

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.

1. Name of Property

Historic name: David Hull Holmes House

Other names/site number: 5BL.1119

Name of related multiple property listing: N/A

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

2. Location

Street & number: 720 11th Street

City or town: Boulder State: CO County: Boulder

Not For Publication: n/a Vicinity: n/a

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

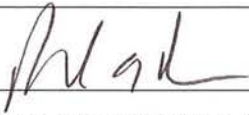
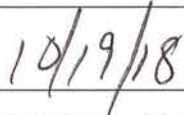
I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

 A B XC D

	
Signature of certifying official/Title: Deputy State Historic Preservation Officer Date	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Barbara Wyall
Signature of the Keeper

12-3-18
Date of Action

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u>1</u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>3</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

EDUCATION/education-related

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS
Italian Renaissance Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: STONE/Sandstone

Walls: STONE/Sandstone

Roof: ASPHALT

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The 1923 David Hull Holmes House is a red sandstone dwelling located in the University Place subdivision approximately one mile south of the central business district in Boulder, Colorado. Designed by master architect David Hull Holmes, the home exhibits characteristics of the Italian Renaissance Revival and Rustic style influences. The side-gable house faces west toward 11th Street and consists of three finished levels; a walkout lower level, main floor and second story. The main 50' x 18.5' portion is rectangular in plan with a 23' x 45' L-shaped flat-roof section projecting to the south and east. A 29' x 36' hipped-roof three-level rear addition was completed in 1925. The flat-roof section includes an 11' x 23' sun porch and is topped by an open-air terrace. The property slopes to the east allowing for the walkout lower level and an interior one-car garage accessed via an asphalt driveway leading from the alley. The house stands on 18"-wide foundation walls of locally quarried red Fountain Formation sandstone. The 16" exterior walls of the main house consist of irregularly coursed, rock-faced red Fountain Formation

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sandstone set in buff-colored mortar. Large red sandstone chimneys are centered on the north and south sides. The lower level and main floor walls of the addition are constructed of red sandstone with the second story clad in unpainted wood shingles; the second story is wood frame construction and battered. The side-gable roof over the main portion of the house is covered by asphalt shingles laid to create a false thatched appearance and features an integrated drainage system and wide overhanging eaves with beadboard soffits. A hipped roof of the same material and style covers the main portion of the addition. The majority of windows are multi-light rectangular casement type set in pairs and groups of three to nine with Lyons Red sandstone lintels and lug sills. All windows and doors are constructed of wood. A detached garage was added at the northeast corner of the property ca. 1949. The property retains a high level of historic integrity.

The house stands at an elevation of 5625', occupying a 93' by 125' parcel consisting of lots number 18, 19 and 20, the north 3' of lot 21 and the south 15' of lot 17. Lot sizes within the University Place subdivision measure 25' wide by 125' deep with many homes built on parcels consisting of several lots. Situated between the University of Colorado Boulder campus and Colorado Chautauqua National Historic Landmark District at the base of the iconic Flatirons rock formations, the neighborhood is characterized by a mix of revival-style residences of varying size and Craftsman bungalows, with the majority of homes constructed during the 1920s. Most properties have detached garages adjacent to the alleys that bisect each block. The front of the house is setback approximately 28' from the street and 64' from the alley. Setbacks within the neighborhood vary from block to block and within the 700 block of 11th Street from parcel to parcel. Once open grassland, the neighborhood now features large mature trees, well-tended grass lawns, ornamental landscaping, and pedestrian sidewalks.

Narrative Description

House, 1923, Resource A, Contributing, Photos 1-25

Front (West)

The front (west) façade of the house is symmetrical with eight pairs of casement windows organized around a central arched inset entryway on the main floor and second story and four pairs of casement windows on the lower level (Photo 1). A 9"-thick slab of Lyons Red sandstone forms a low stoop in front of the recessed entry, which is defined by a large red sandstone arch. A small plaque to the right documents the history of the house and two non-historic lantern-type light fixtures flank the arch. The upper portion of the arch is faced with a thick slab of buff sandstone that extends from the springing line to the deck of a wrought-iron balconet located above the entrance (Photo 2). The walls within the recessed entry are plaster and a 5"-thick slab of Lyons Red sandstone forms the floor. The slab sits directly on the vigas that serve as ceiling joists on the lower level and is visible from the interior living space. The stained-wood, vertical-plank entry door has a wrought-iron door handle and is framed by rectangular slabs of buff sandstone. The same stone is used as a type of baseboard within the recessed space. A mail slot is located to the right of the door. Above the entry, 14-light wood French doors open onto the

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balconet. Above the doors, a red sandstone lintel is supported by blocks of contrasting buff sandstone. A pendant-style light fixture is attached to the soffit above the balconet.

On the main floor, two pairs of twelve-light rectangular casement windows are located on either side of the entrance. The windows have buff-colored Loveland sandstone sills and are set within larger arched openings with radiating red sandstone voussoirs and red sandstone lug sills. Within each arched opening, the space above and below the window is infilled with buff sandstone. On the second story, pairs of twelve-light casement windows are aligned directly above the main floor windows. The second-story windows have red sandstone lintels supported by blocks of contrasting buff sandstone and red sandstone lug sills. At the lower level, pairs of eight-light casement windows are aligned directly below the main floor windows. The windows are set below grade within stone-walled window wells covered by iron grates. The stone-capped walls of the window wells are raised slightly above grade. The windows feature red sandstone lintels and lug sills. A single bare-bulb light fixture is set between the paired windows.

At the north and south corners of the second story, the conductor boxes and small sections of the integrated downspouts are exposed. The metal conductor boxes are decorated with a fleur-de-lis motif (Photo 3).

South Side

The south wall of the main side-gable section of the house is bisected by a large red sandstone chimney. At the base of the chimney is an inset single-light lower-level fixed window positioned to frame a view of the Flatirons to the southwest (Photos 4 and 23). The chimney stack above the roof is constructed of contrasting red and buff sandstone and features an overhanging stepped chimney hood (Photo 5). West of the chimney are windows on the main floor, second story and lower level matching those on the front (west) façade.

To the east of the chimney, an L-shaped flat-roof section wraps around the southeast corner of the main portion of the house at the main floor level. Stone parapet walls extend above the flat roof defining the edges of a rooftop terrace. Above the flat-roof section on the south side of the house, a 24-light wood door with a red sandstone lintel supported by blocks of buff limestone connects the second-story interior to the rooftop terrace (Photo 5). On both sides of the chimney, three round clay pipes set in a triangular formation function as attic vents near the gable peak.

The south end of the flat-roof section consists of a glassed-in sun porch with an interior garage below. The stone walls of the sun porch and garage match the main portion of the house. The west wall of the sun porch is visible from the street and features an eight-light wood exterior entry door with four-light wood sidelight. A flight of stone stairs with an iron pipe handrail leads from the porch to a sandstone walkway at grade (Photo 6).

The south wall of the sun porch features three large rectangular window openings with red sandstone lintels supported by blocks of buff limestone and red sandstone lug sills (Photo 7). The window units fill the upper two-thirds of the opening. Red sandstone sills sit directly below the windows and at the base of the larger window opening. The area between the upper and lower

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sills is infilled with buff sandstone (Photo 8). Each window unit consists of a three-light casement window flanked by three-light sidelights, topped by a four-light transom. Below each lower sill, four vigas project approximately 6" from the stone wall. The stone walls of the lower level are increasingly visible at this side as the ground slopes away toward the rear of the property. On the south wall, below the center and east sun porch windows are two eight-light casement windows with red sandstone lintels and lug sills that look into the interior garage space (Photo 9).

East (Rear) Side

The flat-roof section extends across the rear of the house and just the second story of the side-gable portion of the house is exposed on the east side. On the second story, a 20'-wide hipped-roof extension projects 4-1/2' from the east wall onto the rooftop terrace (Photo 10). The extension houses portions of the second-floor bathroom and east bedroom. On the south side of the extension, a 24-light wood door with a large red sandstone lintel connects the east bedroom to the rooftop terrace. The east wall of the extension includes a large window opening with a large red sandstone lintel and red sandstone lug sill. The opening holds four three-light casement windows. North of this window opening are two eight-light casement windows with smaller red sandstone lintels and lug sills. The north side of the extension is covered by the 1925 addition. South of the extension on the second-story east wall is a large window opening with a smaller red sandstone lintel and lug sill containing three three-light casement windows (Photo 10).

At the rear of the house the lower level is fully above grade and the flat-roof section of the house is divided into four bays (Photo 11). A metal downspout bisects the rear wall and the four bays. The southernmost bay includes the rear wall of the sun porch and the lower level single-car interior garage (Photo 12). The rear wall of the sun porch features a window assembly like those found on the south side of the porch, but larger. The opening contains five three-light casement windows and a central four-light transom flanked by smaller single-light transoms, and features the same buff sandstone details as the other sun porch windows. The use of buff sandstone details distinguishes this window opening from the others on this side of the building. In contrast with the front façade, large red sandstone lintels with a smoother finish are utilized above the larger window openings and the garage. A nine-panel, three-light wood overhead garage door is located directly below the sun porch. The adjacent bay to the north consists of two vertically aligned matching window assemblies consisting of four three-light casement windows. The bay to the north of the downspout features two small eight-light casement windows with smaller red sandstone lintels and sills that mark the location of the lower-level and main-floor bathrooms.

