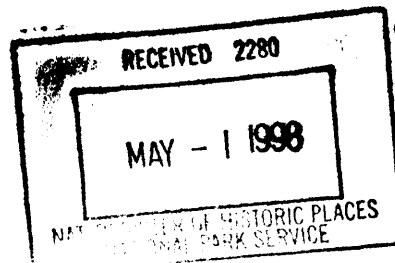


United States Department of the Interior  
National Park Service



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### NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions 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 location or by entering the information requested. If any 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 Little Estate

other names/site number 5AH1432

#### 2. Location

street & number 1 Littleridge Ln. N/A not for publication

city or town Cherry Hills Village N/A vicinity

state Colorado code CO county Arapahoe code 005 zip code 80110

#### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  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  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. (See continuation sheet for additional comments.)

James Edward Hartmann March 17, 1991  
Signature of certifying official Date

Colorado State Historic Preservation Office  
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 commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

#### 4. National Park Service Certification

- I hereby certify that this 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):

for  
Edson H. Beall 5-29-98  
Signature of the Keeper Date of Action

Little Estate  
Name of Property

Arapahoe, Colorado  
County and State

5. Classification

Ownership of Property (Check as many as apply)	Category of Property (Check only one)	Number of Resources within Property (Do not include previously listed resources in the count)	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	1
<input type="checkbox"/> public-local	<input type="checkbox"/> district		
<input type="checkbox"/> public-State	<input type="checkbox"/> site		
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		
	<input type="checkbox"/> object		
		1	1
			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  
N/A

6. Function or Use

Historic Functions  
(Enter categories from instructions)  
DOMESTIC / single dwelling

Current Functions  
(Enter categories from instructions)  
DOMESTIC / single dwelling

7. Description

Architectural Classification  
(Enter categories from instructions)  
LATE 19TH AND 20TH CENTURY REVIVALS/  
Tudor Revival

Materials  
(Enter categories from instructions)  
foundation CONCRETE  
walls BRICK  
roof SHINGLE  
other STUCCO

Narrative Description

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

Little Estate  
Name of Property

Arapahoe, Colorado  
County and State

8. Statement of Significance

Applicable National Register Criteria  
(Mark "x" in one or more locations 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.

Areas of Significance  
(Enter categories from instructions)

ARCHITECTURE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

1940 - 1941  
\_\_\_\_\_

Significant Dates

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Criteria Considerations  
(Mark "X" in all locations 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 a 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

Significant Person  
(Complete if Criterion B is marked above)

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation  
N/A  
\_\_\_\_\_

Architect/Builder

JAMIESON, W. GORDON  
\_\_\_\_\_  
STIFFLER, R. EWING  
\_\_\_\_\_  
DEBOER, SACO R.  
\_\_\_\_\_

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

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:  
Denver Public Library, Western History  
\_\_\_\_\_

Little Estate  
Name of Property

Arapahoe County, Colorado  
County and State

**10. Geographical Data**

Acreage of Property 2.5 acres

**UTM References**

(Place additional UTM references on a continuation sheet)

1	<u>13</u>	<u>502630</u>	<u>4388650</u>	3	<u>                    </u>	<u>                    </u>	<u>                    </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>                    </u>	<u>                    </u>	<u>                    </u>	4	<u>                    </u>	<u>                    </u>	<u>                    </u>
						see continuation sheet	

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Ron Sladek, President  
 organization Tatanka Historical Associates, Inc. date 28 November 1997  
 street & number P.O. Box 1909 telephone 970/229-9705  
 city or town Fort Collins state CO zip code 80522

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative black and white photographs of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name Brian and Caryn Deevy  
 street and number 1 Littleridge Ln. telephone 303/789-0588  
 city or town Cherry Hills Village state CO zip code 80110

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 7 Page 1

Property LITTLE ESTATE

ARAPAHOE COUNTY, COLORADO

NARRATIVE DESCRIPTION

Background

The Joseph and Jane Little mansion, along with its associated grounds, occupies a 2.5-acre estate site in Cherry Hills Village, a southern suburb of metropolitan Denver. The property is accessed from S. Gilpin St. (south of Hampden Ave.), and is located down a circular drive at the west end of Littleridge Ln. Situated on a rise with a park-like backyard to the west, the Little Estate is surrounded by neighboring estate properties in all directions. The site is occupied by a large mansion, a pool house, and an expansive grassed yard planted with mature trees, shrubs, and flower beds. In general, the Little Estate is in excellent condition and exhibits a high degree of historic integrity, with little change noted from its original construction and layout.

