

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

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**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 Highland Park (Scottish Village) Historic District

and/or common Scottish Village

2. Location

street & number bounded by Zuni St., Dunkeld Pl. Clay St., & 32nd Av. N/A not for publication

city, town Denver N/A vicinity of

state Colorado code 08 county Denver code 031

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" 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	<input type="checkbox"/> N/A in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> N/A being considered	<input checked="" 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 Multiple ownership

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Denver Clerk and Recorder's Office

street & number City and County Building - Room 200, 1437 Bannock St.

city, town Denver state Colorado

6. Representation in Existing Surveys

title Colorado Inventory of Historic Sites has this property been determined eligible? yes no

date ongoing _____ federal state county local

depository for survey records Colorado Historical Society, 1300 Broadway

city, town Denver state Colorado

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Highland Park (Scottish Village) Historic District is the only fragment left of Denver's unique example of a High Victorian romantic suburb. It was laid out in 1874 on the rolling bluffs northwest of Denver City and the Platte Valley by Dr. William A. Bell and General William Jackson Palmer who named their experimental suburb Highland Park. Originally, Highland Park was the largest holding in the Highlands, running diagonally across section 29 from Zuni to Lowell between West 26th and West 38th avenues. Now, the only part of Highland Park to remain intact is the small, roughly triangular shaped piece of land bounded by West 32nd Avenue on the north, Zuni Street on the east, Dunkeld Place on the south and Clay Street on the west. This area is known locally as Scottish Village, and will be referred to by that name throughout the nomination to avoid confusion between today's small historic district and the originally much larger Highland Park subdivision. Within Scottish Village are one hundred and thirty-three structures, mostly small and residential in nature, laid out along lanes that contour the hillside. There are only eleven commercial structures, all along the Zuni and West 32nd Avenue perimeters where there have always been neighborhood businesses. There are twenty-eight non-contributing structures and only a few vacant lots.

Highland Park is among the earliest, and certainly the most ambitious and unusual, of the 36 subdivisions that developed in the last quarter of the 19th Century in the Highlands above North Denver. Against the orderly grid of Potter Highlands, Bell and Palmer's suburb had a highly irregular plan different from other subdivisions in north-west Denver. Curving streets edged knolls of land that the old plats show to have been divided into lots much like the deep lots ubiquitous in Denver. Except at the softened corners, serpentine roads and contoured lanes interfered surprisingly little with lot size in Highland Park. They lent it a rustic air which was enhanced by extensive park-land with lakes and groves of trees west of the Boulevard, now Federal.

When Highland Park was laid out, a natural southern boundary was provided by a deep gully running diagonally from Zuni at West 27th to Lowell at West 35th. Improved, it was called West Lake Boulevard. Now, as North Speer, it is still a natural boundary which divides the north half of the Highlands from the south. Highland Park scarcely entered into the southwest quarter of section 29, and the northeast quarter section, owned by the Baptist Mission, was developed as Potter Highlands. Across Federal, originally filling the northwest quarter section, was perhaps the most picturesque sector of Highland Park, with a whole sequence of parks and lakes. There are but faint traces of this western part of Highland Park left on the landscape. The other half of Bell and Palmer's Highland Park was in the southeast quarter of section 29 which also included Hager's subdivision and some undeveloped land. On this side of Federal Boulevard is the area known today as Scottish Village, which is the last remnant of the original subdivision.

Highland Park was first laid out and advertised in the spring of 1874 with lots of 50 x 175 feet. The lot size shows it was originally promoted as an exclusive suburb catering to those who could afford to house their families in style and safe from the ills of the city. The promoters intended to create in the Highlands of Denver a "villa park," that is to say an elite suburb patterned after Frederick Law Olmsted's well-

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known 1869 plan for Riverside, a commuter suburb of Chicago. However, the original vision of Palmer and Bell did not quite materialize since the large lots did not sell well. By 1887, claim to the half of Highland Park lying west of Federal Boulevard was vacated by the promoters and the area east of Federal was re-subdivided, cutting the original lots in half in width and in depth. The smaller lots sold relatively well with the area really beginning to develop in the mid 1880's. Instead of a villa park, with Italianate or Queen Anne houses set on large wooded lots, the area developed a working class quarter characterized by tightened infrastructure and high-density low-rise structures.

Today's Scottish Village consists of long lobe-shaped blocks, originally blocks 1, 2, 5, 6, and 7, which are contiguous. The street layout is best understood as two sets of blocks, mirroring each other, although imperfectly, either side of Fife Court which is the spine running north-south through the whole village. There are the four blocks (originally 1, 2, 5, and 6) of small lots between West 32nd Avenue and Caithness. Alleys cut in and out, between houses, as well as more conventionally between lots facing onto different streets. Below these, to the south, is the second set (originally block 7) which is now two large blocks between Caithness and Dunkeld. They are divided by an alley east-west, and by a later extension of Fife north-south. The lots are the original size in depth, and they seem enormous compared to those north of Caithness.

The east-west streets, Argyle, Dunkeld and Caithness, are like ledges or terraces, contouring the downsloping land. Some softened or oddly angled corners make for odd shapes of lots, but the rest are fairly regular. On the north side of these streets, and especially up closer to West 32nd Avenue, the lot is higher than the sidewalk and divided from it by a retaining wall. Since the sidewalks are narrow with no street trees, it is only this and planting in small front yards which gives the houses some privacy from the street.

What remains of Bell and Palmer's failed villa park does have a certain architectural distinction in that Scottish Village illustrates one hundred years of low cost housing. Of 133 buildings, 58 were built between 1875 and 1900, the oldest dating perhaps to the early 1880's. Forty-nine buildings date between 1900 and 1925, seven were built between 1925-1940, and 19 have been built since 1940. Even the intrusions, houses built after the mid-1930's, tend to accord with the character of the district. Those that are out of character are those that have too large a mass, or are set on too large a lot. The Zuni Plaza Shopette (#115), set on the very large plot where the street car barns were once located, is the most intrusive. All the older buildings in Scottish Village are small and are set close to the front and side lot lines. Of the 18 vacant lots, ten are so small that they scarcely read as a gap in the streetscape. The streetscape is enhanced by old trees and by the many fragments of old fences, walls and walks that remain. The random placement of trees adds to the feeling of a village.