The northernmost bay includes a large lower-level entrance with a squared projecting bay above. The entrance features a 24-light wood door with wood screen flanked by 24-light sidelights (Photo 13). Large slabs of red sandstone form a patio outside the entrance. A large square-cut wood timber supported by large red sandstone blocks projecting from the walls forms the lintel above the entryway. Three vents arranged in a triangle formation are located south of the entry. The squared bay sits directly above the entry and is supported by nine large vigas that project approximately 4' from the wall. Light fixtures hang from the outermost vigas. The walls of the projecting bay are slightly flared and clad with unpainted wood shingles. The roof of the bay is

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flat with a slight overhang, shingled fascia, and boxed eaves. The east side features a window opening with five three-light casement windows and a red sandstone sill; the south and north sides are unfenestrated. Three horizontally-aligned round clay pipe vents are centered above the projecting bay. To the north, the 1925 addition projects from the east wall. The addition is discussed separately below.

North Side

The north wall of the 1923 house is bisected by a large red sandstone chimney that essentially matches the south chimney (Photo 14). On this side, the vents at the top of the chimney have been infilled with cementitious material. West of the chimney is a small 8.5' x 18.5' terrace bounded on the east and north sides by walls constructed of rock-faced red sandstone with red sandstone caps (Photo 15). Non-historic wood lattice separates the terrace from the front lawn. A thick slab of Lyons Red sandstone forms the terrace floor. On the north terrace wall a coal chute leads to a lower-level coal room below the terrace.

A single-light wood door with wood screen leads from the terrace into what was originally the kitchen vestibule. The doors are set within an arched opening of the same design as the main floor window openings on the front façade. A historic wrought-iron light fixture hangs east of the entrance. East of the chimney on the main floor is a small four-light casement window with a red sandstone lintel and sill. On the second story there is a pair of twelve-light casement windows matching those found on the second story of the front façade (Photo 21). The 1925 addition extends from the northeast corner of this side and is described separately below.

1925 Addition

At the rear of the house, north of the flat-roofed section, a three-level addition extends from the east (rear) wall (Photo 16). The addition was designed by David Hull Holmes and constructed to provide sleeping, storage, and kitchen space for the Alpha Omega Chi sorority after it purchased the home in 1925. The addition consists of four components: a large hipped-roof portion measuring approximately 19' x 36', a 7' x 35' shed roof section extending from the north side of the hipped roof, an approximately 7' section connecting the addition to the northwest corner of the 1923 house, and a one-story L-shaped glassed-in porch on the lower level. Each component is described below.

Hipped-Roof Portion

The hipped-roof portion of the addition has exterior walls facing south and east (rear). The south side features two window openings on the lower level. The east opening contains two three-light casement windows, and the west opening contains three three-light casement windows. The same pattern is repeated on the main-floor level. All have steel lintels and sills formed by two courses of red sandstone. The second story features four pairs of three-light casement windows with wood sills and trim and a group of three two-light casement windows located west of the rooftop terrace wall (Photos 10 and 16).

The east side features two pairs of three-light casement windows on the lower level, with a pair of three-light casement windows and a group of three three-light casement windows on the main

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floor level. A group of seven three-light casement windows are located on the second story. Downspouts extend from the roof to the ground marking the edges of the hipped roof portion. The east wall of the shed roof portion extends north of the downspout (Photo 17).

Shed-Roof Portion

The shed roof portion of the addition has exterior walls facing east (rear), north, and west (front). On the east side, an inset rear entrance with a three-panel single-light wood door leads into the lower level. Above the east entry, a two-light second-story casement window with wood sill and trim marks the location of an attic storage space (Photo 17).

On the north side of the house the ground slopes sharply away from the front of the house to the rear and much of the lower level on this side is above grade. The north wall of the shed-roof section was constructed on top of a red sandstone garden wall built during the home's initial construction. Unlike the 1923 portions of the house, the addition has a crawl space under the lower level.

The north wall features a five-panel wood entry door with wood screen on the lower level (Photo 18). The door opens onto a concrete stoop with pipe railings and steps leading to the west and east. Two 1'-square vents are set above the entry. West of the entry on the lower level is a series of three small arched window openings with radiating red sandstone voussoirs (Photo 19). Each opening includes a two-light awning window topped by a two-light arched transom. The flat horizontal stones below the windows mark the top of the 1923 garden wall. A pair of three-light casement windows and a group of three three-light casement windows are located on the main floor (Photos 18 and 19). There are no openings in the second-story wood-shingle-clad portion of the wall. The shed roof features two hipped-roof dormers with three-light awning windows. Simple wood brackets support the deeply overhanging eaves of the shed roof.

The west side includes a group of three three-light casement windows on the lower level, a pair of twelve-light casement windows and a small two-light casement window on the main floor, and a small two-light casement window and a larger window of the same type on the second floor. The lower-level window has a steel lintel and double sandstone sill, the main-floor windows have sandstone lintels and double sills, and the second-story windows have wood sills and trim. The glassed-in porch is connected to the south side of the west wall at the lower level (Photo 20).

Connector

The connector joining the 1925 addition to the 1923 side-gable portion of the house faces north and is clad with wood shingles on the main floor and second story (Photo 21). Windows in this area are one-over-one double-hung with wood sills and trim and historic wood screens. Two are located on the second story and two on the main floor. A portion of the glassed-in porch covers the connector at the lower level and is described below.

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Glassed-in Porch

The glassed-in porch was constructed within an interstitial space created by construction of the 1925 addition. Originally screened and used by the sorority as a type of California Cooler, the screens were replaced by glass and shelving installed after 1998.¹ The space is bounded on the west by the east wall of the lower-level coal room, on the north by the stone garden wall, on the east by the west wall of the 1925 addition, and by the north wall of the 1925 connector and the northeast corner of the 1923 house (Photos 20 and 21). The L-shaped wood-frame porch sits within this space facing north and east. Its shed roofs are covered by asphalt shingles and have no overhangs. Non-historic exterior gutters are installed at the fascia. The north-facing portion of the L has three three-light casement windows. The east facing portion consists of large glass lights set within a wood framework surrounding a 24-light wood door that opens into a small open-air space with a sandstone floor and metal drain. The north side of the east-facing portion of the L is constructed on top of the 1923 stone garden wall. Beadboard fills the half-gable space above the three large fixed single-light windows on this side.

Interior, Photos 22-25

On the main floor and lower level, interior spaces are organized around large living rooms on the south side of the house. On the main floor, the living room features plaster walls, a coved ceiling, and a fireplace with a stylized hood, stone hearth, and simple classical mantel supported by stone consoles (Photo 22). The large casement windows on the west and south walls supply natural light that is augmented by indirect light provided by fixtures hidden behind wood cornices above the windows and doors. East of the fireplace, a 24-light wood door leads to the sun porch on the south side of the house. The sun porch has painted stone walls on the east, south, and west sides, and a beadboard ceiling. A recessed drainage gutter is located at the base of the stone exterior walls. The original kitchen space on the north end of the main floor has been converted to a library.

The lower-level living room exhibits a rustic character with a flagstone floor and wainscoting, stone walls, exposed vigas and timber beams, and a large fireplace surrounded by smooth sandstone slabs (Photo 23). Above the fireplace, a window frames a view of the Flatirons to the southwest. Natural light enters the space through the large casement windows set in window wells on the west and south sides. A number of copper and mica light fixtures designed by David Hull Holmes provide additional light (Photo 24). A door on the south side of the room leads to the interior garage, and the living room is connected to the backyard via the large walkout entrance at the rear of the house. Other spaces on the lower level include a small room originally envisioned as a servant's room, a laundry room and a coal room.

The second story is devoted to three bedrooms that share a single bath. The bathroom retains its pink-and-white porcelain tile floor and ceramic tile wainscoting as well as historic fixtures

¹ On the west coast, California Coolers were widely used as a type of root cellar/pantry between 1900 and 1930. Built on an exterior kitchen wall, California Coolers typically featured a louvered vent on the exterior wall that allowed cool outside air to flow into a cabinet located within the kitchen. The back of the cabinet consisted of wire mesh to deter insects and debris, and the shelves were typically wood slats or wire mesh, allowing cool air to circulate within the cabinet.

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(Photo 25). Both the south and east bedroom have access to the rooftop terrace on the east and south sides of the house. Floors on the main floor and second story are wood; on the lower level they are stone or concrete. The original light fixtures of various styles have been retained throughout the house.

Within the 1925 addition, the main-floor bedrooms at the rear of the house have been converted to a modern kitchen and dining space, though care has been taken to retain historic wood panel doors. The second-floor dormitory space has been divided and is now used as a master bedroom and office. The lower-level bedrooms continue to be used as bedrooms. The sorority kitchen, also on the lower level, appears to have been updated in the late 1960s or early 1970s, but remains spatially intact. All of the bathrooms within the addition have been modernized; however, a large historic shower fixture remains in use in the main-floor bathroom.