The main body of the Little mansion is an asymmetrical, two story, gabled roof, reddish-brown brick, essentially rectangular structure measuring approximately 31' x 65'. Attached to the north end of this main structure is a large asymmetrical, one story, gabled roof, reddish-brown brick, essentially rectangular wing measuring approximately 27' x 60'. Looked at individually, the main structure and the north wing each appear to have simple plans with minor irregularities, however in overall shape the mansion would be characterized as having a compound plan. Although matching in style, colors, and materials, the main body of the house and the north wing appear from the east and west elevations as if they could be two separate but attached homes, and in fact the north wing was originally constructed as separate family quarters with its own entrance and self-sufficient interior features.

Rising from a below-grade poured concrete foundation, the exterior walls of the Tudor style mansion are finished with brick laid in a common bond pattern of single rows of headers alternating with six rows of stretchers. The brick walls are laid up into the open intersecting gables, most of which are finished with stone returns and gable walls with brick header bands (some with dentils) alternating with bands of small attic vents. Half-timbering (teal and off-white) is found on the main body of the mansion on the east-facing wall dormer over the front entrance, on the west-facing roof dormer, in the upper gable of the south end wall, and on the north end wall over the rear screened porch. The north wing contains half-timbering around the front door, and on walls in the northeast and southwest corners of the structure.

The primary (southern) body of the Little mansion is composed of a brick side-gabled structure with one brick cross gable to the east and two cross gables to the west. The north wing is composed of a brick side-gabled structure with one brick cross gable to the east and two cross gables to the west. These two side-gabled roofs are offset so that the north wing is located slightly northeast of the main body of the house. Three hipped roof dormers and one large half-timbered gabled wall dormer over the main entrance are found on the east slope of the mansion's main body roof, while one large half-timbered gabled roof dormer is found on the west slope. The north wing roof contains no dormers. All of the gables found on the house are constructed at 45° pitch angles, and the entire roof is finished with unusually thick wood shingles. Two massive brick chimneys are located on the main body of the mansion, one interior on the west slope of the principal roof and the other on the north end wall (the south end wall of the north wing wraps around this chimney). Both chimneys are composed of common bond coursing broken by horizontal sandstone bands, and upper portions ornamented with vertical header bands, brick corbelling, and short square chimney pots encased in flared concrete bases. No chimneys are found on the north wing of the mansion.

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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 7 Page 2

Property LITTLE ESTATE

ARAPAHOE COUNTY, COLORADO

NARRATIVE DESCRIPTION (continued)

Elevation Descriptions - Main Body of the Little Mansion

The east elevation of the main body of the Little mansion contains the front entrance. A short walk from the driveway and four wide steps made of flagstone set in a random ashlar pattern form the floor of the main entrance. Short brick side walls capped with thick slabs of sandstone are found on both sides of the stairs, upon which are two ornamental concrete urns containing decorative plantings. Limestone set in a random ashlar pattern ornaments the walls on either side of the main door, which is recessed and overhung by an offset half-timbered wall dormer above. The base of the wall dormer above the entrance is finished with horizontal wood paneling and five heavy modillions, all of which serve visually as a lintel for the door. A heavy oak 8-panel door with wrought iron hardware and two small square lights covered by decorative wrought iron grilles is found in the main entrance. Also found on this elevation where the main house and the north wing meet is a small open patio enclosed by a curved brick wall capped with sandstone and entered through a wood gate with a decorative wrought iron arch and lantern overhead. A 4-light over 3-panel wood door entering the main body of the house is found off this porch.

Basement windows in the east elevation consist of four 3-light fixed metal windows. Windows on the first floor consist of two pairs of 8-light casements (one with no shutters), one 9-light casement, a lattice casement flanked by two fixed lattices (with no shutters), and a pair of 6-light casements. Also found on the first floor to the right of the main entrance is an oriel window, characterized by a 9-light fixed flanked by two 6-light casements, a copper hood and sill, and heavy wood brackets underneath. Second floor windows consist of a pair of 8-light casements, a pair of lattice casements in the half-timbered wall dormer, a 9-light fixed flanked by two 6-light casements in one roof dormer, and a pair of 6-light casements in each of the other two roof dormers. All of the windows on the mansion are set in simple wood frames and include fixed wood shutters and angled tile sills unless otherwise noted.

The west (rear) elevation of the main body of the Little mansion contains entrances into the house off of an enclosed three season porch. Located under the northwest corner of the principal roof, the wood frame porch is entered through a north-facing wrought iron ornamental screen door. The screened porch is characterized by a flagstone floor, squared wood posts that are flared at the eaves (with decorative projecting wood pegs), a tongue-in-groove ceiling, and the brick walls of the house on the east and south. Two doors enter the house from the porch, one on each brick wall, and both of them are characterized as 8-light wood doors set in dark wood frames and surrounds, with each containing a sandstone threshold step.

