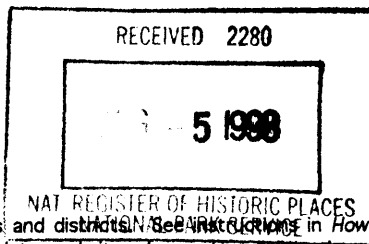


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



1130

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

1. Name of Property

historic name Maitland Estate

other names / site number Mayfield Estate; Digby Estate; 5AH1431

2. Location

street & number 9 Sunset Dr. N/A not for publication

city or town Cherry Hills Village N/A vicinity

state Colorado code CO county Arapahoe code 005 zip code 80110

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets statewide X locally. (See continuation sheet for additional comments.)

Georgina Cortez July 28, 1998
Signature of certifying official Date
Colorado State Historic Preservation Office

State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register
_____ See continuation sheet

_____ determined eligible for the National Register
_____ See continuation sheet

_____ determined not eligible for the National Register

_____ removed from the National Register

_____ other (explain):

Edson A. Beall 8-3-98
Signature of the Keeper Date of Action

Maitland Estate
Name of Property

Arapahoe, Colorado
County and State

5. Classification

Ownership of Property (Check as many as apply)	Category of Property (Check only one)	Number of Resources within Property (Do not include previously listed resources in the count)	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	2
<input type="checkbox"/> public-local	<input type="checkbox"/> district		
<input type="checkbox"/> public-State	<input type="checkbox"/> site		1
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		
	<input type="checkbox"/> object		
		1	3
			Total

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

Number of contributing resources
previously listed in the National Register
N/A

6. Function or Use

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

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

7. Description

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

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

Narrative Description

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

Maitland Estate
Name of Property

Arapahoe, Colorado
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Areas of Significance

(Enter categories from instructions)

- COMMERCE
- INDUSTRY
- ARCHITECTURE

Period of Significance

- 1925
- 1931 - 1948

Significant Dates

- 1925
- 1931

Criteria Considerations
(Mark "X" in all locations that apply.)

Property is:

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

Significant Person

(Complete if Criterion B is marked above)

MAITLAND, JAMES DREHER

Cultural Affiliation

N/A

Architect/Builder

HOYT, BURNHAM F.

HOYT, MERRILL H.

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

- Previous documentation on file (NPS): preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Denver Public Library, Western History

Maitland Estate
Name of Property

Arapahoe County, Colorado
County and State

10. Geographical Data

Acreage of Property 4.16 acres

UTM References

(Place additional UTM references on a continuation sheet)

1	13	503460	4388450	3			
	Zone	Easting	Northing		Zone	Easting	Northing
2				4			
							see continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Ron Sladek, President

organization Tatanka Historical Associates, Inc. date 6 March 1998

street & number P.O. Box 1909 telephone 970/229-9705

city or town Fort Collins state CO zip code 80522

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

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

Property Owner

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

name Donald and Lydia Digby

street and number 9 Sunset Dr. telephone 303/761-2066

city or town Cherry Hills Village state CO zip code 80110

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

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

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 1

Property MAITLAND ESTATE

ARAPAHOE COUNTY, COLORADO

NARRATIVE DESCRIPTION

GENERAL DESCRIPTION OF THE ESTATE

The 1925 Maitland mansion, along with its associated grounds, occupies a 4.16-acre estate site in Cherry Hills Village, a southern suburb of metropolitan Denver. Located on Sunset Dr. in the southeast area of the exclusive Country Homes subdivision, the property is accessed from S. University Blvd. just south of the intersection of Hampden Ave. The Maitland Estate is surrounded by neighboring estate properties to the north, south and west, and by S. University Blvd. to the east. Features on the site include a large mansion, a modern guest house, a modern garage/art studio, and an expansive grassed yard planted with mature trees, shrubs, and flower beds. All three of the buildings are connected by a modern brick breezeway. In general, the Maitland mansion is in excellent condition and exhibits a good degree of historic integrity, with only moderate changes noted from its original construction.

Essentially composed of two large intersecting wing structures forming an L plan shape, the mansion is an asymmetrical, two story, gabled roof home measuring 82' from north to south and 71' from east to west. With depths of only 20'-25', the north-south and east-west wings are basically one room deep. The north-south wing terminates on its north end in a one-story, broken gable den addition that was completed during the early 1970s and matches both the interior and exterior of the house. The east-west wing terminates on its east end in an original one-and-one-half story, brick side-gabled garage/bedroom structure. A two-story intersecting front entry gable also faces to the east.

Rising from a below-grade concrete foundation, the first-story exterior walls of the Tudor style mansion are finished with brown brick laid in a common bond pattern of single rows of headers alternating with six rows of stretchers. Adding a unique touch to the exterior texture of the home is the use of irregular coursing, achieved through the slightly skewed placement of each brick on every wall. Half-timbering composed of painted green timbers with white stucco is found predominantly on the second floor of the mansion, extending in most locations up into the gable walls and dominating both the east and west primary elevations. One large half-timbered intersecting gable (essentially the west end wall of the east-west wing), one large half-timbered gabled wall dormer, one flat half-timbered wall dormer, and one flat roof dormer are found on the west slope of the north-south wing's principal roof. The east slope of this wing contains one flat wall dormer, and the south slope of the intersecting entrance gable contains one small flat roof dormer. A large half-timbered intersecting gable (essentially the north end wall of the north-south wing) is found on the north slope of the east-west wing's principal roof, and a large flat inset dormer drops into the roof on the east slope of the garage.

