Boulevard. David and Tilden Cox were stone contractors who erected the two dwellings; both are individually designated Denver Landmarks. SOURCES: R.W. Moody, homepages.rootsweb.ancestry.com.



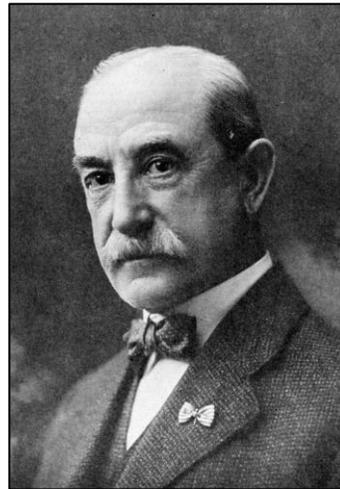
Figure 8. Little development is visible in the surroundings of the 1892 Cox House at 3425 Lowell Boulevard in this early photograph. The building seen in the background to the right of the porch columns appears to be the Bolivar Walker House (just north of the district boundary). The Coxes built an associated stone carriage house that still stands south (left) of the house. SOURCE: Ruth E. Wiberg, *Rediscovering Northwest Denver* (1976), photograph courtesy of Maurine Moody.

salesman and then managed and became superintendent of a cracker factory. By 1898 lawyer *Daniel Higgins*, a native of Ireland, and his wife, *Annie Rebecca Higgins*, lived in the residence with their four sons.

Other early residents included capitalist *Elwin T. Webber* and stonemason *David Cox* (see Figures 7 and 8), whose lives are discussed above, as well as bricklayer and contractor *David C. Dale*, who constructed a house at 3231 Osceola Street ca. 1890-92. Well-to-do dentist *Thomas Flint* (or *Flynt*) built a Queen Anne style house at 3319 Meade Street by 1891. After his first wife's death he married *Mrs. Sudie E. Mosby* in 1896. She became very active in an early and influential women's organization, the North Side Woman's Club, and served as a delegate to the Colorado Federation of Women's Clubs. Attorney *Sidney Williams*, 3275 Osceola Street, lived in the district by 1892. During the 1880s and early 1890s, he invested heavily in oil and mining companies and was a Republican leader in Highlands; by the early twentieth century he lost everything. His daughter, *Belle Williams*, described as "a prominent member of the Artists' club," had her wedding in the Osceola Street house.⁵⁵

Henry and Elizabeth "Lizzie" Vogt and their son, Henry, Jr. were among the earlier neighborhood occupants, living on a large parcel of land at 3339 Lowell Boulevard from the early 1890s until the end of the decade. Both were born in Germany and immigrated to the United States in 1874. Henry, Sr. worked as an expressman and a teamster, while Henry, Jr., who was born in Colorado, was employed as a wagon and truck driver. Elizabeth "Lizzie" Vogt kept house while her husband was alive, and later worked as a laundress to help support her family. She never became a citizen of the United States, but learned English and continued to live with her son and his wife at another location in her old age. The Vogt's large parcel of land remains intact as a distinctive feature of the historic district today.⁵⁶

Figure 9. William F.R. Mills, 3825 West 32nd Avenue, served as Manager of Improvements and Parks under Mayor Robert W. Speer before taking the helm of city government and completing major projects envisioned by Speer. SOURCE: Wilbur F. Stone, *History of Colorado* (1918), 2:309.



William Fitz Randolph Mills, whom Colorado historian Wilber Fisk Stone characterized as having a "notable career" and being "closely associated with civic improvements and the question of civic development" in Denver, lived at 3825 West 32nd Avenue with his wife, Corwina, and eight children from 1893 to 1899 (see Figure 9). A native of New York City, Mills sold insurance there in the 1880s before moving to Denver in 1889. By the following year he was a member of the first board of directors of the Denver, Lakewood & Golden Railway Company, an interurban railroad he led in 1891-93. Mills also served as president of the Hamilton Loan and Trust Company and was a broker with Denver Trust & Safe Deposit Company, reported to be a large dealer in mining securities.

⁵⁵ *Rocky Mountain News*, 18 November 1899, 7. As the local economy began to revive, Williams became associated with a company offering a "secret" formula for extraction of gold. Large investments in the company were made by people in Chicago and New York, who anticipated huge profits. In 1902 Williams, president of the Wynn Gold Extraction Company, was poisoned by gases while demonstrating the gold extraction process and lay "painfully ill for several days at his residence, 3275 Osceola Street." He mysteriously left Denver and was believed to have died, but four years later was discovered living in California and operating an assay office.

⁵⁶ Denver City Directories and U.S. Census, 1880-1940.

Following the Panic of 1893 Mills shifted the direction of his career, becoming the publisher of the *Mining Reporter*, a scientific journal, and director of several professional organizations associated with mining. As an organizer, manager, and director of the Denver Convention League he led efforts to establish a progressive reputation for the city, and he was an officer and director of the Chamber of Commerce. Despite belonging to a different political party, Mills served as Manager of Improvements and Parks under Mayor Robert Speer in 1916-18, when the park system and its improvements expanded. Following Speer's death, Mills served as mayor during 1918-19, insuring that the projects initiated by his predecessor were completed, most notably the Civic Center. He led the city when it was stricken by the influenza pandemic, popularly known as the "Spanish flu" or "La Grippe," which resulted in almost 1,500 deaths in the city and tens of millions worldwide. Mills subsequently served as head of the Water Board and returned to private life as president of the City Elite Laundry.⁵⁷

John R. Thurston acquired lots in Packard's Hill at 3823 West 32nd Avenue in 1890 and built one of the district's larger Queen Anne style houses, bringing his new wife, Lottie A. Urich, to the home when they married in 1897. Thurston was an active dealer in loans and investments during much of the 1890s. He defeated his neighbor, William F.R. Mills, who was later mayor of the city, in a race for the position of Highlands alderman and served on the town's finance, fire and water, and licenses committees. In 1898 Thurston, a Republican, ran for the state legislature.⁵⁸

Figure 10. Minnie E. Keplinger, 3218 Newton Street, was a noted Colorado artist who was active in the movement to create a Denver Art Museum. SOURCE: *Denver Times*, 31 January 1920, 3.



Artist *Minnie Ethel Luke Keplinger* was active in the movement to establish a Denver art museum and lived for many years in Packard's Hill (see Figure 10). Born in 1867 in Dubuque, Iowa, where her father was a prominent merchant, she moved by herself as a young woman to Denver to pursue a career in art about 1886. In 1896 she became an associate member of the Denver Artists Club, which is considered a predecessor of the Denver Art Museum. The group held exhibitions, collected art, and worked for establishment of a city museum. In 1898 she was among the artists with work in the Colorado Arts Club's second annual exhibition, described by the national journal *Brush & Pencil* as "the finest ever given in the city."⁵⁹ In addition to a work by the renowned painter Charles Partridge Adams, the publication praised "Timberline: the cowboy artist," by Minnie E. Luke. By that year she and her father resided in the house at 3218 Newton Street with a boarder, George G. Keplinger, a blacksmith also known as "Timberline." He later became her husband. Minnie Luke Keplinger died in the house of heart problems in 1920, when the *Denver Times* described her in an obituary

⁵⁷ Wilbur Fiske Stone, *History of Colorado* (Chicago: S.J. Clarke Publishing Co., 1918), vol. 2, 310-11; Stephen J. Leonard, "The 1918 Influenza Outbreak: An Unforgettable Legacy," *Denver-post.com*, 30 April 2009; City of Denver, "History of the Denver Mayor's Office," <https://www.denvergov.org>; <https://virus.stanford.edu/uda/>. Robert W. Speer purchased Lots 21-24 in Block 6 of Highland Place on 1 May 1890. The lots remained undeveloped until 1930.

⁵⁸ *Rocky Mountain News*, 31 March 1896, 8; *Denver Post*, 25 April 1896, 3 September 1897, 7, and 13 November 1898, 2.

⁵⁹ "Colorado," *Brush & Pencil*, 3(November 1898)2: 121-122.

as a “widely known woman artist.” The 1998 *An Encyclopedia of Women Artists in the American West* indicates she “attained prominence as an artist” and mentions she painted scenes of the Denver area and mountain landscapes of Colorado, which were notable for their inclusion of Native American subjects.⁶⁰

Growth of a Streetcar Commercial District

Construction of streetcar lines fueled the growth of Denver and the development of Packard’s Hill Historic District. The existence of rapid transit through areas outlying the city led to the expansion of housing and the need for additional utility systems and services such as police and fire protection. With housing came neighborhood commercial areas that supplied many of the necessities required by local residents so they no longer had to travel downtown for most goods and services.⁶¹ Packard’s Hill residents lived within easy walking distance of a commercial district along West 32nd Avenue and its intersection with Lowell Boulevard (see Figure 11). Three of the four corners of the intersection held two-story commercial buildings by 1893, including the first floor drugstore and second floor residence of Newell C. Pelsue on the northeast corner (demolished). Pelsue had served in the 16th New York Infantry and as a hospital steward during the Civil War. W.T. Sampson’s grocery was one of the earlier and longest-lived businesses, operating in the two-story building (demolished) at the southwest corner by 1899 and continuing at the location into the 1930s. Sampson worked as a merchant in the mining town of Idaho Springs before moving to Denver.⁶²



Figure 11. A steam dummy railway connected the neighborhood to downtown Denver in 1888. In early 1891 the Denver Tramway Company converted the line to electric streetcar service. This view east along West 32nd Avenue from Meade Street shows double streetcar tracks through the neighborhood commercial center at the southern edge of the nominated area. SOURCE: W.C. McClure photograph, MCC-3852, ca. 1910-30, Western History and Genealogy Department, Denver, Public Library.

⁶⁰ Kavinick and Yoshiki-Kavinick, *Encyclopedia of Women Artists in the American West* (1998).

⁶¹ Chester H. Liebs, *Main Street to Miracle Mile: American Roadside Architecture* (Boston: Bullfinch Press, Little Brown & Company, 1985) 12.

⁶² Arapahoe County Clerk and Recorder, Anderson’s Subdivision of Lots 1 to 4, Block 8, Kountze Heights, plat, 12 July 1892 (recorded 22 September 1892), Book 12, Page 35; Sanborn fire insurance map, 1893; Denver city directory, 1893; St. Lawrence County Historical Association, www.slcha.org, 23 February 2017.

Early Schools and Places of Worship

After Highlands annexed Packard's Hill and other lands to the west, families living in the developing parts of town required educational facilities. The growing demand was answered with the construction of Edison School (demolished), just southwest of the district at West 30th Avenue and Quitman Street. Designed by John J. Huddart, the \$20,000 building housed elementary through eighth grade students when it opened in 1892. Named after inventor Thomas Alva Edison, the two-story brick school with red sandstone foundation and trim contained four classrooms, a basement, and an entrance tower. Older students traveled to the 1889 High School (demolished) at West 29th Avenue and Firth Court on about four acres of land with an excellent view of Denver. Previously, the grounds held Ashland School. In 1894-95 the high school was expanded and remodeled, and after Highlands became part of Denver it was known as North Side High School.⁶³

During the early years of the district's development, churches became vital components of neighborhood life that served as places for sacred activities, community centers for social interaction, and spaces for meetings and entertainment. Two churches established before the Panic of 1893 immediately adjacent to the district served these purposes: Beth Eden Baptist Church and Highlands Methodist Church. Worshippers of other faiths joined congregations in other nearby neighborhoods.