Garage, pre-1949, Resource B, Contributing, Photos 26-29

A 12' x 20' one-car detached wood-frame garage is located at the northeast corner of the property (Photo 26). The front-gable roof is covered with asphalt composition shingles. What appear to be historic gutters and downspouts are attached below the slightly overhanging eaves. The 1923 sandstone garden wall forms the south wall of the garage, the other walls are clad with horizontal wood drop siding (Photos 27 and 28). The alley (east) side features a wood beadboard overhead garage door. The rear (west) side has an off-center wood slab door with a small five-sided light (Photo 29). Black carriage-style light fixtures are set near the top of each gable end. A small fixture with non-historic shade is located in the center of the north wall near the gutter.

Landscape, Photos 30-34

The landscape surrounding the house includes features such as a historic sandstone garden wall and stone walkways suggestive of a designed landscape; however, currently available information is insufficient to fully evaluate Holmes's intent, if any, regarding the landscape design.² The substantial sandstone garden wall, sufficiently documented in early historic photographs of the house, is considered a contributing structure.

On the west side of the property, a historic walkway consisting of ten 6' x 4' slabs of Lyons Red sandstone leads from the public sidewalk to the front entry (Photos 1 and 30). Two large pine trees stand at the northeast and southwest corners of the front yard. The northwest corner features two large red boulders, mid-sized conifer trees and shrubs, an aspen tree, and other bushes. Rose bushes and other flowering plants grow along the edge of the lawn near the front of the house. Virginia Creeper covers large portions of the home's sandstone walls.

A two-track Lyons Red sandstone walkway leads from the public sidewalk across the lawn to the terrace on the north side of the house (Photo 30). A marble statue of a young man sculpted by David Hull Holmes' grandnephew, Jesse Franklin Holmes, stands at the end of the north terrace wall (Photo 15).

² Holmes's drawings for the house and addition did not include a site plan and there are no known historic photographs documenting the landscape at the rear of the property.

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A low 18"-wide irregularly coursed rock-faced red sandstone wall with sandstone cap extends west from the terrace toward the street. Built at the same time as the house and of the same native stone, this structure also extends east of the terrace, where it forms the lower portion of the 1925 addition's north wall. From the northeast corner of the addition, the wall extends east, where it serves as the south wall of the ca. 1949 detached garage. The wall then continues to the alley, where it turns south and extends along the rear property line, terminating at an integrated burn pit on the north side of the driveway. The majority of the wall is obscured from view by a thick growth of Virginia Creeper. In celebration of their 50th wedding anniversary, the current property owners constructed a stone pier of similar design on the south side of the driveway and installed a wrought-iron decorative archway that extends from the non-historic pier to the historic stone wall (Photo 32). The sandstone wall averages 5' in height and partially encloses a mowed grass lawn with ornamental plants around its perimeter, Lyons Red sandstone walkways, a wood rotary clothesline and a non-historic fountain. Plantings include two apple trees, a grape arbor, lilac bushes, and a rhubarb patch (Photo 33).

On the north side of the garden wall, a pathway leads to a red metal-pipe-and-chain-link gate at the northwest corner of the 1925 addition and continues on to a green chain-link gate at the alley (Photos 31 and 28). On the east side of the property, a sandstone path leads from the backyard to a non-historic decorative iron gate at the southeast corner of the sun porch (Photo 34). The stepped walkway continues to the entrance to the sun porch on the west side of the house.

Alterations

Historic photos suggest very few exterior alterations have been made to the house after the addition was completed in 1925 (Figures 9-10, 20-25). Construction of the addition likely involved removal of a screen porch on the north side of the home that is documented in the original drawings prepared by Holmes (Figures 12-13). Installation of windows in the openings on the south and east sides of the sun porch also occurred ca. 1925 per historical photos (Figures 9 and 21). Per the current owners, the rear entry door and sidelights on the lower level were moved about 6' from the location documented in the original drawings to their present position (Photo 13). This is believed to have occurred when the addition was constructed. Holmes's drawings for the 1925 addition document four small arched windows on the north side of the addition, where today there are only three (Figure 18 and Photo 19). A door is now located in the fourth window position and may represent a later alteration or a change in plans during construction (Photo 18). Regardless, the design and material of the doors suggest they are sufficiently old to be considered historic.

The original sliding doors of the interior garage were replaced at some point, likely during the mid-twentieth century based on the design and materials of the existing door (Photo 12). Sometime after 1949, the wood shingle roof was replaced by asphalt composition shingles while maintaining the roof's distinctive rounded edges.

The 1925 screen porch on the home's north side was glassed in ca. 1998. On the front, carriage-type light fixtures were installed on either side of the front entry ca. 2004 (Photo 2). These were installed where wiring was in place historically but no fixtures had been installed.

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According to assessor records, the detached garage was constructed prior to 1949. It does not appear that any significant alterations have been made to the garage, which is now used for storage and as a workshop.

Relatively minor alterations and additions have been made to the landscape over time. Sections of the property's 1923 stone garden wall were incorporated into the 1925 addition and ca. 1949 detached garage. In these areas the garden wall remains fully intact and discernable. In 2017, an archway constructed of compatible material was connected to the wall's southern terminus. The historic stone walkway leading to the home's front entrance is documented in the earliest photos of the house; however, it is unclear when the other stone pathways were installed, or if they have been altered. Installation of the two chain-link gates on the south side of the property likely occurred during the period of significance given their design and material. Other landscape changes occurred more recently, including the addition of a decorative wrought-iron gate at the southeast corner of the sun porch and the placement of large boulders in the front yard (Photos 28 and 34). Non-historic features added to the backyard in recent years include a small Italian-style fountain and a small grape arbor (Photos 11 and 32).

The interior has been remodeled since 1998 but the original layout has been largely maintained as have the home's interior character-defining features. All doors, hardware and fixtures removed from the interior are currently stored in the detached garage.

Integrity

The David Hull Holmes House retains excellent integrity with very few alterations to the house occurring after construction of the 1925 addition. The home sits in its original location and the surrounding neighborhood remains much as it did when its development was largely complete in the early 1930s. When designing the addition, Holmes took care to ensure the large addition was well-integrated into the original design and did not adversely impact the integrity of his earlier work. Holmes used the same, or very similar, materials that he used in 1923 and attached the addition to the house in way that largely preserved the home's original design, materials, workmanship and interior configuration. When viewed from the street, the size of the addition is masked. The materials, connector and shed roof Holmes used on the addition's north side make the addition appear much smaller than it actually is and allow the 1923 house to continue to read as the primary mass. Construction of the detached garage ca. 1949 at the northeast corner of the property did not affect the integrity of the house or the addition and preserved the historic sandstone garden wall by integrating the wall into the garage's structural system.

The home has been owned by members of the Holmes family since it was reacquired in 1934 and is currently occupied by David Hull Holmes's grandniece, Caroline Stepanek, and her husband Joseph. The family has carefully preserved the home's historic materials and character-defining features including doors, windows and exterior decorative elements as well as interior features and spaces. A minor erosion of integrity of design and materials has occurred due to replacement of the original sliding garage doors and remodeling of some interior spaces within the 1925 addition; however, the home retains all seven aspects of integrity to a high degree and clearly conveys its significance as an excellent example of the work of architect David Hull Holmes as

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he adapted the Italian Renaissance Revival style to reflect the local conditions in Boulder, Colorado, during the early 1920s.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

- 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 old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1923 - ca. 1949

Significant Dates

1923
1925

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Holmes, David Hull

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The David Hull Holmes house is locally significant under Criterion C in the area of Architecture as an excellent representation of the work of master architect David Hull Holmes. It is also significant as a fine example of the Italian Renaissance Revival style adapted to reflect the local materials and conditions in Boulder, Colorado, and the type of grand dwellings constructed in the University Place subdivision during the height of the neighborhood's development in the 1920s. The period of significance extends from 1923, the date Holmes completed construction of the residence and stone garden wall through ca. 1949, to include construction of the large rear addition designed by Holmes for the Alpha Chi Omega sorority in 1925 and the contributing ca. 1949 detached garage.

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Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The David Hull Holmes House is locally significant under Criterion C in the area of Architecture as a grand, finely crafted example of the work of master architect David Hull Holmes as he adapted the Italian Renaissance Revival style and his eclectic aesthetic to the available materials and local conditions in Boulder, Colorado. During the 1920s, many architects, including Holmes, relied on revivalist styles to evoke regional heritage or picturesque ideals. In Tucson, where Holmes spent the bulk of his productive career, Spanish Colonial Revival and Mission Revival architecture became a popular means of referencing the area's Spanish and Mexican past. In his early twenties, Holmes lived briefly in Boulder before joining the faculty at the Territorial University in Tucson in 1898. When Holmes returned to Boulder in 1917, he brought with him years of experience executing revivalist architecture as well as an appreciation for quality materials and craftsmanship gained during his education at the Manual Training School in St. Louis. In Tucson, Holmes's work exhibited a willingness to experiment, especially in the homes he designed for himself.