Roof slopes on the mansion are all at greater than 45° pitch angles, and the entire roof is finished with wood shingles. A large brick chimney is located on the south end wall of the north-south wing, terminating in two diagonal shafts decorated with simple dark brick header spirals, narrow horizontal stone banding, and brick corbelling. A slightly shorter but otherwise identical chimney pierces the garage's west slope, this one designed to handle exhaust from the boiler formerly located in the basement below. Another short brick chimney is found on the ridge line of the east-west wing, characterized by a single shaft of three vertical brick bands separated by two recessed vertical brick bands, above which are narrow horizontal stone banding and brick corbelling. One other chimney is located on the east exterior wall of the northwest addition, this one a tall octagonal stuccoed chimney resting on a large curved ornamental brick base.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 2

Property MAITLAND ESTATE

ARAPAHOE COUNTY, COLORADO

NARRATIVE DESCRIPTION

NORTH-SOUTH WING: EAST ELEVATION DESCRIPTION

The east elevation of the north-south wing of the Maitland mansion contains the front entrance, which is located at grade adjacent to the paved driveway and set into the intersecting gable end wall. The decorative main entrance features a recessed heavy vertical oak plank, Tudor arch door decorated with heavy nail heads set in horizontal and diagonal bands, wrought iron strapwork, and a narrow vertical lattice window above which is a small carved oak panel featuring oak leaves. Other details on the doorway include an oak Tudor arch lintel, surrounds composed of angled granite tabs, and a granite threshold. A random ashlar flagstone floor forms a small patio outside of the doorway. Centered above the door are three curved stone panels with carved floral and animal motifs featuring stylized flowers and leaves, two geese, and a squirrel, separated by two curved wood timbers. The ornamental panels are framed on either side by heavy wood brackets that support a second-story half-timbered bay with crenelated molding along the crest.

The lower third of the front entry end wall is composed of brick, above which is a heavy horizontal timber and then half-timbering up into the gable. A decorative downspout and attic louvre are also found on this wall, and a wide band of three overlapping trim boards form the closely raked eaves. The east elevation wall to the south of the main entrance is characterized by brickwork from grade upward to the roof line.

Most of the original multi-light casement windows on the house were replaced over the past several decades with single light casement windows. However, in an effort to maintain the original look, those that were replaced have wood false sashes that provide a multi-light appearance. All windows on the home are narrow, vertical, and set in wood frames with brick lug sills and heavy timber lintels unless otherwise noted. Windows on the first floor of the east elevation of the north-south wing consist of a band of six single light casements, a south-facing single light casement, and a set of three single light casements in a projecting wood frame box window at the intersection of the north-south and east-west wings. Windows on the second floor consist of a band of four single light casements in the flat wall dormer, a pair of single light casements in the south-facing flat roof dormer, and four leaded glass lattice windows (two fixed over two casements) in the bay over the main entrance.

Projecting from the southeast corner of the north-south wing is an arcaded flanking brick wall with a segmented rowlock arch, angled bricks along the crest, and a decorative wrought iron gate. This wall drops downward in a curve to form a low wall that extends southward and then toward the west into the rear yard.

NORTH-SOUTH WING: WEST ELEVATION DESCRIPTION

The west elevation of the north-south wing of the mansion faces onto the back yard and contains several rear entrances to the home. Doorways on this side of the mansion are mostly characterized by narrow pairs of single light doors set in simple wood frames. Two pair of these doors enter the living room, four pair enter the north den addition, and one single door enters the office. The west elevation of the house is dominated by half-timbering, with brickwork present minimally below the first floor windows and around the living room doors. An interesting feature on this elevation is a five-sided flat-roofed projecting bay large enough to be used as an office, resting on a brick base with half-timbering below the windows.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 3

Property MAITLAND ESTATE

ARAPAHOE COUNTY, COLORADO

NARRATIVE DESCRIPTION

Basement windows are set below grade in one brick-framed well, and consist of two 6-light windows in simple wood frames and surrounds. Windows on the first floor consist of a band of five single-light casements on the dining room wall, and four pair of single-light casements in the office bay. Windows on the second floor consist of a set of three single-light casements on the intersecting gable end wall, another set of three single-light casements on the large wall dormer, two pair of single-light casements in the flat wall dormer, and a pair of single-light casements in the roof dormer. In addition to the doors described above, the west elevation of the one-story den addition has a tiled patio covered by a large canvas awning.

NORTH-SOUTH WING: NORTH ELEVATION DESCRIPTION

The north elevation of the north-south wing of the mansion is limited to the end walls of the two-story wing and the one-story den addition, both of which are half-timbered with brickwork found only on the east end of the den addition. Doors on this elevation are located on the den addition, which has three narrow pair of single light doors set in simple wood frames. No windows are found on this elevation. The east wall of the north den addition also contains a tall stuccoed octagonal chimney resting on a large semi-circular ornamental brick base, and terminating at the top in a long metal chimney pot.

NORTH-SOUTH WING: SOUTH ELEVATION DESCRIPTION

The south elevation of the north-south wing of the mansion is limited to a brick two-story end wall that is dominated by chimney brickwork and one window. The small second story 8-light casement window projects bay-like from the wall, with a brick base (actually part of the chimney brickwork), half-timbering on the east side, chimney brickwork on the west side, and a hipped shingled roof above.

EAST-WEST WING: SOUTH ELEVATION DESCRIPTION

The south elevation of the east-west wing of the mansion faces onto the main entry drive. Basement windows are set below grade in three brick-framed wells, and consist of three 6-light windows in simple wood frames and surrounds. Windows on the first floor include one large fixed in the kitchen and two paired single-light casements. Second floor windows consist of two paired single-light casements and one small single-light casement in the half-timbered wall, and one pair of single-light casements with a brick segmental arch lintel in the brick garage end wall.

EAST-WEST WING: NORTH ELEVATION DESCRIPTION

The north elevation of the east-west wing of the mansion faces onto the side yard and contains two secondary entrances to the home, one into the garage area and another into the kitchen. The door into the garage area is a modern solid slab door, while the door into the kitchen is a nine light over wood panel modern door.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 4

Property MAITLAND ESTATE

ARAPAHOE COUNTY, COLORADO

NARRATIVE DESCRIPTION

The north elevation of the house is dominated by brickwork, with half-timbering limited to the north-facing end walls of the north-south wing and a small area near the garage roof line. A brick wall also encloses a small grass-floored patio area off the kitchen.