Beth-Eden Baptist Church. Charles H. Walker, a minister with a modest fortune derived from real estate transactions who had founded other Denver churches, fulfilled the wishes of the growing number of area residents by erecting Beth-Eden Centenary Baptist Church and serving as its first pastor. The brick church with a projecting corner entrance tower and belfry (demolished) was dedicated in December 1892. The following January Reverend Walker held a meeting to organize its congregation and choose the name. The church drew more than two hundred people to its Sunday School, and fifty women joined its Women's Missionary Society. The Panic of 1893 initiated what the members described as a time of "trials and testings, discouragement and difficulties" resulting in dwindling membership and increasing debt. As the economy began to recover toward the end of the century, the pattern was reversed and a period of steady growth began, along with increases in community and charitable programs.⁶⁴

First Methodist Church of Highlands. The First Methodist Church of Highlands, across West 32nd Avenue from Packard's Hill, organized and incorporated in 1892 after a series of prayer meetings in the neighborhood during the two previous years. A small Sunday school first met in the back of a grocery store near West 32nd Avenue, and by the fall of 1891 the founders were gathering in a brick building (demolished) near the alley between Osceola and Perry behind the residence of lime dealer George A. Barrows. The Barrows building soon became too small for the congregation, and its women came to the rescue. The Women's Auxiliary (later the Ladies Aid Society) raised funds for a new building with activities such as hosting a dinner in a tent at West 32nd and Perry Street. In 1896 a new \$700 red brick church (demolished) opened on Osceola Street, at the rear of the lot where the congregation's Educational Building stands today.⁶⁵

Emerging from the Panic

A few fortunate people who avoided major losses during the Panic of 1893 were poised to take advantage of the downturn in prices for land and labor as the economy slowly recovered. Former Denver mayor William J. Barker (see Figure 12) had acquired several parcels in the 3300 (even-numbered) block of Meade Street in 1891 and began erecting

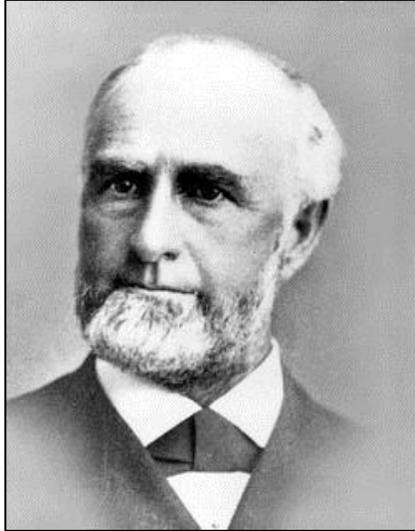
⁶³ Smiley, *History of Denver*, 754-755; Wiberg, *Rediscovering Northwest Denver*, 64; Mark Barnhouse, *Northwest Denver* (Charleston, South Carolina: Acadia Publishing, 2012), 72-72. In 1911 the new North High School, Speer Boulevard and Ross Court, became the educational facility for older students living in Packard's Hill.

⁶⁴ Friends of West Highland Landmarks, "Beth-Eden Centenary Baptist Church, Draft Application for Landmark Designation," February 2012.

⁶⁵ Ruth Eloise Wiberg, *Highlands United Methodist Church, 1892-1992* (Denver: The Church, 1992), 4-5; Barnhouse, *Northwest Denver*, 88.

houses on them about 1895. Bradford Prince, who already had enjoyed an illustrious career as chief justice of the New Mexico Supreme Court, territorial governor of New Mexico, and president of the University of New Mexico, entered Denver's real estate market after the crash. In 1895 he purchased a \$15,000 home in Berkeley and began acquiring lots in areas such as Packard's Hill.⁶⁶ Several of the Queen Anne style houses in Packard's Hill were built during the late 1890s.

Figure 12. William J. Barker, a former mayor of Denver, bought several lots in the First Addition to Highlands Place in 1891 and subsequently built houses on them. SOURCE: *Representative Men of Colorado in the Nineteenth Century* (1902), 207.



North Side Woman's Club Organizes

The women of Highlands participated in the suffrage movement and other progressive causes arising toward the end of the nineteenth century, and residents of Packard's Hill participated and took leadership roles in organized groups devoted to these efforts. In 1895 the North Side Woman's Club was established, with Sarah A. Wolff, who lived in the Wolff Place Historic District south of Packard's Hill, being instrumental in the founding.⁶⁷ The group planned to focus its activities in four areas: home and education, science and literature, philanthropy and reform, and art and music. In October 1896 the *Rocky Mountain News* announced: "The women of Highlands and North Denver who are interested in the election of women who are nominees for the legislature are requested to meet at the rooms of the North Side Woman's Club . . ."⁶⁸

The club was popular from its start, with its members offering regular presentations on a multitude of education topics, such as "German Art in the Twelfth and Thirteenth Centuries," attending receptions and other social functions, supporting women candidates for office, and conducting investigations of local schools to determine if standards were being met. By 1897 the group included more than eighty members, with Packard's Hill women, such as Dr. Mary Ford, Dr. Helene Byington, Sudie Flint, and Mrs. J.R. Kasbeer, participating. In 1898 club members lobbied for improvement of the State Industrial School for Girls after their investigations revealed unhealthy conditions there. The following year, the North Side Woman's Club took steps toward securing a library for the area. In 1902 historian Jerome Smiley judged, "This club is a strong, important and influential one, and stands socially, intellectually and morally for the best that it can give the individual and the community."⁶⁹

⁶⁶ *Denver Republican*, 18 June 1882, 11 and 25 August 1882, 1; *Rocky Mountain News*, 10 May 1889, 4 and 18 April 1895.

⁶⁷ Sarah's husband, Hiram G. Wolff, created the Wolff Place Subdivision, from which the historic district takes its name.

⁶⁸ *Rocky Mountain News*, 25 October 1896, 19.

⁶⁹ *Rocky Mountain News*, 26 May 1895, 12, 25 October 1896, 19, 30 November 1899, 10; *Denver Post*, 28 November 1896, 6, 2 February 1898, 8; Smiley, *History of Denver*, 788.

Denver Annexes the Town of Highlands, 1896

The Panic of 1893 had slowed the upward progress of the Town of Highlands. Losing revenue, the town government could not afford to maintain and improve its infrastructure and services and suffered from accumulating debt. As Ruth Wiberg noted, the people of Highlands had “tried to build a Utopia. Now they found that, without the dirty industries they hated, a city of discreet homes could not pay for sewers, water, police and fire protection.”⁷⁰ The town needed the benefits it hoped to reap by becoming part of Denver. Opponents, including newly enfranchised women, prevented annexation by the big city in March 1894 with a vote of 489 to 208. Now influential in such decisions, Highlands women were reluctant to abandon the area’s high-minded principles regarding topics such as the consumption of alcohol and feared the contaminating influences of their larger neighbor. Recognizing it needed to make the merger more palatable, in 1896 Denver convinced the Highlanders they could retain the area’s restrictive liquor ordinances. On 22 June 1896 the people of Highlands voted by more than two to one to approve annexation to Denver. Wiberg found that no liquor stores opened in Highlands until the repeal of national prohibition in 1933.⁷¹

Welcoming the Middle Class: Packard’s Hill in the Early Twentieth Century, 1900-1918

During the early twentieth century Packard’s Hill’s future lay in attracting primarily middle class residents seeking a safe, architecturally appealing neighborhood with rapid transit service to downtown Denver. The largest group of people in the historic district during this era came from the growing group of middle and upper-middle class white-collar workers earning their livings in occupations that did not require manual labor, such as small entrepreneurs, professionals, salespersons, clerks, skilled artisans, and government office workers. Many new jobs in these positions were considered acceptable for women, who entered the workforce in larger numbers. It was not unusual for homeowners during this era to share their houses with extended family members or boarders.

Homer Hall, in the upper story of a two-story corner building in the business district at the southeast corner of West 32nd Avenue and Lowell Boulevard (3296 West 32nd Avenue), became an early center of community gatherings, especially those of charitable groups. In 1903 the *Denver Post* mentioned “the young men of Highlands have formed a new social dancing club” and planned to give their first dance in the hall.⁷² The first floor contained William A. White’s drugstore, a barber shop, a bakery, and a store in 1904. A pool room operated in the building, drawing complaints from residents of the area who worried activities there were “being conducted in such a manner as to corrupt the morals of the neighborhood.” The owner, Frank C. Cook, denied the charges and stated the hall was often loaned to nonprofit groups. Other Highlands businessmen supported Cook and contended accusations that “large quantities” of liquor were being sold in the drugstore were false.⁷³ Bad luck struck in 1905, when the building experienced fire damage twice in two months. Druggist White, the owner at that date, reported plans to convert the upper floor into a rooming house. An iron-clad warehouse, later a feed store, stood south of the building; a second hay and feed store faced West 32nd Avenue.

After hitching their fate to Denver, Highlands residents expected rapid improvement in things such as potholes in their streets and floods in their cellars. They remained proud of the beauty of their neighborhoods, but were disappointed by the city’s lack of response to existing problems eight years after annexation. In 1904 the *Denver Post* reported local citizens were “in battle array to fight for their homes.” C.H. Chinn of 3231 Osceola stated, “They promised all sorts of things, but what have they done? We were to have excellent streets, fine sidewalks and driveways, lots of street lights and police protection.” Businessman Frank Cook complained, “There is no city in the world more beautiful than Denver,

⁷⁰ Wiberg, *Rediscovering Northwest Denver*, 148.

⁷¹ Ben Draper, City Clerk, “Minutes, Ordinances, and Miscellaneous Data of Towns Annexed to Denver,” Civil Works Administration 550 (Denver: Document Division, Denver Museum, 1934); Wiberg, *Rediscovering Northwest Denver*, 148.

⁷² *Denver Post*, 26 September 1903, 13.

⁷³ *Rocky Mountain News*, 2 April 1904, 8.

and yet there is no city which so shamefully neglects its most attractive section.” Residents detailed a lack of street gutters and lighting, and the desire for better police service, sidewalks, sewers, “and everything else that is needed to make this section the beauty spot of Denver, as it deserves to be.”⁷⁴ Despite this sense of disappointment, during the early twentieth century Packard’s Hill experienced significant new home construction.

By 1905 development occurred throughout the historic district, with the section below West 33rd Avenue experiencing the most construction. The blocks north of West 33rd Avenue held nineteen buildings, versus forty in the area to the south. The block bordered by West 32nd and West 33rd avenues between Meade and Newton streets was the most intensively built-up, particularly the face blocks of Newton Street and West 32nd Avenue, and contained twenty-six (44 percent) of the entire area’s fifty-nine buildings (see Figure 2).⁷⁵

House designers of the early twentieth century favored simpler, more functional plans with many built-in features. Historian Gwendolyn Wright found that “by 1910 it was rare to have single-purpose rooms such as libraries, pantries, sewing rooms, and spare bedrooms.”⁷⁶ Smaller, well built houses appealed to many middle class homebuyers during the new century. During the first decade of the century construction in the neighborhood favored the more restrained appearance of the two-story Foursquare (often called “Denver Square” locally) and one-story Classic Cottage houses. These designs were boxy in appearance; crowned by hipped roofs with widely overhanging, often flared, eaves; and featured front attic dormers that frequently displayed decorative glazing. A few examples of the Edwardian style popular into the early 1910s were built in the form of one-and-a-half-story houses with front gabled roofs, decoratively shingled gable faces often displaying central grouped windows, and porches featuring classical columns and balustrades.

A small number of solid, one-story, brick Bungalow-type houses with wide brick porches began appearing in the neighborhood during the 1910s. One-story brick Terrace-type housing, mostly accommodating two families, also was constructed. Homeowners of the period benefited from technological improvements such as indoor plumbing, central heating, and labor-saving appliances. And the growing popularity of the automobile, even in areas served by rapid transit, resulted in increasing construction of detached garages.⁷⁷

Life in Packard’s Hill and its development continued to be affected by national events and trends. The outbreak of war in Europe in 1914 led to increasing demand and rising prices for food, fuel, and other necessities in the United States. Colorado enacted prohibition in 1916, answering the prayers of many temperance followers in the former Town of Highlands. When America entered World War I on 6 April 1917, construction of new houses in Packard’s Hill came to a standstill. Thousands of Denver citizens volunteered for military service and others provided necessary support on the home front. All men between twenty-one and thirty-one years old were called to register for the draft in June 1917, and the age limits were extended in subsequent calls for manpower. Denver created a Council of Defense and a Women’s Council of Defense to organize home front activities benefitting the war effort.

Like people throughout the city, many of those in Packard’s Hill focused their attention on the world conflict, contributed to the war effort in myriad ways, and waited for their loved ones serving abroad to return.⁷⁸ Examples of local wartime work included Northside women who formed a group of Red Cross workers to sew for war hospitals.⁷⁹ The North Side Woman’s Club presented lectures on topics relating to the conflict and engaged in activities such as baking

⁷⁴ *Denver Post*, 1 November 1904, 9.