Basement windows in the west elevation consist of one 8-light fixed metal window and three pairs of 6-light metal casements, all of which have brick sills. Windows on the first floor consist of one single-light fixed flanked by two 10-light casements, two lattice casements (one above the other) into the interior stairway, one 15-light fixed flanked by two 10-light casements and a 7-light transom (facing south), a pair of 10-light casements with a 4-light transom and an old 6-light storm window (facing north), and two 12-light casements on the porch. Also found on the first floor on the central intersecting gable is a canted bay characterized by three large fixed picture windows set in heavy wood frames, resting on a brick base with a copper hood above. Second floor windows consist of one pair of 8-light casements in the southwest intersecting gable, and one 8-light fixed flanked by two 8-light casements in the large half-timbered dormer.

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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 7 Page 3

Property LITTLE ESTATE

ARAPAHOE COUNTY, COLORADO

NARRATIVE DESCRIPTION (continued)

The north (side) elevation of the main body of the Little mansion is characterized by first floor windows limited to one set of three 8-light casements, and second floor windows that include one pair of 12-light casements and one pair of 8-light casements. The only door found on this elevation is the screen porch door described above. The north elevation wall is broken up by the intrusion of the west slope of the north wing, the end-wall chimney, and the screened porch with half-timbered wall above. An exterior flagstone patio located off the screened porch wraps around to the west side of the house as well.

The south (side) elevation is characterized by three 3-light over 12-panel wood overhead garage doors entering a below-grade garage, and a 6-light over 2-panel wood door. First floor windows include two pairs of 8-light casements and one lattice casement. The second floor contains two pairs of 8-light casements and one small 2-light casement. The gable wall above the second floor window lintels is half-timbered, with a louvered attic vent at the peak.

Elevation Descriptions - North Wing of the Little Mansion

The east elevation on the north wing of the Little mansion contains a separate front entrance, characterized by a flagstone floor and sandstone threshold, a short shed roof hood projecting from the east slope of the principal roof, turned posts supporting the south edge of the hood, and half-timbered walls around the door. The entrance contains a stained oak slab cottage door ornamented with wood pegs, two vertical wood bands, a wrought iron handle, and a decorative wrought iron grille over a single small square light. Windows in the east elevation include a pair of 6-light casements, two pairs of 8-light casements, two 9-light casements (the one on the front porch with no shutters), and one 6-light fixed metal window into the garage.

The west (rear) elevation contains a set of two 10-light wood doors under a small open porch with a flagstone floor, squared wood posts identical to those found on the screened porch, and a shed roof above projecting from the west slope of the north wing. Windows on this elevation include one 10-light fixed flanked by two 10-light casements set in the half-timbered wall (with no shutters), a canted bay with three large fixed picture windows and a flared copper hood, two 9-light casements (one without shutters), and one fixed picture window flanked by two 10-light casements.

The north (side) elevation contains a pair of 8-light casements and a 6-light over 18-panel wood overhead garage door. A stone band with brick dentils is found on the end wall above the garage door. The only feature on the south (side) elevation is a secondary 10-light wood door entering the north wing from the patio.

Interior Description

The interior of the Little mansion contains few features that are original. These are limited to a vaulted ceiling in the living room and arched doorways. The majority of the mansion's interior has been renovated and updated over the decades, and the common wall between the main house and the north family wing has been opened up more than it originally was so that the house is now one contiguous living space.

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Property LITTLE ESTATE

ARAPAHOE COUNTY, COLORADO

NARRATIVE DESCRIPTION (continued)

Description of Secondary Structures

The only secondary structure on the Little Estate is the pool house, located adjacent to the mansion to the southwest. This small L-shaped, wood frame, shed roof, single-story structure which dates from 1956 is finished with teal-colored vertical tongue-in-groove paneling and is non-contributing.

Description of Exterior Areas

Exterior areas on the Little Estate feature a beautifully designed and executed park-like west yard that is bordered by a thick growth of trees and hedges. With its rolling topography and thick foliage, the west yard provides a large setting for outdoor activities, offers a magnificent view from the house, and ensures privacy for the home's occupants. Close to the house, landscaping features include a large natural rock wall off the structure's northwest corner, large trees and low border hedges, an irregular flagstone and grass patio that wraps around virtually the entire west side of the mansion, and a low curving stacked flagstone wall and flagstone stairs bordering the open patio area. The east exterior area of the mansion features a graceful circular entry drive, mature trees, and flower garden areas. Landscaping on the estate shows strong evidence of having been planned by a skillful designer, who created an informal and natural-looking setting for this otherwise formal home.