Basement windows are set below grade in four brick-framed wells, and consist of four 6-light windows in simple wood frames and surrounds. Windows on the first floor include a band of four single-light casements and another pair of single-light casements, all of which have brick segmental arch lintels. One other set of paired single-light casements is present. Second floor windows consist of three sets of three single-light casements and one pair of single-light casements, along with one other pair of single-light casements with a brick segmental arch lintel in the brick garage end wall.

EAST-WEST WING: EAST ELEVATION DESCRIPTION

The east elevation of the east-west wing of the mansion consists of the side-gabled brick garage that faces onto the main entry drive. Garage doors consist of two 20-panel wood overhead doors with brick segmental arch lintels. The only windows found on this elevation are three pair of single-light casements in the large inset dormer, surrounded by a small amount of half-timbering. The half-timbered upper gable wall of the east-west principal roof can also be seen above the garage.

EAST-WEST WING: WEST ELEVATION DESCRIPTION

The west elevation of the east-west wing is limited to the large intersecting gable described above as part of the west elevation of the north-south wing.

DESCRIPTION OF INTERIOR FEATURES

The first floor of the north-south wing of the Maitland mansion contains the entry hall and main stairway, living room, office, dining room, and den addition. The second floor of this wing contains the master bedroom and another large bedroom. The first floor of the east-west wing contains the kitchen and garage. The second floor of this wing contains one large bedroom, along with two smaller secondary bedrooms over the garage that were evidently designed for early household employees and accessed by a rear stairway off the kitchen. Basement space is only found underneath the east-west wing.

The interior of the mansion contains a number of features that are original. Although some of the interior rooms have been renovated and updated over the decades, especially the kitchen and bedrooms, the following features are original to the structure:

- The interior walls throughout the mansion are finished in rough troweled plaster.
- All of the floors are finished with honey oak.
- The living room has a paneled wood ceiling and large carved stone fireplace.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 5

Property MAITLAND ESTATE

ARAPAHOE COUNTY, COLORADO

NARRATIVE DESCRIPTION

- Doorways on the first floor feature Tudor arches.
- The office contains built-in honey oak shelving and a built-in secretary.
- The main stairway has an ornamental wrought iron handrail and balustrade that includes wrought iron plant holders that project over the main entry hall.
- Cast iron sconces are present in a number of locations throughout the house.
- Original wrought iron hardware is present on many of the cabinets, doors and closets in the home.
- A small metal "Elevette" elevator (patented in 1929) is located near the interior intersection of the two wings, rising from the kitchen area upward into the east-west wing's second story hallway.

DESCRIPTION OF SECONDARY STRUCTURES: BREEZEWAY

Attached to the northeast corner of the mansion is a modern brick breezeway that extends eastward toward the guest house. Another shorter segment of breezeway also connects the guest house to the garage/art studio. The breezeway consists of a brick floor and a long hipped roof with shake shingles, supported by square brick piers separated by brick segmental arches just below the roof line. This structure is a non-contributing element of the Maitland Estate.

DESCRIPTION OF SECONDARY STRUCTURES: GUEST HOUSE

The early-1970s guest house is a 28' x 44' one-and-one-half story modern brick structure that generally matches the Maitland mansion in design, materials, and ornamentation. Composed of brown brick with the same coursing as found on the mansion, this building also features a gabled roof, an intersecting main entry gable, a small amount of half-timbering, a bay window, and a large brick end wall chimney. Although the guest house imitates the general design and details of the mansion, it is clearly modern and does not detract from the historic character of the mansion itself. This building is a non-contributing element of the Maitland Estate.

DESCRIPTION OF SECONDARY STRUCTURES: GARAGE / ART STUDIO

The 1990 garage/art studio is basically a 27' x 89' one-and-one-half story modern brick structure that generally matches the Maitland mansion in design, materials, and ornamentation. Composed of brown brick with the same coursing as found on the mansion, this building also features a gabled roof, one large intersecting garage entry gable, one small intersecting entry gable, two large gabled roof dormers (with large windows for the art studio), and half-timbering in the upper portion of the south end wall. Although the garage/art studio imitates the general design and some details of the mansion, it is clearly modern and does not detract from the historic character of the mansion itself. This building is a non-contributing element of the Maitland Estate.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 6

Property MAITLAND ESTATE

ARAPAHOE COUNTY, COLORADO

NARRATIVE DESCRIPTION

Although matching in style, color, and materials, the historic mansion and the two modern secondary buildings are separated by the long breezeway and a sizable driveway/parking area, which also effectively distinguishes the historic from the modern. Placed away from the original mansion, and designed to blend with the mansion's overall style, these modern structures do not detract from the estate's overall historic integrity.

DESCRIPTION OF EXTERIOR AREAS

Exterior areas on the Maitland Estate feature a large open grassed yard surrounding virtually the entire mansion, which is situated at the center of the property. While the edge of the estate along S. University Blvd. is demarcated by a tall privacy wall, the perimeter of the estate to the north, west and south is bordered only by mature trees and shrubs, curving in an extended line that follows the course of Sunset Dr. Closer to the house are flower beds and mature plantings, although the most interesting feature is a low brick wall in the west yard that encloses an elevated grassed open patio area. This brick wall is composed of the same brown brick with irregular coursing as that found on the mansion, broken by occasional short brick pilasters. Projecting from the center of the wall is a circular brick platform with a low brick lattice balustrade, brick stairs going down to the yard, and a tall flagpole. The east and south exterior areas of the mansion feature a graceful curving paved entry drive, mature trees, and flower garden areas. The entrance to the property off of Sunset Dr. is flanked by two modern brown brick walls.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 7

Property MAITLAND ESTATE

ARAPAHOE COUNTY, COLORADO

NARRATIVE STATEMENT OF SIGNIFICANCE

STATEMENT OF SIGNIFICANCE

The Maitland Estate, built in 1925, is an excellent example of the Tudor style applied to an early suburban setting. Although a handful of completely brick Tudor revival homes and one brick Tudor with very limited half-timbering are located in the area, the Maitland mansion is the only historic home in the Sunset Dr. area (and it appears in all of Cherry Hills Village) to feature substantial half-timbering. Architects Merrill and Burnham Hoyt, designers of the nearby all-brick Tudor revival Cherry Hills Country Club, created a home on this property that closely follows the details of the half-timbered Tudor style. For these reasons, the Maitland Estate meets National Register Criterion C on the local level in the area of architecture for embodying the distinctive characteristics of a type and period of construction.