⁷⁵ G. William Baist, “Baist’s Real Estate Atlas of Surveys of Denver, Colo.” (Philadelphia: G. William Baist, 1905), sheet 24. The building statistics reflect only the area within the nominated area of the Packard’s Hill Denver Landmark district.

⁷⁶ Gwendolyn Wright, *Building the Dream: A Social History of Housing in America* (New York: Pantheon Books, 1981), 171.

⁷⁷ R. Laurie Simmons, Thomas H. Simmons, and Mary Therese Anstey, “Denver Historic Context 4, 1905-29, Theme 4.1, Small-scale Single-Family Housing” (Denver: Front Range Research Associates, Inc., 2016).

⁷⁸ LeRoy R. Hafen, ed., *Colorado and Its People*, vol. I (New York: Lewis Historical Publishing Co., 1948), 537-543.

⁷⁹ *Rocky Mountain News*, 21 April 1917, 3.

“war bread.”⁸⁰ Packard’s Hill resident Dr. Mary E. Ford was a leader of the Colorado Medical Women’s League of War Service, which initiated a plan to raise funds for a war hospital to be given to the government. The women believed federal authorities had “not been swift to take advantage of the service of women doctors.”⁸¹ Following the death of Mayor Robert Speer in 1918, a former Packard’s Hill resident, William F.R. Mills, succeeded him in office and for two years led the city’s attempts to deal with such events as the return of veterans seeking work and the rise of the Spanish Flu pandemic, which sickened more than 13,000 Denver citizens.⁸²

Developer Couples of Packard’s Hill

At least two married couples living in Packard’s Hill were active in purchasing real estate and constructing houses together. In 1900 the U.S. Census recorded *John Beecher Crosby and Annie Laurie Crosby* residing with their three small daughters and Annie’s mother at 3254 Newton Street. John indicated he was employed as a “woodworker.” He was born in 1860 on Prince Edward Island, Canada, where he operated a saw mill and received a patent for a carriage brake. In 1895 John wed Annie Muir, who was born in Canada in 1863. In 1899 the couple moved to the United States and purchased their house in Packard’s Hill. John worked on dwellings and Annie purchased lots and sold the completed houses. Her name appeared on transactions throughout northwest Denver during the first decade of the twentieth century.⁸³ Their son, John Beecher Crosby, Jr. recalled he and his older sister, Grace, were born in houses in the 3200 block of Newton: “The houses in that block—evidently were built from the same plan, for they all looked alike—were known locally as the *Twelve Disciples*, and we lived in a number of them. Dad would remodel each in turn and the family would move on down the block as they were sold.”⁸⁴

Oria A. and Daniel Stevens were also active in real estate sales and development.⁸⁵ Born in 1863 in Quincy, Illinois, Oria did not have a formal education, although she learned to read and write. She arrived in Colorado before 1889 and met her husband, Daniel W. Stevens, a native of Massachusetts, who had resided in Summit County selling groceries to miners by 1880. Moving to Denver about 1890, the couple subsisted on Daniel’s income selling vegetables, painting houses, and working as a carpenter. By 1896 they resided in the Town of Highlands, and they acquired a house at 3277 Meade Street by 1900. Oria Stevens purchased the lot across the street at 3278 Meade Street, and it is likely Daniel built the Foursquare house that stands there today. By 1907 Oria had her own listing in the city directory as a contractor, a very unusual occupation for women at that time, and newspapers indicate she was involved in several real estate transactions between 1908 and 1919, mostly in the Highlands area.⁸⁶

Influential Twentieth Century Residents

Dr. Mary E. Ford, 3825 West 32nd Avenue. Dr. Mary E. Ford provided more than a half-century of medical service to Denver. Her early medical practice began at a time when few doctors in the city were women, and when women in pursuit of such a career faced numerous obstacles to success due to their gender. In Dr. Ford’s obituary, the *Denver Post* paid testimony to her influence on the city, judging her as “known and beloved by thousands of Denverites whom she listed as her patients.”⁸⁷ She attended medical school in Boston, where she met a fellow student, *Helene Byington*, who

⁸⁰ *Rocky Mountain News*, 10 February 1918.

⁸¹ *Denver Post*, 20 February 1918.

⁸² Leonard and Noel, *Denver: Mining Camp to Metropolis*, 168.

⁸³ U.S. Census, 1900-1920; *Rocky Mountain News*, 17 August 1901, 12 and 15 October 1905, 24; *Denver Post*, 7 June 1902; John B. Crosby, *Looking Back* (Denver: Logos, Ltd., 1983), 1.

⁸⁴ Crosby, *Looking Back*, 5. City directory listings confirm the family’s residence: 1900 and 1901, 3254 Newton Street; 1902, 3250 Newton Street; and 1903-04, 3218 Newton Street. These are among the distinctive houses on the block known locally as the Disciples or the Apostles.

⁸⁵ *Rocky Mountain News*, 17 August 1901, 12; *Denver Post*, 7 June 1902; Ancestry.com; U.S. Census, 1900-1920; Crosby, *Looking Back*.

⁸⁶ Mary Margaret Jonsson, “House History: 3278 Meade Street, Denver, Colorado,” 19 September 2016.

⁸⁷ *Denver Post*, 6 December 1951, 50.

planned to establish an office in Colorado. In 1896 Ford accepted her friend's invitation to share a general medical practice in Denver, where Byington's work included specialization in women's and children's health.⁸⁸

The two doctors and Byington's daughters began living at 3825 West 32nd Avenue in 1903. The women shared offices downtown and became active in efforts to improve the status of women. After Dr. Byington died unexpectedly in 1907, Dr. Ford continued to reside in the dwelling until her death on 8 December 1951. The 1910 U.S. Census found her living with two women lodgers, as well as a housekeeper with a young son. By 1920 Dr. Ford was operating a small "sanitarium" in the house, providing medical care for patients, generally older women, who needed extra professional attention. In his *History of Colorado*, Wilbur Fiske Stone judged: "Among those who have done splendid professional work in Denver is Dr. Mary E. Ford, physician, whose large practice is indicative of the confidence reposed in her and of the ability which she has displayed in carrying on her chosen life's work."⁸⁹

Raleigh W. and Theresa M. Chinn, 3231 Osceola Street. Born in 1827, Raleigh Washington Chinn was called "one of the best of Colorado's old pioneers" and one of the "foundation builders of Colorado."⁹⁰ Chinn crossed the plains, the Rocky Mountains, and the Sierras in 1850 during the California gold rush. Later returning to his home in Muscatine, Iowa, he married the German-born Theresa Agers, who had come to this country in 1834. Together they formed a union that would produce seven children, last fifty-seven years, and take them from farm country in the Midwest to frontier mountain camps to the Colorado state capital. After news of gold discoveries in the Pikes Peak region reached Iowa, Raleigh traveled west with a freight wagon in 1859. Three years later he established a freighting business between St. Joseph, Missouri, and Colorado Territory, peddling popular supplies such as bacon, hams, flour, whiskey, cigars, lace and paper collars, hoop skirts, and cheap jewelry to stations all along the Missouri River route. He reported seeing a herd of bison twelve miles long and two miles wide in 1862 and was reputed to have "crossed the plains oftener than anybody of his time."⁹¹

In 1867 the Chinn family journeyed west to the gold camp of Breckenridge, where Raleigh pursued mining; they later resided in Golden and he was a founder of the second group of Masons in Colorado. In Clear Creek County, the Chinns were pioneers of the Dumont area, operating a boarding house for miners in a camp known as Chinnston.⁹² The family then moved to Denver and Theresa purchased their home on Osceola Street. There, the Chinns were revered as state pioneers and Mr. Chinn was often consulted by journalists for his knowledge of Colorado's early days. Their daughter, Susan Stanhope, lived in one of the large residences on West 32nd Avenue in the district (3823 West 32nd Avenue) with her prominent mining family. Raleigh Chinn's funeral was held in the Osceola Street house in 1912. The *Denver Post* observed Chinn was "a kindly, pleasant man whose friends delighted in listening to his stories of the early days of the west, and often his home was the scene of gatherings of old friends who called to listen to the numerous and sad tales he could tell."⁹³ When Theresa Chinn died three years later she was also identified as a "state pioneer" for her role in the settlement of Colorado.⁹⁴

*Benjamin Stapleton, various locations in Packard's Hill.*⁹⁵ While learning the political and management skills he utilized as a longtime Mayor of Denver (1923-31 and 1935-47), Benjamin F. Stapleton resided in several houses located in Packard's

⁸⁸ Wiberg, *Rediscovering Northwest Denver; The Denver Journal of Homeopathy*, 3(October 1896)1: 74.

⁸⁹ Wilbur Fiske Stone, *History of Colorado*, vol. 4 (Chicago: S.J. Clarke Publishing Co., 1919), 572.

⁹⁰ *Denver Post*, 24 December 1912, 12; *Rocky Mountain News*, 26 December 1912, 6.

⁹¹ *Mill Creek Valley [Dumont] Historical Society Newsletter*, April 2012, 2; *Denver Post*, 3 August 1908, 50; *Rocky Mountain News*, 28 June 1908, 26.

⁹² *Mill Creek Valley [Dumont] Historical Society Newsletter*, April 2012, 2.

⁹³ *Denver Post*, 25 December 1912, 12.

⁹⁴ *Denver Post*, 18 January 1915, 10, and 20 January 1915, 9; *Rocky Mountain News*, 18 January 1915, 3.

⁹⁵ Addresses where Stapleton lived include: 3415 Meade Street (1911), 3281 Osceola (1912), 3247 Newton (1913-1917), and 3045 Lowell (1919-20).

Hill between 1911 and 1920, and today's residents still associate him with the area (see Figure 13).⁹⁶ Stapleton's legacy as a long-term and influential mayor must also be balanced with his membership in the Ku Klux Klan, which helped him win his first term in 1923 and fend off a recall vote the following year. At the time, thousands of Denver citizens and millions of white Americans supported the organization, whose stated "law and order" mission increasingly employed threats and violence and was directed against specific religious, racial, and immigrant groups.⁹⁷ After taking office Stapleton used his appointive powers to place Klansmen in important city offices, including the chief of police, thereby giving them influence over municipal decisions. In 1924 candidates endorsed by or friendly to the Klan also won in statewide contests, capturing both senate seats and the governor's office.⁹⁸ Early the following year, Stapleton took steps to distance himself from the KKK and then renounced his membership, reportedly spending considerable time "trying to convince minorities and principled liberals that his Klan affiliation was an egregious error stemming from political expediency rather than a heart-felt conviction."⁹⁹ By 1926 the KKK's power in Colorado sharply declined, due in part to revelations about its intimidation, violence, and financial misdeeds.



Figure 13. Benjamin Stapleton resided in several houses in the neighborhood before his long service as Denver mayor from 1923 to 1931 and 1935 to 1947. SOURCE: Harry M. Rhoads photograph, number Rh-353, Western History and Genealogy Department, Denver Public Library, Denver, Colorado.

Born in Kentucky to a family of modest income, Stapleton graduated from college in Ohio, worked as a Minnesota school principal, and studied law before moving to Denver in the late 1890s. During the Spanish-American War he served with the First Colorado Volunteers in the Philippines. He married Lena B. Collins in 1902. While the couple lived in Packard's Hill he held the office of Denver Police Magistrate (1904-15) and was described by historian Wilbur Fisk Stone as accomplishing "much to improve the police court system."¹⁰⁰ Historians Lyle Dorsett and Michael McCarthy judged that Stapleton's years as a police magistrate provided him with an "understanding [of] human nature" that guided his years as mayor.¹⁰¹ Stapleton was appointed Denver Postmaster in 1915 and oversaw a rearrangement of mail routes the next year. After his first wife died, he married Mabel Freeland, whom historian Wilbur Fisk Stone called "a talented musician of Denver," and they moved to 3045 Lowell Boulevard. Mabel served many years as a volunteer teacher of sewing at the North Side Neighborhood House, a facility organized to "bring the benefits of education, culture, and self-help" to poor children.¹⁰²

⁹⁶ Stapleton also purchased two lots (32 and 33) in Highland Place in 1904.