Alterations to the Estate

The Little Estate has undergone some alteration over the years, however changes have largely been limited to the interior of the house, as described above. Due to extensive renovation of the interior over the decades since the home was built, this nomination does not include the interior for establishment of the architectural significance of the property.

Exterior alterations have been limited to the following:

- The pool and pool house were added in 1956.
- The area east of the front driveway formerly contained several small agricultural buildings and an orchard put in by the Little family in 1940. These structures and the orchard were removed by the Littles in the mid-1950s.
- A duck pond in the west end of the west yard was removed at an unknown date.
- Alterations to the exterior of the mansion have been extremely limited and predominantly related to basic upkeep of the home, such as the recent replacement of the original roof shingles with identical shingles, even though they are atypically thick compared to what is used today (identified by the architect as "Royal Shingles"). No changes were made that are known to have altered the exterior appearance of the house in any way.



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CONTINUATION SHEET

Section number 8 Page 5

Property LITTLE ESTATE

ARAPAHOE COUNTY, COLORADO

NARRATIVE STATEMENT OF SIGNIFICANCE

Statement of Significance

The Joseph and Jane Little Estate, built in 1940-1941, is a beautiful example of the Tudor style applied to a country mansion. Designed by Jamieson and Stiffler, one of Denver's overlooked mid-20th century architectural firms, the Little mansion is a masterpiece of architectural design. On this sole residential property known at this time to have been designed by their firm, Jamieson and Stiffler created an estate that exemplifies the elegance of an upper class country home in an informal and lush park-like setting, while closely following the architectural details of the Tudor style. The overall historic integrity of the Little Estate is superb. For these reasons, the estate property meets National Register Criterion C in the area of architecture for embodying the distinctive characteristics of a type and period of construction. In addition, the property meets Criterion C for its association with the body of work of noteworthy Colorado architects, W. Gordon Jamieson and R. Ewing Stiffler.

Historical Background

The Little Estate came into existence as a result of the prominence and financial success of Joseph and Jane Little, whose careers were both separate and intertwined. Born in Ebensburg, Pennsylvania in 1899, the son of a prominent coal industry lawyer, historian, and engineer, Joseph F. Little graduated from Georgetown University and the University of Colorado Law School. He was admitted to the Colorado bar in 1929, and married Jane Cottrell that summer. While establishing what evolved into a prominent mining law practice in Denver during the early 1930s, Joseph Little also became involved in local and state politics. A strong supporter of Franklin Roosevelt and the Democratic Party, in September 1934 Little was elected to the post of chairman of the Denver County Democratic Committee. Successfully pursuing an avid interest in the political arena, he served as Denver County chairman until 1940, and then as state Democratic chairman from 1948 through 1955. In addition, Little was elected the first mayor of Cherry Hills Village, a position he held from 1945 through 1955.

A heart attack in 1955 ended what turned out to be the first phase of Joseph Little's illustrious career, and after recovering from his illness he returned to his law practice and became known as an energetic and caring civic leader and businessman. Joseph Little served as state master of the Knights of Columbus, a trustee of Brandeis University, Georgetown University and Loretto Heights College, and as a director of Regis College. He also became involved with Cottrell's Clothing Company following father-in-law George Cottrell's death in October 1938, and by the late-1940s was the firm's chairman of the board. Joseph Little continued to serve the company in this capacity for another twenty years.

Well-respected in many circles and known for his expansive knowledge of business issues as well as mining law and economics, Joseph Little was recruited to serve terms as president of the Downtown Denver Improvement Association, chairman of the Colorado Natural Resources Commission, director of the Colorado Cattlemen's Association, and chairman of the American Metal Mine Owners Association. In the early-1960s, he and several partners purchased *The Mining Record*, a prominent weekly metal mining publication. Joseph Little served as the publication's president and contributed regular editorials

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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 8 Page 6

Property LITTLE ESTATE

ARAPAHOE COUNTY, COLORADO

NARRATIVE STATEMENT OF SIGNIFICANCE (continued)

addressing the future of metal mining in the United States. He died in 1967 of a heart attack in his downtown law office, and was honored in articles that appeared in the major Denver newspapers, and in an extensive tribute presented that August to the US House of Representatives by James G. Fulton, representative from Pennsylvania.