When faced with the prospect of designing a home for his parents in Boulder, Holmes again emphasized materials and craftsmanship and adapted the Italian Renaissance Revival vocabulary to reflect the local materials and regional influences at work in Boulder. The home's rectangular plan, rock-faced masonry walls, symmetrical façade with arched window openings, central arched inset entry, second floor balconet, sun porch wing and rooftop terrace are in keeping with Italian Renaissance Revival residential architecture as defined by Virginia Savage McAlester in *A Field Guide to American Houses*. To this Holmes added details that spoke to his roots in the southwest, such as vigas and wrought iron, but also firmly grounded his design in the local landscape by utilizing the same red sandstone that forms Boulder's iconic Flatirons rock formations to construct the home's walls, garden wall, and front walkway.³ Holmes's appreciation for Boulder's natural beauty is clearly evident in the way he provided multiple opportunities for views of the Flatirons from both indoor and outdoor spaces.

Holmes's design choices may also have represented a desire to connect his design to the nearby University of Colorado campus and the "Colorado Style" that architect Charles Klauder promoted in his 1918 development plan for the campus. Heavily influenced by Italian vernacular architecture, Klauder's designs are characterized by walls of locally quarried sandstone, tile roofs, buff limestone trim, and black metal accents. Holmes's original plans for the home included a tile roof, which would have strengthened the relationship between the home and the nearby campus.

It is unknown why Holmes chose to change the roof material and design after the initial drawings were complete, but the growing popularity of Rustic-style architecture in Colorado's mountain

³ Additional pathways on the property are also constructed of native stone and may have been installed by Holmes at some point during the period of significance; however, this could not be confirmed based on available documentation.

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communities may have influenced his decision. In 1922, architect William Bowman incorporated a roof with a false thatched appearance when designing the Rustic style Fairplay Hotel (National Register #07001395, 2008). Located in the mountain community of Fairplay, the hotel is clad in wood shingle siding, a common feature of Rustic style buildings. Holmes used the same material to a small degree at the rear of the home in 1923 and to much greater effect in his 1925 addition. The wood shingle roof and siding paired well with the home's rock-faced sandstone walls and large stone chimneys. The Rustic style emphasized the use of natural materials to foster a connection with the surrounding mountain landscape and Holmes's material choices were consistent with this approach.

Holmes designed a limited number of buildings while living in Colorado and the David Hull Holmes House is the finest known example of his work in Boulder. Other examples of similar size and grandeur in Boulder have been heavily altered and no longer convey Holmes's architectural vision. With the exception of the nine-year period when the home was occupied by the Alpha Sigma Chi sorority, the home has remained under Holmes family ownership and retains an exceptionally high level of integrity.

Historic Context

Settlement of Boulder

Archaeological evidence suggests that bands of hunter-gatherers roamed the Boulder Valley more than 9,000 years ago. By the mid-sixteenth century Ute people hunted elk, deer and other mountain game in the region and camped along Boulder Creek during the winter months. In the early 1800s, Southern Arapaho moved into the area, followed by the Cheyenne, challenging the Utes for control over their traditional hunting and wintering lands. Acquisition of the Louisiana Territory by the United States in 1803 prompted exploration of Colorado by Euro-Americans and encouraged the establishment of trading outposts at Fort Laramie and Bent's Fort. Trade brought economic opportunities for the native population but also conflict and disease. During this time thousands of native people died from smallpox and competing groups clashed over limited resources.

In 1851, the Treaty of Fort Laramie attempted to foster peace by formalizing native territorial boundaries. As a result of the treaty, the Arapaho were granted rights to the Boulder Creek area. However, the discovery of gold by a group of prospectors led by William Russell in 1858 soon created new conflicts for the Arapaho in the Boulder Valley.

Encouraged by the success of Russell's group, goldseekers flocked to Colorado and into traditional native lands. In the fall of 1858, a group of prospectors from Nebraska City led by Captain Thomas Aikins built an encampment near Boulder Creek. When the Arapaho leader Niwot (Left Hand) discovered Aikins and his men camped within traditional Arapaho wintering grounds he agreed to let them stay through the spring. Niwot's decision would soon have disastrous consequences for the Arapaho and other natives who frequented the Boulder Valley. During the winter Aikins and his fellow prospectors searched the creeks above their camp for signs of precious metal and in December Aikins's son James found pay dirt in a tributary of

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Fourmile Creek they dubbed Gold Run. News of the discovery spread rapidly and the Gold Hill mining camp quickly sprang up near the site of their discovery, marking the beginning of permanent Euro-American settlement in the Boulder area.

As more and more prospectors rushed to the region, others saw opportunity in providing the miners with the tools and supplies they needed to survive. In February 1859 a group led by A. A. Brookfield organized the Boulder City Town Company with the intent of establishing a townsite east of Boulder Canyon where the north/south route along the foothills intersected the pathway into the Boulder Canyon. Formation of the Boulder Mining District followed in July and provided a means for regulating the area's booming mining activity.

The gold rush was at its peak when Congress passed the act forming the Colorado Territory on February 28, 1861, and the fledgling town of Boulder was chosen as the county seat of Boulder County, one of the seventeen original territorial counties. Ten days prior to passage of the act, the Arapaho had agreed to allow settlement of their lands and by 1865 the native population had been essentially pushed out of the region. Later that year Territorial Governor William Gilpin signed legislation to create a state university in Boulder, an event that would have far-reaching implications for the town's development.

The town grew slowly throughout the 1860s, primarily serving as a supply town for the nearby mining camps.⁴ On November 4, 1871, Boulder incorporated. The town's first trustees included Anthony Arnett, James P. Maxwell, Marinus G. Smith, Frederick A. Squires, and Alpheus Wright.⁵

Arnett had purchased 200 acres of pasture land in southwest Boulder in 1865 and was a passionate advocate for establishment of the state university in Boulder.⁶ Development of the university had stalled due to a lack of funding, but gained momentum after a group of local residents, including Arnett, donated 44.9 acres for the university campus. In 1874 the legislature challenged Boulder's citizens to raise \$15,000 in matching funds to construct the university's first building and residents rose to the occasion. The necessary monies were secured and construction of Old Main began in September 1875. The university opened in September 1877 with two teachers and forty-four students.⁷

The arrival of railroad service in 1873 via the Colorado Central and Denver and Boulder Valley railroads encouraged population growth and the city began to quickly evolve. By 1880, the city's population had leapt to 3,069 and 19 residential subdivisions ringed Boulder's Pearl Street

⁴ The 1870 Census indicated that Boulder possessed seventy-seven dwellings (only four more than in 1860) and 343 residents. Lots within the 1,280-acre townsite were expensive—\$1,000 for a 50' x 140' lot—but construction within the new settlement was soon underway. By 1860 seventy-three homes had been built, though a quarter of them stood vacant, and the town boasted 174 residents, predominantly male. Tom and Laurie Simmons, *Boulder Survey of Historic Places Survey Report (University Hill)*, 1991, 15.

⁵ Ibid.

⁶ Ibid.

⁷ Wilbur Fiske Stone, ed. *History of Colorado, Volume 1* (Chicago: S. J. Clarke Publishing Company, 1918), 603-4

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business district. As historians Tom and Laurie Simmons note, citizens at this time were divided in their aspirations for the town, with some seeking to emphasize Boulder's educational, cultural, and resort opportunities, while others advocated for industrialization.⁸ The former would eventually win out and profoundly affect the development of Boulder and, more specifically, the open prairieland between the university campus and the towering Flatirons to the west.

Development of the University Place Addition

As Boulder's reputation as an education and health mecca began to grow, investors sought to capitalize on the anticipated demand for residential property. In June 1890 the Denver and Boulder Land and Investment Company purchased 194 acres of undeveloped land west of the university campus with plans to subdivide the area into 1,820 lots. The investment company, formed by Humphrey E. Chamberlin, Granville Malcom, and Warren H. McLeod included a large number of Nova Scotians among its stakeholders.⁹ Platted that same year, the University Place Addition encompassed an area from Sixth through Eighteenth streets and from College to Baseline roads and included grazing land once owned by Anthony Arnett. The Fulton Brothers real estate firm, headed by Charles W. and Richard T. Fulton, sold lots on behalf of the investment group.¹⁰

In the late 1880s tuberculosis became a major public health concern and many tuberculosis sufferers moved to Colorado on the advice of doctors who believed patients would benefit from the sunny, dry climate and clean mountain air. The first building constructed in the University Place subdivision, the Mount St. Gertrude Academy (5BL.1471), established by the Sisters of Charity of the Blessed Virgin Mary at 10th and Aurora streets in 1892, was founded to serve the educational needs of both healthy children and those afflicted by pneumonia and tuberculosis. The large, four-story brick building designed by Denver architect Alexander Cazin in the Richardsonian Romanesque style stood alone in the windswept subdivision for many months.