⁹⁷ Lyle Dorsett and Michael McCarthy, *The Queen City: A History of Denver*, 2nd ed. (Boulder, Colorado: Pruett Publishing Co., 1986), 204; David M. Chalmers, *Hooded Americanism* (New York: New Viewpoints, 1976), 126.

⁹⁸ Dorsett and McCarthy, *The Queen City*, 199-230; Stone, *History of Colorado*, v. 3, 763-64; David M. Chalmers, *Hooded Americanism* (New York: New Viewpoints, 1976), 127.

⁹⁹ Dorsett and McCarthy, *The Queen City*, 204.

¹⁰⁰ Wilbur Fisk Stone, *History of Colorado*, vol. 3 (Chicago: S.J. Clarke Publishing Co., 1918), 764.

¹⁰¹ Dorsett and McCarthy, *The Queen City*, 203.

¹⁰² Stone, *History of Colorado*, vol. 3, 764, Dorsett and McCarthy, *The Queen City*, 203; and *Denver Post*, 4 December 1904, 45.

As mayor, Stapleton was credited with continuing to bring steady growth and development of the city in line with Robert W. Speer's vision for it and with guiding it through the Great Depression and World War II. His accomplishments included obtaining more water for Denver, establishing a municipal airport, constructing Red Rocks Amphitheater and Winter Park Ski Area, pursuing the Second Capital program and securing military facilities in the metropolitan area, and creating the Denver Planning Commission. However, some have evaluated his philosophy of steady, managed growth as old-fashioned and failing to take advantage of the city's potential.¹⁰³ Today, Stapleton's more positive accomplishments in Denver are overshadowed by his early affiliation with the Ku Klux Klan.¹⁰⁴



Figure 14. Actress Spring Byington grew up at 3825 West 32nd Avenue, the home of Dr. Mary Ford. Her mother, Dr. Helene Byington, also lived there and shared a medical practice with Dr. Ford. SOURCE: "Spring Byington," Los Angeles Times, projects.latimes.com/hollywood/star-walk.

Dr. Helene Maud Byington and Spring Byington, 3825 W. 32nd Avenue. Acclaimed actress of stage and screen Spring Byington was born in Colorado Springs in 1886 to Edwin Byington, superintendent of schools and professor at Colorado College and the University of Colorado, and Helene Maud Byington. Professor Byington's untimely death led Helene to enter Boston University School of Medicine and pursue a profession that would enable her to support her young family. She opened a general practice with Dr. Mary Ford in Denver in 1896. Dr. Byington had a special interest in health issues relating to women and children and taught classes on those topics. In 1903 Dr. Ford leased the home she later owned at 3825 W. 32nd Avenue and Dr. Byington and her two young daughters resided with her there.

Spring Byington (see Figure 14) graduated from North High School at age fourteen in 1904 and became an actress with the Elitch Stock Theater Company. Her mother was a friend of Mary Elitch. Helene Byington contracted typhoid fever and died in 1907.¹⁰⁵ Spring, by that time "an actress of considerable note," used an inheritance from her mother to launch a career that spanned seventy years. She appeared in more than thirty stage plays and seventy-five feature films, making her 1933 film debut as Marmee in *Little Women*, alongside Katherine Hepburn. Spring was nominated for an Oscar in 1938 for her role in *You Can't Take It With You*. On television she was seen in her best-remembered role in the popular sitcom *December Bride* from 1954-59, receiving an Emmy nomination in 1958. One critic judged she "elevated the stature of the meddling, stereotyped mother-in-law to that of family heroine." Spring Byington died in Hollywood in 1971 at the age of eighty-four.¹⁰⁶

Eva Bird Bosworth, 3425 Lowell Boulevard. Eva Bird Bosworth and her accountant husband, Eugene, moved into the Cox House about 1910 (see Figure 15). She was an early twentieth century journalist when few women were in the

¹⁰³ George V. Kelly, *The Old Gray Mayors of Denver* (Boulder: Pruett Publishing Co., 1974), 1-22; Stephen J. Leonard and Thomas J. Noel, *Denver: Mining Camp to Metropolis* (Niwot, Colo.: University Press of Colorado, 1990).

¹⁰⁴ Wiberg, *Rediscovering Northwest Denver*, 117-18; Dorsett and McCarthy, *The Queen City, 199-230*; Wilbur Fiske Stone, *History of Colorado*, v. 3 (Chicago S.J. Clarke Publishing Co., 1918), 763-64; Kelly, *The Old Gray Mayors of Denver*, 1-22; Denver City Directories; *Denver Times*, 2 November 1921, 1; David M. Chalmers, *Hooded Americanism* (New York: New Viewpoints, 1976), 127; Stephen J. Leonard and Noel, *Denver: Mining Camp to Metropolis*.

¹⁰⁵ *Denver Post*, 14 April 1907, 9 and 12 February 1912, 7, 14 April 1907, 1, 3, 10

¹⁰⁶ U.S. Census, 1900; *Denver Post*, 30 December 1906, 14 April 1907, 1, 9, 10.

profession and became a noted author of a book utilized in Denver schools, *Trees and Peaks*. Born in Illinois in 1885, she lived with her parents in Denver by 1900. Her father, Thomas Bird, served as a Denver school principal. The mother of four small children, Eva also worked as a writer and reporter for several Denver newspapers. She was active in efforts to improve the status of women through groups such as the Women's Christian Temperance Union. During this time she wrote her book for students and others interested in the state's botany and mountains. The Denver School Board acquired the entire first edition of the book for use in the public schools. Of special note was the cover design by Denver artist Allen Tupper True. Recently, the book was republished in an online format.



Figure 15. Reporter and author Eva Bird Bosworth lived with her family at 3425 Lowell Boulevard before moving to California, where she organized a women's motor corps for service in World War I. SOURCE: *Los Angeles Evening Herald*, 11 January 1919, 1.

The Bosworths later moved to San Diego, California, where in 1917 Eva organized the California Motor Corps to provide transportation services for the Red Cross and other organizations working in Europe during World War I. The Motor Corps was affiliated with the California National Guard, and Eva received a commission as a major to command the all-woman unit. The *Los Angeles Herald* reported the corps was the only women's group officially designated by the state military authorities. Eva planned to travel to France to drive an ambulance, but died before the trip after contracting the Spanish Influenza.¹⁰⁷

Packard's Hill's Final Historic Development in the Decades between the Wars, 1919-1940

After World War I ended, several sectors of the state's economy, including agriculture, mining, and manufacturing, experienced reduced demand and falling prices. Historians Carl Abbott, Stephen J. Leonard, and David McComb found many Colorado residents were fearful of the unsettled employment outlook and disturbed by the era's rapid changes and what they perceived as threats to established traditions. Some responded with hyper-patriotism and allegiance to extremist groups such as the Ku Klux Klan, while many just wanted to return to a steady, comfortable routine that preserved the institutions and customs they valued.¹⁰⁸ During the 1920s Denver's population expanded faster than the state as a whole, growing by 12.2 percent, and the city became the center for financial, service, and distribution within the Rocky Mountain Region.¹⁰⁹ Packard's Hill also experienced steady development in the 1920s, joining other parts of

¹⁰⁷ *Rocky Mountain News*, 30 November 1910, 9, 24 April 1911, 6; *Denver Post*, 13 April 1909, 15, and 19 April 1911, 14; *Los Angeles Evening Herald*, 11 January 1919, 1; Kimberly Chuppa-Cornell, "The U.S. Women's Motor Corps in France, 1914-1921," *The Historian* 56 (Spring 1994)3: 465-476; Ancestry.com; Find A Grave.com.

¹⁰⁸ Carl Abbott, Stephen J. Leonard, and David McComb, *Colorado: A History of the Centennial State*, rev. ed., (Boulder, Colorado: Colorado Associated University Press, 1982).

¹⁰⁹ Gerald D. Nash, *The American West Transformed: The Impact of the Second World War* (Bloomington, Indiana: Indiana University Press, 1985), 56.

the city in falling in love with the solid, one-story Bungalow (see Figure 16). Popularity of the district's Bungalows rose to its peak in 1925 and dwindled by the late 1920s. Only two examples of the generally larger Craftsman style dwellings were built during the era. During the late 1920s one-story brick English/Norman Cottage style dwellings made an appearance on remaining empty lots.

New Educational and Religious Facilities

The city's school-age population expanded after World War I, and Denver undertook a major program of improvement to bring its students modern facilities and educational programs. School designs followed City Beautiful philosophies, creating inspiring architectural ornaments within the neighborhoods. Packard's Hill children benefited from this effort with construction of the area's first facility serving junior high-age students and a new elementary school. The junior high movement of the early twentieth century addressed problems such as high dropout rates and the desire for earlier vocational training, as well as providing a transitional period between elementary and high school. In 1922 Denver Public Schools erected *Skinner Junior High*, a \$639,000 Collegiate Gothic style school designed by W. Harry Edwards at 3435 West 40th Avenue. The school provided 1,000 students in their early teenage years with a separate facility offering programs suited to their learning styles and the latest educational philosophies. The third junior high in Denver's school system, Skinner was described as "one of the finest and best equipped educational structures in the west."¹¹⁰ Skinner Middle School, a Denver Landmark, continues to serve students of the neighborhood today.



Figure 16. Members of the Mathias J.F. Shissler family pose behind their brick Bungalow at 3433 Osceola Street ca. 1930 (left) and the front of the house today. SOURCE: Shissler-Sauer Family Tree, Ancestry.com and reconnaissance survey photograph, December 2014.

Overcrowding of Edison Elementary School in the 1920s induced the school district to hire architect Robert K. Fuller to design a new Collegiate Gothic style *Edison Elementary School* at Quitman Street between West 33rd and 35th Avenue. The red brick building with terra cotta trim and a three-story tower was dedicated in 1925. Later, postwar population growth resulted in further expansion and improvements completed in 1951, when the school's population reached an all-time high of 925. The school, a Denver Landmark, continues to be a much-loved place of learning for new generations of students.¹¹¹

Population growth of the 1920s also impacted neighborhood churches. Expansion of the *Beth-Eden Church* congregation and its programs stimulated planning for a new church building throughout the 1920s. Temporary tents on adjoining lots held services until the debt on the old church was paid off and funds were raised for the new construction. A Tudor

¹¹⁰ *Denver Post*, 3 September 1922, 13.

¹¹¹ Thomas J. Noel and Nicholas J. Wharton, *Denver Landmarks & Historic Districts*, 2nd ed. (Boulder: University Press of Colorado, 2016), 126 and 129.

Revival style building designed by Denver architect William N. Bowman was dedicated in March 1931, in the early years of the Great Depression. Much of the labor utilized in building the church was donated by congregation members. The basement contained an auditorium offered for community use without charge. During 1939 to 1951 the church erected a series of additions south of the building, again relying heavily on volunteer labor to create state-of-the-art facilities accommodating more than 1,800 members by the 1950s. The 1931 sanctuary (now a Denver Landmark) still stands adjacent to the Packard's Hill Historic District, although its later additions were demolished in the 2010s for construction of a new apartment building.¹¹²

The *First Methodist Church* built a new \$100,000 Gothic Revival-style church of gray brick with stone trim at the southwest corner of West 32nd Avenue and Osceola Street in stages during 1921-26, with a design by architect Arthur S. Wilson. The church opened its facilities for local citizens to use for meetings, social activities, political events, and recreation, and its membership increased dramatically after World War II. The church is a Denver Landmark attracting new generations of residents.¹¹³

Relief and Recovery during the Great Depression

The stock market crash of October 1929 marked the beginning of the Great Depression. As historian T.H. Watkins observed, "People took the measure of their era by using the crash as an emotional baseline, and it became the one event on which tens of millions could fix their worry as the full dimensions of the debacle slowly began to be discerned."¹¹⁴ Although many in Denver did not immediately feel the impacts of the crash, soon enough the city was enveloped by the economic crisis. Packard's Hill saw no construction from 1932 through 1937, as the city entered its worst financial condition since the Panic of 1893. Business bankruptcies, widespread unemployment, diminished construction, and families surviving on public assistance characterized the turbulent period. A majority of Denver voters selected Franklin D. Roosevelt and his promise of a "New Deal" in the 1932 election, and the federal government quickly enacted legislation to provide for relief, recovery, and reform, with numerous new agencies created to manage a variety of programs and services. The Packard's Hill neighborhood saw a glimmer of progress in 1938, when two new houses were built.