The Maitland Estate also meets National Register Criterion B for its association with the life of prominent Denver industrialist James Dreher Maitland. The Maitland Estate's periods of significance consist of the year 1925, the construction date of the mansion, and the period 1931-1948, the ownership period of Maitland ending at the fifty year threshold. Significant dates include the construction date and the year of James Maitland's purchase of the property.

HISTORICAL BACKGROUND

The Maitland Estate was originally developed due to the prominence and financial success of retail executive Frank McConnell Mayfield, who arrived in Denver in 1924 to take the helm of the Denver Dry Goods Co., one of the city's leading department stores. Born in Cleveland, Tennessee in 1887, the son of a state supreme court judge, Frank Mayfield received a degree from Vanderbilt University in 1908 and launched a career in the banking industry as a clerk at the Cleveland (Tennessee) National Bank. During the 1910s he also served as secretary of the Tennessee Bankers Association, resigning in 1917 to enlist in the infantry during World War I.

In 1918, Frank Mayfield married Jessie Juanita Wilkinson, the daughter of Melville Wilkinson, president and owner of the prominent St. Louis dry goods firm of Scruggs, Vandervoort & Barney. Known as an upscale decades-old retailer catering to the emerging moneyed class in the Midwest, "Vandervoort's" became Frank Mayfield's new employer following his discharge from the army in 1919. An ambitious and well-connected employee, Mayfield experienced a meteoric rise to the position of vice-president by 1923. Applying his skills to other Vandervoort subsidiaries, he also served as vice-president of the Scruggs, Vandervoort & Barney Bank, president of the Mermod, Jaccard & King Jewelry Co. (both in St. Louis), and director of the G.L. White Dry Goods Co. in Columbus, Ohio.

Intent on expansion beyond the Midwest, Vandervoort's acquired a controlling interest in Denver retail giant, the Denver Dry Goods Co., on 1 April 1924. Vandervoort's purchase of 95 percent of the company's stock for \$5,098,000 made the newsworthy sale the largest single cash transaction for a mercantile business in the city's history to date. With six short but highly successful years of experience in retail

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 8

Property MAITLAND ESTATE

ARAPAHOE COUNTY, COLORADO

NARRATIVE STATEMENT OF SIGNIFICANCE

operation behind him, Frank Mayfield was immediately sent west to serve as vice-president and manager of the Denver Dry Goods Co., with father-in-law Melville Wilkinson reserving the title of president for himself. However, just one year after the Mayfields' arrival in Denver, Melville Wilkinson died in St. Louis and Frank Mayfield became president of the Vandervoort's multi-state retail empire. Evidently expecting to reside in the Denver area for some time, Frank and Juanita Mayfield purchased a lot in March 1925 in the emerging elite south suburban enclave known as the Country Homes Subdivision of Cherry Hills Village, and hired the prominent architectural firm of Hoyt and Hoyt to design a country estate for their family.

During the 1920s, Denver-born architects Merrill and Burnham Hoyt gained renown as two of the state's most prominent designers, known during that time for their revival work on buildings such as the Spanish Renaissance style Park Hill Branch Library (1920), Tudor-inspired buildings such as the Cherry Hills Country Club (1923), Mayfield Mansion (1925), Lake Junior High School (1926), and Peter H. Holme House (1929), the English Revival John W. Morey Mansion (1929), the Scottish style Charlford Castle (1924-1927) near Sedalia, the Greek Revival Colorado National Bank addition (1924), and the Gothic Revival St. Martin's Chapel (1928) of St. John's Episcopal Cathedral. With revival structures both immensely popular and their specialty, the Hoyts designed a mansion for the Mayfields that remains an excellent example of their extensive use of half-timbering and other finely executed details of the Tudor Revival style.

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

The growing Denver metropolitan area also saw the construction of a good number of sizable Tudor (or more broadly English Revival) style homes during this period, predominantly in upper middle class neighborhoods such as Park Hill, Hilltop, Montclair, along E. 17th Ave. and Monaco St., and in the elite Denver Country Club area. More numerous modest Tudor homes are found in neighborhoods such as the ones surrounding Washington Park and Cranmer Park. A small number of Tudor revival homes from the period from 1920 through 1940 are also found in the suburb of Cherry Hills Village near the country club, specifically the Maitland Mansion, the Gano Mansion, the Little Mansion, and the English Cottage style Owen Mansion.

Constructed in 1925 as a landmark half-timbered Tudor style home, the Maitland mansion was erected during the style's peak period of popularity. The Tudor style is present in the mansion in the form of its steep side-gabled roofs, large intersecting gables, a preponderance of decorative half-timbering with stucco, tall narrow multi-paned casement windows arranged in groups, lattice and bay windows, brickwork on the lower exterior walls, a decorative main entry with Tudor arches and no porch, varied eave line heights, and tall brick chimneys with multiple shafts. Interior Tudor features of the mansion include archways, rough textured plaster walls, and wrought iron sconces, stair rails and hardware.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 9

Property MAITLAND ESTATE

ARAPAHOE COUNTY, COLORADO

NARRATIVE STATEMENT OF SIGNIFICANCE

Although Frank Mayfield continued as president of Scruggs, Vandervoort & Barney and the Denver Dry Goods Co. for several more decades, he evidently ran into financial trouble during the 1929 collapse of the stock market. In late November 1929, Frank and Juanita Mayfield were granted a three year extension of the loan on their home (they still owed \$25,000 at the time) by the Colorado National Bank. However, just five months later the property was transferred by deed of trust to a woman named Helen Stewart for a payment of \$5000. Documents related to this transfer indicate that the Mayfields had returned to St. Louis, even though Frank Mayfield remained the head of the Denver Dry Goods Co. Then in July 1931, Helen Stewart sold the former Mayfield property to Denver businessman and industrialist James Dreher Maitland, who assumed the Mayfields' original \$25,000 note.