In an attempt to increase interest in the neighborhood, the Fulton Brothers offered a special incentive. The first ten people who agreed to build a home costing more than \$2,500 would receive four lots free of charge, a potential savings of as much as \$400.¹¹ Even with this enticement sales were slow and it became clear that further investment in infrastructure was needed to attract buyers. After an attempt to establish a streetcar line connecting University Place with downtown Boulder failed, the Denver and Boulder Land and Investment Company scaled back its ambitions and established a bus line that carried residents to the Pearl Street commercial district.¹²

Sales began to pick up, but the Silver Panic of 1893 coupled with a weak agricultural market depressed Colorado's economy and no lots were sold in 1894.¹³ The Denver and Boulder Land

⁸ Simmons and Simmons, 16.

⁹ Ibid., 22.

¹⁰ Ibid.; *Portrait and Biographical Record of Lackawanna County, Pennsylvania* (New York and Chicago: Chapman Publishing Company, 1897), 982.

¹¹ Simmons and Simmons, 23-4. Lots were priced at \$25 to \$100 depending on location.

¹² Ibid., 24.

¹³ Ibid.

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and Investment Company persevered in the hopes that Boulder's economy would improve, believing that "the whole question is one of demand; the property is desirable, attractive, well situated, and will sell quickly as any if the demand can be created."¹⁴ About 40 percent of the lots had been sold by this time but few homes built—historic photos document only a small number of large handsome homes scattered throughout the neighborhood ca. 1895.¹⁵

The University Place investors undoubtedly understood that the fortunes of the neighborhood were tied to the success of the University of Colorado and watched with anticipation as the university grew steadily. Under the leadership of president James H. Baker, the university undertook an ambitious capital improvement program, constructing a number of new buildings and landscaping the campus grounds. Between 1893 and 1894 the university enrollment doubled, presumably as a result of the campus expansion and perhaps in part due to the lack of employment opportunities as a result of the economic depression.¹⁶

The attractiveness of the neighborhood grew considerably when an eighty-acre parcel south of University Place at the base of the Flatirons was selected as the site of the Texas-Colorado Chautauqua, now a National Historic Landmark district (NRIS.78000830, 5BL.361, NHL listed 2006). Organized by a group of Texas teachers and Boulder citizens in 1898, the group established a cultural and educational summer retreat, constructing an auditorium, dining hall, and other buildings at the base of Boulder's Flatirons. The area quickly gained popularity with families seeking a wholesome, educational, and culturally uplifting vacation (Figure 1). Infrastructure improvements continued to benefit the University Place subdivision and increase its appeal. In 1899, the Denver and Boulder Land and Investment Company revived its plans for a streetcar line and this time met with success. The new line began operations in June 1899.¹⁷

The Denver and Boulder Land and Investment Company's success at securing the streetcar line proved to be a turning point in the neighborhood's fortunes. The demand that investors had hoped for began to build and a number of brick and stone residences were constructed in the early 1900s. As the Simmonses note, "Citizens began to see the advantages of the residential area in terms of its proximity to the University, its convenient access to downtown Boulder, and its closeness to the natural beauty of the Chautauqua grounds."¹⁸ By 1900, Boulder's population had grown to 6,150 and University Place continued to gain residents.¹⁹ The University Hill School (5BL.1114) at Sixteenth and Broadway opened in 1906 and commercial businesses, restaurants, and a movie theater opened along Thirteenth Street.²⁰

¹⁴ "Report Concerning the Transactions of the Denver and Boulder Land and Investment Company For the Period of Five Years," 30 July 1895, quoted in Simmons and Simmons, 26.

¹⁵ *Ibid.*, 24. See BHS-208-2-29, Boulder Historical Society photograph collection, Carnegie Library for Local History, Boulder.

¹⁶ Frederick S. Allen, *The University of Colorado: 1876-1976* (New York: Harcourt Brace Jovanovich, Inc., 1976), 55.

¹⁷ Phyllis Smith, *A History of Boulder's Transportation, 1858-1984* (Boulder: City of Boulder, 1984), 17.

¹⁸ Simmons and Simmons, 27.

¹⁹ *Ibid.*, 17.

²⁰ *Ibid.*, 30.

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In 1917 the Colorado General Assembly passed a ten-year mill levy to provide funds for building improvements at the University of Colorado campus, which at the time included only three or four architecturally significant buildings executed in a variety of styles. University president George Norlin and the Board of Regents sought to establish a unified campus appearance and hired the Philadelphia firm of Day and Klauder to develop a campus master plan. Charles Klauder's plan, inspired by the picturesque rustic architecture he had encountered while traveling in the mountains of northern Italy, utilized Boulder's distinctive local sandstone as a primary building material. The Board of Regents embraced Klauder's "Colorado Style" architecture and approved his master plan for the campus in 1918. By 1920, a ten-year, \$1 million campus building plan was underway with the first building constructed in the new style, the Hellems Arts and Sciences Building, completed in 1921 (Figure 2).²¹

Construction in the neighborhood boomed following World War I, and nearly 50 percent of homes in University Place and other University Hill subdivisions were constructed during the 1920s.²² The neighborhood was popular with professors, students, and business professionals as well as individuals who moved to Boulder for health reasons. A number of architects designed homes in the University Hill area during the 1920s, including Glen H. Huntington and Margaret Read.²³ Other homes were likely based on popular pattern books that featured fashionable revivalist styles or on plans developed by experienced contractors who frequently worked in the area, such as Charles Van Note, John Nelson, and Alonzo Denham.²⁴

The Denver and Boulder Land and Investment Company encouraged property owners to build in brick and stone and many deeds issued during this time included a clause stating that "no building can be constructed to cost less than \$1500 and must be built of brick, stone, or a combination of the two."²⁵ The investors' preference for masonry is evident in the University Place neighborhood, where the vast majority of homes were constructed of brick or stone, and many incorporated local stone. The designs created by architects and executed by builders reflected popular trends in late nineteenth- and early twentieth-century residential architecture. Tudor, Spanish, and Colonial Revival styles were popular and Craftsman bungalows represented nearly one-third of homes built. Homes varied in size from large two-story homes of more than 5,000 square feet to modest one-story bungalows. Development in the neighborhood took a dramatic downturn in the 1930s as a result of the economic depression that began in 1929. As the economy recovered after the end of World War II, Minimal Traditional and Ranch-type homes were built on the few remaining undeveloped lots.

²¹ Allen, 88-9.

²² *Ibid.*, 49.

²³ *Ibid.*, 35.

²⁴ *Ibid.*, 34-5.

²⁵ Jane Valentine Barker, *Historic Homes of Boulder County* (Boulder: Pruett Publishing Co., 1979), 183.

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David Hull Holmes

David Hull Holmes was born on July 18, 1874, in St. Louis, Missouri, the son of Jesse Holmes and Clara Hull and the eldest of three brothers. As a teenager he attended the Manual Training School affiliated with St. Louis's Washington University.²⁶ Established by Calvin M. Woodward in 1879, the high school was the first of its kind in the United States, offering a curriculum that emphasized drafting and shopwork in addition to traditional subjects.²⁷ Woodward believed that manual training was essential for proper intellectual and moral education and a means of restoring the value and dignity of hand labor. In 1887 he wrote:

Theory and practice, then, must go hand in hand; and, in order that the practice may be adequate to the theory, the hand and eye and head must receive previous careful training,— the hand in the use of instruments and tools; the eye in measuring distances and angles, in detecting peculiarities of form, and in observing the details of a construction; the head in a knowledge of the common properties of the commonest material substances, such as wood, stone, iron, glass, etc.²⁸

Among the school's best known alumni were architects Charles and Henry Greene who graduated shortly before Holmes enrolled.²⁹

After graduating in 1892, Holmes remained in St. Louis, working for the architectural firm of Eames and Young and studying mechanical and architectural drafting at Washington University.³⁰ In 1895, illness forced Holmes to move west to improve his health. He traveled through the southwest, pausing in San Antonio and Santa Barbara before settling in Boulder.³¹ During this time his enthusiasm for architecture appeared to wane and he expressed a youthful cynicism about his prospects in Boulder: "I think my architectural venture will be more in the line of cheap draughting than interesting original work for the reason that most of the people are after something cheap and cannot appreciate good work when they see it."³²

Holmes advertised his services as an architect in the *Boulder Daily Camera* in 1896, but how successful he was at attracting clients is unclear.³³ To date, no examples of his work during this

²⁶ *Graduates of the Manual Training School of Washington University* (St. Louis, Missouri: Washington University, 1908), 72.

²⁷ Charles Penney Coates, *History of the Manual Training School of Washington University* (Washington: Government Printing Office, 1923), 8.

²⁸ Calvin Milton Woodward, *The Manual Training School: Comprising a Full Statement of its Aims, Methods, and Results, with Figured Drawings of Shop Exercises in Woods and Metals* (Boston: D.C. Heath & Co., 1887), 255.

²⁹ Gary David Matthews, "Holmes and Holmes, Architects, 1905-1912" (master's thesis, University of Arizona, 1969), 6; *Graduates of the Manual Training School of Washington University*, 13, 15.

³⁰ Matthews, 6; by 1894 Holmes was also teaching drawing at the State University in Columbia, Missouri (now the University of Missouri). *A Catalogue of the Teachers, Students, Course of Study, and Methods of Instruction in the Manual Training School of Washington University, 1893-1894* (St. Louis: Nixon-Jones Printing Co. 1894), 77.

³¹ Matthews, 6.