By the beginning of the Depression the northwest corner of West 32nd Avenue and Lowell Boulevard, undeveloped in 1904, held commercial buildings extending from Lowell to Meade. The thriving commercial area included businesses such as pharmacies, dry goods, restaurants, and barbershops. The Edison Theater (3623-25 W. 32nd Avenue), Highlands Theater (3487 W. 32nd Avenue), J.C. Penney's Department Store (3481 W. 32nd Avenue), and Sechler Electric (3220 Lowell Boulevard) enjoyed local patronage. During the period before World War II teenagers in the district began gathering at the soda fountain of Whitaker's Pharmacy at West 32nd Avenue and Perry Street.¹¹⁵ Kip Hardcastle remembers the Speer Furniture Store at the southwest corner of West 32nd Avenue and Lowell, a drugstore with a thirty-foot-long rack of magazines, and his family's flower shop at 32nd and Meade in the 1940s.¹¹⁶

Residents' Memories of Packard's Hill

During the 1930s Osceola Street still contained several vacant lots and there were no privacy fences in the yards, states Eleanor Kersey Lindstrom.¹¹⁷ Marian Heckendorn Brackett's family, who lived at 3338 Osceola Street, harvested alfalfa from a vacant lot at 3300 Osceola for their rabbits, which they raised in the backyard.¹¹⁸ Gil Leyba of 3421 Osceola Street

¹¹² Friends of West Highland Landmarks, Beth-Eden Centenary Baptist Church.

¹¹³ Wiberg, *Highlands United Methodist Church*, 4-5; Barnhouse, *Northwest Denver*, 88.

¹¹⁴ T.H. Watkins, *The Great Depression: America in the 1930s* (Boston: Little, Brown and Company, 1993), 51.

¹¹⁵ Marian Heckendorn Brackett, Denver, Interview by Joan Bolduc, 5 March 2015.

¹¹⁶ Kip Hardcastle, Wheat Ridge, Interview by Joan Bolduc, 21 April 2015.

¹¹⁷ Eleanor Kersey Lindstrom, Denver, Interview by Joan Bolduc, 25 February 2015.

¹¹⁸ Brackett Interview.

reports Edith J. Dockham, who lived at 3425 Osceola Street, recalled there were apple orchards for many years north of 35th Avenue and Osceola Street (just outside the historic district).¹¹⁹

People who lived in the district remember the 1930s as a difficult period for families, as jobs became scarcer, residents had to take whatever employment was available, and families often lived on reduced incomes. During the 1930s some of the larger houses were divided into more affordable apartments. For example, Jerry Johnson recalls his maternal grandfather, Paul Curtis, who lived on Osceola Street, buying a large house on West 32nd Avenue about 1935 and creating apartments in the residence and in a garage in the back.¹²⁰ The current owner of one of the Disciple/Apostle houses on Newton Street, Stephanie Oram, notes her house was also divided into apartments.

Eleanor Lindstrom's parents, John and Linda Kersey, moved their family to 3301 Osceola Street in 1937. To make ends meet, the Kerses shared the house with its elderly owner, Mrs. Orie Lattimer, a widow. The Kerses took care of Mrs. Lattimer in addition to raising their two daughters and operating the J and L Café at West 32nd Avenue and Tejon Street. When World War II broke out they closed the café, and John Kersey went to work at the Federal Center and found a variety of other jobs to make ends meet. After Mrs. Lattimer's death, Linda Kersey was able to purchase the house and continued to live there until the 1980s.¹²¹

The 1940 U.S. Census documented approximately two dozen immigrants living in Packard's Hill, with the largest numbers (three each) coming from Canada, Germany, Sweden, and France. Other countries represented by one or two persons included Czechoslovakia, Denmark, England, Ireland, Norway, Poland, Russia, and Scotland. Eleanor Lindstrom recalls several families with at least one member who was an immigrant living in the neighborhood during the period before World War II. Some of these residents faced challenges in learning English, and younger family members served as a bridge between two cultures.

For many young people, life consisted of such traditional activities as walking to school and to Woodbury Library, playing in the family yards, and catching the streetcar that stopped at 32nd and Perry or 32nd and Meade to go downtown or almost anywhere else. Streetcars still served as the main form of transportation in the neighborhood, and some children rode on the cars by themselves from an early age.¹²² Shoppers heading home from downtown often got off the streetcar at Federal Boulevard, where a man sold tamales from a cart. During the winter, Sloan's Lake was a popular spot for ice skating and had a small warming hut. Adults would close off Tennyson Street at West 32nd Avenue for sledding down the slope of the road. Swimming at Sloan's and Berkeley lakes drew families in the hot weather. Many neighborhood kids worked at Elitch's Amusement Park during the summer and families visited the park for special outings.¹²³

Children played games such as hide and seek, baseball, and kickball. Marian Brackett's brothers and Harry Lindstrom hung telegraph wires between their houses and sent messages to each other until adults decided the wires were dangerous. Saturday afternoons were often spent at the neighborhood movie theaters. Holidays created memories of Christmas caroling and outdoor decorations, homemade treats at Halloween, and Fourth of July celebrations.¹²⁴ Several people fondly remember Mrs. Pickering's candy store on West 32nd Avenue. Jerry Johnson describes the boy's baseball team sponsored by the 32nd Avenue merchants.¹²⁵ Kip Hardcastle reports Mr. Schleer coached a baseball team

¹¹⁹ Gilbert Leyba, Denver, Interview by Joan Bolduc, 8 April 2015.

¹²⁰ Jerry E. Johnson, Lakewood, Interview by Joan Bolduc, 29 November 2014.

¹²¹ Lindstrom Interview.

¹²² Hardcastle Interview.

¹²³ Lindstrom Interview.

¹²⁴ Brackett Interview.

¹²⁵ Johnson Interview.

sponsored by Woodside Lumber, located at West 38th Avenue and Sheridan Boulevard (today's location of King Soopers).¹²⁶

Conclusion

The development of Packard's Hill Historic District was almost complete by 1940. During the 1940s and later small numbers of in-fill single-family houses were built on the few remaining vacant parcels: five dwellings in the 1940s, seven in the 1950s, and two in the 1960s. These buildings displayed new architectural styles, such as Minimal Traditional and Ranch designs, and incorporated the use of new materials. In the 1990s and 2000s new residents rediscovered the residential areas of Northwest Denver, and the historic business blocks along West 32nd Avenue and Lowell Boulevard began to feature a vibrant range of enterprises. Jenny Apel, a fifth-generation Highlands native whose Nostalgic Homes real estate business is located in a Queen Anne style house in the historic district, believes the area is popular today because it is close to downtown, has a wonderful neighborhood commercial district, and appeals to those who love historic houses. She observes: "The buildings all have a story in how they came into play with the people who lived in them and the community that developed around them. . . . You can see the change through time by just walking down the block."¹²⁷

¹²⁶ Hardcastle Interview.

¹²⁷ Jenny Apel, Nostalgic Homes, Denver, Interview by Joan Bolduc, 22 February 2015.

6. Sources

- Abbott, Carl, Stephen J. Leonard, and David McComb. *Colorado: A History of the Centennial State*. Rev. ed. Boulder: Colorado Associated University Press, 1982.
- Apel, Jennifer. Nostalgic Homes, Denver. Interview by Joan Bolduc. 22 February 2015
- Baist, G. William. "Baist's Real Estate Atlas of Surveys of Denver." Philadelphia: G. William Baist, 1905.
- Barnhouse, Mark A. *Northwest Denver*. Images of America Series. Charleston, South Carolina: Arcadia Publishing, 2012.
- Barth, Gunther. *Instant Cities: Urbanization and the Rise of San Francisco and Denver*. Albuquerque: University of New Mexico Press, 1988.
- Baskin, O. L. *History of the City of Denver, Arapahoe County, and Colorado*. Chicago: O.L Baskin and Company, 1880.
- Brackett, Marian Heckendorn. Denver. Interview by Joan Bolduc. 5 March 2015.
- Brush & Pencil*. November 1898.
- Chalmers, David M. *Hooded Americanism*. New York: New Viewpoints, 1976.
- City of San Diego. San Diego Historical Resources Board and Staff. *Biographies of Established Masters*. 2011. <https://www.sandiego.gov>.
- Colorado Historical Society. Office of Archaeology and Historic Preservation. Architects of Colorado. Denver: Colorado Historical Society, October 2006.
- _____. Office of Archaeology and Historic Preservation. *Colorado Cultural Resource Survey Manual*. Denver: Colorado Historical Society, 2007.
- Crosby, John B. *Looking Back*. Denver: Logos, 1983.
- Denver, City and County. Clerk and Recorder. First Addition to Highland Place. Plat. 27 December 1889.
- _____. Highland Place. Plat. 28 March 1888.
- _____. Packard's Hill. Plat. 7 May 1887.
- Denver City Directories. 1887-1977.
- Denver County Assessor records.
- Denver Post*.
- Denver Public Library. Western History and Genealogy Department. General Index, maps, photographs, manuscripts, and other materials.
- _____. Denver Building permits.
- Dorsett, Lyle and Michael McCarthy. *The Queen City: A History of Denver*. 2nd ed. Boulder, Colorado: Pruett Publishing Co., 1986.
- Draper, Ben, City Clerk. "Minutes, Ordinances, and Miscellaneous Data of Towns Annexed to Denver." Civil Works Administration 550. Denver: Document Division, Denver Museum, 1934.
- Duchscherer, Paul and Linda Svendsen. *Beyond the Bungalow: Grand Homes in the Arts & Crafts Tradition*. Salt Lake City: Gibbs Smith, Publisher: 2005.

- Friends of West Highland Landmarks. Beth-Eden Centenary Baptist Church. Draft Denver Landmark Application. On file at Front Range Research Associates, Inc., Denver.
- Gage Davis & Associates. "Northwest Denver Historic Preservation Survey for the Colorado Historical Society: A Case Study in the Urban Surveying Process." Boulder, Colorado: Gage Davis & Associates, 22 April 1977.
- Goldstein, Marcia Tremmel. *Denver Women in Their Places*. Denver: Historic Denver, Inc., 2002.
- Goodstein, Phil. *Denver Streets: Names, Numbers, Locations, Logic*. Denver: New Social Publications, 1994.
- _____. *North Side Story*. Denver: New Social Publications, 2011.
- Hafen, LeRoy R., ed. *Colorado and Its People*. Vol. 1. New York: Lewis Historical Publishing Company, 1948.
- Hall, Frank. *History of Colorado*. Vol. 4. Chicago, The Blakely Printing Company, 1895.
- Hardcastle, Kip. Wheat Ridge. Interview by Joan Bolduc. 21 April 2015.
- Highland Park Presbyterian Church. *Golden Anniversary of the Highland Park Presbyterian Church, Denver, Colorado: Celebrating Fifty Years of Service to a Community, October 13-20, 1940*. Denver: Highland Park Presbyterian Church, 1940.
- Highlands, Town of. Board of Trustees Minutes. Colorado State Archives, Denver, Colorado.
- "Homes on the Highlands!" *Colorado Exchange Journal*. 1889. In the files of Denver Public Library Western History and Genealogy Department.
- Johnson, Jerry E. Lakewood. Interview by Joan Bolduc. 29 November 2014.
- Jonsson, Mary Margaret. "House History: 3278 Meade Street, Denver, Colorado." 19 September 2016. In the files of Front Range Research Associates, Inc., Denver.
- Kelly, George V. *The Old Gray Mayors of Denver*. Boulder: Pruett Publishing Co., 1974.
- Kovinick, Phil and Marian Yoshiki-Kovinick. *An Encyclopedia of Women Artists in the American West*. Austin, Texas: University of Texas Press, 1998.
- Liebs, Chester H. *Main Street to Miracle Miles: American Roadside Architecture*. Boston: Bullfinch Press, Little Brown & Company, 1985.
- Leyba, Gilbert. Denver. Interview by Joan Bolduc. 8 April 2015.
- Leonard, Stephen J. "The 1918 Influenza Outbreak: An Unforgettable Legacy." Denver Post.com. 30 April 2009.
- Leonard, Stephen J. and Noel, Thomas J. *Denver: Mining Camp to Metropolis*. Niwot, Colo.: University Press of Colorado, 1990.
- Liebs, Chester H. *Main Street to Miracle Mile: American Roadside Architecture*. Boston: Bullfinch Press, Little Brown & Company, 1985.
- Lindstrom, Eleanor Kersey. Denver. Interview by Joan Bolduc. 25 February 2015.
- McAlester Virginia Savage. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2013.
- Mill Creek Valley [Colorado] Historical Society. *Newsletter*. April 2012.
- Morrison, Andrew, ed. *The City of Denver and State of Colorado*. Denver: N.p., 1890.
- Noel, Thomas J. and Barbara S. Norgren. *Denver: The City Beautiful and Its Architects*. Denver: Historic Denver, 1987.