Born in Springfield, Ohio in 1883, the son of a successful business manager and bonding and insurance agent, James Maitland arrived in Denver in 1895 with his father and sister following the death of his mother. After graduating from the University of Nebraska in 1903 with a degree in mechanical engineering, he worked for a short time in the Denver & Rio Grande Railroad's mechanical department and then moved to Union County, New Mexico, where he tried his hand as a livestock dealer and cattle rancher. Aspiring to other pursuits, however, he soon sold his New Mexico cattle business and returned to Denver.

In August 1905, after working for a short time at the Davis Iron Works, James Maitland became involved with the Colorado Brick Supply Company. Incorporated that month, the nascent supplier of ornamental and fire brick operated during its early years under the direction of president O.D. Cass from offices at 1610 Broadway. In 1912, the firm moved into a new facility at 1534 Blake St., where its offices remained for decades. That same year, the name was changed to the Colorado Builders' Supply Co., with James Maitland serving as vice-president and manager. Just three years later, Maitland had acquired 98% of the firm, elevated himself to the position of president, and recruited his father to serve as vice-president.

Colorado Builders' Supply Co., commonly known as Cobusco Steel Products, engaged in the business of engineering, manufacturing, and distribution of supplies for the construction industry. With the western economy and population growing at a healthy rate during the period from the 1900s through the 1920s, especially with the economic impetus provided by World War I, Cobusco also grew as it supplied materials used in construction projects throughout the region. Featured in the company's product line by 1920 were fireproof building materials, reinforcing steel for concrete, metal lath, steel sash, structural steel, metal windows and doors, fire doors, and steel shutters. Engineers were also employed by the firm to assist customers with design assistance on projects utilizing reinforced concrete.

The use of steel and reinforced concrete revolutionized the building industry, making it possible to erect taller buildings than in the past and to design an unlimited diversity of structures that could be erected with concrete. Utilizing these materials, Denver's downtown commercial district was transformed during the 1920s, and by 1925 iron and steel manufacturing was grouped among the top five largest industries in the state. Cobusco continued to supply the region with building materials into the 1930s, operating reinforcing steel fabrication plants in Denver (at Lipan St. and W. Dakota Ave.), Pueblo, and Salt Lake City.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 10

Property MAITLAND ESTATE

ARAPAHOE COUNTY, COLORADO

NARRATIVE STATEMENT OF SIGNIFICANCE

One year after becoming involved with Colorado Brick Supply, James Maitland married Pauline Blythe of Denver in 1906, who's father, James Blythe, was the manager of the Davis Iron Works where Maitland had previously been employed. The couple had one daughter in 1915 and settled into a home at 2377 Eudora St. in the Park Hill neighborhood, however tragedy struck the family when Pauline died during the 1920s. Continuing on with his life and business, James Maitland's financial success progressed through the stock market crash and on into the 1930s. In July 1931 he acquired the former Mayfield property in Cherry Hills Village, moving into the mansion with his teenage daughter Ann and household help that included a maid and a caretaker. Over the following 33 years until his death in 1964, James Dreher Maitland lived in this home as he ran Colorado Builders' Supply, likely spending many hours in the bay office.

In 1939, James Maitland purchased the former Overland Cotton Mill facility at W. Evans Ave. and Mariposa St. in south Denver. Known as the Mariposa Works of Cobusco Steel Products, the facility was converted with the assistance of army ordnance experts to a munitions plant that opened in February 1942 for the production of 75mm armor-piercing ammunition engineered to penetrate the hardened steel plate used on German tanks. With machinery gathered from sources across the nation, and in some cases designed and manufactured by Cobusco, the forging equipment installed at the Mariposa Works was said to be heavier than at any other plant west of the Mississippi River. With his background in mechanical engineering, James Maitland was intimately involved in the conversion of the plant and actively directed its design and operation.

Beginning in April 1944, the Mariposa plant tooled up in only two-and-a-half months under the direction of James Maitland for the manufacture of fragmentation bombs, described by the Denver Post in June 1944 as "the most efficient death-dealing instrument of its kind in the world." Dropped from the air, these 260-pound explosive devices fragmented upon impact, spreading large amounts of shrapnel in every direction. In January 1945, the 75mm ammunition line was converted for the production of 17-pound 90mm armor-piercing shells, designed to penetrate Germany's Royal Tiger tanks. Once fabricated, the bombs and armor-piercing ammunition produced by Cobusco were loaded onto freight cars and transported to Nebraska to be loaded with gunpowder prior to being shipped overseas for the Allied war effort.

A total early 1945 work force of 900 toiled in three shifts on alternating six and seven day schedules to keep the factory running at full production, and the company announced that it was looking for 335 more employees to boost production by another 20-25 percent. Forty-five percent of the workers at the Mariposa plant were women, most of whom had relatives fighting in the war. The men typically worked on the more physically demanding bomb production line, while the women were assigned to positions as inspectors and in the operation of automatic machines. After the war ended, the Mariposa Works continued to produce munitions used during the Korean War.