Born in Denver in 1904, Jane Cottrell was the daughter of George Cottrell, prominent retailer and founder of the Cottrell Clothing Company, and granddaughter of Denver's first city treasurer, David Wilson Hart. Jane Cottrell attended the University of Colorado, graduating in 1928, and immediately went to work for her father. In 1929, she married Joseph Little, a young Denver attorney with a brilliant career ahead of himself. While her husband was pursuing his increasingly diverse career, Jane Cottrell Little continued to work at her family's large men's clothing store on 16th St., the city's primary retail thoroughfare. Throughout the 1930s she dedicated her time to the firm and to raising a family, and following her father's death in 1938 she was appointed secretary of the Cottrell Clothing Company. Jane Cottrell Little was elevated to vice-president in 1954 following the death of her mother, who had previously served as vice-president, and continued to work as an officer of the family's leading retail firm until her retirement in 1979. She died in 1992 after a long career as a businesswoman and civic leader.

During their lives, both Joseph and Jane Little were dedicated to social causes in the Denver area. Joseph Little founded St. Peter Claver School in St. Ignatius Loyola Catholic Parish, an educational institution that provided learning opportunities to underprivileged black children. In addition to being a founder of Cherry Hills Village together with her husband, Jane Little was a benefactor of the Friends of Carmel and the Infant of Prague Nursery, and was involved with the American Red Cross and the Swedish Hospital and St. Joseph Hospital auxiliaries.

Probably their most enduring but little-remembered legacy was their quiet breaking of the color barrier in the Denver retail industry. As officers of a major urban retail establishment, devoted Democrats, and members of the Urban League, Joseph and Jane Little were the first prominent 16th St. merchants to hire black salesmen. In 1949, while the Truman administration was pushing its civil rights agenda, the Littles determined that it was shameful to see black men with college degrees working in menial positions as janitors in downtown Denver department stores. Being the proactive people they clearly were, and evidently unafraid of tackling civil rights issues before they became fashionable, the Littles hired Tracy Smith, the first black retail salesman to work in a major downtown Denver store. Once the door was open, they then continued to hire black salesmen throughout the following decades. Although it took significant public pressure and another decade's passing, other Denver retailers eventually came around to their view that black applicants were just as qualified for the work as those who were white. Further research into the Little's influence upon race issues as it applied to the retail industry in Denver would be an appropriate area for exploration in relation to the Cottrell Clothing Company building and its significance.

In 1940, having risen to positions of prominence in the community, Joseph and Jane Little hired the Denver architectural firm of Jamieson & Stiffler to design a family home on an undeveloped lot they purchased in the elite residential enclave of Cherry Hills, a developing suburb located in the countryside south of Denver. W. Gordon Jamieson was born in Glasgow, Scotland in 1894, immigrated to the United States with his parents in 1904, and received his architectural training at the Rhode Island Institute of

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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 8 Page 7

Property LITTLE ESTATE

ARAPAHOE COUNTY, COLORADO

NARRATIVE STATEMENT OF SIGNIFICANCE (continued)

Design and the Beaux Arts Institute of Design. He served in the US Army during World War I as an instructor at the Railway Artillery School in Aberdeen, Maryland, and then moved to Denver in 1919. In Denver he was employed through the early 1920s as a draftsman for several architectural and engineering offices, until he obtained his Colorado architect's license in 1926. Between 1926 and 1931, Jamieson worked as an associate architect with Eugene G. Groves, known primarily for his design of concrete homes, public buildings, and commercial structures. He also served as secretary of the Colorado Chapter, American Institute of Architects, from 1929 to 1930 and later as president from 1941 to 1943. From 1937 to 1939 Jamieson was president of the Colorado Construction League, and from 1937 to 1940 he served as secretary of the Colorado State Board of Architectural Examiners. W. Gordon Jamieson was appointed a Fellow of the AIA in 1956, one of only four Colorado architects to be so honored at that time.

Also working as an associate architect with Groves and Jamieson in their offices at 816-818 12th St. was R. Ewing Stiffler. Born in 1888 in Cooper County, Missouri, R. Ewing Stiffler received his education at Colorado State College (now the University of Northern Colorado) in Greeley. He received his Colorado architect's license in 1925 and was associated with Eugene Groves by 1930. Little else is known of his life or his professional career.

In 1931, Eugene Groves moved out and Jamieson and Stiffler established their own architectural design partnership. The firm of Jamieson & Stiffler existed through 1954, when the name was changed to Jamieson & Williams although R. Ewing Stiffler was still located in the 12th St. offices. W. Gordon Jamieson and Richard B. Williams maintained their practice together for a few short years until Jamieson died in 1957, after which R. Ewing Stiffler also moved on to new offices (he died a decade later in 1966). No clear information is currently available about the work of Jamieson and Stiffler prior to their design of the Little mansion in Cherry Hills Village. It is known, however, that W. Gordon Jamieson went on to design the Opportunity School (1947), Palmer Elementary School (1950), an addition to the Denver Masonic Temple (1950), Baker Junior High School (1957), several Masonic Temples in Colorado (locations and dates unknown), and a number of buildings at the Colorado State Hospital in Pueblo, the State Reformatory in Buena Vista, and the State Penitentiary in Canon City. The Little mansion is the only residential structure currently known to have been designed by Jamieson and Stiffler, although others surely exist.

