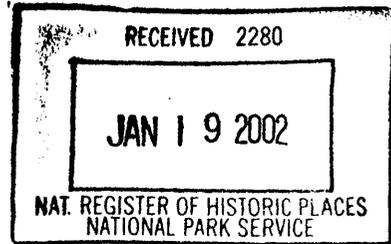


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

125



This form is for use in nominating or requesting determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Kerr House

other names/site number Kerr, John G. and Helen, House; Kerr-Huggins House; 5DV751

2. Location

street & number 1900 E. 7th Avenue Parkway [N/A] not for publication

city or town Denver [N/A] vicinity

state Colorado code CO county Denver code 031 zip code 80206

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [X] locally. ([] See continuation sheet for additional comments.)

Georgina Cortez
Signature of certifying official/Title

State Historic Preservation Officer

10/23/01
Date

Office of Archaeology and Historic Preservation, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria. ([] See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register [] See continuation sheet.
- determined eligible for the National Register [] See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register
- other, explain [] See continuation sheet.

Dick Boland
Signature of the Keeper

Date of Action

2/28/02

Kerr House
Name of Property

Denver, Colorado
County/State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not count previously listed resources.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing.
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

(Enter categories from instructions)

Single dwelling

Current Functions

(Enter categories from instructions)

Single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

French Renaissance

Materials

(Enter categories from instructions)

foundation Concrete
walls Brick
roof Ceramic tile
other Marble

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

Kerr House
Denver, Colorado

DESCRIPTION

The Kerr House, built in 1924-1925, is a two-story, brick, single-family Mediterranean Revival-style residence. The Period of Significance is 1924-1936. In 1936 a 5' x 40' arcade was extended along the rear to complete the residence. The building's most notable architectural feature is the lavish use of travertine marble accents mined from John G. Kerr's travertine quarry at Wellsville near Salida, Colorado. Architect Jules Jacques Benois Benedict, a graduate of the Ecole de Beaux Arts in Paris, designed the residence. The residence anchors the western end of the East Seventh Avenue Parkway. The City and County of Denver created the parkway in 1912 as part of its interpretation of the City Beautiful Movement. The residence is an individually designated Denver landmark and is a contributing building in the locally designated East Seventh Avenue Historic District. The East Seventh Avenue Parkway is listed on the National Register of Historic Places under the Denver Parks and Parkways System Thematic Resource. The parkway is also a contributing parkway in the locally designated Denver Parks and Parkways Historic District.

The Kerr House Site

The residence is one block east of the western end of the East Seventh Avenue Parkway. The parkway was created in 1912 as part of Mayor Robert Speer's effort to interpret the City Beautiful Movement in Denver. The parkway converges with the one-block Cheesman Esplanade just northwest of the site. North of the esplanade is Cheesman Park.

The Kerr House site is on a corner and consists of four city lots. The site is on a very gentle rise of land. The west end is slightly lower than the east end. Large evergreen trees are on the east end of the site along the alley. Two large elm trees are located along the rear of the back yard. Large elm trees are in the grass area between High Street and the High Street sidewalk on the west side of the site. Smaller trees are in the grass area between East Seventh Avenue Parkway and the Seventh Avenue sidewalk, replacing those originally planned as part of the parkway canopy by the Olmstead Brothers firm.