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Among all the buildings included in the district, two housing types - loosely characterized as cottages and terraces - constitute the great majority of dwellings. A total of 70 dwellings are classified in the survey as "single family," though 49 structures now house more than one family. Single family houses will be discussed under two different categories - those with front gables and those with hipped roofs. Virtually every contributing house in the district falls into one of these two categories. Duplexes, triplexes and other small scale multi-family housing types will be discussed under the heading of terraces. This is a generic term commonly used in Denver to refer to almost all forms of linear multi-family structures from duplexes to row houses.

Representative examples of each category of building in the district are described in the following pages. The categories are:

1. Houses and cottages with front gables.
2. Houses with hipped roofs.
3. Terraces
4. Commercial and multi-family buildings
5. The frame cottages

In these last two categories are included for discussion those few buildings in the district which are remarkable rather than typical. However, even the remarkable buildings in the district are to be understood as vernacular architecture. The working class character of the area did not encourage exercises in the High Style.

HOUSES AND COTTAGES WITH FRONT GABLES

Number 81 - 2463 Caithness Place

This is one of several closely related story-and-a-half vernacular cross-gabled Queen Anne houses. Two others of this group (#37 and #35) are described below. The house, numbered 81 on the survey map, dating to 1890, is a typical version of the vernacular Queen Anne. The largest gable spans the width of the house. Inscribed within it is a gable about two-thirds of the size of the larger. This gable defines the forward projection of the facade. Then, projecting out even farther, across nearly the full length of the facade there is a shed roofed porch which is marked with a small pediment to indicate the front door. This triple gable scheme is seen on several buildings in Scottish Village. In the three gables of house #81 are rows of fancy shingles cut in various "fishscale" patterns and panels filled with moulded wood meant to suggest half-timbering. There are variations on this theme of gable decoration throughout the village.

Number 37 - 2605 Argyle Place

This house, constructed of soft brick, is a two-story vernacular Queen Anne with a

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missing porch which was surely gabled. However, the woodwork of the larger and smaller upstairs gables is authentic and interesting. Here, the larger gable is over the two-thirds of the facade which projects outwards. On that facade there is a round arched window at first floor and a rectangular window at the second floor. The smaller gable is over the one-third which has the entry door (restored to its original condition) and a rectangular window above. Over each gable, large and small, the large heavily modeled vergeboards project to form round arched hoods over the windows. A nice detail, the rounded intrados of the vergeboards echo the round arch of the main floor window. String courses are exceptionally well handled at this house as are the multiple gables, front and side.

Number 35 - 3103 Fife Court

Construction in the early 1890's, this is the most immediately appealing of the vernacular houses with Queen Anne detailing in Scottish Village. The lot was purchased by George T. Hull, a passenger and travel agent, in 1888. He is listed in the City Directory as living there by 1892. On the facade of this cross-gabled house, are seen first the major gable and then the smaller gable inscribed within it. There is a shed roofed porch the length of the facade with its little classical pediment of a gable telling where to find the entry door. There are fishscale shingles in all the dormers and the ornamental vergeboards are in good condition. The large ones project strongly from the wall plane and are trimmed with some spindle work. On the porch, the theme of spindle work is taken up again and handled very well, both in the turned and bracketed supports and in the delicate frieze under the porch eaves.

Numbers 30 and 31 - 2473 and 2477 Argyle Place

These are a pair, built in 1896. Despite alterations, they show how the low pitched hip roof of the foursquare can make use of the lively gables typical of the Queen Anne. In an unusually classical touch, the gables are treated as pediments with moulded cornices and boxed-in eaves handled like angled friezes. This classicism is incongruous with the Eastlake porch supports at #31. If original, they are unique in the village. Overall, this knobby porch trim is not much seen in Denver. The original stone retaining walls and iron fences of this pair give a good idea of the streetscape of the neighborhood at the turn of the century.

Numbers 87, 89 and 91 - 2507, 2515 and 2527 Caithness Place

These are almost in a row and closely related. Each has the configuration of the vernacular front gabled masonry house with a story-and-a-half. But each has set into the large A-shaped front gable at least one more gable, and within the gables there is as much Queen Anne detailing as can be held. Even though its porch is gone, #91, dated 1890, is the nicest, with segmental arches that are outlined in offset courses over the front door and large front windows. The whole upper half story is covered with orna-

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mental shingles set off by various carved wood details. The smaller gable is filled with two sunbursts fanning off from a rather heraldic panel. Numbers 87 and 80 are less complex, although number 87 has a belt course of reticulated brickwork which sets off a large round-arched window under the smaller gable. On both houses, the gable end is hung with several patterns of shingles and takes up nearly half the facade. At the apex of all of the gables, the sunburst motif occurs. The heavy vergeboards of earlier houses with Queen Anne features are missing on these houses which both have a 1900 date. The porch at number 89, with its stock version of the Doric order for supports and its tiny pediment of a gable, heralds the fall of the Queen Anne with the arrival of a new wave of classicism.

HOUSES WITH HIPPED ROOFS

Numbers 119 and 120 - 2423 and 2427 Dunkeld Place

An earlier survey suggests that these brick cottages share their history with the builder responsible for the construction of three similar houses on the 2500 block of Arapahoe Street in Denver's Curtis Park Historic District. Both of these brick, wood-trimmed cottages appear on the Sanborn map of 1890 and so count among the earlier houses of Scottish Village. They are small, 1 ½ - story with a large front dormer which breaks the eave and extends to the truncated hipped roof. The roof of the small porch is hipped with flared eaves and is carried on Tuscan columns. Between the two, one of which (#119) has been stuccoed, it is easy to read the original appearance and to appreciate the quality of these 800 square foot dwellings. The facade consists of three elements: the entry porch; the dormer with a flat roof and a tiny window; and a large round arched window. Many courses of corbelled brickwork, visible at #120, ornament the dormer at top and bottom and the eaves at the corners. A single offset course pulls across the facade, outlining the window arch. The eaves are carried on small paired brackets.

Number 39 - 2611 Argyle Place

This is such an ordinary version of the square brick house with a hipped roof that it is a good contrast to the two cottages just discussed. Like them, it is barely one-and-a-half stories, thanks to a dormer, here in better scale to the house. The roof is hipped with a low pitch and flared eaves. Except for relieving arches over the windows and stone sills, the house is without ornament but for the porch. Here the porch supports echo the Tuscan Doric and pull this 1904 vernacular box into the ambit of the Classic Cottage.

