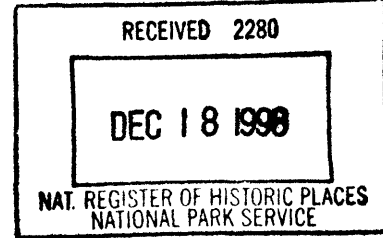


United States Department of the Interior
National Park Service



1606

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Denver Orphans' Home
other names/site number Denver Children's Home/5DV4448

2. Location

street & number 1501 Albion Street [N/A] not for publication
city or town Denver [N/A] vicinity
state Colorado code CO county Denver code 031 zip code 80220

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 [1].)

Georgiana Cullington December 3, 1998
Signature of certifying official/Title Date

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

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

Edson H. Beal _____
Signature of the Keeper Date
1.15.99

Denver Orphans' Home
Name of Property

Denver / Colorado
County/State

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not count previously listed resources.)

Contributing

Noncontributing

1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing.

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

N/A

Number of contributing resources previously listed in the National Register.

N/A

6. Function or Use

Historic Function

(Enter categories from instructions)

DOMESTIC/institutional housing

Current Functions

(Enter categories from instructions)

DOMESTIC/institutional housing

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN/Renaissance

Materials

(Enter categories from instructions)

foundation STONE/sandstone
walls BRICK
roof ASPHALT
other

Narrative Description

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

8.Statement of Significance

Applicable National Register Criteria

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

[X] 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.

[X] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

[] D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

[] A owned by a religious institution or used for religious purposes.

[] B removed from its original location.

[] C a birthplace or grave.

[] D a cemetery.

[] E a reconstructed building, object, or structure.

[] F a commemorative property.

[] G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

SOCIAL HISTORY

ARCHITECTURE

Periods of Significance

1902-1948

Significant Dates

1902

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

Marean, Willis A. and Norton, Albert J.

Narrative Statement of Significance

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

9. Major Bibliographic 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:

[X] State Historic Preservation Office

[] Other State Agency

[] Federal Agency

[] Local Government

[] University

[X] Other:

Name of repository:

Denver Children's Home Association

Denver Orphans' Home

Denver / Colorado

Name of Property

County/State

10. Geographical Data

Acreege of Property 1.7 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A. Zone 13 Easting 505240 Northing 4398770 B. Zone Easting Northing

C. Zone Easting Northing D. Zone Easting Northing

[] 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 R. Laurie Simmons and Thomas H. Simmons, historians

organization Front Range Research Associates, Inc. date 4 September 1998

street & number 3635 West 46th Avenue telephone (303) 477-7597

city or town Denver state CO zip code 80211

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 Denver Children's Home Association

street & number 1633 Fillmore Street, Suite 300 telephone (303) 320-7762

city or town Denver state CO zip code 80206

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

Denver Orphans' Home, Denver, Colorado

Physical Description

The Denver Orphans' Home (Photograph 1 and Figure 1) is a massive, two-and-a-half-story, C-shaped, red brick building with an enclosed, one-story central entrance projection, and a central, projecting rear wing.¹ The front of the building is basically symmetrical in appearance. The corners of the building have quoins created by banded brick and the lower walls are also banded rest atop a foundation of blocks of rock-faced sandstone. A significant feature of the building is the numerous large windows which provide abundant sunlight to the interior of the building. The windows of the first story on the front of the main wing and the north and south wings are round arched with lintels elaborated with molded brick, while the upper story front windows have segmental arched lintels of gauged brick with brick keystones. The windows have sandstone sills. The building faces east toward Albion Street and is sited on an elevated terrace landscaped with grass, decorative gravel, trees, and rose bushes. Mature and young trees are located along the perimeter of the property on the north, south, and east. To the south is a landscaped lawn, on the west is a paved parking area, and to the north are playing fields used by children residing at the Home. The building has substantial historic integrity and is well maintained.

The east facade of the Denver Orphans' Home is composed of a main central wing intersected on the north and south by projecting wings which create a central front courtyard (Photograph 2). The main and projecting wings have low hipped roofs with asphalt shingle roofing and widely overhanging eaves with shaped rafters. Four hipped roof dormers clad with roofing shingles have paired double-hung sash windows and are located on the front of the main wing; each projecting wing has one similar dormer facing the courtyard. Each wing has a tall brick chimney with corbelled top.

Extending from the center of the central wing of the building is an enclosed entrance bay composed of red brick with blonde brick coping (Photograph 3). The entrance was added in 1947. The central door is paneled and has divided sidelights, a transom, and a surround of blonde brick laid in bands. Above the door is an area of decorative blond brick reading "1501." The entrance projection has glass block windows with blonde brick sills on the side walls. Flanking the entrance are red brick stairwalls with blonde brick trim. The stairs are concrete and the walls are topped by wrought iron lanterns.

Between two sets of round arched windows on each side of the central entrance on the first story of the main wing are flat arched square windows with lintels composed of bricks laid on end. Round arched windows are also located at the stair-landing level north and south of the entrance.

¹The preparation of this nomination was partially funded by Colorado State Historical Fund Grant No. 98-M2-020 to the Denver Children's Home Association.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Denver Orphans' Home, Denver, Colorado

The second story of the main wing has a segmental arched window adjacent to each projecting wing. Next to these windows toward the inside of the wall are small circular windows. Six segmental arched windows are located in the center of the front wall. At the center of the building beneath the second story windows is a panel surrounded by molded brick creating a space for a name plate, now blank.