The Tudor style, which emerged slowly in America during the 1890s, is based upon English late-Medieval city homes and country estates, emphasizing steeply pitched roofs, intersecting gables, and decorative half-timbering. Between 1900 and 1920, the style continued to be used in modest numbers until it exploded in popularity during the 1920s as masonry veneering advanced to the point that affordable Tudor style homes could be constructed. Large numbers of Tudor homes, built predominantly with brick wall cladding, appeared in early suburbs throughout the country during the style's peak period, finally declining in popularity during the late-1930s.

Designed in 1940 as a landmark Tudor style home, the Little mansion was constructed in 1941 on the eve of World War II and late in the style's period of popularity. The Tudor style is present in the mansion in the form of its steep side-gabled roof, intersecting gables, decorative half-timbering with stucco, tall narrow multi-paned casement windows arranged in groups, lattice and oriel windows, stone trim, brick wall cladding, small main entry porch, varied eave line heights, and tall brick chimneys. A number of sizable

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NARRATIVE STATEMENT OF SIGNIFICANCE (continued)

Tudor (or more broadly English Revival) style homes can be found in the Denver area, predominantly in elite neighborhoods such as Park Hill, Hilltop, Montclair, along E. 17th Ave. and Monaco St., and in the Denver Country Club area. More numerous modest Tudor homes are found in neighborhoods such as the ones surrounding Washington Park and Cranmer Park. A small number of Tudor homes from the 1920s and 1930s are also found in the southern suburb of Cherry Hills Village, specifically the Gano Mansion, the Maitland Mansion, and the English Cottage style Mayfield Mansion and Owen Mansion.

In addition to the beautiful design work of Jamieson & Stiffler, the Little Estate reportedly benefited from the skill of prominent Denver landscape architect Saco Rienk DeBoer, although his involvement with the property could not be confirmed. Certainly the landscaping on the Little Estate was planned by a superb designer, and DeBoer was well known for his work on estate properties that resulted in both formal and informal landscape plans. In addition, it has been clearly documented that he had been designing estate landscaping in the Cherry Hills Village area for at least two decades prior to the construction of the Little mansion. If in fact he had worked on the Little Estate, as reported by Joseph and Jane Little's son David, then it can at least be said that the property offers a wonderfully intact example of the informal and naturalistic landscape design prepared by DeBoer, evidenced by the existing and well-groomed plantings and park-like setting still found there today.

The Little family moved into their new home in 1941, and the north wing was occupied as a separate residence (with its own separate address) by Jane Little's mother, Marian H. Cottrell, who lived there until her death in 1954. Joseph Little died in 1967, Jane Little retired from the Cottrell Clothing Company in 1979 (and lived on until 1992), and the family firm was sold in 1986. The Little Estate was passed down to Joseph and Jane's son David, who raised his own family there until the property was sold to the current owners, Brian and Caryn Deevy, in 1989.

The Little Estate, as a landmark suburban Tudor style home, represents the economic growth of Denver into a thriving modern metropolis during the early decades of this century. The advent of the automobile spurred the development of suburbs such as Cherry Hills Village by 1920, and expansion of the city and diversification of its economy during the first four decades of the century allowed professionals such as Joseph Little, and established merchant families such as the Cottrells, to thrive even through a nationwide depression. As Joseph and Jane Little reached positions of wealth and prominence in the community by the late-1930s, they hired the skilled firm of Jamieson & Stiffler, and probably the prominent landscape architect Saco DeBoer, to design a unique and beautiful country home for their family that still exists with tremendous historic integrity to this day.

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VERBAL BOUNDARY DESCRIPTION

All of Tract 1, Littleridge Subdivision Exemption Plat, Cherry Hills Village, Arapahoe County, Colorado.

BOUNDARY JUSTIFICATION

The nominated property includes, and is limited to, the land and improvements within Tract1 as described above, including the Little mansion, the non-contributing pool house, and all grounds surrounding the mansion within the Lot 1 boundaries. These boundaries were selected due to the fact that they include all of the significant features on the property that were originally designed by architects Jamieson & Stiffler, and due to the fact that the surrounding grounds are critical to the historic integrity of the estate as a whole.