³² Holmes's letter to his father, Jesse Holmes, 1896, quoted in Matthews, 6.

³³ *Boulder Daily Camera*, January 27, 1896 through February 3, 1896.

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time have been found. In September 1898, Homes married Helen Pierce of Denver and shortly afterward accepted a position teaching at the Territorial University in Tucson (now the University of Arizona). He received a Bachelor of Science degree from the University in 1901 and headed the university's Manual Training and Drafting Department during the early 1900s, teaching drawing and mechanical arts (Figure 3).³⁴ The University took advantage of his skills as a draftsman and he was asked to prepare and revise drawings for a number of campus buildings.³⁵ Holmes designed three buildings within the Arizona University Campus Historic District (NRIS.86001254, 1986) including Herring Hall, completed in 1903.³⁶ He also served as project manager for construction projects both on campus and off.

Supervising construction of the Carnegie Institution's Desert Botanical Laboratory at Tumamoc Hill (NRIS.66000190, NHL listed 1965) outside Tucson exposed Holmes to innovative ventilation techniques employed by the building's architect, S.F. Forbes. Constructed in 1903 using native volcanic rock quarried nearby, the hipped roof building featured wide overhanging eaves with large iron grates in the soffits and a zinc ridge vent. Cool outside air was drawn through the soffit grates into the large attic space as warmer air exited through the zinc ridge vents.³⁷ Holmes was asked to design an addition to the building and quickly agreed. Completed in 1906, the addition doubled the size of the laboratory building, extending it in a U-shape and adding a physical lab, a physiology lab, a chemistry workshop, a greenhouse for horticultural experiments, and a horticultural workshop.³⁸

The years spent working at the Desert Botanical Laboratory had a lasting impact on Holmes who experimented with ventilation techniques and employed deep overhanging eaves in many of his designs.³⁹ It also appears to have reignited his desire to produce interesting and original work.

In January 1905, the Tucson *Daily Citizen* announced that Joel H. Huntsman, a local automobile dealer and copper mine investor, would be building a large and expensive home designed by Holmes.⁴⁰ The following month, Holmes's brother Jesse (Jack) Holmes arrived from St. Louis, presumably to provide assistance as Holmes attempted to take on private commissions while juggling his university duties.

In 1905, Holmes announced his resignation from the University of Arizona and formed the firm of Holmes and Holmes with his brother. David was the creative force with Jack serving as chief

³⁴ Matthews, 10; *Tucson Daily Citizen*, May 31, 1900; *A Catalogue of the Teachers, Students, Course of Study, and Methods of Instruction in the Manual Training School of Washington University, 1903-1904*, 79.

³⁵ *Tucson Daily Citizen*, December 14, 1903; Matthews, 10-12.

³⁶ *University of Arizona Campus Historic District* National Registration Form, 1986, on file with the National Park Service.

³⁷ Matthews, 14-16.

³⁸ National Register of Historic Places, Desert Laboratory of the Carnegie Institution, Tucson, Pima County, Arizona, National Register #66000190.

³⁹ Matthews, 18.

⁴⁰ "J. H. Huntsman's \$10,000 Home," *Tucson Daily Citizen*, January 1, 1905; <http://parentseyes.arizona.edu/borderman/bmpt8.php> accessed 6/30/18.

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draftsman and project manager. At its peak, the firm employed a staff of six.⁴¹ Between 1904 and 1912, Holmes was responsible for designing over 30 buildings in Tucson.⁴² According to *Historic and Architectural Resources of Downtown Tucson Arizona* (National Register MPDF, accepted 2003), the firm's work was "defined by prominent clients, an eclectic mix of architectural styles and innovative design solutions." Their projects represented a wide range of building types including residences, commercial blocks, hotels, churches, hospitals, and educational buildings "requiring a versatility matched by no other Tucson architect at that time."⁴³

The residential designs produced by Holmes and Holmes during this period were in keeping with the prevailing preference for revival styles and the firm is credited with introducing the Tudor Revival style into Tucson's local design vocabulary (Figure 4).⁴⁴ As was common in the southwest, revival styles associated with Spanish architectural traditions were particularly popular in Tucson. The homes Holmes designed for a number of his clients clearly followed the conventions of Spanish and Mission Revival architecture but with slight modifications that set them apart from more faithful revivalist designs (Figure 5).⁴⁵ A number of Holmes-designed residences are located within Tucson's National Register-listed El Presidio and West University historic districts (NRIS.76000379, 1976 and NRIS.80004240, 1980, respectively). Holmes was not the only Tucson architect to move beyond strict revivalism. Both Henry C. Trost, who designed a number of Tucson's significant buildings between 1899 and 1905, and Henry O. Jaastad, one of Tucson's most prominent architects, displayed a willingness to experiment with traditional models.

The firm's commercial designs reflected the impact of the Chicago School on commercial architecture in the early 1900s. In designing the 1906 Hittinger Block (NRIS.03000907, 2003), Holmes used steel to great effect, creating a nearly transparent first floor storefront. The building's classical details were restrained, an aesthetic he repeated in his early commercial work, and included arched entries and a series of small arched windows on the building's east side (Figure 6).

Holmes introduced new materials to Tucson's traditional building vocabulary, employing California Pressed Brick in his non-residential work and experimenting with alternatives to the ubiquitous white stucco that clad the majority of Tucson's residential buildings, including the first home he built for himself, a stripped down interpretation of the Spanish Colonial Revival style completed in 1907.⁴⁶ When designing his second home at 742 E. University Boulevard in

⁴¹ Matthews, 24.

⁴² *Historic and Architectural Resources of Downtown Tucson Arizona* Multiple Property Documentation Form, accepted 9/12/2003, on file with the National Park Service.

⁴³ Ibid.

⁴⁴ Matthews, 18. Holmes's designs for the E. L. Vail House (1905) and H. H. Rockwell House (1907) featured the steeply pitched gable roofs and half-timbering typical of the Tudor Revival style.

⁴⁵ See Holmes's designs for the L.H. Hofmeister House, J. Knox Corbett House, George Tompkins House documented in Matthews.

⁴⁶ Matthews, 26, 46. The first house Holmes built for himself in Tucson at 827 South 3rd Avenue has been heavily modified and no longer conveys his original design intent.

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1911, Holmes experimented with the bungalow form and the Craftsman style, using “clinker” brick to construct the home’s walls, atypical porch piers and tall chimney (Figure 7). The home is now a contributing building within Tucson’s West University Historic District (NRIS.80004240, 1980).

In 1912, David and Jack Holmes moved their firm to San Diego where they received commissions to design a number of grand hotels and large auto dealerships in the city’s central commercial district.⁴⁷ The city was preparing to open the Panama-California Exposition, a two year celebration of the opening of the Panama Canal on January 1, 1915, and the building boom that was underway likely attracted the two brothers to San Diego. Some excellent examples of Holmes’s work from this time survive, including the Hotel Churchill (San Diego Local Landmark #634, 2004) (Figure 8) and the Panama/Senator Hotel (NRIS.84001182, 1984).

By 1914 Jesse and Clara Holmes had joined their sons in San Diego, suggesting that the Holmes brothers intended to stay in California for some time.⁴⁸ However, the unexpected death of David and Jack’s brother Horace Burbank Holmes in 1917 quickly precipitated a move east. Horace Holmes left behind his pregnant widow, Cecil Holmes, and two young daughters. A son, Horace B. Holmes II, was born four months after his father’s death from pneumonia.⁴⁹ David and Jack Holmes arrived in Boulder in 1917, taking up residence in the Boulderado Hotel (NRIS.094001226, 1994).⁵⁰ Jesse and Clara Holmes soon followed.

Construction of the David Hull Holmes House

Boulder County deed records indicate that Horace Burbank Holmes speculated extensively in mining and residential real estate after moving to Boulder in 1901 to attend the University of Colorado where he was a charter member of the Alpha Tau Omega fraternity.⁵¹ Between 1901 and 1917, Horace Holmes acquired and sold hundreds of residential parcels primarily in the University Place and Floral Park subdivisions and with a group of investors platted the Broadway Heights subdivision.⁵² Horace regularly bought and sold mining properties and owned the lucrative Luckie #2 tungsten mine near Boulder Falls and its associated mill.⁵³ Boulder County records suggest that Horace’s father, Jesse, was a partner in his son’s mining and real estate business while living in St. Louis and San Diego. After Horace’s death, it appears Jack Holmes took the lead in managing Horace’s mining interests.⁵⁴ The wartime economy limited

⁴⁷ *San Diego Union*, October 20, 1912; April 6, 1913; June 15, 1913; August 24, 1913; April 26, 1914.

⁴⁸ 1914 San Diego City Directory, *U.S. City Directories, 1822-1995* (Ancestry.com, accessed 30 June 2018).

⁴⁹ *Colorado, County Marriage Records and State Index, 1862-2006; 1910 United States Federal Census*, (Ancestry.com, accessed 30 June 2018); Claude T. Reno, ed., *The Alpha Tau Omega Palm*, Vol. XXXVII (Allentown, Pennsylvania: Alpha Tau Omega, 1917), 223.