Description of the Exterior of the Kerr House

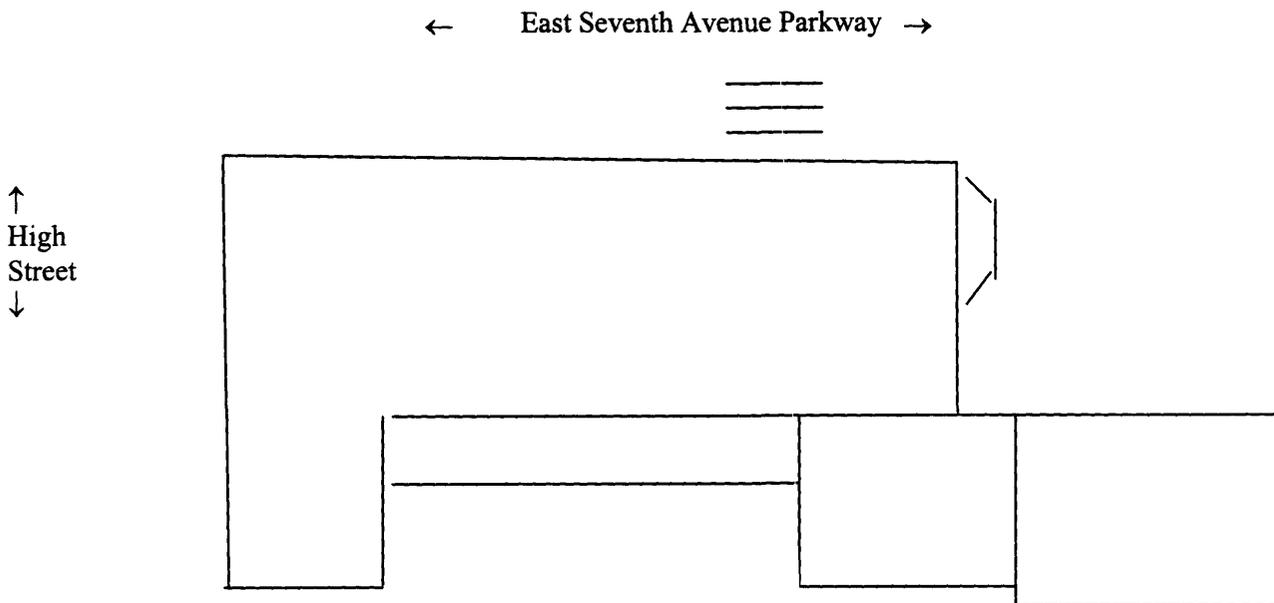
The residence faces north with a view of the parkway. The house has a full basement. The concrete foundation rises to about three feet above ground. The above-ground portion on the façade and the east and west elevations is clad in pale travertine marble mined from John G. Kerr's travertine quarry at Wellsville near Salida, Colorado. The other marble that embellishes the exterior and the interior entry floor is also from the Wellsville quarry. The house elevations are executed in brick of deep red hues. There is a random color variation within each brick.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Kerr House
Denver, Colorado



The Kerr House Site Plan
Graphic: Nancy L. Widmann

The Façade

The façade's first floor fenestration includes six bays, five window openings and the main entry door. (See Photos 1 and 2.) They are evenly spaced with a longer section of brick at each end. The entry door occurs east of the center. That is, moving from east to west, there are two windows, the main entry, and four windows. All have lavish travertine marble surrounds. The main entry is reached by a straight walkway from the public sidewalk. There are two marble steps to the marble landing. A swan's-neck pediment of travertine marble is above the door. (See Photos 3 and 5.)

The entry door is original. It is a multi-paned, wood door. (See Photo 4.) The panes are of different shapes forming a symmetrical pattern. The center pane is a small roundel. The circle is used as a repetitive design element on the exterior and interior of the house. Most door glass is not clear, but is executed in etched glass. There are two multi-paned side lights designed to complement the entry door. (See Photo 29.)

The first floor façade windows are multi-paned with two tall panes side-by-side and two smaller panes of equal size above forming a transom. (See Photo 6.) As mentioned, they have travertine marble surrounds including marble sills. The sills are at the top of the marble-clad foundation wall. Beneath each sill is a travertine rectilinear panel with a raised, marble roundel centered within the panel. (See Photo 7.) Window lintels also carry a centered raised-marble roundel. Each window has the original wood shutters, painted dark green. (See Photo 24.) The upper fourth of each shutter has a decorative, square-shaped, iron inset. Original decorative, black iron hardware holds the shutters in place.

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 3

Kerr House
Denver, Colorado

The larger section of brick wall at each end of the first floor rises to the sill level of the second floor window sills, where it is capped in marble to form balconies accessed from second floor rooms. The second level of the façade has eight evenly-spaced windows. They are smaller than first floor windows but have the same multi-pane design proportioned to their size. They have simple marble surrounds, without the large lintels and the panels beneath the sills that embellish the first floor windows. The cornice is marble, and supports the green gutter. A scupper drains the west balcony. It empties into an original, decorative downspout that extends down the façade. (See Photo 8.)

The West Elevation

The west elevation's first floor fenestration includes four windows and one entry door. (See Photo 9.) The windows repeat the façade design. The entry door is off center to the south. It has a canopy of rounded and flared glass resting in an iron frame. (See Photo 10.) The foliated iron canopy brackets flank the doorway. (See Photos 11 and 12.) The door has a simple marble architrave.