The first stories of the east walls of the north and south projecting wings feature three, evenly spaced, round arched windows (Photograph 4). The second stories have three segmental arched windows with security grilles over the lower sash. Between the first and second stories of the north wing is a plaque reading "Benefactors John D. Wyman Charles G. Chever." The south wing has a similar plaque reading "In Memory of Helen S. Woodward."

Basement level windows on the front and sides of the building have segmental arches with lintels of gauged brick with keystones. The basement windows have multiple lights, security grilles, and window wells with concrete walls. At the basement level of the south wing on the east is an entrance with slab door accessed by stairs with concrete walls with metal railings.

The south wall of the south wing has two hipped roof dormers, each with two windows (Photograph 5). A modern, hipped roof stair tower with walls of banded brick and a tall vertical window with round arch rises at the center of the south wall. A one-story porch was removed for construction of the stair tower. Windows of the first story flanking the stair tower are round arched and have lintels elaborated by molded brick, except for a small segmental arched window immediately east of the tower. Three segmental arched windows are located on each side of the tower on the second story. Toward the east end of the wall between the first and second story windows is a marble plaque reading "Tablet in Memory of Margaret Gray Evans A Founder and Patron."

A one-story red brick projection is located at the rear (west) of the south wing near the southwest corner of the building (Photograph 6). The top of the projection has a parapet and the corners are banded. The roof of the projection was historically used for sunbathing. The projection has round arched windows on the south wall. The west wall has two sets of paired double-hung sash windows with transoms. Two hipped roof dormers with paired windows are located on the rear of the south wing. The first story of the rear wall has a raised entrance with slab door with segmental arched transom and sidelight. Metal stairs access the entrance. A second entrance has a paneled and glazed door and segmental arched lintel. The upper story of the rear wall of the south wing has several double-hung sash windows with segmental arched lintels. An entrance to the second story has been bricked in.

A two-and-a-half-story rear wing projects from the center of the west wall (Photograph 6). The

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

Denver Orphans' Home, Denver, Colorado

wing has a hipped roof with overhanging eaves. The lower walls of the rear wing are banded and the corners have banded brick quoins. The south wall of the wing is divided by a tall, full-height brick chimney with corbelled top. Basement level windows on the south wall have segmental arched lintels of gauged brick with brick keystones. A door to the basement has concrete stairs and metal pipe railings. The first floor of the south wall of the west wing has three segmental arched windows west of the chimney, and wide, paired windows east of the chimney. On the second story are three narrow, double-hung sash, segmental arched windows on the west side of the chimney and wider, paired, segmental arched windows on the east. Security grilles cover most of the windows. Two hipped roof dormers have paired windows and walls clad with roofing shingles.

An off-center, projecting, one-story enclosed entrance bay is located on the west wall of the rear wing (Photograph 6). The entrance bay has a hipped roof, paneled and glazed door, and band of six-light windows. The entrance on the east side is accessed by concrete steps with metal pipe railings. On each side of the entrance bay on the west wall are segmental arched windows. The window north of the entrance has a louver replacing the upper sash. The upper story of the rear wing includes three segmental arched windows.

On the north, the rear wing has two hipped roof dormers (Photograph 7). Near the center of the north wall of the rear wing is an entrance with newer four-light door surmounted by a segmental arched transom. The door is accessed by concrete steps. The first story has one rectangular double-hung window with wood frame and four segmental arched windows. The second story also has segmental arched windows. Adjacent to the main wing of the building are large segmental arched windows on the first and second stories. The north wall also has a newer concrete ramp to a basement level entrance with paneled and glazed door and a projecting frame box.

The rear (west) wall of the north wing is accented by a newer projecting, open, gabled porch with arched cutout in the gable end (Photograph 7). The porch accesses the basement level and is supported by banded brick piers trimmed with sandstone. The porch is accessed by a pedestrian entrance ramp and by concrete stairs. The windows of the rear wall at the entrance (basement) level have segmental arches. The first story has three large round arched windows north of the porch and two segmental arched windows south of the porch. The second story has three segmental arched windows north of the porch and a partially bricked in entrance flanked by two segmental arched windows. The west wall has a long hipped roof dormer with three sets of paired windows.

The north wall of the north wing has a tall, hipped roof stairtower with banded corners and a tall, round arched, vertical window (Photograph 8). Hipped roof dormers with paired windows flank the tower, which has a central entrance facing concrete stairs. The raised basement level has

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 4

Denver Orphans' Home, Denver, Colorado

segmental arched, multilight windows on either side of the entrance tower. Three first story windows on each side of the tower have round arches. The second story has three segmental arched windows on each side of the stair tower.

Alterations

In 1947, a projecting, central, enclosed entrance was added to the front of the building. The south wall of the south wing originally featured a one-story porch (Figure 1). The porch was removed and a two-and-a-half-story stair tower was added to the south wing in 1976-1977. A similar tower was constructed on the north wall of the north wing at the same time. The new porch and pedestrian ramp on the west wall of the north wing were completed in 1997. Some windows on that wall were bricked in and an entrance was converted to a window at that time. The frames and glass of upper story windows have been replaced for safety purposes.