⁵⁰ 1917 Boulder City Directory, *U.S. City Directories, 1822-1995* (Ancestry.com, accessed 30 June 2018).

⁵¹ Reno, 223.

⁵² Boulder County Office of Clerk & Recorder, <https://recorder.bouldercounty.org>, accessed 30 June 2018).

⁵³ Horace B. Holmes II oral history interview recorded 3 June 1986 by Maria Rodgers (<http://oralhistory.boulderlibrary.org>, accessed 30 June 2018).

⁵⁴ 1918 Boulder City Directory, *U.S. City Directories, 1822-1995; 1920 United States Federal Census* (Ancestry.com, accessed 30 June 2018); Alexander Dunbar, *American Mining Manual* (Chicago: The Mining Manual Company, 1920), 159. The 1918 directory lists Jesse H. Holmes Jr. as secretary of the Tungsten Mining Co.

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demand for the skills of an architect but increased the demand for tungsten and for a short time David Holmes pursued mining interests as well.⁵⁵ In 1918, Jesse Holmes transferred lots 5, 6, and 7 in the Mapleton subdivision to David, who quickly built a home where he and his wife, Helen, lived.⁵⁶ David's parents and Jack Holmes continued to live at the Boulderado Hotel. By 1920, David had resumed his architecture career, likely working out of his home at 570 Highland Avenue.⁵⁷

In May 1922, David Hull Holmes's wife, Helen, acquired lots 18, 19, and 20 in Block 32 of the University Place Addition and quickly transferred the land to her father-in-law, Jesse Holmes.⁵⁸ Norman B. Elderkin of Cumberland County, Nova Scotia, Canada, had acquired the land in 1892 from the Denver & Boulder Land and Investment Company, the developers of the University Place Addition, for the sum of one dollar.⁵⁹ Elderkin remained in Canada and the undeveloped land was soon acquired by Boulder County due to unpaid property taxes.⁶⁰ In 1902 real estate speculator James H. Gilfillan of Colorado Springs acquired the lots and several others via treasurer's deed.⁶¹ Lot 18 was eventually split off and sold to B. A. Johnson and lots 19 and 20 passed into the hands of Meda H. Bean before the two Boulder County residents sold their undeveloped property to Helen Holmes in 1922.⁶² The Holmes family already owned lots 21, 22, and 23 to the south and Jesse Holmes purchased lots 15, 16, and 17 to the north from Emma S. Fulton in October 1922, consolidating a total of nine undeveloped lots for the family.⁶³ David Hull Holmes began drawing plans for an attractive stone home for his parents in the center of this acreage.

Construction likely began in the summer of 1922 and was completed in July 1923 for \$25,633.⁶⁴ The contractors who executed the plans are unknown, but the level of craftsmanship suggests that experienced firms were employed. In compliance with the wishes of the subdivision's developers, the home was built of red Fountain Formation sandstone quarried at the base of the iconic Red Rocks formations in what is today Settler's Park.⁶⁵ The family owned a large parcel of land that included Red Rocks and the quarry until 1920 when David Hull Holmes deeded the

while no occupation is listed for David Holmes. By the 1920 census, David reported his occupation as "architect" while Jack Holmes reported his occupation as mill manager, presumably of the Luckie #2 Tungsten Mill.

⁵⁵ David Hull Holmes to A. A. Paddock, editor of the *Boulder Daily Camera*, January 17, 1944. *Boulder Daily Camera* Archive, Carnegie Local History Library, Boulder.

⁵⁶ Boulder County Deed Records, Book 417, 42.

⁵⁷ 1920 *United States Federal Census* (Ancestry.com, accessed 30 June 2018).

⁵⁸ Boulder County Deed Records, Book 479, 195-196; Book 475, 527; Book 490, 263, 324.

⁵⁹ Boulder County Deed Records, Book 157, 122.

⁶⁰ *Naturalization Index of the Superior Court for Los Angeles County, California, 1852-1915* (Ancestry.com, accessed 30 June 2018). Elderkin would remain in Canada until 1903 when he immigrated to California.

⁶¹ Boulder County Deed Records, Book 233, 46; 1902 Colorado Springs City Directory, *U.S. City Directories, 1822-1995* (Ancestry.com, accessed 30 June 2018).

⁶² Boulder County Deed Records, Book 479, 195-196.

⁶³ Boulder County Deed Records, Book 490, 113. Emma S. Fulton may have been related in some way to the Fulton brothers who served as real estate agents for the Denver and Boulder Land Investment Company, but evidence of a connection not uncovered during research.

⁶⁴ Holmes family records in possession of Caroline and Joseph Stepanek.

⁶⁵ Per Caroline and Joseph Stepanek.

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land to the City of Boulder for use as a public park.⁶⁶ Other local stone was used as well, including Loveland Buff and Lyons Red sandstone. Holmes's experience managing construction of the Desert Botanical Laboratory in Tucson, which also utilized locally quarried stone, likely proved helpful during this time.

The home's Italian Renaissance Revival design was in-keeping with the revivalist idiom Holmes favored in Tucson and San Diego, but represented a shift away from his more overtly Spanish-influenced work. Holmes use of vigas and wrought-iron, however, clearly reflected his time spent in the southwest. His penchant for using unusual materials was also on display in his decision to use repurposed telephone poles as vigas.⁶⁷ Holmes's plans originally called for a tile roof, but as-built the home featured a wood shingle roof with deeply overhanging curved eaves—a change perhaps inspired by the Rustic-style architecture popular in Colorado's resort communities during the 1920s. Notable interior features included coved ceilings, indirect lighting, and rustic copper and mica interior light fixtures designed by Holmes. The lower living space conveyed a lodge-like feel, with stone wainscoting, a flagstone floor, exposed wood vigas and one of the home's most unique features—a small angled window set purposefully to frame a striking view of the Flatirons to the southwest (Figure 25).

Holmes also employed local stone when designing the property's landscape features, constructing a garden wall and terrace from the same sandstone as the house. A separate sandstone wall built along the southern property line would later form part of the foundation for the house Holmes built for himself and his wife to the south on lots 21, 22, and 23 in 1927. The surrounding landscape was surprisingly bare when the home was first built, consisting primarily of small spruce and pine trees planted in the front lawn (Figures 9 and 10).

David's parents never occupied the grand house their son designed for them. Jesse Holmes fell ill and passed away in 1924 at age 81 and Clara Holmes continued to live at the Boulderado Hotel until her death in 1929.⁶⁸ In August 1925, Clara entered into a contract with the Nu Chapter House Association of Alpha Sigma Chi sorority to sell the home. Clara agreed to sell the house for \$32,500 with the stipulation that an addition to the house would be constructed "in strict accordance" with plans and specifications prepared by David H. Holmes (Figures 17-19).⁶⁹

The groundbreaking for the new wing took place on August 5, 1925.⁷⁰ The contract suggests that a few of the home's details had remained unfinished at the time of Jesse Holmes's death, specifying that Clara would "perform the removal and installation of fixtures of all kinds, and unit or units of heating plant," glass in the south sun porch, and convert the heating system to a coal burning plant that would be adequate to heat the house and the addition "under all weather

⁶⁶ Boulder County Deed Records, Book 435, 257.

⁶⁷ Ellen Bull, "David H. Holmes Designed House in Which He, Mrs. Holmes Live," *Boulder Daily Camera*, April 7, 1962.

⁶⁸ *U.S. Find A Grave Index, 1600s-Current* (Ancestry.com, accessed 30 June 2018); 1926 and 1928 Boulder City Directory, *U.S. City Directories, 1822-1995* (Ancestry.com, accessed 30 June 2018).

⁶⁹ Boulder County Clerk and Recorder Records, Book 530, 161.

⁷⁰ Holmes family records.

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conditions.”⁷¹ The Holmes family would bear the cost of constructing the addition, which was estimated at \$7,500, and have the home ready for the sorority to occupy by November 1, 1925.⁷²

Alpha Chi Omega, 1926-1934

On Sunday, January 24, 1926, the Nu chapter of the Alpha Chi Omega sorority held a house-warming party for faculty and out-of-town guests at their new chapter house at 720 11th Street. A second party for students took place the following Sunday. The *Denver Post* announced the events, commenting that the formal opening of Alpha Chi Omega’s new home was “of great interest in college circles” and noting the home’s stone construction and “Italian architecture.”⁷³

The Nu chapter of Alpha Chi Omega sorority was first established at the University of Colorado on September 6, 1907, with nine charter members. After briefly occupying a house at the corner of 12th and Pennsylvania the chapter moved frequently, occupying a number of homes in the University Hill area between 1907 and 1925. Alpha Chi Omega was one of six sororities installed at Boulder during this time, with an active membership of 14 women in 1911. At that time women represented 35 percent of the university’s total student population of 1,005. Ninety-one women had joined the sorority by 1916.⁷⁴

Why the sorority chose to purchase 720 11th Street is unknown, but the appeal of a handsome architect-designed home was likely a factor in the chapter’s decision to purchase the impressive stone house from Clara Holmes. As historians Tom and Laurie Simmons note, during the 1920s each of the University of Colorado’s fraternities and sororities “hoped to build a substantial and architecturally significant chapter house which would represent the group’s image to the outside world.”⁷⁵

The large three-level addition designed by David Hull Holmes for the sorority included a large second-floor dormitory with space for nine single beds, four small bedrooms and a two-shower washroom on the main floor, and a kitchen, cook’s room and two additional bedrooms on the lower level. The dining room, den, and living rooms in the 1923 portion of the house were available for social events and meetings, as was the walled garden space at the rear of the home.