The roof comes down to the top of the first level on the west elevation except for the balcony area. (See Photo 13.) The balcony area is cut into the roof. Fenestration on the west elevation within the balcony repeats the style of façade windows. One door opens onto the balcony. The balcony half-wall on the west elevation is capped by a continuation of the marble from the façade half-wall. There is a marble cornice supporting the gutter where the roof meets the top of the remaining west elevation.

The South Elevation

The south elevation faces the back yard. (See Photo 14.) A portion of each end of the west elevation extends southward forming a central courtyard. (See Photos 15, 16, and 17.) The central bay's water table is concrete. The central bay's first floor has four large arched windows, two each flanking a central, arched entry. (This was the open arcade that was closed in with windows and door in 1936 to create additional interior space.) The central bay's second floor has a five-foot-wide balcony with a railing of wrought iron. Second floor fenestration includes two entries to the balcony, three small windows that repeat the façade window design, and an oculus at each end. (See Photo 14.)

The extensions that flank the central bay have concrete water tables that have been distressed to emulate the travertine marble. (See Photo 20.) The east and west extension elevations that face the courtyard are one-story and have one window (west extension) and one window and an entry door (east extension). (See Photo 15 and 16, respectively.) The south elevation of the west extension has one window and one door. The south elevation of the east extension has two windows, and its wall continues to merge with the south elevation of the garage. A service door to the garage is in this elevation. (See Photos 18 and 19.)

The East Elevation

The east elevation's north portion has a one-story semi-octagonal bay with a window located only in the easternmost plane of the bay. (See Photo 21.) The bay's one window repeats the design of the façade first floor windows. The central portion of the east elevation has a stairway leading to the basement. (See Photo 23.) The steps go down from south to north. Above the stairway, on the first floor, are three small windows, evenly spaced, that share a marble sill. (See Photo 21.)

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 4

Kerr House
Denver, Colorado

The east elevation of the house includes the attached two-car garage. (See Photo 25.) The garage extends east from the southern portion of east elevation. An entry to the house is located on the north elevation of the garage extension at the point where the garage joins the house. The remaining north elevation of the garage extension has two arched garage doors. They are accented with travertine marble at their upper corners. The east elevation of the garage extension has two small windows. The garage cornice is marble.

The Roof

The roof material is green clay tile and is original. The roof is a hipped roof flattened at its crown. The flattened area holds the replacement glass skylight, the interior of which is sheathed in copper. The house has two brick chimneys.

The Garden

A brick garden wall, capped by brick, extends south from the southwest corner of the house to the south border of the site where it turns east to encircle the yard and join the garage along the alley. A wooden gate is in the wall a few feet south of the garage. The west elevation of the garden wall is interrupted by centrally located iron gate. Brick piers are at the garden wall corners. Foliated iron brackets occur where the piers meet the walls. (See Photo 26.)

A travertine marble fountain is built into a niche of the garden wall directly south of the center of the house. (See Photo 27.) The wall is higher and thicker behind the fountain. That fountain wall is also wider on either side. The result is to frame the fountain and make it a focal point of the landscaped yard. Resting on the wall above the fountain is a foliated iron design. At the ends of the fountain wall are original travertine marble urns. Foliated iron brackets occur where the fountain wall meets the garden wall.

A pergola remains along the east garden wall. West of the pergola is a reflecting pool. (See Photo 28.) Centered in the pool is a sculpture. The pool and sculpture were added after the Period of Significance. Pavers are beneath the pergola and continue west to surround the pool. An iron fence with an iron gate set this eastern portion of the yard off from the central grass-covered yard. An early photograph shows no pavers or fence, but instead an uninterrupted lawn. Flower beds surround the grass-covered central yard, but are not in front of the fountain.

An iron fence encloses the side yard along the west elevation. The fence begins at northwest corner of the house and ends at the southwest corner of the garden wall. The west elevation of the fence is interrupted by an iron gate to allow entry to the west elevation entry to the house. The north elevation of the fence also has a gate that is centered. Brick piers capped with marble flank the iron gates.

The Interior of the Kerr House

The entry hall floor is travertine marble from John G. Kerr's quarry. (See Photo 29.) The entry hall has niches flanking the entry door. The wood molding is original and its design is carried out throughout the house. The large entry hall provides access to the dining room and the living room and also contains the stairway to the second floor. (See Photo 30.) The dining room is east of the entry hall. (See Photo 31.) Its east wall is a bay. The L-shaped living room is west of the entry hall (See Photo 32.) It provides access to an office to the west. It appears that a wall was constructed after 1925 to create the office from original living room space. The molding and interior design was carefully created on the 'new' wall. The living room fireplace is of marble and wood. (See Photo 33.) Interior molding above the windows continues the use of the circle referencing the exterior

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 5

Kerr House
Denver, Colorado

design. (See Photo 34.) Southwest of the living room is the original study. Original dark wood paneling covers the walls. The room has a marble fireplace and wood mantle. (See Photo 35.) The room created by enclosing the courtyard arcade can be accessed from the study. (See Photo 36.) It can also be accessed from the living room, the kitchen, and the south yard. (See Photo 37.)