Number 75 - 2437 Caithness Place

This house is a full-fledged example of the Classic Cottage at its best. It is

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a full story-and-a-half, inset with dormers front and side. Despite damage from various sources, original details are clearly visible. The house is hard brick all around. On the side, the composition of bay window on the first floor and dormer window flanked by tall slender chimneys is very well done. All roofs have flared eaves which project and are carried on brackets.

Number 76 - 2439 Caithness Place

This imposing house was built in 1901 for Mr. T. Fleming. It is a Foursquare, a good type with which to close this description of the single family house types prevalent in the district. Of fewer than half a dozen Foursquares in the area, it is in the best condition and the only one now single family. With its high base and two full stories, as well as its location between a frame cottage and a nice vernacular Queen Anne, this tall, serious Foursquare breaks with the scale of Scottish Village. With its front and side bay windows, its dormer set in a very low pitched hip roof, its off-center front door, the stripped classic details of the porch, and its sober solid brickwork, it is a very good example of the type.

TERRACES

Number 29 - 2463-65-67 Argyle Place

This building, dating to the early 1880's, is one of the oldest terraces in Scottish Village. It is significant for showing how early this type of low cost housing was built in the "romantic suburb." The double belt course, with the lower band at the level of the springing of window arches, and the upper arching over each window is the main feature of this triplex. The porches retain their original scale if not all of their original fabric. The cornice of corbelled brick only projects slightly.

Number 57 - 2482-98 Argyle Place

This is a five-unit building dating to 1886. Unchanged but for painted brick, it is perhaps the most attractive terrace in the village with its three decorative porches. The brickwork of the body of the building is very well handled with projecting horizontal courses setting off the round arched windows of the end units. The cornice is punctuated by a centerpiece parapet in the shape of an isosceles triangle. The three porch roofs have the same pitch as the parapet with rather simple detailing in the pediments, and more elaborate spindle work below. The composition of this long facade is masterful. It works outwards from a single porch and simple windows at the center to double porches and sets of round arched windows at each end.

Number 127 - 2503-2517 Dunkeld Place

Built in 1892, this is one of only four two-story terraces in Scottish Village. Another of these four, #96, is discussed under another heading as a remarkable rather

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than typical building. Number 127 contains eight units with one porch for each pair of entry doors. The entire structure reads as four distinct two-unit masses, stepping up the slope of the street, each topped by a pressed metal cornice. The porches each have an open gable with radiating spindles supported by turned posts set on low brick walls. Lintels and sills are of rock-faced sandstone.

Number 80 - 2455-59 Caithness Place

This duplex, built in 1904 for Mr. C. McMahon, is a typical example of several terraces in Scottish Village which begin to show a Mission Revival influence after the turn of the century. The curves of the high parapet are generous and the center is marked by a large eight-pointed star drawn in light brick. There is no other ornamental brickwork. The porch has classical columns for supports.

Number 118 - 2419-21 Dunkeld Place

This 1909 terrace is a good example of the duplex equivalent to the Classic Cottage. Bands of brickwork suggest cornice mouldings at the base of the parapet and in the course which caps it off. These ornamental courses continue around the sides of the building. The parapet has square battlemented forms at each corner of the facade, and between them, it rises to the pitch of a low broad pediment the length of the facade. The porch roof is a low hip carried on classical columns and architraves. The pedimental parapet pulls the whole building together while the porches indicate that it is a two-family house by marking off each entry. Between the two porches are two matching rectangular front windows with stone sills.

Number 34 - 3106-08 Fife Court

Dated 1910, this is an attractive and unusual duplex. Because of a low pitched end gabled wall with large inset dormers, it has an attic which does not, however, run the full depth of the house. The end walls have crow-stepped gable ends and chimneys. An interesting variation on the usual entry is seen here. Instead of separate paths to the front steps of the porch of each unit, one central walk goes to the stairs of each unit which are placed on the inner end of the porch, facing each other across the entry path. Each porch has classical detailing.

Number 122 - 2435-37-39 Dunkeld Place

This 1911 triplex illustrates the influence that the bungalow type of housing had on terraces. The units are a little larger, about 1200 square feet, in contrast to the 700-800 square feet of the typical terrace units. The facade is of good tan brick which is also used for the correctly detailed bungalow porch of the end units. The roofline is attractive and well-made but not what is expected on a bungalow. It is a modified Mission type of brick parapet.

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Number 24 - 3111-15 Zuni Street

This 1914 duplex combines three themes. There is the Mission style (the double scrolled parapet with centerpiece over each porch), the Bungalow (porch railings and supports) and the Classic Cottage (porch pediment with returned eaves). The building is entirely of hard tan brick which is used increasingly in the district from this time on.

THE FRAME COTTAGES

It is in the Highlands of Denver that are found some of the best examples of the early frame buildings that are so rare in this brick-built city. Potter Highlands is said to have the best collection in the city, and next door Scottish Village contributes its share. There are seven frame dwellings, although one has been too greatly altered to be considered contributing. Four of these wood frame cottages are described below.

Number 6 - 2602 West 32nd Avenue

This is an attractive, restored, one-and-one-half story frame cottage, dating to 1885. It has a truncated, but still rather steeply pitched, hip roof with dormers, side and front. The front dormer has the steep pitch of the Gothic Cottage type popularized at mid-century by Downing and Davis. Under this dormer, and just its width, is a small porch with Italianate detailing. The siding, as in all of the frame cottages in the district, is laid horizontally.

Number 18 - 2448 West 32nd Avenue

Like Number 6, this has a steep pitched hip roof with gables inset, front and side. This story-and-a-half cottage, dated 1888, has even more "Gothic" proportions than its sister building up the street. The Gothic window under the gable is one of the few to be seen in pre-1900 residential architecture in the city. The cottage has a porch its full length, much of which seems to be original.

