

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED SEP 21 1982
DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Cheesman Park Duplex 5DV658

AND/OR COMMON Cheesman Park Duplex

2 LOCATION

STREET & NUMBER 1372 ~~South~~ Pennsylvania Street N/A NOT FOR PUBLICATION
CITY, TOWN Denver N/A VICINITY OF CONGRESSIONAL DISTRICT 1
STATE Colorado CODE 08 COUNTY Denver CODE 031

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	N/A IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	N/A BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME Roger Roszell
STREET & NUMBER 214 Old Sante Fe Trail
CITY, TOWN Sante Fe N/A VICINITY OF STATE New Mexico 87501

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, City Clerk's Office
REGISTRY OF DEEDS, ETC.
STREET & NUMBER Denver City & County Building-14th & Bannock
CITY, TOWN Denver STATE Colorado 80202

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Denver City Planning Department, Historic Denver, Inc., Junior League
"Revised Denver Inventory-1977"
DATE 1973 FEDERAL STATE COUNTY LOCAL
DEPOSITORY FOR SURVEY RECORDS Denver City Planning Department, Denver City Landmarks Commission
CITY, TOWN Denver STATE Colorado

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input checked="" type="checkbox"/> MOVED
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE <u>July 1981</u>

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Cheesman Park Duplex is a residential, detached duplex. Forty-four by thirty-five feet in size, it is constructed of buff-colored brick with ornamental brickwork in several shades of salmon color. It has a flat roof, obscured by a curved parapet generally regarded to be of Mission Revival style. A projecting eave extends around the front and side corner of each half of the duplex. More specifically, each of the two halves of the duplex has a front entrance located centrally between a casement and double hung window, both with eared cap lintels and five-pointed stars, heavy mullins with dentil moulding, and leaded glass tracery-style muntins. Over each door is a wooden lunette or arched over-entry with leaded glass fanlight. Above each casement window is a small circular window, encircled with garlands. The rear of the duplex consists of a large bedroom and kitchen window, a smaller bathroom window and a rear door. The side elevations of the building consist of three windows each, with eared cap lintels.

Internally, the left unit of the duplex (left when facing front of building) still retains much of the integrity of its interior spaces, decorative elements, and finishes. The original ogee baseboard moldings, eared window enframements and an elongated arch between the living room and dining room still exist. The right unit, however, has incurred interior changes prior to the 1960s and recently has had most of its interior partitions removed.

In terms of alterations, several have occurred with the beginning of the relocation and remodelling this year (1981). The duplex has been resited at a two foot higher elevation so as to accommodate usable living space in the basement floor. An atrium (greenhouse) has been added to the full length of the rear of the duplex and is not visible from the front or oblique views of the structure. In the right unit, many interior modifications have occurred, the most severe being the removal of the interior partitions and the modification of the bedroom and kitchen windows at the rear facade into a single, larger window opening. The window lintels on the side facade of the left unit were modified prior to 1976. The duplex has been relocated from its original site on Cheesman Park (1520-22 East Twelfth Avenue) in July 1981. It currently stands at 1372 South Pennsylvania Street, about three miles from its original location. It was relocated due to imminent demolition (see explanation in Item #8, Significance.

Constructed on the site was a high rise apartment building and a courtyard development of relocated historic houses called Humboldt Court. Had the duplex not been purchased and relocated, it would have been demolished.)

The new (present) location of the Cheesman Park Duplex is in the Denver University/Old South Pearl Street neighborhood, a quiet residential area of early twentieth century bungalows and a scattering of late 1890s houses about twenty blocks from Denver University. The duplex now sits on the east side of Pennsylvania Street, in approximately the middle of the block with other bungalows. The duplex has been sited with a front yard, aligned with the building setbacks of the rest of the houses on the street, and a rear yard that extends to the alley between Pennsylvania and Pearl streets. A wrought iron fence encircles the front of the duplex, outlining the front sidewalk and walkways to the front entrances. A large tree shades the front yard,

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

Cheesman Park Duplex
Denver County, Co.