Architectural Integrity

The Kerr House retains its original architectural integrity. The travertine marble is in excellent condition as are the clay tile roof, the iron fence, and the garden wall. The travertine marble fountain in the garden wall niche has been carefully restored. The residence continues to set the architectural tone for E. 7th Avenue Parkway revealing and interpreting Denver's relationship to the City Beautiful Movement.

Kerr House
Name of Property

Denver, Colorado
County/State

8. Statement of Significance

Applicable National Register Criteria
(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance
(Enter categories from instructions)

Architecture

Periods of Significance
1924

Significant Dates
N/A

Significant Person(s)
(Complete if Criterion B is marked above).
N/A

Cultural Affiliation
N/A

Architect/Builder
Benedict, Jules Jacque Benois

9. Major Bibliographical References

Bibliography
(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey

- recorded by Historic American Engineering Record

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:
Colorado Historical Society

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 6

Kerr House
Denver, Colorado

SIGNIFICANCE

The John G. and Helen Kerr House, built in 1924-1925, is eligible for the National Register of Historic Places under Criterion C for its architectural significance (1) as a good example of French Renaissance Revival style during the early 20th Century and (2) for its artistic use of Colorado travertine marble. The marble was mined from John Kerr's marble quarry near Salida, Colorado. The Period of Significance is 1924-1936. In 1936 a 5' x 40' arcade was extended along the rear to complete the residence. Designed by Jules Jacque Benois Benedict (1879-1948), an Ecole des Beaux Arts-trained architect, Kerr House was built late in the City Beautiful Movement era when wealthy families were choosing Late 19th and 20th Century Revival styles for their residences. The body of work documented to Benedict includes many of Denver's large mansions, church buildings, civic and business buildings, and Colorado mountain buildings. St. Thomas Seminary Chapel (1926-1931), 1300 Steele St.; Chief Hosa Lodge (1918), 27661 Genesee Dr.; Woodbury Branch Library (1912), 3562 Federal Blvd.; and Denver Botanic Gardens House (1926), 909 York St. are Benedict-designed buildings listed in the National Register of Historic Places. The E. 7th Avenue Parkway is listed on the National Register of Historic Places under the Denver Parks and Parkways System Thematic Resource. Numerous Benedict-designed buildings are locally designated Denver landmarks including the John G. and Helen Kerr House. Kerr House is also a contributing building in the locally designated E. 7th Avenue Historic District.

The John G. and Helen Kerr House Site

The residence anchors the western end of the E. 7th Avenue Parkway. The parkway was created in 1912 as part of Mayor Robert Speer's effort to interpret the city Beautiful Movement in Denver. The mayor wanted to make Denver the equal of the most elegant and well-planned cities of Europe and the eastern United States. Fine architecture in revival styles was encouraged for all Denver buildings.

The John G. and Helen Kerr House site is on a corner and consists of four city lots. To create the prestigious parkway, Denver purchased the six northernmost lots on the south side of E. 7th Avenue from Williams Street to Colorado Boulevard, a distance of about one mile. The E. 7th Avenue Parkway is listed on the National Register of Historic Places under the Denver Parks and Parkways System Thematic Resource. The Kerr House site is diagonally across the parkway from the Cheesman Esplanade, another element of the Denver Parks and Parkways System Thematic Resource.

Except for the park and parkway land, the area is on a north-south grid of streets located approximately four miles southeast of downtown Denver. The site is located on Block 163 in the South Division of Capitol Hill addition, platted in 1882, on land previously owned by Benjamin F. Woodward. Most of the development of this portion of the subdivision came after 1912. The homes built on the east-west parkway were larger, usually architect-designed residences, while the houses on the north-south streets were smaller and more often built from plan book designs.