Number 117 - 2415 Dunkeld Place; Number 128 - 2523 Dunkeld Place

These are paired because they are, respectively, the smallest and the largest of the frame houses in the district. Both are in very good condition. Number 117, a 400 square foot cottage dated 1886, is essentially the front gable type, but the gable is set back. A partial hip roof runs across the facade, and is pulled down and carried on brackets to make a shed roof over the front door. On the east, there is a gable over a porch and the same type of bracketed shed roof over a window. Now a duplex, #128 was built in 1893 by H. H. Buell, a contractor-builder who built several homes in both Potter Highlands and Highland Park. The Buell house is a two-story gabled ell in type with a porch cradled in the angle of the ell. Restored, and in excellent condition,

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it has just a little of the gable ornament borrowed from the Queen Anne that is typical of the time.

Number 7 - 2564 West 32nd Avenue

This two-story vernacular masonry house is included for discussion with the frame cottages because, dated 1885, it is one of the remarkable houses in the district. The front gable over the second story is a clipped jerkin-headed gable. On the north, there is a shed roof dormer and on the east a one-story bay window. The porch has been removed from the front and, long ago, a bedroom was added to the rear. Known as the Thomas Ward House, the original owner had an extraordinary family. One of his five daughters became a nationally known sculptor, and one of his granddaughters, Louisa Ward Arps, authored the popular Denver in Slices, among other works.

COMMERCIAL AND MULTI-FAMILY BUILDINGS

There are two apartment buildings and six commercial buildings which contribute to the district. Two buildings, one in each of these categories, are somewhat exceptional in the context of Denver's architecture.

Number 96 - 2603 Caithness Place

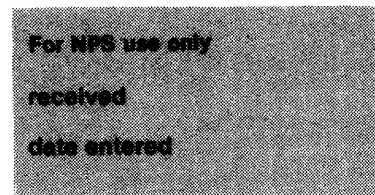
This 1890 two-story brick terrace may have been designed with only large units. Its brickwork is remarkable and the motifs chosen reflect the popularity of H. H. Richardson's Romanesque Revival. The first floor has a three-arched opening in the center which marks the entrance. There are broad round arches over the twinned windows that flank this entry. All of the arches spring from the compound piers (done here as low relief pilasters) which characterize the Richardsonian Romanesque. There are ornamental courses over the windows and between stories. On the second story, there are again twin windows, right and left, and over the entry porch two sets of smaller twinned windows. Both stories have stone sills and on the second story the windows have flat stone lintels as well. This line carries across as the base of an extraordinary parapet. Left and right, there are a variety of ornamental courses terminating in a small pediment above each window. In the middle, above the smaller twinned windows, there is an area like a double tympanum filled with reticulated brickwork. Above these arches, the centerpiece rises clear of the rest of the parapet and it terminates in a strongly projecting corbelled cornice which is surmounted by a classical cornice, silhouetted flat against the sky. The building bears witness to the ability of Denver's bricklayers to adapt details from stone masonry to brick.

Number 116 - the Ochiltree Building - 2935-49 Zuni Street

This 1892 brick commercial building is the district's only three-story building and one of the most interesting Victorian commercial buildings still standing in Highland

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Park. Like the apartments just described, it is largely brick, stone being used only for sill and lintels. The cornice is metal and the mullion piers of the second floor windows may have been. The building has an interesting shape, generated by the rounded corner intersection of Dunkeld and Zuni, which allows for a corner storefront. Detailing is classical rather than Richardsonian Romanesque. The palazzo composition with superimposed orders (engaged columns on bases) dividing the facades into bays between the windows-rectangular at the second level, round arched and rectangular at the third--coupled with a projecting cornice with Renaissance detailing, is surprisingly well-handled for the date. The architect is Walter J. Janisch who came to Denver in 1889 with an 1880 diploma from the Academy of Architecture in Vienna. In partnership with a Mr. Miller until 1892, he designed the Tramway Cable Building and the South Broadway Christian Church, both Denver landmarks. The firm produced numerous business blocks and terraces, and the Ochiltree building, at a cost of \$50,000, is a fine example of Janisch's design ability.

LIST OF PROPERTIES BY STREET ADDRESS

<u>Address</u>	<u>Survey #</u>	<u>Status</u>	<u>Type</u>
West 32nd Avenue			
2400-2412	21B	contributing	commercial
2414, 2418	21A	contributing	commercial
2430, 2432	20	non-contributing	commercial
2440-2446	19	non-contributing	duplex
2448	18	contributing	single-family
2454	17	non-contributing	single-family
2460	16	contributing	single-family
2466	15	non-contributing	single-family
2470	14	contributing	single-family
2502	13	contributing	single-family
2512	12	contributing	single-family
2520	11	contributing	single-family
2538	10	non-contributing	commercial
2554, 2556	9	contributing	multi-family
2558	8	contributing	single-family
2564	7	contributing	single-family
2602	6	contributing	single-family
2608, 2612	5	contributing	duplex
2614, 2620	4	contributing	commercial
2622, 2624	3	non-contributing	commercial
2626, 2642	2	contributing	commercial
2644, 2656	1	contributing	commercial

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<u>Address</u>	<u>Survey #</u>	<u>Status</u>	<u>Type</u>
Argyle Place			
odd 2427, 2435	25	contributing	duplex
(north) 2441-2447	26	contributing	multi-family
2457	27	contributing	single family
2461	28	contributing	single family
2463-2467	29	contributing	triplex
2473	30	contributing	single-family
2477	31	contributing	duplex
2483	32	contributing	single-family
2487	33	contributing	single-family
2527, 2529	36	contributing	duplex
2605	37	contributing	single-family
2609	38	contributing	single-family
2611	39	contributing	single-family
2615	40	contributing	single-family
2625	41	contributing	single-family
2633	42	non-contributing	single-family
2641, 2645	43	contributing	duplex
even 2410	69	contributing	single-family
(south) 2416	68	contributing	single-family
2422	67	contributing	single-family
2424	66	contributing	single-family
2428	65	contributing	single-family
2432	64	contributing	single-family
2436	63	contributing	single-family
2444-2448	62	contributing	triplex
2452, 2454	61	contributing	duplex
2460	60	contributing	single-family
2472	59	contributing	single-family
2474-2480	58	contributing	multi-family
2482-2498	57	contributing	multi-family
2502	56	contributing	single-family
2506	55	contributing	single-family
2510	54	contributing	single-family
2514	53	contributing	single-family
2526-2530	52	contributing	triplex
2534	51	contributing	single-family
2600	50	contributing	single-family
2620, 2626	49	contributing	duplex
2634	48	contributing	single-family
2640	47	contributing	garage