The interior of the building has undergone extensive alteration over the years. The only notable intact interior feature is a single fireplace mantelpiece which has a wood mantel shelf supported by metal columns, metal panels with decorative ornaments, small ceramic tiles, and metal molding around the hearth (Photograph 9). Former residents of the Home state that the windows are the most memorable intact feature of the building.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 5

Denver Orphans' Home, Denver, Colorado

Significance

The Denver Orphans' Home is significant under Criterion A for its association with the social history of Denver, having served as an orphanage and treatment center for children since its opening in 1902. The Home traces its roots to the earliest organization in Denver to provide care for orphans and throughout its history has maintained close ties to the city which has generously supported it. The institution's history reflects changes in philosophies toward the care and treatment of homeless, abused, and neglected children during the twentieth century. The building is significant under Criterion C for its architecture, with elements of the Second Renaissance Revival style adapted to an institutional design, including the symmetry of the facade, the brick construction with banded lower walls and corner quoins, and the arched windows of the first story. The building is a large, intact example of turn-of-the-century architecture adapted for housing large groups of children, as reflected in its many large windows, front courtyard, projecting wings, and dormers, which illuminate the interior of the building and promote good ventilation. The building is also significant under Criterion C as an example of the work of Denver architects Willis Marean and Albert Norton, who were known for their artistry and versatility. The period of significance for the building extends from 1902 to 1948, the historic period of its completion and operation.

Historical Background

The roots of the Denver Orphans' Home can be traced to the Denver Ladies' Relief Society, which organized in 1873 to establish a home for the homeless and destitute and to provide temporary assistance to those suffering from sickness, accident, and other misfortunes. In 1874, the group incorporated with the stated purpose of maintaining a home for destitute and homeless aged and infirm women, for the care of the sick, and to provide temporary relief to others. In the same year, Richard Whitsitt donated several lots at Eighth Avenue and Logan Street to the Society and funds were provided for the erection of a building to house women and children. According to Denver historian Jerome Smiley, the building, completed in 1876, "at once won the unenviable fame of being the ugliest new structure in the city." This facility was operated by the Ladies' Relief Society until 1897, when the property was sold and the structure torn down by the new owner.²

The Ladies' Relief Society was dissatisfied with the early operation of the Logan Street building, believing that the care of aged and infirm women should be separated from that of children. In 1876, George Clayton, Fred Salomon, Col. Jacobson, Dean Richmond, and C.L. Morey donated \$850 for the care of destitute orphans to the Society. At that time, no institution for the care of homeless children operated in the state and there was a growing need for such a facility. The Society felt that the founding of a separate institution for children was beyond their capacity and

²Jerome Smiley, *History of Denver*, 772.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 6

Denver Orphans' Home, Denver, Colorado

they urged the creation of a new organization to carry forward the wishes of the benefactors.³

The first meeting for consideration of the creation of a Denver home for orphans was held on 6 December 1880 at the residence of Margaret Patten Gray Evans, wife of a territorial governor of Colorado and long-time Denver benefactress. The Denver Orphans' Home Association incorporated on 30 December 1880. The Board of Managers for the organization then included thirteen women, among them some of the most prominent women in Denver: Margaret Evans, Alice Hill, Elizabeth S. Iliff, Mary E. Hobart, Ann Eliza Kellogg, Susan Ashley, Olive M. Hilton, Mrs. E.F. Routt, Mary C. Estes, Emily P. Belden, Miriam E. Silver, Josephine Pettit, and Ella H. Delano. Margaret Evans served as the first president of the Association. One of the principal characteristics of the governing board of the association was its nonsectarian composition.⁴

Before sufficient funds were obtained for erection of a building to house the orphanage, the Association paid a woman to care for children in rented houses. Subsequently, real estate developer J.H. Wyman donated a half-block of land to the Association at East Sixteenth Avenue and Race Street. The other half of the block was purchased to complete the property acquisition. After much analysis, the board decided to adopt the cottage system of building and management for its orphanage. A main building would be erected and, as the number of children cared for increased, additional cottages could be built on the grounds. A building fund drive was launched with contributions received from throughout the city, and a number of prominent businessmen and women subscribed \$1,000 each for the erection of the new facility. The building, with capacity for forty children, was completed at a cost of \$9,217 and occupied in November 1883. The orphanage was known as Wyman Cottage and resembled one of the finer residences of the city, being surrounded by lawns and shade trees. When the facility opened, it was in an isolated section of the city, outside the limits of services such as gas, sewers, streetcars, and telephones.⁵

So many contributions to the completion of the building were received from Denver tradesmen that the board was required to spend only \$125 for furnishings and equipment. A fence enclosing the grounds was donated by Denver lumber dealers and a sidewalk was provided by the Denver Cement Manufacturing Company. Among the contributors to the Home were members of the city's power elite and some of the most influential persons and organizations in business, industry, and

³Denver Times, 7 July 1898, 8; and Denver Orphans' Home Collection, Box 1, FF 1, Emily P. Belden, "Report of the President."

⁴Denver Orphans' Home Collection, Box 1, FF 1, Newspaper Clipping, 14 December 1886; and FF 2, Articles of Incorporation.