82

Continuation sheet

Item number 7

Page 2

located in the yard of the north half of the duplex. The rear yard has been divided in half by the wooden privacy fence that begins at the party wall of the two halves of the duplex and extends to the garage.

The new site of the duplex differs somewhat from its historic location. At the latter, the duplex was located in the Cheesman Park/Capitol Hill neighborhood, on the East Twelfth Avenue terminus at the west edge of Cheesman Park, east of Humboldt Street. The building sat nearly on the back of the lot there, with a large front yard with several mature shade trees. Originally to the west of the duplex was the turreted Queen Anne-style house that is still present. To the east of the duplex was Cheesman Park, with many trees and an unimproved pedestrian path marking the edge of the park. The neighborhood of which the Cheesman Park Duplex originally was a part was the Humboldt Island Historic District, an area characterized by many large and imposing late nineteenth century and early twentieth century houses. While the Denver University/Old South Pearl Street neighborhood, where the duplex has been relocated, is more modest than the Humboldt Island Historic District and surrounding vicinity, it retains the shaded, residential character of its original Cheesman Park/Capitol Hill location. Fencing, orientation, lot size and proportions, and the presence of a large shade tree all contribute to a similar location as the Cheesman Park Duplex was originally.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1903 **Builder/Architect** William Thompson, builder-contractor

Statement of Significance (in one paragraph)

The Cheesman Park Duplex is unique in its architectural styling for its combination of Mission Revival and Arts and Crafts movement design elements. The building is also distinguished by excellence of craftsmanship and detailing.

Erected in January-February of 1903,² the Cheesman Park Duplex was constructed on East Twelfth Avenue (number 1520 East 12th Avenue), immediately on the west edge of then developing Cheesman Park. A transplanted Scotsman, Thompson was also responsible for the construction of many prominent buildings in Denver, including the Union Station, Albany Hotel, more than 20 public schools, many local residents, and structures in Palo Alto and Stanford, California. The duplex was built fronting East Twelfth Avenue, a 40-foot alley that divided the west edge of Cheesman Park from the rear of the grand residences of Humboldt Street. It appears to have been erected in January and February of 1903, in rapid anticipation of several proposed schemes to beautify the unsightly alley-and-backyard perimeter of the developing Cheesman Park. Until the first years of this century, the area between Thirteenth and Eighth avenues and Humboldt and High streets, now known as Cheesman Park, was the City Reservoir and cemeteries for the Odd Fellows, Masons, Old City (Potters), and the Catholic and Jewish communities of the city. The northwest corner of the cemetery nearest to where the duplex location was to be later, was the Odd Fellows section, now where Twelfth Avenue enters the park and divides into a circular drive. Conversion of the cemeteries and city reservoir into parkland was quite slow and apparently somewhat unplanned. An 1892 map delineates the cemetery and reservoir area as "proposed park."⁵ However, with the interceding depression beginning in 1893, work was proceeding at a snail's pace still by 1900. In a December 30th article in the Denver Times, it was reported that during the year little work had been completed beyond the grading of two driveways and the repair of fences. Even by 1904, while the west side had been developed as parkland, the east side was still the Catholic and Jewish cemeteries and the City Reservoir. However, as the park development seemed more assured, and the economy improved, the blocks bordering Cheesman Park became prestige locations for the social elite of the city to erect monumental edifices.

However, with the park proceeding with little solid planning or cohesive design concepts, it was recognized by 1901 and 1902 that the view out from the middle of the new park, and especially west toward the dramatic Rocky Mountains, would be unsightly alleys and the ugly, rear service areas of the stately mansions.⁸ Schemes were solicited for beautifying residences facing into the park on land to be condemned by the city and leased back to the private residence owners. The city would be responsible for maintaining this publicly visible land. In 1902, landscape architect Reinhard Schuetze offered an alternative design that called for extending Franklin Street on the west border of the park as a monumental, tree-lined boulevard. A landscaped buffer zone was to conceal the 40-foot alley and rear yards of the Humboldt Street residence.⁹ It was on this alley, the closest private land to the park, that the duplex was constructed obviously during this time of intense speculation about the perimeter treatment of the park. In fact, design work and planning must have commenced only months after the unveiling of Schuetze's design, on the east loft or alleyway of lots 1 and 2 on which was built the standing, Queen-Anne-styled house by

9. Major Bibliographical References

See footnote page.