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 7

Kerr House
Denver, Colorado



Photo: Nancy L. Widmann

**The John G. and Helen Kerr House
1900 E. 7th Avenue Parkway**

Architecture

The John G. and Helen Kerr House is a good example of French Renaissance Revival style built during the latter part of the City Beautiful Movement. The style was a style of choice for wealthy Denverites. This fit the national trends of the 1920s. In Denver, houses in the romantic revival styles were usually built on corners and often were located on prestigious streets, such as the East Seventh Avenue Parkway. Fourteen of the easternmost eighteen houses on the parkway were constructed between 1922 and 1929. Many were designed in revival styles and exhibit Beaux Arts influence.

The Kerr House is lavishly embellished with Colorado travertine marble. The artistic use of marble is credited to both the owner and the architect. John G. Kerr owned quarries in Colorado and Wyoming. The marble used for his residence came from his travertine marble quarry at Wellsville near Salida, Colorado. Kerr traveled widely in the United States and in Europe and was probably well acquainted with architectural style and the many used of his high quality marble. Kerr commissioned architect Jules Jacque Benois Benedict, usually referred to as J. J. B. Benedict or J. J. Benedict, to design a home for his bride.

Benedict designed elaborately detailed residences for Denver's wealthy. He was a perfectionist, having a reputation for overseeing every minute detail of his designs during construction. The Kerr House is a good example of his ability to use materials in an interesting and artistic way. In this instance, he used travertine

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 8

Kerr House
Denver, Colorado

marble to create a unique expression of Italian Renaissance Revival-style architecture. The marble was used to clad the base of the building and for window and door surrounds. It was used for the broken pediment above the main entry door and for a sculpted garden fountain. Marble was the material used for the cornice and to cap the balcony half-walls and garden wall piers. As effective and artistic as these uses are, one makes the most unusual and dramatic contribution to the design: the wide band of pale marble at its base. The marble band, its pale hue and subtle texture contrasting with the dark brick, provides an elegant platform that gives emphasis to the other marble detailing.

John G. and Helen Kerr House Construction

Building permit #666 was taken out on 21 November 1924 for the original construction. The F. J. Kirchof Construction Company was the general contractor. The estimated cost of the building was \$52,000. The ornamental fence and probably the garden wall were built in 1925. In 1929 a new marble fireplace was built. In 1935 Watts Brothers were the contractors who built the bay addition on the east elevation. This addition extended the length of the dining room. In 1936 building permit #5006 described the plan to extend the arcade off the central south, or rear, elevation. An arcade was extended five feet into the back yard. The arcade ran along the forty-foot central portion of the rear of the residence. This marks the end of the Period of Significance. The

arcade had large arched openings. It remains clearly visible in 2001 although the openings are now windows and one entry door. The arcade is now an interior room.



John Glenn Kerr

Source: *Representative Men of Colorado*, 139.

John Kerr died during construction of this residence and his widow lived in the residence until her death in 1973. She was an avid gardener. Original landscape plans have not been located. Early photographs show the pergola located along the eastern end of the yard was built very early. The reflecting pool and its central sculpture now in place near the pergola was not in the early photograph. However, the reflecting pool is probably over fifty years old. The pool's sculpture does not date to fifty years of age.

John Glenn Kerr (1868-1925)

Helen Wood Campbell Kerr (19??-1973)

John Glenn Kerr was born in County Derry, Ireland, in 1868. His father, John Kerr, was a farmer. His mother's name was Annie Glenn Kerr. John Glenn Kerr came to the United States in 1888. After living in Pittsburgh, Pennsylvania, for several years, he moved to Denver.

Banker and railroad builder David Moffat hired Kerr to run a stone and marble business in Denver. The Denver business was part of a larger stone and marble enterprise that failed and came into the possession of Moffat's bank. One quarry associated with this business was located near Salida. At the

quarry Kerr gained experience in the dealing with the raw materials. He also learned how to successfully market stone and marble. Kerr was able to make the business financially sound.

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 9

Kerr House
Denver, Colorado

After several years, Kerr began to make his own investment in the quarry business. He took over the Arizona Marble Company on his own. His marketing of the Arizona product took him to many parts of the United States. He often traveled to New York City and other eastern cities. For a while he worked in an executive position for the N. B. Durgan Silver Manufacturing Company in Concord, New Hampshire. He then returned to Colorado to become executive secretary of the National Coal Operators Association. In 1921, Kerr established the Kerr Lava Quarry. He owned a rhyolite quarry in Kerr Gulch near Howard in Fremont County, Colorado. He also ran a quarry in Wyoming. He is also credited in the 1929 *American Biography* with discovering and building a large business in travertine marble. The travertine marble quarry is in Wellsville, Colorado, near Salida, and it is the Wellsville quarry that yielded the marble for the Kerr House.