⁵Judith E. Broeker, "An Inventory of the papers of the Denver Orphans Home," Guide to Collection No. 196 including a brief history of the association, Denver: Colorado Historical Society, December 1990, in the files of the Library of the Colorado Historical Society, Denver, Colorado; Denver Children's Home, **One Hundred Years of Serving Children**, 1991, in the Denver Children's Home Scrapbook; and **Denver Times**, 7 July 1898, 8.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 7

Denver Orphans' Home, Denver, Colorado

finance in the state. Donors included the Cattle Growers Association, Mrs. W.S. Cheesman, John Evans, Mrs. John W. Iliff, Mrs. John L. Routt, David H. Moffat, and C.B. Kountze. Among the original supporters of the Association were Presbyterian, Baptist, and Methodist churches in Denver. In 1888, the Denver Charity Organization (a forerunner of the Community Chest) became a principal financial donor to the institution.⁶

The Home was intended principally to serve the children of Denver. Children from surrounding counties were admitted at different times if space was available. The governing board's philosophy toward the goals of the Home was presented in 1886:

It is the desire of the board to retain the children, only until such time as suitable homes can be obtained for them, in good families, by adoption. In relinquishing the children by adoption references are required, and every possible care is taken that they shall enter none but Christian families, and be brought up under none but good influences. It is also required that they be sent to school some part of the year, at least until twelve years of age. In this manner, we have found homes for a large proportion of the children who have come to us, in the three years since the opening of our Home.⁷

In 1898, the State Home for Dependent Children was established. The Board of Managers of the Denver Orphans' Home determined not to duplicate the work of that institution and decided to provide temporary shelter and care for homeless children while turning the care of orphans over to the State Home. The mission of the Denver Orphans' Home was stated as "the care of needy, neglected and dependent children." The children served by the Home included those from broken homes, children from homes where illness required their care for a short time, children of working mothers, children from motherless homes, and illegitimate children. Children from the age of six months to twelve years were admitted. Admission to the home could be temporary (considered a period of three or four years), or could last the full range of years up to age twelve. Children who reached the upper age limit were dismissed from the home within two years. In 1898, the Home was caring for eighty-three children aged eleven months to fifteen years.⁸

Even under the refined mission of the organization, the original facility on Race Street was not large enough to accommodate all of the children who needed help. In 1900, 125 children were residing

⁶Denver Orphans' Home Collection, Annual Meeting Newspaper Clipping, 16 January 1883; Broeker, 2; "The Denver Orphans' Home," Denver Public Library Western History Department, Social Welfare Clippings; Denver Orphans' Home, **Annual Report of the Denver Orphans' Home Association**, December 1900, 8.

⁷Denver Orphans' Home Collection, Colorado Historical Society, Emily P. Belden, "Report of the President."

⁸Denver Times, 7 July 1898, 8.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 8

Denver Orphans' Home, Denver, Colorado

at the institution. A report of the Charity Organization Society in June 1900 noted that an inspection found that the Denver Orphans' Home was "being handled as well as the cramped arrangements will permit." The report recommended that the building be sold, and that a new, larger facility be constructed. The 1901 **Annual Report** of the Association noted ". . . at present we have 118 children enrolled, the need for a larger building and better facilities is greater than at any time in our history."⁹

The Home continued to be supported by public subscription. Each year, the Association held a public fundraising event to raise money for the facility. In 1900, Mrs. William Cooke Daniels, the president of the Board of Managers, held the fete in her residence, with activities including a vaudeville performance, a cake walk, living pictures, and the sale of pets. Mrs. Daniels was a strong supporter of the Home, and each Christmas invited the children to her residence, "where a glittering Christmas tree, fairly groaning with toys dear to the childish heart," delighted them.¹⁰

Construction of the New Home

In 1901 it was announced that the Denver Orphans' Home property had been sold to a group of Denver businessmen headed by Tyson S. Dines. The building was to be torn down and the site used for the erection of several fine residences. Local newspapers speculated that the Orphans' Home might be abolished. However, the Denver Orphans' Home Association quietly made other plans for its continued operation. A warranty deed dated 22 April 1901 indicates that the Denver Orphans' Home Association paid the Aetna Real Estate and Investment Company \$3,760 for a new site encompassing Plots 2 and 3 in Block 1 of Hartman's Addition to Denver. The Board of Managers established a fund for the erection of a new building. With help from subscribers throughout the city, the children were moved from Wyman Cottage to a new building completed in 1902.¹¹

The "handsome, modern" building with large grounds at 1501 Albion Street was designed by Denver architects Willis A. Marean and Albert J. Norton. The firm designed dwellings, public buildings, and business blocks in Denver. Their work has been described as displaying "an artistry and versatility that places them in the top ranks of Denver's City Beautiful architects." Among the finest of the firm's works are three Denver edifices: the Cheesman-Boettcher Mansion (1908), the Cheesman Park Pavilion (1908), and the Greek Theater (1919). The cost of the new building was

⁹Denver Times, 2 September 1900, 3; Denver Times, 14 June 1900, 6; and Denver Orphans' Home, **Annual Report of the Denver Orphans' Home Association**, December 1901, 9.

¹⁰Denver Times, 2 September 1900, 3.