10. Geographical Data

Acreeage of nominated property .10 acre

Quadrangle name Englewood, Colorado

Quadrangle scale 1:24000

UTM References

A

1	3	5	0	1	6	6	0	4	3	9	3	3	8	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

Sherman Subdivision, Block 19, Lots 18 & 19.

List all states and counties for properties overlapping state or county boundaries

state n/a code county code

state code county code

11. Form Prepared By

name/title Marjorie Ingle

organization Private Historic Preservation Consultant date December 23, 1981

street & number 2930 York Street telephone (303) 234-4946 work
(303) 534-2848 home

city or town Denver state Colorado

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Barbara Sudler

title State Historic Preservation Officer (Acting) date March 11, 1983

For NPS use only

I hereby certify that this property is included in the National Register

Bruce Lee Douglas date 5/5/83

Keeper of the National Register

Attest: date

Chief of Registration

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

Cheesman Park Duplex

Continuation sheet

SIGNIFICANCE

Item number

8

Page

2

For NPS use only

received

SEP 21 1982

date entered

However, with the park proceeding with little solid planning or cohesive design concepts, it was recognized by 1901 and 1902 that the view out from the middle of the new park, and especially west toward the dramatic Rocky Mountains, would be unsightly alleys and the ugly, rear service areas of the stately mansions.⁸ Schemes were solicited for beautifying the borders of the park. Once such scheme was to develop an inner ring of new, impressive residences facing into the park on land to be condemned by the city and leased back to the private residence owners. The city would be responsible for maintaining this publicly visible land. In 1902, landscape architect Reinhard Schuetze offered an alternative design that called for extending Franklin Street on the west border of the park as a monumental, tree-lined boulevard. A landscaped buffer zone was to conceal the 40-foot alley and rear yards of the Humboldt Street residence.⁹ It was on this alley, the closest private land to the park, that the duplex was constructed, obviously during this time of intense speculation about the perimeter treatment of the park. In fact, design work and planning must have commenced only months after the unveiling of Schuetze's design, on the east loft or alleyway of lots 1 and 2 on which was built the standing, Queen Anne-styled house by contractor Thompson. That it was constructed in January and February documents Thompson's haste to anticipate whatever development was to occur along the west edge of the park and build on the closest private property to the park.

In the historical development of the Mission Revival style and the Arts and Crafts movement, the duplex is quite early and, thereby, significant. With the pace of residential construction accelerating after 1900, the Mission Revival style was used on many simple brick duplexes in Denver during the period 1900 to 1903 or 1905. From about 1905 to 1910, the "bungalow" for seems to have eclipsed the popularity of the earlier style, with the development of such large areas of the city as North Denver and the Washington Park neighborhood. Nationwide, Denver seems to have picked up on the Arts and Crafts movement almost as early as California, although not with the fanfare given to such California architects as Irving Gill, Greene and Greene, Ernest Coxhead, and Bernard Maybeck. In the case of the duplex, the early 1903 date of construction is clearly prior to the 1903-1907 height of the style in Denver, when large duplexes in the hybrid Mission Revival and Arts and Crafts styles were built (i.e., the corner of Bannock Street and 13th Avenue of 1905). It is also interesting to note that builder/contractor William Thompson was active in building construction in Palo Alto and Stanford, California during the time that he built the Cheesman Park Duplex. Quite likely, he drew inspiration from a similar building that he saw in northern California.