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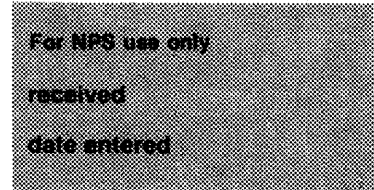
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Continuation sheet		Description	Item number	7	Page	12
<u>Address</u>	<u>Survey #</u>	<u>Status</u>	<u>Type</u>			
Caithness Place						
odd 2417, 2419	72	contributing	duplex			
(north) 2421	73	non-contributing	single-family			
2427	74	contributing	single-family			
2437	75	contributing	single-family			
2439	76	contributing	single-family			
2441	77	contributing	single-family			
2443, 2445	78	contributing	duplex			
2447, 2449	79	contributing	duplex			
2455, 2459	80	contributing	duplex			
2463	81	contributing	single-family			
2465, 2467	82	contributing	duplex			
2471	83	contributing	single-family			
2473	84	contributing	single-family			
2485	85	non-contributing	single-family			
2501	86	contributing	single-family			
2507	87	contributing	single-family			
2511	88	contributing	single-family			
2515	89	contributing	single-family			
2517, 2523	90	contributing	duplex			
2527	91	contributing	single-family			
2535	92	contributing	single-family			
2539	93	contributing	single-family			
2545	94	non-contributing	single-family			
2551, 2553	95	non-contributing	duplex			
2603	96	contributing	multi-family			
2605-2611	97	contributing	triplex			
2615	98	non-contributing	single-family			
2621	99	contributing	duplex			
2625	100	contributing	duplex			
2631	101	contributing	duplex			
even 2444-2448	113	non-contributing	triplex			
2460	112	non-contributing	multi-family			
2476	111	non-contributing	multi-family			
2480, 2482	110	non-contributing	multi-family			
2506	109	contributing	single-family			
2508	108	contributing	single-family			
2510	107	non-contributing	single-family			
2520	106	non-contributing	single-family			
2522	105	contributing	single-family			
2526	104	contributing	single-family			
2530, 2540	103	non-contributing	duplex			

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Continuation sheet Description

Item number 7

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<u>Address</u>	<u>Survey #</u>	<u>Status</u>	<u>Type</u>
Dunkeld Place			
2415	117	contributing	single-family
2419, 2421	118	contributing	duplex
2423	119	contributing	single-family
2427	120	contributing	single-family
2431	121	non-contributing	single-family
2435-2439	122	contributing	triplex
2441-2445	123	contributing	triplex
2447, 2449	124	non-contributing	multi-family
2503-2517	127	contributing	multi-family
2523	128	contributing	duplex
2527	129	contributing	single-family
2529	130	contributing	single-family
2533-2541	131	contributing	triplex
2549	132	contributing	single-family
2557-2553	102	non-contributing	triplex
Zuni Street			
2935-2947	116	contributing	commercial
3015-3029	115	non-contributing	commercial
3045	114	non-contributing	commercial
3051-3065	71	non-contributing	multi-family
3069-3079	70	non-contributing	multi-family
3111, 3115	24	contributing	duplex
3131, 3133	23	contributing	duplex
3135-3141	22	contributing	multi-family
Fife Court			
2960	125, 126	non-contributing	community center
3106, 3108	34	contributing	duplex
3103	35	contributing	single-family
Clay Street			
3106	46	contributing	duplex
3108	45	contributing	duplex
3110	44	contributing	duplex

8. Significance

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

Specific dates 1874–1930 Builder/Architect Unknown

Statement of Significance (in one paragraph)

The area known today as Scottish Village is significant as the last remaining fragment of Highland Park, a large Denver suburb planned and developed in 1874 by General William Jackson Palmer and Dr. William A. Bell, two of the most influential men in the early development and settlement of Colorado. In addition to its association with Palmer and Bell, Highland Park is important to the history of Denver for its contribution to the development of the northwest sector of the city. Highland Park is even more significant to Colorado's history, however, as one of only three known examples of 19th century picturesque community planning in the Front Range, all of them associated with Dr. Bell and General Palmer. Moreover, of these three districts, only Denver's Highland Park seems to have been deliberately modeled after the last word in romantic suburbs, to be a "villa park" like Chicago's Riverside. In Highland Park, Palmer and Bell were intending to develop a unique suburb which incorporated the romantic ideal of *rus in urbs*, that is a rustic haven in the city. For various reasons, the villa park planned for Denver in the 1870s became, in the 1880s, a working class village in the city. Nevertheless, the area contained some of the most important public structures of the town of Highlands. While the major importance of the district is its contribution to the development of city planning, the architecture can also be said to have merit. The buildings illustrate a diversity of types and styles of dwellings, some which were erected as workers' housing, others are slightly larger and more ornate. Included are detached as well as attached units and show a full range of detailing. The properties are similar in scale and, for the most part, combine to present a unified historic character. (Although the south side of Caithness Place contains a majority of intrusions, they consist of inappropriately remodeled buildings with some modern intrusions that are of similar scale to the neighborhood.) The entire area has an overall unity provided by its historic street pattern.

There were few in the West to equal General William Jackson Palmer as a town builder. With his associates, "the Rio Grande gentlemen," he established the Denver and Rio Grande Railway and founded strategic towns like La Veta, mountain towns like Durango, and front range communities like South Pueblo and Colorado Springs. Young Dr. William Bell, English physician turned railroad photographer and booster of the American West, was General Palmer's friend and, thanks to his London connections, an invaluable associate in many of these Colorado ventures through the 1870s and 1880s.

In the history of Highland Park, there are two ingredients: the realities of townsite speculation at which the railway men were past masters, and the quest for better communities which made itself felt right after the Civil War. The idealism of this quest is the theme which ties together the many aspects of the career of Frederick Law Olmsted. Both of these need to be recalled in the interpretation of the history of Highland Park. Highland Park, in turn, can be fully understood only when compared to Palmer and Bell's two other ventures which utilized the concepts of romantic or picturesque town planning. These are Corona Park in South Pueblo and Colorado Springs' Fifth Addition which is in the North End.