¹¹Denver Times, 8 May 1901, 7; and "The Denver Orphans' Home," Denver Public Library Western History Department, Denver Social Welfare Clipping files.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 9

Denver Orphans' Home, Denver, Colorado

\$34,538. Proceeds from the sale of the Wyman Cottage and other contributions enabled the Association to provide the children with a much more spacious, safer environment.¹² Once again residents of the city contributed generously to the Home. The architects "donated 2% of their fee, the Board of Public Works waived a sewer deposit, the city engineer surveyed free of charge, the City Park Commission donated trees and shrubs, and many prominent citizens, led by Mr. W.S. Cheesman paid off a \$3750.00 loan on the land." It was noted that those who raised money to erect the building "plodded through snow and rain, they waded in mud and toiled through heat, they gave teas, and bazaars and dances, sold tickets and gave fairs. . . ." The building opened to the public on 10 April 1902 with a house warming and festive ball described as "one of the most recherche social events of the season." Proceeds from tickets to the event went toward providing furnishings for the building, which was occupied by the children on 21 April 1902.¹³

The interior of the building was described in detail following the ball, "from the big, clean, airy, sunny kitchen, furnished and finished with every regard for cleanliness and sanitary conditions, to the large, airy dormitories, with their rows of little white beds, fine big bathrooms, large, light closets and broad, well-ventilated halls. . . ." In November 1902, the **Denver Times** described the Denver Orphans' Home as "the most complete, roomy, sunny, happy place of all the public institutions."¹⁴

Operations in the Twentieth Century

During the early twentieth century, the Board of Managers consisted of twenty-five women who donated their services. Various Protestant religions were also represented on the board, which continued the original nonsectarian emphasis of the institution. Seven prominent Denver businessmen served in an advisory capacity. The Community Chest contributed about 55 percent of the Home's budget, while the remainder of operating expenses were covered by an endowment fund and partial payments from parents. In 1907, the Association staged a musical extravaganza, "Professor Napoleon," which raised \$9,000 for the Home. The institution attempted to be fairly self-sufficient, keeping a cow and a vegetable garden to lower grocery bills.¹⁵

Admission and retention policies for children residing at the Home changed during the twentieth century. By the mid-1920s, children were accepted for an initial three-month period, which could

¹²Thomas J. Noel and Barbara S. Norgren, **Denver: The City Beautiful and Its Architects, 1893-1941** (Denver: Historic Denver, 1987), 214; Broeker, 3; **Denver Republican**, 1 January 1902, sec. 3, 2.

¹³Denver Children's Home, **One Hundred Years of Serving Children**, 1981, Denver Children's Home Scrapbook; **Denver Times**, 9 March 1902, 8; and **Denver Times**, 9 April 1902, 3.

¹⁴**Denver Times**, 11 April 1902, 6; and **Denver Times**, 26 November 1902, 9.

¹⁵Denver Children's Home, **One Hundred Years of Serving Children**, 1981, Denver Children's Home Scrapbook.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 10

Denver Orphans' Home, Denver, Colorado

be extended. The average length of stay at that time was 6.3 months, down from 10.5 months in the early 1920s. Beginning in 1925, the Child Welfare Bureau investigated applications to the Home. That organization became the Colorado Children's Aid Society and, by 1940, received applications directly.¹⁶

The Home endeavored to "nurture the mental, moral and physical attributes of each child within its walls." A teacher was employed to live in the building and provide instruction for the children during 1884-1887. Beginning in 1888, the children attended public schools. In 1920, Albion School, a public school encompassing six grades and located directly across the street from the Home, was erected. Albion School was taught by public school teachers, supervised by the principal of Clayton School, and was conducted exclusively for the children of the Home after 1923. After graduation from Albion School, children attended the public junior high school. A bible school under the instruction of W.G. Chamberlain and later Reverend H.E. Brundage of Montview Presbyterian Church was also provided.¹⁷

Children living at the Home participated in a variety of educational and social activities which prepared them to return to normal family life. Girls were taught sewing, cooking, handicrafts, and housekeeping. Boys participated in football, baseball, basketball, boxing, and handicrafts. Families were encouraged to interact with their children in dancing and gym classes and on two-week camping trips each summer. The gifts of Denver residents enabled the children to attend motion pictures and other children's entertainment. Mary Elitch donated her gardens for the Home's annual picnic in 1896 and 1897. Various benevolent, religious, and civic organizations and private individuals provided parties for the children to celebrate special occasions. The Masonic Order of Denver was one of the primary benefactors of the Home, hosting parties, contributing a gymnasium in the basement of the building, giving funds for updating interior spaces, and providing a camp in the mountains.¹⁸

By 1889, the Home had required that each child granted admission undergo a physical examination. In 1921, the top floor of the building was operated as the hospital for the facility. The hospital was well equipped and included dental facilities and a dispensary. Each child admitted to the Home was first kept in isolation in the hospital for two weeks, attended by a nurse. The medical staff serving the hospital included seventy Denver physicians from throughout the city who donated their services. The children were thus provided with immunizations and given periodic examinations for

¹⁶Broeker, 5.

¹⁷Broeker, 5; and *The Guidon*, 8 (April 1912): 90-91.