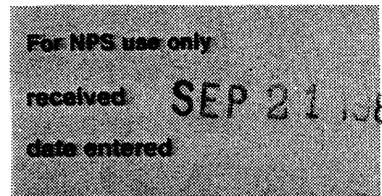
A rental property until most recently, the duplex and the 40-foot wide lot subdivided from lot 1 and 2 were sold by Thompson to Charles H. McMahan of Aquacalientes, Mexico on December 10, 1903, less than a year after its completion.¹³ In April 1910, McMahan sold the property to Fred W. Koch,¹⁴ who in turn sold it to advertising agent A. Verne Echternach.¹⁵ Mr. Echternach and his wife Margariet resided there during the period that he abandoned the advertising department at the Denver News-Times to establish his own business in the Chamber of Commerce Building.¹⁶ Throughout the twenties and into the Depression, the duplex was owned by Mrs. Minnie Pique,¹⁷ the wife of a Denver barber, who rented it to Sophia and Phil Grey, Russell Yound, Mrs. Leila Atcheson, and Emeline Bundy.¹⁸

In June 1981, the duplex was threatened by demolition. A high-rise tower was planned for the corner of Gilpin Street and Thirteenth Avenue, necessitating the relocation of several houses. In musical chairs-style, these houses wereto be relocated on the site of the duplex and the duplex was to be demolished. In July 1981, Roger Roszell, present owner of the duplex, moved the structure to its current location at 1372 South Pennsylvania Street, several miles

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

Cheesman Park Duplex
SIGNIFICANCE



Continuation sheet

Item number 8

Page 3

from its original site on Cheesman Park. The duplex is currently undergoing rehabilitation at its new site.

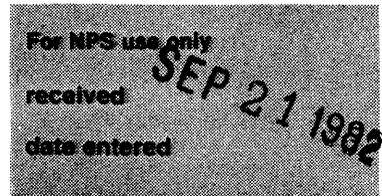
FOOTNOTES

1. A very thorough search of all known documentary and literary sources was made to uncover the name of the architect of the duplex. However, it could not be found. Oral tradition is that the duplex was designed by the noted Denver architectural firm of Fisher and Fisher. The widow of Alan Fisher was contacted in September 1981. She related her late husband Alan telling her that his father had designed the structure. Subsequent to this, a search was made of both the catalogued and uncatalogued records of the firm by Ingle and the collection archivist at the Denver Public Library (Mrs. Fisher had donated the collection to the library). No mention of any work at that address, year to approximate year, or for William Thompson could be found. However, it is known that during the early years of the firm, complete business records were not kept. The building permit and water tap application do not indicate the name of the architect.
2. There is much controversy about the date of construction of the duplex. The tax appraiser's card indicates it was 1896, but this appears to apply to the house located on lots 1 and 2 of the block, the southeast corner of Humboldt Street and Twelfth Avenue, rather than the duplex. Permit #139 was taken out the 29 January 1903, and water tap application #1520-1522 E. 12th Avenue lists February 3, 1903 as the application date. Furthermore, 1896 for the Mission-Revival/Arts and Crafts style of the duplex would be unbelievably early and not relate as well to the development of Cheesman Park.
3. Obituary in Denver News, September 22, 1922, page 9.
4. Rollander's Map of the City of Denver, September 1885, filed Western History Department, Denver Public Library.
5. Rollander's Map of the City of Denver, 1892, filed Western History Department, Denver Public Library.
6. Denver Times, December 30, 1900, part II, page 2.
7. See "Revised Denver Inventory" for Morgan Historic District, Humboldt Island Historic District, and Cheesman Park Section. Development of large houses 1902-1905.
8. "Houses Fronting Congress Park," Denver Times, July 21, 1901, page 24.
9. "Planning for Congress Park," Denver Times, April 18, 1902, page 8.
10. Jordy, William, American Buildings and Their Architects: Progressive and Academic Ideals at the Turn of the Twentieth Century. New York, Anchor Press/Doubleday, 1976 - page 251-252.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

Cheesman Park Duplex
SIGNIFICANCE



Continuation sheet

Item number 8

Page 4

11. Jordy, William (1976) - page 227.
12. Kormwolf, James D. M.H. Baille-Scott and the Arts and Crafts Movement.
John Hopkins University Press, Baltimore, 1972 - page 75.
13. Deed book 1629, page 196 - December 10, 1903.
14. Deed book 2129, page 505 - April 26, 1910.
15. Deed book 2599, page 23 - October 16, 1919.
16. Denver City Directory, 1920 and 1921.
17. Deed book 2668, page 619 - July 30, 1920.
18. Denver City Directory - 1923 to 1945, scanned every third year.