Laid out south of the loop of the Arkansas River when the course of the river was further uptown than it now is, Corona Park is the oldest part of the town of South Pueblo. John Blair, born in Perth and trained as a landscape gardener in Chicago, laid out the new town which was platted in 1872 and opened for colonization in 1874. Blair

9. Major Bibliographical References

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(continued)

10. Geographical Data

Acreege of nominated property 23.8 acres

Quadrangle name Arvada

Quadrangle scale 1:24000

UTM References

A

1	3	4	9	8	7	0	0	4	4	0	1	1	4	0
Zone	Easting				Northing									

B

1	3	4	9	8	7	0	0	4	4	0	1	1	4	0
Zone	Easting				Northing									

C

1	3	4	9	8	4	2	5	4	4	0	0	8	8	0
Zone	Easting				Northing									

D

1	3	4	9	8	2	9	5	4	4	0	1	0	1	0
Zone	Easting				Northing									

E

1	3	4	9	8	2	9	5	4	4	0	1	1	4	0
Zone	Easting				Northing									

F

Zone	Easting				Northing									

G

Zone	Easting				Northing									

H

Zone	Easting				Northing									

Verbal boundary description and justification

Beginning at the southeast corner of West 32nd Avenue and Clay Street, proceed east along the south curb of West 32nd Avenue for approximately 1,300 feet to the intersection with

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 Dr. Ellen Micaud, Architectural Historian Edited: Lane Ittelson

organization Historic Denver, Inc. date July 25, 1984

street & number 1701 Wyncoop - Suite 200 telephone (303) 534-1858

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 Babara Sudler

title State Historic Preservation Officer date 12-4-84

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

Entered in the
National Register

date

1/18/85

Keeper of the National Register

Attest:

date

Chief of Registration

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placed the central business district on the bottoms with the best class of residential lots laid out amid winding streets and parks on the bluffs. Spanish names - not Scottish - lent the area its theme. Corona Park is picturesque to the point of seeming casually laid out. The plan is more like that of Llewellyn Park, New Jersey, laid out by A. J. Davis in 1853, than it is like the studied asymmetry of Olmsted's Riverside. John Blair is doubtless also responsible for the unusual layout of the streets in a small portion of Colorado Springs, found in the North End between Cascade and the river-bed. There the broad streets of the town narrow and curve, but in a manner less picturesque than it is reminiscent of the English fashion for crescents and terraces begun in the 18th century at Bath.

Virtually nothing is known about the landscape gardener for the very handsome plan of Highland Park, other than that his name was S. F. Nichols, and that he died in Colorado City on November 14, 1874. It has not been possible to verify any direct connection between Palmer's favorite landscapist, John Blair, and either S. F. Nichols or Highland Park. However, Highland Park appears to be directly patterned on Olmsted's Riverside. Since Highland Park was laid out in 1874, it counts among the earliest such communities in the country. It was in 1868, just seven years earlier, that a Chicago speculator had called on the firm of Olmsted and Vaux to take full design responsibility for his 1600-acre tract at Riverside, Illinois. Riverside was at the time, and remains today, probably the finest example of romantic town planning. According to Albert Fein, "Riverside remains one of America's foremost examples of 19th century community design and a clear, early roadmark in the development of the garden city throughout the western world." At a fraction of the size, even done by an obscure gardener, even aborted halfway through, that Bell and Palmer pay homage to such a noble model, merits the attention of the historian.

The area that would contain Highland Park was parceled out to six parties between 1867 and 1869. The dogleg-shaped quarter section that was to become the nucleus of Highland Park went under a military patent dated April 5, 1867, while the regular quarter section to become Potter Highlands was sold for cash February 26, 1869. On the same date, and perhaps coincidentally, Horatio B. Bearce gained title to 80 acres which would be the nucleus of the town of Highlands. In 1870, Palmer and Bell paid over \$23,000 for 364 acres of Highlands land, 264 of which was located in the tract they would later name Highland Park.

In 1871, the Highland Park Company began grading the "Boulevard" (now Federal) and water rights were purchased by Bell and Palmer from Table Mountain. Bell is said to have spent most of the year raising money, and well he might because that was the year that Colorado Springs was founded, laid out, subdivided and improved. In 1873, C. L. Ellsworth took over the Denver Horsecar Company, naming it the Denver City Railway. He ran a line from 15th and Larimer out 2.5 miles into the Highlands, thus opening up the area for development. It was in the following year, 1874, that Palmer and Bell

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decided to put Highland Park on the market. To do so, they spent \$8,950 for the "Construction of streets, avenues, planting trees, building dams, ditches, three lakes, house, boat landing stage, surveying, platting into town lots, and preparing for sale 284 acres of land." Since the date of purchase in 1870, another \$3,000 had been spent on the planting of trees and formation of ditches to assure their survival. Thus, Highland Park achieved its historic form by 1874.

The fullest description of Highland Park that can be found is in the Daily Denver Tribune of May 28, 1874, where the reporter joins the area's promoters to see "wide carriage drives, enticing promenades and extensive lakes, artificial islands and miniature groves, beautified with cascades, fountains and reservoirs" existing where "cactus, soap root, lizard and rattlesnake have held undisputed sway . . . A skillful landscape gardener was called in and, within one month, the desert is transformed into an embryo Eden." He goes on to speak of a series of lakes with pleasure boats to be sent from Chicago. The reporter continues,

The art and taste of a skillful engineer and landscape gardener (Mr. S. F. Nichols) has been brought in to assist in beautifying the natural advantages of the ground. Upon the margin of the lakes, forest trees of all kinds have been planted, and are now budding into leaf. About 60 feet from this first row of trees, at the verge of the water, is another row of trees, between them the drives. These drives are irregular and frequent, forming a most delightful pleasure drive many miles in extent. They are as varied in shape as they are beautiful in design.

Along a winding ravine leading from the highest point in the new park, down to North Denver, has been laid out for a street railway route. A double row of American forest trees has been planted a mile in length, and during the summer, a line of horse railway will be constructed upon it. The entire park is designed for suburban residences, and will be placed on the market at once. But while residence lots will be sold now, the improvement will be kept up, it being the intention of the Rio Grande gentlemen to make this one of the most complete and beautiful villa residence parks in the United States. No money and no labor is being spared to make it a perfect Eden.