At the end of the Korean conflict, the Mariposa munitions plant was closed and Cobusco became a distributor of heavy construction equipment. An interesting but unconfirmed story about James Maitland from the World War II period is that he received a \$1,000,000 bonus check from the federal government for the company's wartime service. Rather than cash the check, he reportedly framed it and hung it on the wall over his desk at the Mariposa plant. The tale concludes that the check mysteriously disappeared following his death. During the post-war years, Cobusco Steel Products expanded its network of steel fabricating

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 11

Property MAITLAND ESTATE

ARAPAHOE COUNTY, COLORADO

NARRATIVE STATEMENT OF SIGNIFICANCE

plants in Denver, Pueblo and Salt Lake City to include sales offices in Denver, Salt Lake City, Albuquerque, Casper, and Scottsbluff. The Mariposa Works property was sold in 1976, and Cobusco was liquidated around 1980 and is no longer operating. The early headquarters of Cobusco at 1534 Blake St. is now gone, and the company's significance as a munitions manufacturer would be appropriate to explore further in association with the long history of the Mariposa Works property.

During his lengthy career, James Maitland not only ran a successful business but also devoted himself to various related associations and organizations. He was a member of the Denver Master Builders Association, the Manufacturers Association of Colorado, and the American Road Builders Association. Respected for his knowledge of business and manufacturing, he also served as a director of the Colorado & Southern Railway, vice-president of the Steel Joist Institute, president of the Concrete Reinforcing Steel Institute, director of the National Association of Manufacturers, president of the Mountain States Employers Council, director of the Denver Chamber of Commerce, and president of the Rocky Mountain Post of the American Ordnance Association.

The Maitland Estate, featuring a landmark suburban Tudor style mansion, represents the economic maturation of Denver into a thriving modern metropolis during the early and middle decades of this century. The advent of the automobile spurred the development of suburbs such as Cherry Hills Village by 1920, and expansion of the city and diversification of its economy allowed businessmen such as Frank Mayfield the opportunity to build a landmark home, and James Maitland to thrive through a nationwide depression and a world war. Already occupying a position of wealth and prominence by the mid-1920s, Frank Mayfield arrived in Denver with a clear desire to have his family live in a suitable country estate home, which evidently was lost just a few years later as a result of financial difficulties brought on by the stock market crash. James Maitland, who never remarried, purchased the property largely for himself with wealth accumulated from a business that thrived for its entire seven decade history. In addition to its significant architecture representing the body of work of two of Colorado's most prominent architects, the Maitland Estate also represents the life of industrialist James Maitland, one of the most significant business figures in 20th century Colorado history.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 9 Page 12

Property MAITLAND ESTATE

ARAPAHOE COUNTY, COLORADO

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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 9 Page 13

Property MAITLAND ESTATE

ARAPAHOE COUNTY, COLORADO

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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 10 Page 14

Property MAITLAND ESTATE

ARAPAHOE COUNTY, COLORADO

VERBAL BOUNDARY DESCRIPTION

Tract 8, Country Homes Subdivision, Cherry Hills Village, Arapahoe County, Colorado.

BOUNDARY JUSTIFICATION

The nominated property includes, and is limited to, the land and improvements within Tract 8 as described above, including the Maitland mansion, the non-contributing breezeway, guest house, and garage/art studio, and all grounds surrounding these buildings within the Tract 8 boundaries. These boundaries were selected due to the fact that they include all of the significant features on the property that were originally designed by the architects Hoyt and Hoyt, and due to the fact that the surrounding grounds are critical to the setting and historic integrity of the estate as a whole.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number _____ Page 15

Property MAITLAND ESTATE

ARAPAHOE COUNTY, COLORADO

PHOTOGRAPH LOG

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

Name of property:	Maitland Estate
City, county and state:	Cherry Hills Village, Arapahoe County, Colorado
Photographer:	Ron Sladek
Date of photograph:	3 December 1997
Location of negative:	Tatanka Historical Associates Inc. P.O. Box 1909 Fort Collins, CO 80522

- Photograph #1: View of the east elevation of the Maitland mansion, with the main entrance at center. View to the northwest.
- Photograph #2: View of the south and west elevations of the Maitland mansion. View to the north.
- Photograph #3: View of the west elevation of the Maitland mansion. View to the northeast.
- Photograph #4: View of the north and west elevations of the Maitland mansion. View to the southeast.
- Photograph #5: View of the living room in the Maitland mansion from the main entry hall.
- Photograph #6: View of the dining room in the Maitland mansion from the main entry hall.
- Photograph #7: View of the entry hall and main stairway in the Maitland mansion.
- Photograph #8: View of the built-in secretary and bookshelves in the bay office in the Maitland mansion.
- Photograph #9: View of the south and west elevations of the guest house on the Maitland Estate. View to the east.
- Photograph #10: View of the south and west elevations of the garage/art studio on the Maitland Estate. View to the northeast.
- Photograph #11: View of the breezeway between the mansion (on the right) and the guest house on the Maitland Estate. View to the southeast.