¹⁸"The Denver Orphans' Home," Denver Public Library Western History Department, Denver Social Welfare Clippings; and Denver Children's Home, *One Hundred Years of Serving Children*, 1981, Denver Children's Home Scrapbook.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 11

Denver Orphans' Home, Denver, Colorado

vision, dental problems, nutrition, and diseases such as tuberculosis.¹⁹

During the 1930s, the nationwide economic crisis and widespread unemployment led to increased requests for admission. In 1932, the facility was operating at full capacity and a waiting list was kept. In 1936, Denver Mayor Benjamin Stapleton and Bert Apperson, a local businessman, cooperated in a project which sent groups of children from the Home to spend time during the summer at a mountain ranch owned by Apperson. The Cascade Ranch, located twenty-five miles outside of Granby, Colorado, provided the children with a summer camp experience. Apperson supplied the food and the ranch, and the city arranged for transportation of the children to the site.²⁰

In the 1940s, the Home continued to serve approximately one hundred children who were wards of the city as a result of death or divorce. The facility was supported by its endowment, city organizations, and individual contributors. The largest donor to the Home's budget continued to be the Community Chest. More than seventy doctors and dentists offered their services to the institution without charge.²¹

In the 1950s, the Home began providing services for the Denver Department of Social Services. In 1962, the name of the facility was changed to the Denver Children's Home and a new mission was undertaken. As the number of homeless children under its care began to decline, the directors of the Home determined to serve a new group of children. At that time, the institution began providing residential therapy and counseling for children with emotional problems. The Home became the first facility in the state to treat such children outside a hospital setting.²²

The Denver Children's Home still provides care for abused and neglected children, children who have been in trouble but not jailed, and children with psychiatric difficulties. Children ranging in age from ten to eighteen years are eligible for the Home's residential programs. The facility provides short and long term residential treatment programs for periods from fifty days to one year. The residential treatment programs provide care for sixty-four children. Outpatient programs were initiated in 1986 which offer the same type of treatment but keep the children at home with their families. An on-site school is operated for children in residential treatment. In addition, after school programs provide services for forty children ages six through eighteen.

¹⁹"The Denver Orphans' Home," Denver Public Library Western History Department, Denver Social Welfare Clippings.

²⁰Broeker, 5; and *Rocky Mountain News*, 22 June 1936, 6.

²¹*Rocky Mountain News*, 22 October 1949, 5; *Denver Post*, 9 March 1941;.

²²Cyril A. "Skip" Barber, Director, Denver Children's Home, Interview by Thomas and Laurie Simmons, 17 July 1998.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 12

Denver Orphans' Home, Denver, Colorado

The Denver Children's Home continues to emphasize its relationship with the City and County of Denver and the Board of Managers continues its commitment to providing care for the children of the local community. Eighty percent of the children served by the facility are residents of Denver. No more than 10 to 15 percent of the children accepted into the programs are privately funded. Denver maintains its longstanding commitment to the institution by providing a network of services and continued financial support. The Denver Children's Home Association celebrated a century of serving children in 1981.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 13

Denver Orphans' Home, Denver, Colorado



Figure 1. This circa 1920s photograph of the Denver Orphans' Home (view northwest) shows original central entrance and the old south porch (on left). SOURCE: Denver Children's Home Association.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 14

Denver Orphans' Home, Denver, Colorado



Figure 2. In this undated (pre-1947) photograph of the Denver Orphans' Home (view west) young residents and a number of adults gather on the front lawn of the facility. The original entrance is visible in the background. SOURCE: Denver Children's Home Association.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 15

Denver Orphans' Home, Denver, Colorado

Bibliography

- Baist, G. William. "Baist's Real Estate Atlas of Surveys of Denver." Philadelphia: G. William Baist, 1905.
- Barber, Cyril A. "Skip". Director, Denver Children's Home. Interview by R. Laurie and Thomas H. Simmons. 17 July 1998.
- Broeker, Judith E. "An Inventory of the Papers of the Denver Orphans Home." Guide to Collection No. 196 including a brief history of the association. Denver: Colorado Historical Society, December 1990. In the files of the Library of the Colorado Historical Society, Denver, Colorado.
- Colorado Historical Society. "Denver Orphans' Home." Manuscript Collection Number 196. In the files of the Colorado Historical Society, Denver, Colorado.
- Denver Children's Home. Denver, Colorado. Scrapbooks, Photographs, and Miscellaneous Historical Documents.
- Denver, City and County. Building permits, 1501 Albion Street, 1927-1951. In the clipping files of the Denver Public Library, Western History and Genealogy Department, Denver, Colorado.
- Denver Municipal Facts.** 2 (1 January 1910):14.
- Denver Orphans' Home Association. "The Denver Orphans' Home." Brochure. In the clipping files of the Denver Public Library, Western History and Genealogy Department, Denver, Colorado.
- Denver Post.** 3 June 1938, 40; 9 March 1941; and 9 September 1962, 24.
- Denver Public Library. Western History Department. "The Denver Orphans' Home." Clipping Files, Denver Social Welfare.
- Denver Republican.** 1 January 1902, sec. 3, 2.
- Denver Times.** 7 July 1898, 8; 14 June 1900, 6; 15 June 1900, 3; 2 September 1900, 3; 8 May 1901, 7; 17 November 1901, 2; 9 March 1902, 8; 9 April 1902, 3; 11 April 1902, 6; 13 November 1902, 7; and 26 November 1902, 9.
- The Guidon.** April 1912: 90-91.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 16

Denver Orphans' Home, Denver, Colorado

Noel, Thomas J. and Barbara S. Norgren. **Denver: The City Beautiful and Its Architects, 1893-1941.** Denver: Historic Denver, Inc., 1987.