- Noel, Thomas J. and Nicholas J. Wharton. *Denver Landmarks & Historic Districts*. 2nd ed. Boulder: University Press of Colorado, 2016.
- Norgren, Barbara. "Neighborhood Business Revitalization: West 32nd Avenue and Lowell Boulevard." N.p.: March 1980. In the files of History Colorado, Office of Archaeology and Historic Preservation, Denver, Colorado.
- Olson, Robert. "Highland Park Presbyterian Church: History 1897-1955." 2008. Copy on file at Highland Park Presbyterian Church, Denver.
- Oram, Stephanie. 3230 Newton Street. Historical research and draft Denver Inventory Sheet. 2016.
- Portrait and Biographical Record of Denver and Vicinity, Colorado*. Chicago: Chapman Publishing Co., 1898.
- Reimer, Brock. "West Highland's Neighborhood: Highland Place-Packard's Hill Historic District." 13 January 2015. Document on file at Front Range Research Associates, Inc., Denver.
- Representative Men of Colorado in the Nineteenth Century*. New York: Rowell Art Publishing Company, 1902.
- Reps, John W. *Cities of the American West: A History of Frontier Urban Planning*. Princeton, New Jersey: Princeton University Press, 1980.
- Robertson, Don, Morris Cafky, and E.J. Haley. *Denver's Street Railways, 1871-1900*. Vol. 1. Denver: Sundance Publications, Ltd., 1999.
- Rocky Mountain News*.
- Sanborn Map Company. "Denver, Colorado." Fire insurance maps. Pelham, New York: Sanborn Map Company, 1893, 1904, 1930, 1950, 1959, and 1967.
- Simmons, R. Laurie and Thomas H. Simmons. *Kountze Heights, Denver, Colorado, Historic Buildings Survey, 2009-2010: Final Survey Report*. Denver: Front Range Research Associates, Inc., June 2010.
- _____. *Wolff Place and Carter's Addition, Denver, Colorado, 2005-06: Historic Buildings Survey*. Denver: Front Range Research Associates, Inc., April 2006.
- Simmons, R. Laurie, Thomas H. Simmons, and Mary Therese Anstey. "Denver Historic Context 4, 1905-29, Theme 4.1, Small-scale Single-Family Housing." Denver: Front Range Research Associates, Inc., 2016.
- Smiley, Jerome C. *History of Denver*. Denver Times-Sun Publishing Co., 1901. Reprint, Denver: Old Americana Publishing Co., 1978.
- Stone, Wilbur F. *History of Colorado*. Vols. 2 - 4. Chicago: S.J. Clarke Publishing Co., 1918.
- Thayer, H.L. "Thayer's Map of Denver" N.p.: H.L. Thayer and Frank P. Swindler, 1874.
- U.S. Census Bureau. Population Census. Manuscript returns. Arapahoe County, 1880 and 1900 and Denver County, 1910, 1920, 1930, and 1940. Accessed on Ancestry.com.
- Vickers, William B. *History of the City of Denver*. Chicago: O.L. Baskin and Co., 1880.
- Vedder, J.V.V. *Historic Catskill*. Catskill, New York: n.p., 1922; reprint Astoria, New York: J.C. and A.L. Fawcett. no date.
- Wellge, H. [Henry]. "Perspective Map of the City of Denver, 1889." Milwaukee, Wisconsin: American Publishing Co., 1889.
- Wiberg, Ruth Eloise. *Highlands United Methodist Church, 1892-1992*. Denver: The Church, 1992.

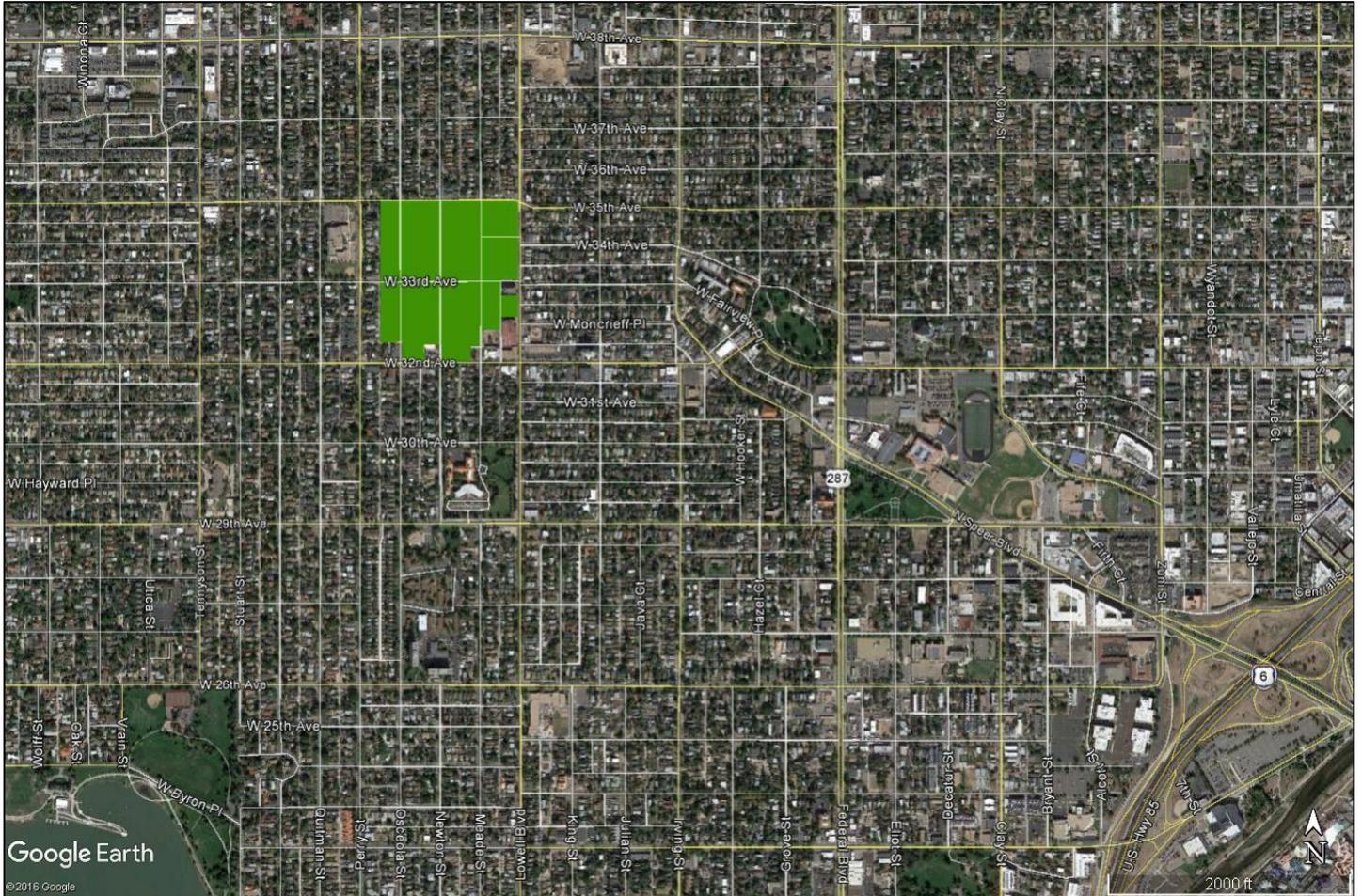
_____. *Rediscovering Northwest Denver: Its History, Its People, Its Landmarks*. Boulder, Colorado: Pruett Publishing Company, 1976.

Wright, Gwendolyn. *Building the Dream: A Social History of Housing in America*. New York: Pantheon Books, 1981.

7. District Property Map and List

A location map and a map showing contributing/noncontributing status are included.

A list is included showing all structures within the district with street address, historic name, year built, architectural style, and contributing/noncontributing status.



Packard's Hill Historic District Location Map. The nominated area is shaded in green in the upper left of the map.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

-  District Boundary
- Contributing Status**
-  Contributing
-  Noncontributing
-  Outbuilding
-  Assessor Parcels

240

0 Feet



**PACKARD'S HILL DENVER LANDMARK DISTRICT
District Boundary and Contributing Status**

PROPERTIES WITHIN THE DISTRICT: STREET ADDRESS ORDER

| STREET ADDRESS | | HISTORIC NAME | YEAR BUILT | ARCHITECTURAL STYLE | CONTRIBUTING STATUS |
|----------------|--------------|---|-------------|---|---------------------|
| 3715 | W. 32nd Ave. | Preston House | 1900 | Late Victorian/Edwardian | Contributing |
| 3719 | W. 32nd Ave. | Fitzgerald House | 1900 | Classic Cottage | Contributing |
| 3727 | W. 32nd Ave. | Higman House | ca. 1895-99 | Late Victorian/Queen Anne | Noncontributing |
| 3729 | W. 32nd Ave. | Dister House | ca. 1895-99 | No Style | Noncontributing |
| 3737 | W. 32nd Ave. | Mason/Connor/Wegner House | 1896-97 | Late Victorian/Queen Anne | Contributing |
| 3823 | W. 32nd Ave. | Thurston/Stanhope/Boh House | 1891 | Late Victorian/Queen Anne | Contributing |
| 3825 | W. 32nd Ave. | Webber/Mills/Ford House | 1886 | Late Victorian/Queen Anne | Contributing |
| 3601-15 | W. 33rd Ave. | Oliver/Clark Duplex | 1911 | Terrace Type | Contributing |
| 3622-24 | W. 33rd Ave. | Spanier/Reagan Duplex | 1924 | Late 19th and Early 20th Century American Movements | Contributing |
| 3623-25 | W. 32rd Ave. | Jensen/Kahrman Duplex/Ballard Property | 1911 | Terrace Type | Contributing |
| 3627-29 | W. 32rd Ave. | Curts/McCloud Duplex/Flannagan Property | 1909 | Terrace Type | Contributing |
| 3259 | Lowell Blvd. | Crosby Property/Brandt House | 1913 | Classic Cottage | Contributing |
| 3263 | Lowell Blvd. | Bechenstein/Joy House | 1913 | Classic Cottage | Contributing |
| 3267 | Lowell Blvd. | Jackson/Tudor House | 1913 | No Style/Classic Cottage (original house) | Noncontributing |
| 3273 | Lowell Blvd. | Pridham/Onyon House | 1904 | Foursquare | Contributing |
| 3281 | Lowell Blvd. | Shuttleworth House | 1904 | Foursquare | Contributing |
| 3319 | Lowell Blvd. | Manderbach/Bryce House | 1925 | Bungalow | Contributing |
| 3329 | Lowell Blvd. | Moore House | 1924 | Bungalow | Contributing |
| 3339 | Lowell Blvd. | Vogt/Wood/Ambrose House | 1889-1893 | Other Style | Noncontributing |
| 3343 | Lowell Blvd. | Bell House | 1930 | Late 19th and 20th Century Revivals/Tudor Revival/English -Norman Cottage | Contributing |
| 3405 | Lowell Blvd. | Exline/Bright House | 1904-19 | Classic Cottage | Contributing |
| 3417 | Lowell Blvd. | Cox House | 1908 | Foursquare | Contributing |
| 3425 | Lowell Blvd. | Cox House | 1892 | Late Victorian/Queen Anne | Contributing |
| 3431-33 | Lowell Blvd. | Hanfelder/Meyer Duplex | 1961 | Post-World War II/Ranch Type | Noncontributing |
| 3439 | Lowell Blvd. | Hupp House | 1910 | Classic Cottage/Bungalow | Contributing |