United States Department of the Interior
National Park Service

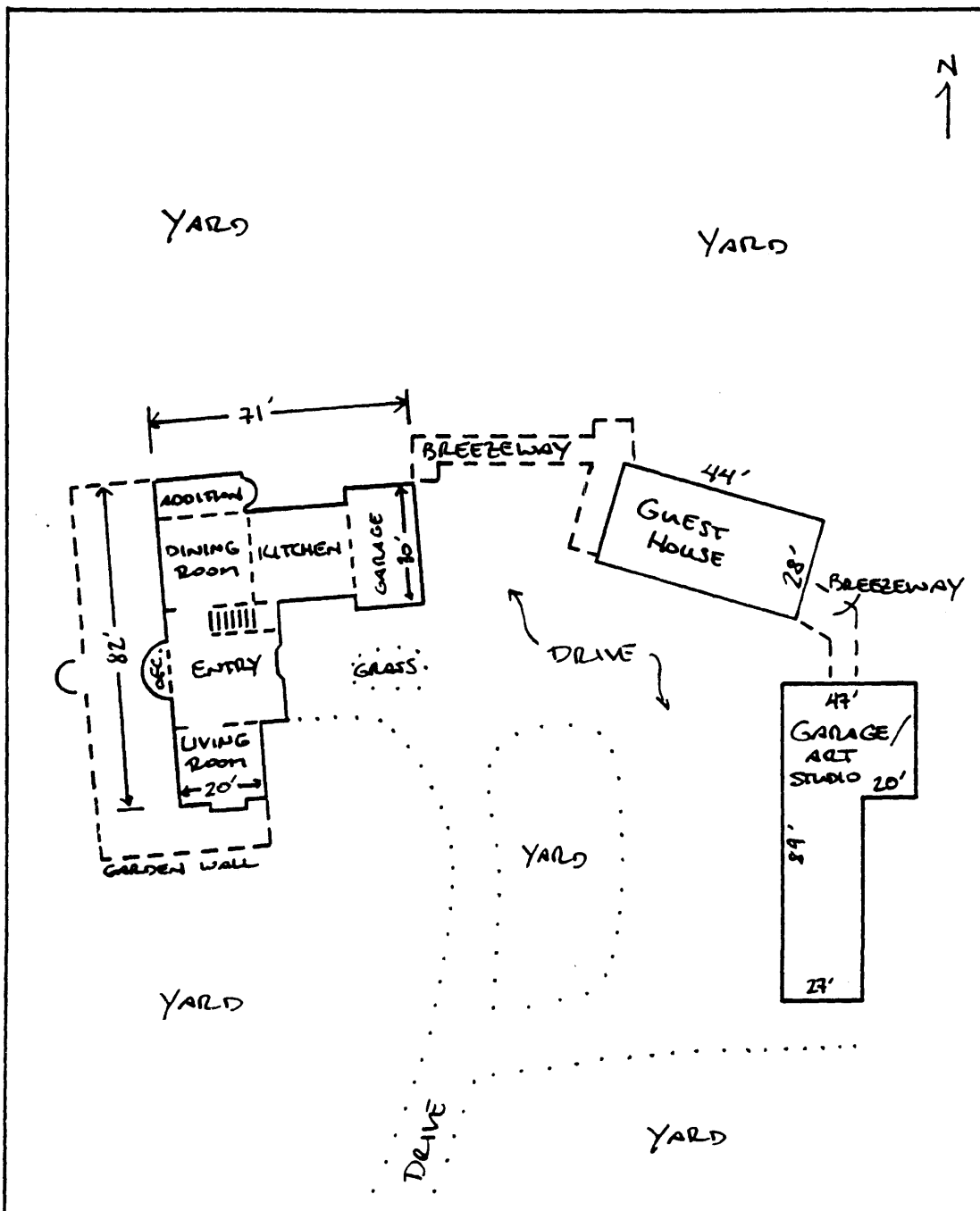
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number _____ Page 16

Property MAITLAND ESTATE

ARAPAHOE COUNTY, COLORADO

MAYFIELD-MAITLAND MANSION AND ADJACENT NON-CONTRIBUTING BUILDINGS (not to scale)



United States Department of the Interior
National Park Service

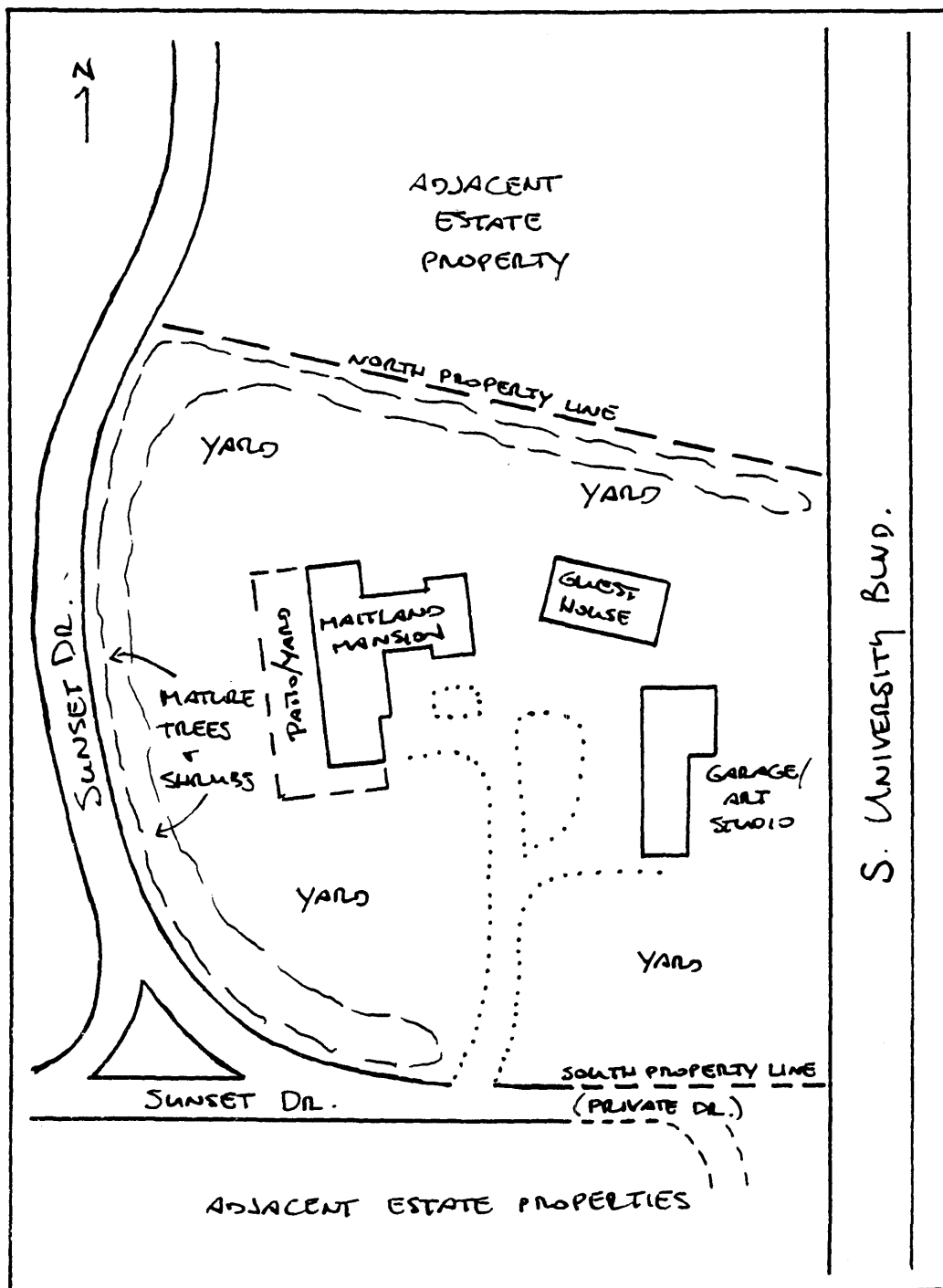
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number _____ Page 17