Rocky Mountain News. 22 June 1936, 6; 28 October 1945, 10; 22 October 1949, 5; 8 May 1955; 14 May 1966, 53; and 3 June 1990, 7.

Sanborn Map Company. "Denver, Colorado." Fire insurance maps. Sheet 410. Pelham, New York: Sanborn Map Company, 1929 and 1970.

Smiley, Jerome S. **History of Denver.** Denver: Old Americana Publishing Company, 1978. Originally published Denver: Times-Sun Publishing Company, 1901.

"What About the Children?" **Colorado Profiles.** Show Number 31. Englewood, Colorado: KTVD-TV, December 1997.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 17

Denver Orphans' Home, Denver, Colorado

Boundary Description

The nominated property consists Lots 2 and 3, Block 1, Hartman's Addition, City and County of Denver, Colorado, less a rectangular area at the southwest corner measuring approximately 50' east-west and 70' north-south.

Boundary Justification

The nominated property encompasses all of the original parcel of the Denver Orphans' Home, except for a small area on the southwest where a nonhistoric garage and gazebo are located.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Photographic Index Page 18 Denver Orphans' Home, Denver, Colorado

Photographic Index

The location and camera direction of photographic views are indicated on the Sketch Map. Information that is the same for all photographs:

Name of the Property: Denver Orphans' Home
City and State: Denver, Colorado
Photographer: Thomas H. Simmons
Date: July 1998
Location of Original Negatives:

Denver Children's Home Association
1501 Albion Street
Denver, Colorado 80220

Photograph Number	Camera Direction	Description of View
1	Northwest	Front (east side) and part of the south wing
2	Southwest	Projecting entrance vestibule and part of the north wing
3	Southwest	Projecting entrance vestibule and part of the south wing
4	Northwest	Projecting entrance vestibule and part of the north wing
5	North	South side of south wing
6	East	Rear (west side)
7	Southeast	North wing (north and west sides) on left, with projecting rear wing on right
8	South	North sides of the north wing (left) and rear wing (right)
9	North	Fireplace, first floor north side of south wing

United States Department of the Interior
National Park Service

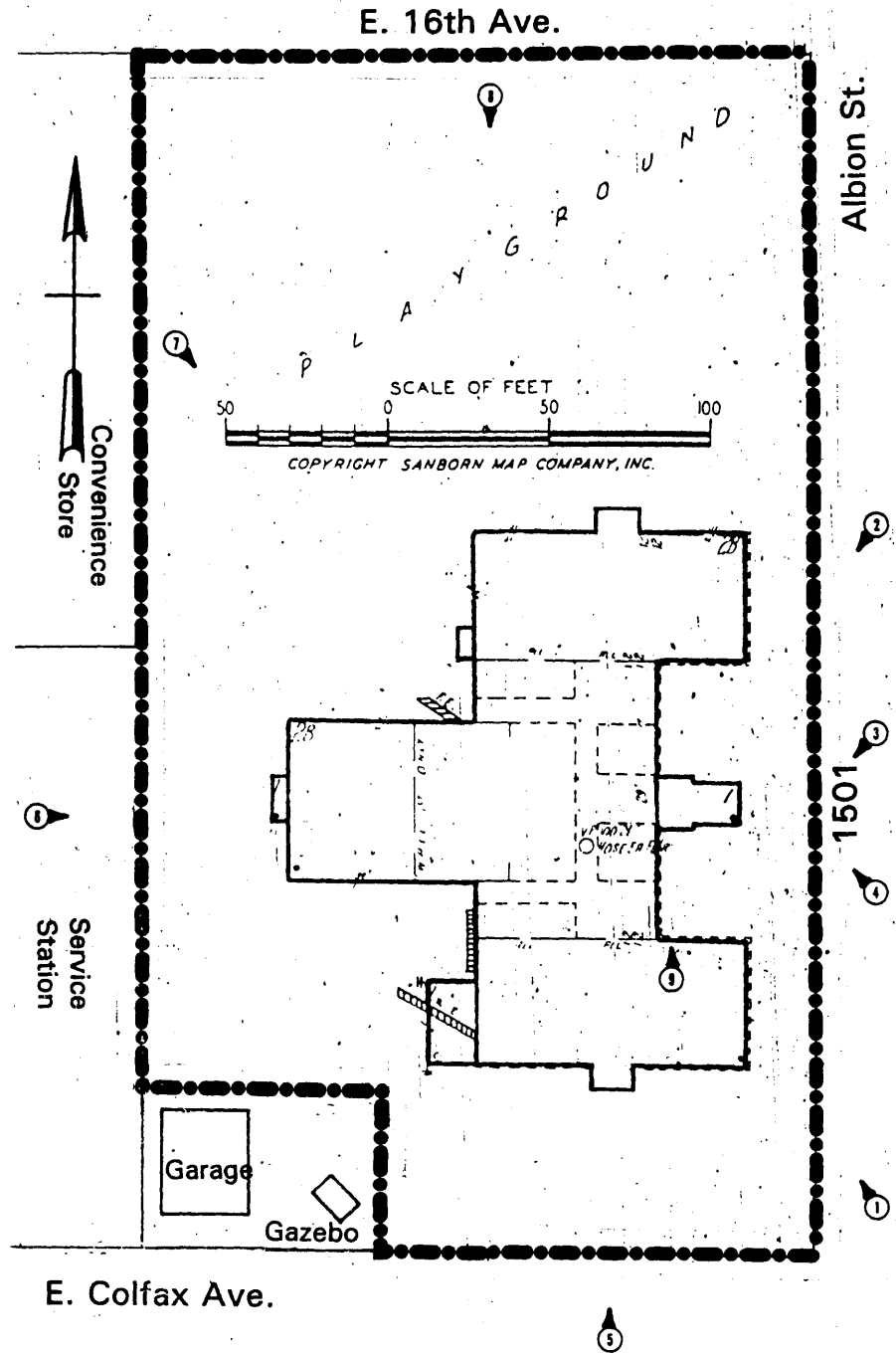
National Register of Historic Places Continuation Sheet