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PHOTOGRAPH LOG

The following information applies to all photographs submitted with this registration form:

Name of property:	Little Estate
City, county and state:	Cherry Hills Village, Arapahoe County, Colorado
Photographer:	Ron Sladek
Date of photograph:	21 November 1997
Location of negative:	Tatanka Historical Associates Inc. P.O. Box 1909 Fort Collins, CO 80522

- Photograph #1: View of the east elevation on the main body of the Little mansion, with the main entrance left of center. View to the southwest.
- Photograph #2: View of the main entrance to the Little mansion. View to the northwest.
- Photograph #3: View of the east elevation on the north wing of the Little mansion. View to the northwest.
- Photograph #4: View of the south elevation on the main body of the Little mansion. View to the north.
- Photograph #5: View of the west elevation of the Little mansion. View to the east.
- Photograph #6: View of the west elevation of the Little mansion. View to the northeast.
- Photograph #7: View of the west elevation on the main body of the Little mansion. View to the southeast.
- Photograph #8: View of the west elevation on the north wing of the Little mansion. View to the southeast.
- Photograph #9: View of the west elevation on the main body of the Little mansion. View to the northeast.

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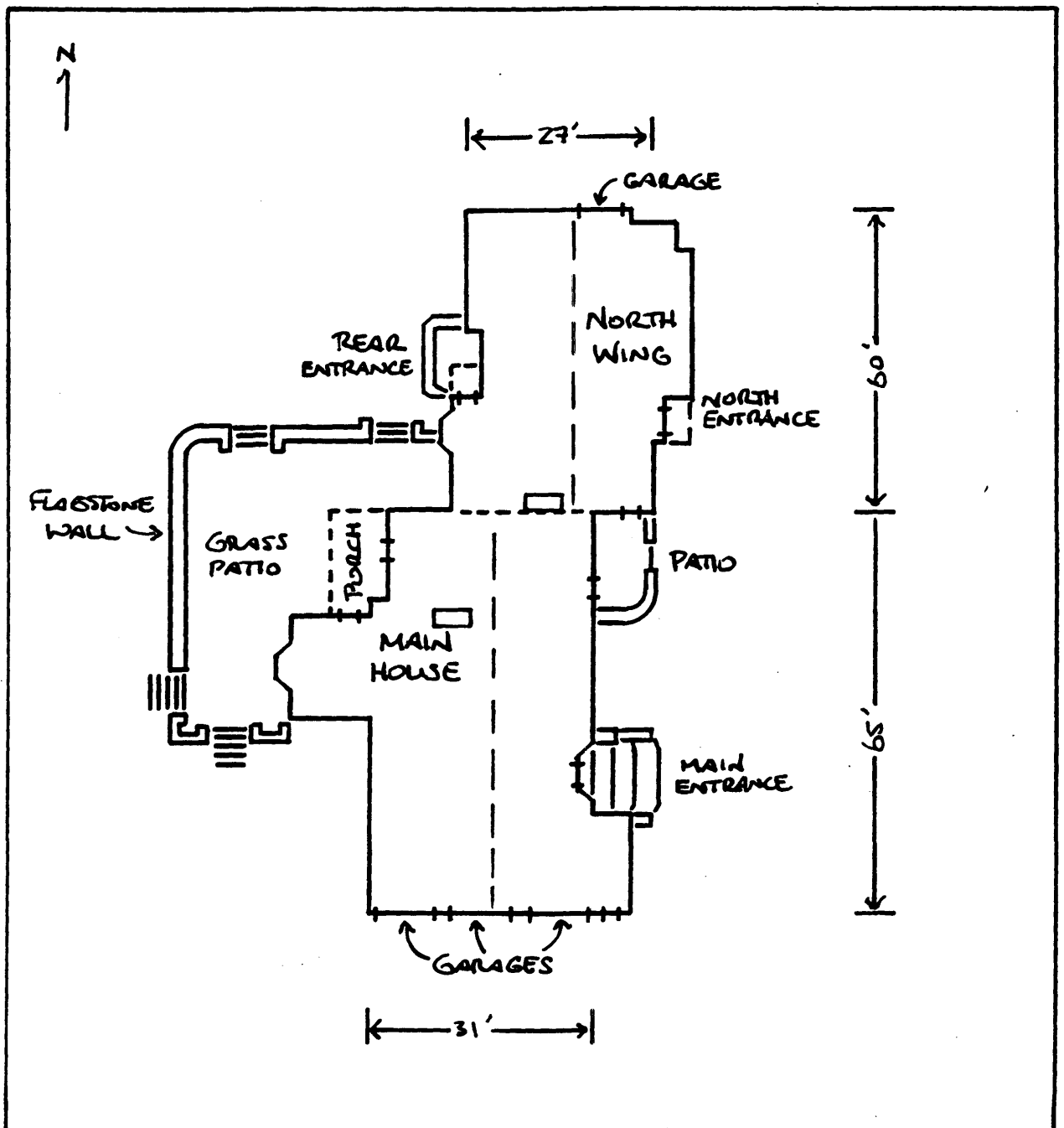
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LITTLE MANSION - DRAWING (not to scale)