While this description captures perfectly the romantic ideal sought by the promoters, it is curious that the reporter failed to note some of the other developments in the area. The first Ashland School building had just been completed on block 12 near what is now the intersection of Speer and Zuni St. In Potter and North Highlands, for whom the agents were J. E. Ayers and Henri Foster, one acre lots on regular square blocks had been selling at a good clip to more than a dozen people who were to build homes of substance.

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The 1875 report of the Highland Park Company stated the trustees' intention of keeping half of the lots off of the market until each acre reached a value of \$1,000. There is also the information that not a lot had sold of the nearly 300 on the market. The reason given was the hard times that had come as an aftermath of the Panic of 1873. Nevertheless, the sum of \$4,419 was spent on improvements and repairs just that year, "keeping the property in order."

The year 1875 was a good one for making legal what had already been done. The survey and plat for Highland Park was filed in Arapahoe County on May 20, 1875, a year to the day after the excursion inaugurating the suburb. The Highland Park Company was formally incorporated in London on March 3, 1875 with Bell as President, Palmer as Vice President, and Henri Foster and Roger Woodbury as their agents. This same spring, on April 8, 1875, the town of Highlands was incorporated with Bearce as President, Owen LeFevre as Secretary, J. F. Nicholls as Town Surveyor and Dr. J. H. Morrison as Street Supervisor. The legal birth of Bearce's real estate as the heart of a new town, and Palmer's new subdivision as the chief attraction and ornament of that town should be considered as parallel events.

On July 8, 1881, the Highland Park Company finally filed papers of incorporation in Denver. There is mention of the holdings of the company as Highland Park, a tract of "280 acres including streets, alleys and public parks and playgrounds." As a story in the Rocky Mountain News tells us, "Lots will be sold to desirable parties at prices ranging according to location from \$60.00 to \$150.00 for lots 25x120 feet, the usual size of Denver town lots." The lot sizes make clear that even by 1881, "tasty cottages innumerable," as it was put in the paper, interspersed with a few establishments of the sort suggested by the term "villa park" were what the promoters had in mind. Sales were said to be brisk at first. The Rocky Mountain News, on May 22, 1882, said that the first deed was made in 1881, "and the first sales made in the nine months following . . . show conclusively that the public appreciates the advantages offered them . . . nearness to the center of the city, pure well water, prices extraordinarily low ."

In 1882, the Highland Park Company made its first appearance in the Denver City Directory. Its office were at Room 14 in the Tabor Block with John Brisben Walker listed as their General Manager. In 1883, with the construction of the first Highland Town Hall on block 10, the Highland Park Company confirmed the tradition begun nearly ten years earlier with the construction of the first Ashland School. Not only did Highland Park, by the 1880's, have all of the regalia of the romantic suburb, or at least sufficient amounts of shaded lanes and sylvan scenery to attract buyers, but it also took upon itself the responsibility for balancing rus with urbs by making available for public purposes the land at the intersection of what is now Speer and Federal (the current site of North High School). With this, Highland Park became the civic and ceremonial center, not only of the town of Highlands, but of the whole Highlands area.

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Even though it was clear by the 1880's that it could no longer properly be called a villa park, nevertheless Highland Park did retain much of the potential for balancing rus with urbs that characterized its prototype - Riverside. Both offered those dwelling there most of the advantages of the city along with the values - spiritual, physical and aesthetic - of the countryside.

By 1884, it seems that Highland Park and the town of Highlands were really on the map. With a population of 4,000 people, there were nearly \$100,000 of improvements in northwest Denver between 1884 and 1885. Artesian water was struck at 17th and Federal and in 1886, the Beaver Brook Water Company was formed by one of Highland Park's leading businessmen, Frank Arbuckle. By 1884, property values had edged up with lots selling from a low of \$90 to a high of \$250. In 1887, Bell and Palmer, seemingly without reason, and certainly without being remarked by the Denver press, divested themselves of their claim to all of Highland Park west of Federal Boulevard. A possible explanation was the loss of their general manager, John Brisben Walker. In 1888, however, Highland Park was blessed with the best public transport yet. The route of the new Denver and Berkeley Park Rapid Transit (a steam line) ran throughout Highland Park and included lines along Zuni, Dunkeld and Caithness. The cars were stored and serviced in the large care barn at Caithness and Zuni where the shopette (#115) is now.

After replacing the first Ashland School with a fine new building on the same site in 1888, Highlands inaugurated its second Town Hall in 1890, at West 26th Avenue and the Boulevard, just a few blocks south of Highland Park. Horatio Bearce, Henri Foster and Judge LeFevre, three of the original incorporators of Highlands Park, were present to be honored at the event. In the same year, General Palmer and his associates closed their Denver offices and moved to Colorado Springs. They were notably absent from the festivities marking the dedication of the new Highlands Town Hall.

The early 1890's were good years for the extension of urban infrastructure to the town of Highlands with the installation of sewers and of street and house lighting. When the Denver Water Company took over the old Beaver Brook and Mountain Water Company, mains were installed on every street. The Denver Tramway Company began one of its routes at the car barns on Caithness and Zuni, joining the "seven lines of street railways running in, through, and around the town." But, the biggest amenity of all in those days was access to Denver, and the people of Highlands were still waiting, as they had been for years, for some help from Denver with the construction of a viaduct across the Platte. Nevertheless, the founding of several banks in the area showed that some pioneer businessmen had faith in the future of Highlands. One was located in the Ochiltree Building (#116) on Zuni at Dunkeld. Called the North Side Savings Bank, it was founded in 1892, with Henri Foster as one of the officers. This bank survived the Crash of 1893 and moved to Denver where it became the Central Savings Bank, the nucleus of the Central Bank, one of Colorado's largest.

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Continuation sheet Highland Park (Scottish Village) Historic District Item number 8 Page 6

The 1891 Annual Report of the Highland Park Company reported not a single lot in Highland Park sold in the 14 months since October 1890. This heralded the Silver Panic to come. Then, in April of 1896, the town of Highlands let itself be annexed to Denver.