John Kerr did not marry until the age of fifty-four. On 7 June 1922, he married Helen Wood Campbell in Riverside, California. She was the daughter of Colorado mine operator Frank James Campbell. He died in May of 1925 before the completion of his elegant East Seventh Avenue Parkway residence. The Kerrs had no children. Helen Kerr lived in the Kerr House until her death in June of 1973. John Kerr was reported to be a studious man and a constant reader. He enjoyed golf, horseback riding, walking, and nature studies. He was a member of the Denver Country Club, the Denver Athletic Club, and the First Church of Christ Scientist.



Helen Wood Campbell Kerr
Source: John Huggins Collection.

The rhyolite quarry was the source of the stone used to build Denver's 1901 First Church of Christ Scientist. The State Capitol Building, built in the 1890s, and the May D & F Tower, now a downtown symbol of an earlier Denver, used stone from Kerr's quarries. His quarries also supplied stone to many other cities for use in public and private buildings.

Architect Jules Jacque Benois Benedict (1879-1948)

J. J. B. Benedict was born in Chicago, Illinois, on 22 April 1879. His father was born in Vienna, immigrated to the United States, and became a realtor. At the age of nine, Benedict and his three siblings were taken on a two-year excursion to Europe by their mother. He attended Massachusetts Institute of Technology before entering l'Ecole des Beaux-Arts in Paris. Biographers note his flamboyant personality, strong opinions, immaculate wardrobe, and painstaking attention to detail in his personal and professional life. Benedict was said to have had a personal valet while he lived his four architectural student years in Paris. As a matter of principle he did not join the American Institute of Architects, and he attacked the collective effort of thirty-nine architects to design and build the Denver City and County Building in the early 1930s. He designed alternate plans, but they were ignored. Yet, his masterful designs overcame any personality eccentricities, and he was a very popular architect.

From 1899 to 1902, between studies at MIT and in Paris, Benedict worked for the Chicago firm of Frist & Granger. Benedict's first position upon returning to the United States from Paris was with Carrere & Hastings in

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 10

Kerr House
Denver, Colorado

New York City. He was there from 1906 to 1909. His position with Carrere & Hastings included supervising construction for the 1909 New York City Library. In that year he moved to Denver and started his own architecture firm.

Benedict married June Brown, daughter of prominent Denver merchant, John Sidney Brown, in 1914. They bought an old farmhouse in Littleton, Colorado. Benedict's many design efforts for the farmhouse turned it into a mansion. The Benedicts had one adopted daughter, Ursula. They divorced in the 1930s and their home later became a convent for the cloistered Carmelite Order.



Jules Jacque Benois Benedict

Source: Genealogy/Western History
Department, Denver Public Library.

Benedict kept his offices in the Benedict-designed, 1923 Flat Iron Building at 1669 Broadway, until 1942. Benedict died on 16 January 1948 at Mercy Hospital in Denver. Late in life he converted to Catholicism and was buried in Denver's Mount Olivet Cemetery.

In an informative article in *Colorado Heritage* in 1997, Dan W. Corson related the stories behind fantastic Benedict designs that were never completed. He designed a President's Summer Home on Mount Falcon, fifteen minutes from Denver. It was originally planned for completion in 1912. Promoters had difficulty raising the money, however. Some minimal construction started and those ruins are preserved in a Jefferson county park.

Benedict was described both as a society dandy and an opinionated, difficult person. Some described him as a schemer. These personality traits do not detract from his legacy of fine architectural design. Benedict's design genius is revealed in his many elaborate, often intricately detailed Colorado buildings. He mastered the utilization of many decorative materials: terra cotta, stone, marble, ornate plaster, and hand-carved woods. His design work included many large homes for Colorado's wealthy, civic and church buildings, mountain homes and lodges, and business buildings.