| STREET ADDRESS | | HISTORIC NAME | YEAR BUILT | ARCHITECTURAL STYLE | CONTRIBUTING STATUS |
|----------------|-----------|----------------------------------|-------------------|--|---------------------|
| 3223 | Meade St. | Osborn House | 1897-99 | Late Victorian | Contributing |
| 3225 | Meade St. | Johnson House | 1900 | Late Victorian | Contributing |
| 3233 | Meade St. | Garcia House | 1959-67 | Post-World War II/Ranch Type | Noncontributing |
| 3235 | Meade St. | Wehmhoefer/Calloway House | 1923 | Bungalow | Contributing |
| 3240 | Meade St. | Kasbeer House | ca. 1891 | Late Victorian/Queen Anne | Contributing |
| 3243 | Meade St. | Duggan House | 1921 | Bungalow | Contributing |
| 3244 | Meade St. | Higgins/Campbell/Swanson House | ca.1891 | Late Victorian/Queen Anne | Contributing |
| 3250 | Meade St. | Boring/Olson/Jilek/Schleer House | 1912 | Bungalow | Contributing |
| 3253 | Meade St. | McKee/Townsend House | ca. 1894 | Late Victorian/Queen Anne | Contributing |
| 3256 | Meade St. | Stevens Property/Howell House | 1908 | Classic Cottage | Contributing |
| 3257 | Meade St. | Chamberlain/Osborn House | ca. 1893 | Late Victorian/Queen Anne | Contributing |
| 3259 | Meade St. | Hinshaw House | 1953 | Post-World War II/Ranch Type | Noncontributing |
| 3262 | Meade St. | Wion/Bader House | 1908 | Classic Cottage | Contributing |
| 3270 | Meade St. | Richardson/Ensor House | 1906, 2015 | Other Style/Twenty-first Century Modern | Noncontributing |
| 3271 | Meade St. | Hollenbaugh/Delk House | 1949 | Post-World War II/Minimal Traditional | Noncontributing |
| 3277 | Meade St. | Stevens House | 1907 | Foursquare | Contributing |
| 3278 | Meade St. | Seaton/Winegardner House | 1907 | Foursquare | Contributing |
| 3283 | Meade St. | Johanbroer/Self House | 1925 | Bungalow | Contributing |
| 3286 | Meade St. | Trumbower/Hughes House | 1906 | Late Victorian/Edwardian | Contributing |
| 3289 | Meade St. | Weidenfeld House | 1925 | Bungalow | Contributing |
| 3290 | Meade St. | Eckford/Flood House | 1906 | Foursquare | Contributing |
| 3295 | Meade St. | Bartholomew House | 1925 | Bungalow | Contributing |
| 3300-06 | Meade St. | Johnson Duplex | 1911-12 | Terrace Type | Contributing |
| 3301 | Meade St. | Meyers House | 1919 | Late 19th and Early 20th Century American Movements/Craftsman | Contributing |
| 3310-12 | Meade St. | Buckman/McGinty Duplex | 1913 | Terrace Type | Contributing |
| 3315 | Meade St. | Higgins House | 1927 | Bungalow | Contributing |
| 3319 | Meade St. | Flint House | 1890 | Late Victorian/Queen Anne | Contributing |
| 3320 | Meade St. | Durkin/Rees House | 1928 | Bungalow | Contributing |
| 3325 | Meade St. | Gregory/Jewell House | ca. 1896- 1898 | Late Victorian/Queen Anne | Contributing |

| STREET ADDRESS | | HISTORIC NAME | YEAR BUILT | ARCHITECTURAL STYLE | CONTRIBUTING STATUS |
|----------------|------------|--|------------|---|---------------------|
| 3326 | Meade St. | Robinson House | ca. 1895 | Late Victorian/Queen Anne | Contributing |
| 3332 | Meade St. | Ayres/Cannon House | 1891-97 | Late Victorian/Queen Anne | Contributing |
| 3333 | Meade St. | Foreman House | 1921 | No Style (originally Bungalow) | Noncontributing |
| 3337 | Meade St. | Fabling House | 1921 | Bungalow | Contributing |
| 3338 | Meade St. | Price/Auguston House | 1890s | No Style | Noncontributing |
| 3343 | Meade St. | Crispin House | 1925 | Bungalow | Contributing |
| 3344 | Meade St. | Marquardt House | 1891-97 | No Style | Noncontributing |
| 3347 | Meade St. | Shinn House | 1910 | Classic Cottage | Contributing |
| 3400 | Meade St. | Freeman/Edwards Duplex | 1954 | Post-World War II/Ranch Type | Noncontributing |
| 3411 | Meade St. | Baker House | 1906 | Classic Cottage | Contributing |
| 3413 | Meade St. | Auld/McKiddie House | 1909 | Classic Cottage | Contributing |
| 3415 | Meade St. | Farnsworth House | 1906 | Classic Cottage | Contributing |
| 3416 | Meade St. | Ambrose/Sanders House | 1910 | Late Victorian/Queen Anne | Contributing |
| 3417 | Meade St. | Lafrenz/Martens House | 1908 | Classic Cottage | Contributing |
| 3420 | Meade St. | Graham/Bartelli House | 1911 | Classic Cottage | Contributing |
| 3421 | Meade St. | Martens House | 1908 | Classic Cottage | Contributing |
| 3424 | Meade St. | Moritz House | 1912 | Classic Cottage | Contributing |
| 3425-27 | Meade St. | Hoenshell Duplex | 1909 | Terrace Type | Contributing |
| 3430 | Meade St. | Haugen/Howell House | 1912 | Classic Cottage | Contributing |
| 3431-35 | Meade St. | Hull/Weiss-Mansfield-Ovren Duplex | 1910 | Terrace Type | Contributing |
| 3436 | Meade St. | Northside Realty Co. Property/Runkle House | 1911 | Classic Cottage/Bungalow | Contributing |
| 3218 | Newton St. | Luke/Keplinger/Moody House | 1896 | Late Victorian/Queen Anne | Contributing |
| 3224 | Newton St. | Arundel/Daugherty House | ca, 1895 | Late Victorian/Queen Anne | Contributing |
| 3225 | Newton St. | Taylor House | 1928 | Late 19th and 20th Century Revivals/Tudor Revival/English -Norman Cottage | Contributing |
| 3230 | Newton St. | Taylor House | 1896-97 | Late Victorian/Queen Anne | Contributing |
| 3231 | Newton St. | Rasmussen House | 1926 | Bungalow | Contributing |
| 3236 | Newton St. | Hibbard/Henrich House | ca. 1894 | Late Victorian/Queen Anne | Contributing |
| 3238 | Newton St. | James/Garside House | 1891-97 | Late Victorian/Queen Anne | Contributing |

| STREET ADDRESS | | HISTORIC NAME | YEAR BUILT | ARCHITECTURAL STYLE | CONTRIBUTING STATUS |
|----------------|------------|--------------------------------|------------|---|---------------------|
| 3243 | Newton St. | Foret House | 1927 | Bungalow | Contributing |
| 3246 | Newton St. | Silver/Messenger House | 1890s | Late Victorian/Queen Anne | Contributing |
| 3247 | Newton St. | Head/Collins/Stapleton House | 1908 | Classic Cottage | Contributing |
| 3250 | Newton St. | Varnum/Greenlee/Richards House | ca. 1895 | Late Victorian/Queen Anne | Contributing |
| 3254 | Newton St. | Crosby/Card House | ca. 1899 | Late Victorian/Queen Anne | Contributing |
| 3255 | Newton St. | Upson/Wadley House | 1906 | Foursquare | Contributing |
| 3262 | Newton St. | Thomas/Wilson House | ca. 1895 | Late Victorian/Queen Anne | Contributing |
| 3265 | Newton St. | Chamberlain House | 1948 | No Style | Noncontributing |
| 3267 | Newton St. | Leibowitz House | 2011 | Other Style/Twenty-first Century Modern | Noncontributing |
| 3270 | Newton St. | Chandler /Snyder House | ca. 1895 | Late Victorian/Queen Anne | Contributing |
| 3272 | Newton St. | Nye House | ca. 1895 | Late Victorian/Queen Anne | Contributing |
| 3278 | Newton St. | Sayre/Swain House | ca. 1899 | Late Victorian/Queen Anne | Contributing |
| 3279 | Newton St. | Geiger/Land House | 1906 | Late 19th and Early 20th Century American Movements | Contributing |
| 3284 | Newton St. | Johnson/Longnecker House | ca. 1899 | Late Victorian/Queen Anne | Contributing |
| 3285 | Newton St. | Gish/Lindstrom House | 1926 | Bungalow | Contributing |
| 3288 | Newton St. | Sanger/Stone House | ca. 1899 | Late Victorian/Queen Anne | Contributing |
| 3294 | Newton St. | Motherwell House | ca. 1898 | Late Victorian/Queen Anne | Contributing |
| 3300-08 | Newton St. | Edmonds Duplex | 1940 | Late 19th and 20th Century Revivals/Tudor Revival/English -Norman Cottage | Contributing |
| 3301 | Newton St. | Berry House | 1906 | Classic Cottage | Contributing |
| 3307-09 | Newton St. | Kirsher/Kendall Duplex | 1910 | Late 19th and Early 20th Century American Movements | Contributing |
| 3310 | Newton St. | Carek Property | 2007 | Other Style/Neo-Craftsman | Noncontributing |
| 3315-19 | Newton St. | Simmons/Flucken Triplex | 1910 | Terrace Type | Contributing |
| 3316 | Newton St. | Fletcher House | 1893 | Late Victorian/Queen Anne | Contributing |
| 3323-25 | Newton St. | 3323 Newton LLC Property | 2017 | Other Style/Twenty-first Century Modern | Noncontributing |
| 3324 | Newton St. | Cole/Phelps House | ca. 1898 | Late Victorian/Queen Anne | Contributing |
| 3330 | Newton St. | Matthews House | 1953 | Post-World War II/Minimal Traditional | Noncontributing |
| 3333 | Newton St. | Schmidt House | 2012 | Other Style/Neocraftsman | Noncontributing |

| STREET ADDRESS | | HISTORIC NAME | YEAR BUILT | ARCHITECTURAL STYLE | CONTRIBUTING STATUS |
|----------------|-------------|------------------------|------------|---|---------------------|
| 3340 | Newton St. | Vigil House | 1951 | Post-World War II/Minimal Traditional | Noncontributing |
| 3341 | Newton St. | Farthing House | 1925 | Bungalow | Contributing |
| 3344 | Newton St. | Bradford House | 1949 | Post-World War II/Ranch Type | Noncontributing |
| 3351 | Newton St. | Allman House | 1913, 2016 | Other Style/Neo-Craftsman | Noncontributing |
| 3400-04 | Newton St. | Macaluso Property | 2016 | Other Style/Twenty-first Century Modern | Noncontributing |
| 3401 | Newton St. | Brenneman House | 1914 | Bungalow | Contributing |
| 3405 | Newton St. | Owens House | 1908 | Classic Cottage | Contributing |
| 3408 | Newton St. | Smith House | 1942 | Post-World War II/Minimal Traditional | Noncontributing |
| 3415 | Newton St. | Crosby House | 1927 | Bungalow | Contributing |
| 3416 | Newton St. | Thomsen House | 1929 | Bungalow | Contributing |
| 3420-22 | Newton St. | Eide-Toohey Duplex | 2010 | Other Style/Twenty-first Century Modern | Noncontributing |
| 3421 | Newton St. | McGrew House | 1906 | Late 19th and Early 20th Century American Movements | Contributing |
| 3425 | Newton St. | Black/Merzney House | 1909 | Classic Cottage | Contributing |
| 3428 | Newton St. | Koval House | 1931 | Bungalow | Contributing |
| 3429 | Newton St. | Bishop House | 1909 | Classic Cottage | Contributing |
| 3432-40 | Newton St. | Osterberg Duplex | 1931 | Late 19th and 20th Century Revivals/Tudor Revival/English -Norman Cottage | Contributing |
| 3435 | Newton St. | Thurstone/O'Neil House | 1911 | Bungalow | Contributing |
| 3210 | Osceola St. | Abracadabra Books | 1955 | No Style | Noncontributing |
| 3221 | Osceola St. | Yoder House | 1973 | Post-World War II/Ranch Type | Noncontributing |
| 3230-34 | Osceola St. | Carey House | 1908 | Terrace Type | Contributing |
| 3231 | Osceola St. | Dale/Chinn House | 1892 | Late Victorian | Contributing |
| 3237 | Osceola St. | Hartwick House | 1926 | Bungalow | Contributing |
| 3238-40 | Osceola St. | Gibson Duplex | 1908 | Terrace Type | Contributing |
| 3248 | Osceola St. | Musgrave House | 1925 | Bungalow | Contributing |
| 3249 | Osceola St. | Skiles/Byrd House | 1892 | Late Victorian/Queen Anne | Contributing |
| 3254 | Osceola St. | Jones House | 1916 | Bungalow | Contributing |
| 3257 | Osceola St. | Worthington House | 1905 | Foursquare | Contributing |
| 3264 | Osceola St. | Cooley/Pearl House | 1905 | Late Victorian/Edwardian | Contributing |