When the iconographies of the romantic suburb—the villa park in its sylvan context of water, woods and carriage drives, all designed, as Olmsted said of Riverside, to "suggest and imply leisure, contemplativeness and happy tranquility," - lost their meaning, Bell and Palmer developed another set of symbols for new times. The idea of Highland Park as the heart of Highlands and the civic and ceremonial center of the town was implicit from the day they donated block 12 to be used as a place for a school "forever." In 1984, this is still the case. The old front steps of Ashland School, on West 29th Avenue, lead up today to the modern Jose Valdez Elementary School.

Even though Highland Park met with less than complete success as a villa park, the first idea of its promoters, it may have come closer to their mature intentions than we realize. Today's Scottish Village with its tight imbrication of business and homes along Zuni and West 32nd, and its mix of homes and public institutions is a pattern dating to the first years. The parallels with Riverside are striking. First stop of the Burlington line from Chicago to Quincy, Riverside was a railroad suburb, just as Highland Park was a streetcar suburb. Both were plagued with financial problems their first years and neither, for that reason, developed just as planned. Riverside did manage to attract a higher socioeconomic level of buyer than did Highland Park. In each case, the promoter stayed with his architect's curvilinear plan and the romantic ideal of "rus in urbs," that is to say, country with the amenities of city life but without its blighting factors.

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Continuation sheet Major Bibliographical Ref. Item number 9

Page 2

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Continuation sheet Verbal Boundary

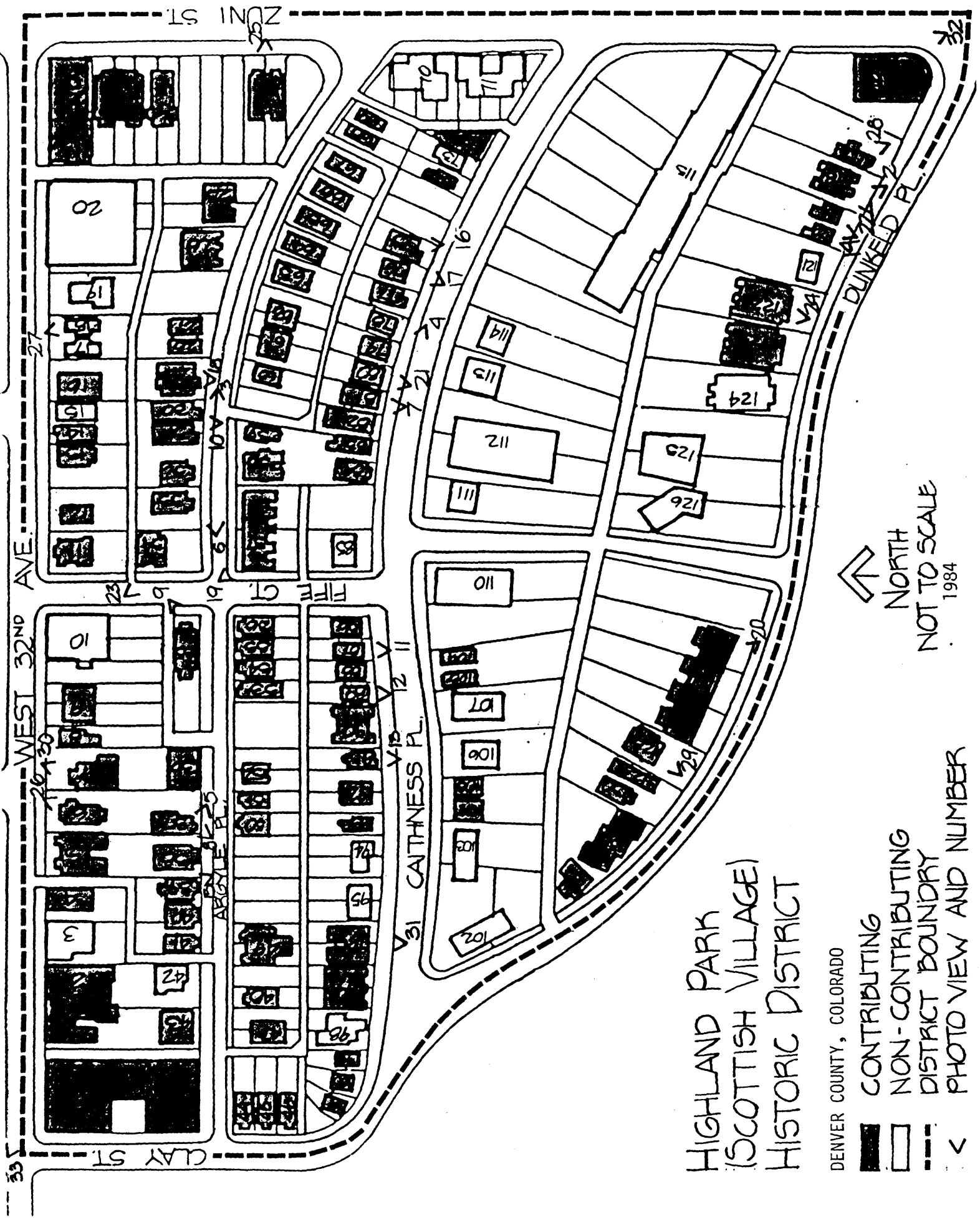
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Zuni Street; proceed south along the west curb of Zuni Street for approximately 1,075 feet to the intersection with Dunkeld Place; proceed in a northwesterly direction for approximately 1,500 feet along the gently curving line defined by the curb on the north side of Dunkeld Place, across Caithness Place to the intersection with Clay Street; proceed north along the west curb of Clay Street for approximately 375 feet to the starting point.

Boundary Justification

The district encompasses the only segment of the original Highland Park subdivision to remain intact. The district boundary follows the original boundary of Highland Park along Zuni Street and West 32nd Avenue and excludes the vacant and non-historic school grounds south and west of Dunkeld Place and Clay Street. Although there are several non-contributing structures along the south side of Caithness Place, these are included within the boundary because of the historical significance of Caithness Place and the entire district as part of the original Highland Park town plan.



HIGHLAND PARK
(SCOTTISH VILLAGE)
HISTORIC DISTRICT

DENVER COUNTY, COLORADO

- CONTRIBUTING
- NON-CONTRIBUTING
- - - DISTRICT BOUNDARY
- < PHOTO VIEW AND NUMBER

↑ NORTH
NOT TO SCALE
1984