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 11

Kerr House
Denver, Colorado

Selected Structures Credited to Architect Jules Jacque Benois Benedict

Date of Construction	Building Name	Address	City
1910-1919	Herman Coors Mountain Home	1817 Arapahoe St.	Jefferson Co.
1912	Huff House	120 Humboldt St.	Denver
1912	Woodbury Branch Library	3562 Federal Blvd.	Denver
1912	Snyder-Dorsey House	330 Gilpin St.	Denver
1913	Boathouse	Washington Park	Denver
1917	Cranmer House	200 Cherry St.	Denver
1918	Chief Hosa Lodge	27661 Genesee Dr.	(Genesee Park)
1918	Fillius Park Picnic Shelter	Colorado Hwy 74	Evergreen
1919	Larry Phipps, Jr., House	161 Race St.	Denver
1920	Paul T. Mayo Mountain Home	32743 Upper Bear Creek Rd.	Jefferson Co.
1920	Littleton Town Hall	2450 W. Main St.	Littleton
1920	Thomas-Phipps House	360 High St.	Denver
1921	Neusteter-Bailey House	817 Race St.	Denver
1921	Brown-Garrey-Congden House	1300 E. 7 th Ave. Parkway	Denver
1922	Arthur Oberfelder House	2701 E. 7 th Ave. Parkway	Denver
ca. 1925	Benedict Fountain	Eastside Park, 20 th and Pearl	Denver
1926	Sullivan House	801 Race St.	Denver
1926	Kohn Residence	770 High St.	Denver
1926	Cullen-Thompson Motor Co.	1000 Broadway	Denver
1926	Denver Botanic Gardens House	909 York St.	Denver
1926-1931	St. Thomas Seminary Chapel	1300 Steele St.	Denver
1927	Pine Valley Ranch	Elk Creek Road	Jefferson Co.
1927	Fitzell House	2900 E. 7 th Ave. Parkway	Denver
1927	Geddes House	2155 Hawthorne Place	Denver
1929	First Presbyterian Church	1609 W. Littleton Blvd.	Littleton
1932	Arthur-Dunklee House w/ John K. Monroe	355 Gilpin St.	Denver
1934	St. Catherine's Chapel at St. Malo	On Colorado Hwy 7	Boulder Co.
1937	Steinauer Field House	Colorado School of Mines	Golden
1943	Holy Ghost Catholic Church	1900 California St.	Denver

Site Owners Before Construction

Before becoming part of the South Division of Capitol Hill Addition in 1882, the site and surrounding land was owned by Benjamin F. Woodward. The Kerr House is associated with Lots 4-7 on Block 163. Lots 1-4 were part of the Amon Foote Estate by 1888. Lots 1-4 came under the ownership of the Foote Investment Company in 1901. In 1904, Charlotte Calhoun purchased these lots. In 1905 title went briefly to Charles W. Woodley and then to H. G. Hall. When Hall sold Lots 1-3 to the City and County of Denver in 1912 to provide land for the parkway, he was left with only Lot 4. He sold Lot 4 to Claude M. Taussig in 1913.

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 12

Kerr House
Denver, Colorado

The first known owner of Lots 5-6 after 1872 was Lillian Curry. She sold the two lots to Scott J. Anthony in 1896. Charles W. Jewett became the owner when Anthony died in 1905. In 1906, Flora M. Hopkins became the owner of Lots 5-6. Claude M. Taussig became the owner of these lots in 1908.

In 1888 Lots 7-8 were owned by M. A. Moore and they passed to Elinor [sic] Moore in 1898. Title stayed with her until at least 1917. At some point after 1917, Lot 7 was split off from Lot 8 and came under common ownership with Lots 4-6. The original building permit only mentions Lots 4-6. this may have been an error. Early garden photographs and garden wall construction indicate that Lot 7 was part of the Kerr site since ca. 1925.

The John G. and Helen Kerr House in 2001

At some time since the Period of Significance, the original garden room was completely enclosed and provided with heat and insulation. It is the room now entered from the garden that spans the central portion of the rear of the house between the extensions. This modification did not affect the original architectural integrity of the house.

A series of owners followed the death of Helen Kerr in 1973. John Fleming Kelly and Nina Kelly purchased the residence in 1974. By the 1990s James Kelley [sic] and Amie Knox were the owners. The house is currently owned by John J. Huggins.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9/10 Page 13