| STREET ADDRESS | | HISTORIC NAME | YEAR BUILT | ARCHITECTURAL STYLE | CONTRIBUTING STATUS |
|----------------|-------------|----------------------------|------------|---|---------------------|
| 3272 | Osceola St. | Herbert/Dodd House | 1905 | Foursquare | Contributing |
| 3273 | Osceola St. | O'Connell House | 2003 | Other Style/Twenty-first Century Modern | Noncontributing |
| 3275 | Osceola St. | Williams House | 1894 | Late Victorian/Queen Anne | Contributing |
| 3279 | Osceola St. | Davis/Cavis House | ca. 1898 | Late Victorian/Queen Anne | Contributing |
| 3280 | Osceola St. | Wallace House | 1908 | Classic Cottage | Contributing |
| 3281 | Osceola St. | Irish House | 1908 | Classic Cottage | Contributing |
| 3284 | Osceola St. | Richardson/Lewis House | 1908 | Classic Cottage | Contributing |
| 3291 | Osceola St. | Wallace/Bagnall House | 1906 | Classic Cottage | Contributing |
| 3296 | Osceola St. | Miller House | 1931 | Late 19th and 20th Century Revivals/Tudor Revival/English -Norman Cottage | Contributing |
| 3300 | Osceola St. | Walker House | 1938 | Late 19th and 20th Century Revivals/Tudor Revival/English -Norman Cottage | Contributing |
| 3301 | Osceola St. | Lattimer/Kersey House | 1908 | Late Victorian/Edwardian | Contributing |
| 3308-10 | Osceola St. | Parry Duplex | 1938 | Late 19th and 20th Century Revivals/Tudor Revival/English -Norman Cottage | Contributing |
| 3311 | Osceola St. | Schmidt House | 1907 | Late Victorian/Edwardian | Contributing |
| 3316 | Osceola St. | Atwood/Angell House | 1896 | Late Victorian/Queen Anne | Contributing |
| 3317 | Osceola St. | Schaefer House | 1907 | Late Victorian/Edwardian | Contributing |
| 3325 | Osceola St. | Murto/Barnett House | 1896 | Late Victorian | Contributing |
| 3330 | Osceola St. | Gallagher House | 1950 | Post-World War II/Ranch Type | Noncontributing |
| 3331-35 | Osceola St. | Cooper/Henney Duplex | 1910 | Terrace Type | Contributing |
| 3338 | Osceola St. | Heckendorn House | 1931 | Late 19th and 20th Century Revivals/Tudor Revival/English -Norman Cottage | Contributing |
| 3343 | Osceola St. | Kellogg House | 1924 | Bungalow | Contributing |
| 3344 | Osceola St. | McKone/Compton/Jones House | 1892 | Late Victorian/Queen Anne | Contributing |
| 3347-49 | Osceola St. | Metcalf Duplex | 1900 | Terrace Type | Contributing |
| 3350 | Osceola St. | Pollock/Jouno House | 1904 | Edwardian (original house) | Noncontributing |

| STREET ADDRESS | | HISTORIC NAME | YEAR BUILT | ARCHITECTURAL STYLE | CONTRIBUTING STATUS |
|----------------|-------------|-------------------------|------------|---|---------------------|
| 3359 | Osceola St. | Brun/Munk/Frazier House | 1892 | Late Victorian/Queen Anne | Contributing |
| 3408 | Osceola St. | Weekley Property | 2016 | Other Style/Neo-Craftsman | Noncontributing |
| 3409 | Osceola St. | Flippo/Fry House | 1925 | Bungalow | Contributing |
| 3410 | Osceola St. | Van Wey House | 1945 | Post-World War II/Minimal Traditional | Noncontributing |
| 3421 | Osceola St. | Stiles House | 1913 | Late 19th and Early 20th Century American Movements/Craftsman | Contributing |
| 3424 | Osceola St. | Hale House | 1891 | Late Victorian/Queen Anne | Contributing |
| 3425 | Osceola St. | Heckert/Dockham House | 1893 | Late Victorian/Queen Anne | Contributing |
| 3426 | Osceola St. | Johnson Property | 1912 | Late 19th and Early 20th Century American Movements/Classic Cottage | Contributing |
| 3427 | Osceola St. | Winston House | 1914 | Bungalow | Contributing |
| 3433 | Osceola St. | Shissler House | 1925 | Bungalow | Contributing |
| 3434 | Osceola St. | Crisman House | 1911 | Classic Cottage | Contributing |
| 3439 | Osceola St. | Prose/King House | 1925 | Bungalow | Contributing |
| 3440 | Osceola St. | Blattner House | 1912 | Classic Cottage | Contributing |

8. Overview Photographs

Included are thirty-three labeled high resolution photographs of the district, including streetscapes and views of pivotal and representative buildings and outbuildings. All photos were taken from public rights-of-way. The photos represent the district's character, showing the structures and streets (or streetscape) and important streetscape features. Individual photographs of each building in the district are included on the Inventory Sheets.

9. Inventory Forms

Inventory forms (173 total) are included for each primary building within the district.

10. Character Defining Features

See enclosed Word file.

11. Public Outreach

Applicants have undertaken extensive outreach efforts to insure that property owners and residents are aware of the effort to create a historic district. These efforts are summarized here, and educational materials, petitions, and other materials are attached.

Late 2014: Initial Research

The West Highland Neighborhood Association Design and Preservation Committee, as part of an analysis of the entire neighborhood, identified the Packard's Hill area as a possible historic district. Members of the committee conducted a "windshield survey," identifying rough boundaries of an area with a high degree of historic physical integrity. Committee members and neighbors approached Historic Denver to explore the concept of a historic district and how it might be achieved.

April –August 2015

In April Historic Denver, working with members of the Design and Preservation Committee, prepared a State Historical Fund grant application. The grant was awarded in August, and Historic Denver signed a contract with the State in January 2016.

Late 2015: Volunteer group formed

Once the grant from the State Historical Fund to Historic Denver, Inc., was approved, a group of neighbors got together to understand the process and implications of designation and to make plans for involving other neighbors within the proposed district in the conversation around designation. The goal was to create and share helpful information as well as to encourage discussion about what the community would like to see for their neighborhood in the future. The group called itself Packard's Hill Neighbors.

January–March 2016: Initial outreach and first neighborhood meetings

With the information neighborhood volunteers had gathered about designation, three information sheets were created and distributed to all property owners in the proposed district:

- Introduction to the topic, benefits and implication of designation
- Background on the name, Packard's Hill
- Invitation to coffee meetings

All information sheets contained an email address and a phone number for anyone who wanted to make contact or ask questions.

Volunteers knocked on the doors of all resident home owners on at least three different occasions, to introduce the subject in person and to invite neighbors to coffee meetings. If on the third visit, no contact had been possible, the information sheets were left with a coffee invite. Non-resident owners (those with mailing addresses elsewhere, per the Denver Assessor's records) were mailed the same information.

Five separate coffee meetings were held around the neighborhood, where possible on each block or couple of blocks, to facilitate conversation and an exchange of ideas.

Separately, but concurrently with this outreach, on March 19, Councilman Rafael Espinoza hosted a forum on Historic Preservation at Edison Elementary, one block from the proposed historic district. A panel of experts covered many of the same topics that had been included in the Packard's Hill information packet to an audience of about 100.

April–July 2016: Additional information gathering and sharing

An email list was created and additional information was shared. Volunteers sought answers to questions about historic districts that neighbors asked.

On April 21 an education session was organized for neighbors interested in researching the history of their homes, held at Nostalgic Homes, whose office is in the proposed district. Invitations to this event were distributed to residents in the proposed district, as well as to anyone who provided their email address for inclusion on the group's email list.

On May 3, a presentation was made at West Highland Neighborhood Association about the proposed historic district at one of that organization's general meetings. Speakers included Marilyn Quinn and Tom and Laurie Simmons.

August–October 2016: Walking tours of the proposed district

Two walking tours were organized in August and September:

- August 25 – The Architecture of Packard's Hill
- October 8 – The History of Packard's Hill

Both walking tours were very well attended and appreciated and featured excellent speakers, historians, architects, and authors. These tours covered most of the blocks within the proposed district and ended with a social event at a neighbor's garden. They were also fundraising events, enabling many neighbors to contribute to the financial cost of designation. Invitations to these events were distributed to residents in the proposed district, as well as to anyone who provided their email address for inclusion on the group's email list.

In recognition of the importance of mature trees to historic neighborhoods, volunteers also produced and distributed a pamphlet sharing information about the City's free tree program, to encourage maintenance and planting of trees.

October–December 2016: Seeking responses from all property owners

In the fourth quarter of 2016 neighbors' attention turned to seeking input from all property owners, especially those who hadn't expressed either support for, or opposition to, the proposed historic district. A new information flyer was created, specifically urging recipients to share their views, concerns or questions. An electronic response form with only two brief questions was created as a quick and convenient way to collect responses. For anyone unable to participate electronically, a telephone number was provided.

The information flyer was hand-delivered to resident property owners and sent by mail to non-resident property owners, focusing on those who had not previously provided a response in other ways.

In addition, volunteers reached out personally to any "new" resident property owners to provide an introduction to the proposed historic district. "New" in this case meant property owners who bought their properties after the first round of door-to-door outreach in February. Neighbors on some blocks also did some additional follow-up outreach. Email outreach continued, updating neighbors on the process and progress of the proposed historic designation and volunteers were able to share a link to a live recording of Councilman Espinoza's informative March 19 event on Historic Preservation.

January–March 2017: Public Meetings

To address neighbors' questions about construction, modernization, and expansion of properties in historic districts, volunteers planned a public meeting to address the ins and outs of this topic and specifically, to make sure neighbors had accurate and complete information to make informed decisions. The meeting, held on 16 February 2017, featured a panel of speakers: Eric Lane, resident of the proposed historic district; Philip Joseph, resident of the Ghost Historic District; Andrew Gibson, builder with Squareroot Construction, Inc.; Betty Luce, realtor with Nostalgic Homes; John

Olson, Director of Historic Denver Preservation Programs; Kara Hahn, Senior Planner, Denver Landmark Preservation Commission; Paul Cloyd, architect and engineer and Co-chair of the West Highland Neighborhood Association Design & Preservation Committee; and Tim Boers, architect, Chair of Highland United Neighborhoods, Inc. Planning & Community Development Committee.

On March 22 a meeting discussing the history and significance of the district and the process for becoming a historic district was held. Formal presentations were given by Thomas H. Simmons, Historian, Front Range Research Associates, and Kara Hahn, Senior Planner. A lengthy question and answer period followed the presentations to address any remaining questions of historic district residents and give the residents a chance to voice their opinions about the district concept. The panel answering the questions included: Kara Hahn, Tom and Laurie Simmons, Andrew Gibson, and John Olson. Volunteers of the historic district effort also provided information at the event. In addition, each property owner attending received a one-page inventory sheet with historical information about their property.

Information about these events was sent by mail to all property owners within the proposed historic district

12. Application Fee

The Packard's Hill Historic District includes 173 primary structures. An application fee of \$750 is enclosed.

13. Attachments

Documentation of neighborhood outreach efforts are attached. Also attached are 173 Denver Inventory Sheets, one for each primary building within the district.