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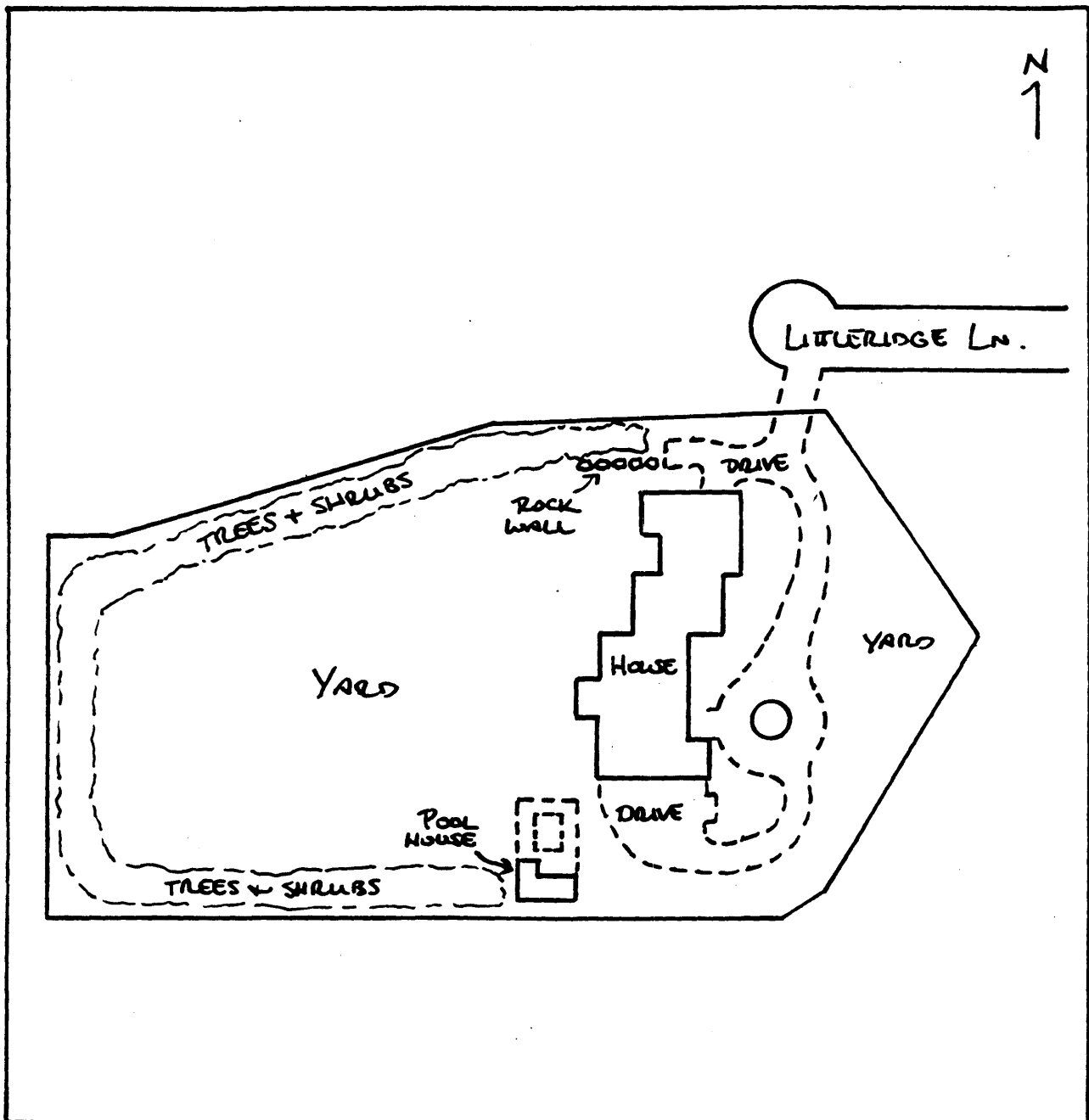
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LITTLE ESTATE - DRAWING (not to scale)



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**USGS TOPOGRAPHIC MAP**  
Englewood, Colo.  
7.5 Minute Quad  
1965, Revised 1994