Property MAITLAND ESTATE

ARAPAHOE COUNTY, COLORADO

MAITLAND ESTATE (not to scale)



United States Department of the Interior
National Park Service

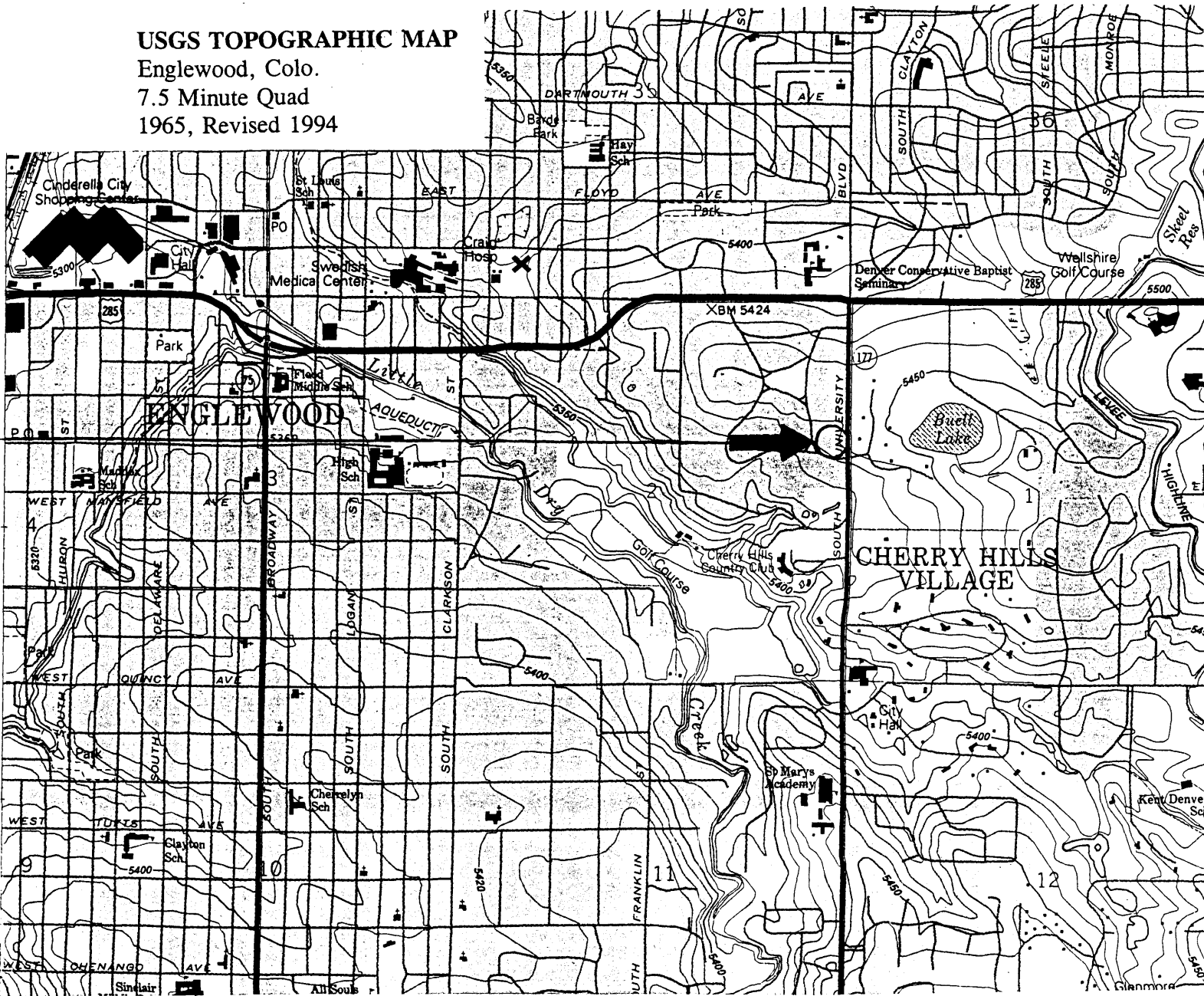
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number _____ Page 18

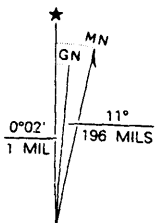
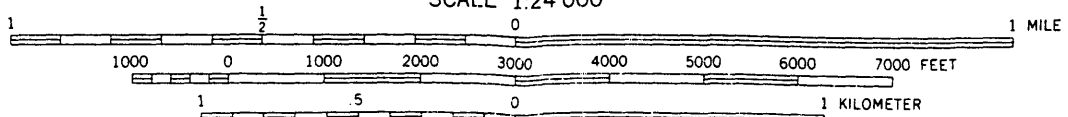
Property MAYFIELD-MAITLAND ESTATE

ARAPAHOE COUNTY, COLORADO

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



SCALE 1:24 000



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929