Kerr House
Denver, Colorado

BIBLIOGRAPHY

Books

- American Biography; A New Cyclopaedia*. New York: The American Historical Society, Inc., 1929.
- Bakemeier, Alice Millet. *Country Club Heritage*. Foreword by Barbara Sudler Hornby. Denver: Country Club Historic Neighborhood, Inc., 2000.
- Goodstein, Phil. *Ghosts of Denver: Capitol Hill*. Denver: New Social Publications, 1996.
- Harris, Cyril, Ed. *Illustrated Dictionary of Historic Architecture*. New York: Dover Publications, Inc.: 1977.
- McAlester, Virginia, and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.
- Noel, Thomas J. *Buildings of Colorado*. New York: Oxford Press, 1997.
- Noel, Thomas J. *Denver Landmarks & Historic Districts: A Pictorial Guide*. Foreword by Mayor Wellington Webb. Niwot, Colorado: University Press of Colorado, 1996.
- Noel, Thomas J. and Barbara S. Norgren. *Denver: The City Beautiful and Its Architects, 1893-1941*. Denver: Historic Denver, 1987.
- Representative Men of Colorado*. Denver: Rowell Art Publishing Company, 1902.
- Widmann, Nancy L., *East 7th Avenue Historic District: Building Inventory*. Denver: 1992.
- Widmann, Nancy L., *East 7th Avenue Historic District: Application to the Denver Landmark Commission*. Denver: 1992.
- Widmann, Nancy L., *East 7th Avenue Historic District*. Photographs by Cynthia S. Herrick. Historic Denver Guide Series. Denver: Historic Denver, Inc./Denver Museum of Natural History, 1995.

Published Articles

- Corson, Dan W. "Architect J. J. B. Benedict And His Magnificent Unbuilt Buildings." *Colorado Heritage*, Summer 1997, 16.
- "Kerr, John Glenn, Leader in Marble and Stone Industry."

Other Sources

- "Kerr Home." *Historic American Buildings Survey Inventory*. State Office of Archaeology and Historic Preservation. April 1968.
- Kelly, Nina. "1900 East Seventh Avenue, Denver, Colorado 80206." Kerr House Booklet. [n.d.]

Special Collections

- Denver, Colorado. John Huggins Collection.
- Denver, Colorado. Western History Collection, Denver Public Library. Building Permit Collection, Clipping Collection, Map Collection, Photograph Collection, U. S. Census Records.

GEOGRAPHICAL DATA

Verbal Boundary Description

Lots 4-7, Block 163, South Division of Capitol Hill Addition, City and County of Denver.

Boundary Justification

The nomination includes all the land historically associated with the Kerr House, 1900 East Seventh Avenue Parkway, Denver, Colorado.

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

**National Register of Historic Places
Continuation Sheet**

Kerr House
Denver, Colorado

Section number ___ Page 14

PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-37:

Photographer: Nancy L. Widmann

Date of Photographs: May 2001

Negatives: John J. Huggins files, 1900 E. 7th Avenue Parkway, Denver CO 80206.

#	Camera Direction	Description of View
1	Southeast	Façade.
2	Southeast	Façade and west elevation.
3	Southeast	Main entry and windows above main entry.
4	Southeast	Main entry door.
5	Southeast	Main entry: upper half of door including swan's-neck pediment.
6	Southwest	Façade: west of main entry.
7	South	Marble-clad foundation wall and lower portion of window and shutters.
8	Southwest	Scupper and downspout on west end of façade.
9	East	West elevation.
10	East	West elevation entry and gate at sidewalk level.
11	Southeast	West elevation entry with canopy.
12	East	West entry canopy and bracket detail.
13	Southeast	West elevation balcony and roof.
14	North	South elevation: central portion.
15	Northwest	South elevation: west wing and central portion.
16	Northeast	South elevation: east wing and central portion.
17	East	South elevation: east wing and central portion.
18	Northwest	South elevation: east wing and garage.
19	Northeast	South elevation: garage.
20	North	South elevation: west wing window and foundation---not clad in marble, but distressed to resemble marble.
21	West	East elevation.
22	Northwest	East elevation: house and attached garage.
23	North	East elevation: basement entry to house.
24	West	East elevation: bay window and shutter.
25	Southwest	East elevation and north elevation of attached garage.
26	Southwest	Corner iron bracket on brick garden wall.
27	South	Garden wall and marble-clad foundation wall.
28	Northwest	Pond and fountain in eastern portion of yard.
29	Northeast	Interior: entry door and entry hall.
30	Southeast	Interior: entry hall and stairway.
31	East	Interior: dining room.
32	Southwest	Interior: living room.
33	Southwest	Interior: living room fireplace.
34	North	Interior: living room window.
35	Northwest	Interior: study.
36	Southeast	Interior: study with arched door.
37	East	Interior: entry to kitchen.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number ___ Page 15

Kerr House
Denver, Colorado

USGS TOPOGRAPHIC MAP
Englewood Quadrangle, Colorado
7.5 Minute Series