Section number Sketch Map Page 19

Denver Orphans' Home, Denver, Colorado

SKETCH MAP

The dot-and-dash line shows the boundary of the nominated area. Photograph numbers and locations are keyed to the discussion in the narrative. SOURCE: Based on extract of Sanborn Map Company, "Denver, Colorado," fire insurance map, sheet 410 (Pelham, New York: Sanborn Map Company, 1970).

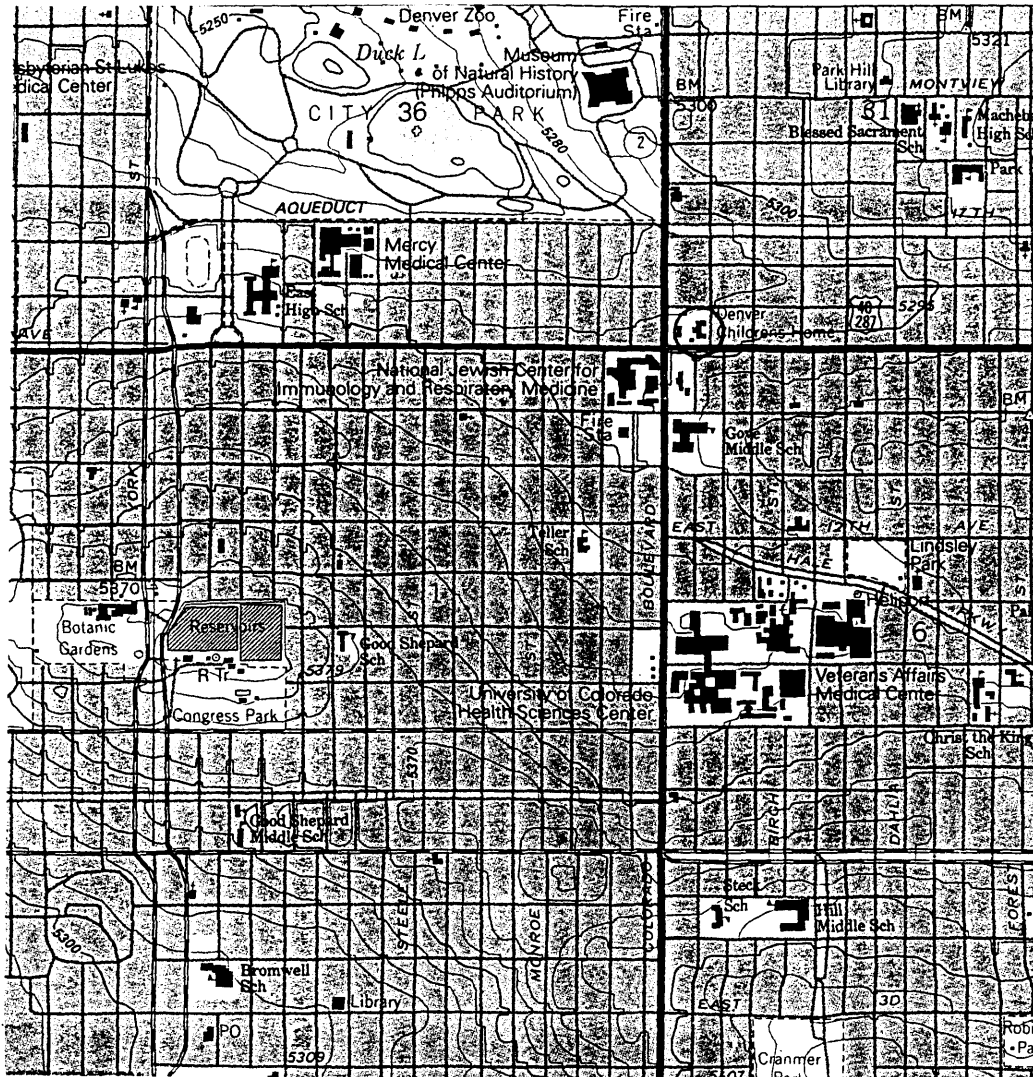


United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number USGS Map Page 20

Denver Orphans' Home, Denver, Colorado



Extract of U.S. Geological Survey, "Englewood, Colo.," 7.5 minute topographic map (Reston, Virginia: U.S. Geological Survey, 1965, rev. 1994).