According to histories produced by Alpha Chi Omega in 1911 and 1917, weekly meetings were held at the Boulder chapter houses as well as monthly musical programs and other social events, such as teas, dances, rush parties, dinners and “beefsteak fries.”⁷⁶ It is presumed that the same type of meetings and social events took place at 720 11th Street after 1926. The sorority chose to relocate again in 1933, and the Holmes family reacquired the property in 1934.⁷⁷

⁷¹ Boulder County Clerk and Recorder Records, Book 530, 161

⁷² Ibid.

⁷³ *Denver Post*, January 23, 1926.

⁷⁴ Mabel Harriet Siller, *The History of Alpha Chi Omega* (Alpha Chi Omega, 1911), 178-9; Florence Arzelia Armstrong, *The History of Alpha Chi Omega Fraternity (1885-1916)* (Menasha, Wisconsin: George Banta Pub. Co, 1917), 87-8.

⁷⁵ Simmons and Simmons, 36.

⁷⁶ Siller, 179; Armstrong, 87-8.

⁷⁷ Boulder County Clerk and Recorder Records, Book 602, 296.

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David Holmes was living in New York when Alpha Chi Omega returned ownership of 720 11th Street to the Holmes family. His wife, Helen, had died in 1929 and shortly afterward David and Jack Holmes moved to New York, where the brothers managed the Thomas Young Nurseries in Bound Brook, New Jersey, the largest commercial growers of orchids in the world at the time.⁷⁸ In April 1935, Holmes married LaVergne Ducasse Edmond, whom he had met while traveling in France.⁷⁹ After the wedding the couple moved to Boulder, taking up residence in the home he had designed for his parents.⁸⁰

Holmes's Work in Colorado

When David Hull Holmes first returned to Colorado in 1917 he was 43 years old, an age when many architects were just beginning to master their craft. Jack Holmes's career had taken him in other directions and David practiced alone in Boulder, where he was also active in local civic matters, serving as chairman of the Chamber of Commerce's highway and community hospital committees and as a member of the City's park board.⁸¹ Between 1917 and 1929 he "engaged in building enterprises in Boulder, Denver, Rifle, Colo. and Los Angeles" but the full extent of his work during this time remains unknown.⁸² It is clear, however, that the apex of Holmes's career occurred during his time spent in Tucson and San Diego.

During his brief hiatus away from Boulder between 1929 and 1935, Holmes may have practiced in a limited basis in New York, but it was not his primary occupation.⁸³ After returning to Boulder in 1935 at age 62, Holmes identified himself as an architect, but how actively he practiced is unclear. It is likely he produced few, if any, significant designs during the 1930s—the country was in the throes of an economic depression and Holmes was nearing retirement age. By 1940 he no longer identified himself in the Boulder City Directory as an architect and shifted his energies to civic and philanthropic pursuits until his death on January 19, 1967.⁸⁴ The following table documents the buildings known to be designed by Holmes in Colorado.⁸⁵

Site Number	Address	Site Name	Date
5BL.4504	570 Highland Street, Boulder	Holmes House	1918
5BL.3175	703 11th Street, Boulder	Ekeley Residence	1919
5BL.3203	850 12th Street, Boulder	Brice Residence	1920

⁷⁸ *Boulder Daily Camera*, November 25, 1929.

⁷⁹ *Virginia, Select Marriages, 1785-1940* (Ancestry.com, accessed 30 June 2018).

⁸⁰ 1936 Boulder City Directory, *U.S. City Directories, 1822-1995* (Ancestry.com, accessed 30 June 2018).

⁸¹ *Boulder Daily Camera*, January 20, 1944.

⁸² *Ibid.*

⁸³ *1930 United States Federal Census* (Ancestry.com, accessed 30 June 2018).

⁸⁴ *U.S. Social Security Death Index, 1935-2014* (Ancestry.com, accessed 30 June 2018).

⁸⁵ The 1909 home at 1610 Hillside Road (5BL.3764) in Boulder where Horace Holmes lived for a short time between 1910 and 1913 is sometimes identified as a David Hull Holmes design. While this is possible, David Hull Holmes was living and working in Tucson at the time and no direct evidence supports the theory that he designed the house. In *76 Historic Homes of Boulder County* Jane Barker lists 1600 Hillside Road (5BL.3859) as a Holmes-designed house. Built in 1905, it is unlikely that Holmes designed this house for the same reasons.

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5BL.3195	747 12th Street, Boulder	Cowgill Residence (rear addition)	ca. 1920s
5BL.1119	720 11th Street, Boulder	David Hull Holmes House	1923
N/A	1075 Logan Street, Denver	Bunker House	ca. 1925
5BL.1473	1123 Baseline Road, Boulder	Holmes/Storke House	1927
N/A	789 Gaylord Street, Denver	Osmer House	1927

The Osmer House at 789 Gaylord Street in Denver (within the locally designated Seventh Avenue Historic District) shares a number of similarities with the David Hull Holmes House, and both represent excellent examples of Holmes’s adaptation of his eclectic revivalist aesthetic to the regional conditions along Colorado’s Front Range. Like the David Hull Holmes House, the Osmer House (Figure 26) is built of native sandstone with a central inset arched entry and wrought-iron balconet above. The home’s narrow multi-light metal casement windows and sun porch were featured in a 1927 ad for the International Casement Company (Figure 26). Of these two homes, the David Hull Holmes House retains the strongest overall integrity. Holmes designed a third house in the same style for Arthur H. Bunker ca. 1925 that was presumably demolished in 1963.⁸⁶

The 1918 residence at 570 Highland Street (Figure 28) and the house Holmes designed at 850 12th Street (Figure 29) in 1920 are in-keeping with the white stucco-clad homes he designed during the latter part of his career in Tucson. Both homes are notable for their clean, bold lines, deep roof overhangs and stripped-down simplicity. A large front addition was added to 570 Highland in the mid-twentieth century and it unfortunately no longer conveys its significance as an example of Holmes’s work. The integrity of 850 12th Street is high and the home is currently owned by Holmes’s grandniece, Caroline Stepanek, and her husband Joseph.

Holmes reportedly served as a consultant on the design of the Ekeley Residence, a Tudor Revival home at 703 11th Street in Boulder, across the street from the home he built for his parents at 720 11th Street. With its stone first-story walls and faux half timbering, the home bears a resemblance to the 1907 H. H. Rockwell House Holmes designed in Tucson (Figure 4). Nearby, Holmes completed a rear addition to the Cowgill residence at 747 12th Street in the 1920s. Marthana Cowgill and her sister, Josephine, operated a nursing home for tuberculosis sufferers at the residence, later purchasing the Mesa Vista Sanatorium where they continued to treat patients.

The most unique of the known buildings attributed to Holmes is the home he designed and built for himself and his wife, Helen, in 1927 at 1123 Baseline Road in Boulder, adjacent to the home

⁸⁶ The original drawings for a house Holmes designed for Arthur Bunker are included in the David Hull Holmes Collection at the University of Colorado Boulder Special Collections and Archives. In 1926 Arthur H. Bunker moved from his residence on Emerson Street to 1075 Logan Street in Denver, and it is likely that the house Holmes designed stood at this address. In 1963 a high-rise apartment building was constructed in this location and the Bunker house was presumably demolished. According to his obituary in the May 20, 1964, *New York Times*, Bunker lived in Denver after World War I where he was president of the Radium Company of Colorado before purchasing the Thomas Young Nurseries in 1927. David and Jack Holmes left Boulder to work for Bunker’s company in 1929.

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he built for his parents (Figure 30). Executed in local brick and stone, the home combined elements characteristic of Holmes's earlier work with a distinctive eclectic flare. Holmes intentionally set the house well back from 11th Street to avoid obstructing views of the Flatirons from the lower level, sun porch and rooftop terrace of the family home next door. Particularly notable are the unique masonry techniques used to construct the home's central arched entry. Holmes reportedly acquired used fire bricks from a local brick maker who was dismantling his kilns and used the bricks to expand the stone wall along the north edge of his property. After the death of his wife in 1929, Holmes sold the house to university professor Frederic Putnam Storke.⁸⁷ Unfortunately, the Holmes/Storke House has been heavily altered and no longer conveys Holmes's original design intent.

No commercial work in Colorado has been attributed to Holmes to date, but he and LaVergne Holmes platted two subdivisions within five acres of land they owned south of Baseline Road near their home. Before they platted the Benson Addition and Holmes Addition subdivisions in 1948 and 1952, respectively, David Holmes maintained a Victory Garden and swimming pond on the land. Sketches that he prepared envisioned the subdivision built out with red-roofed Spanish Colonial Revival-style homes arranged around a cul-de-sac. Unfortunately, the project did not evolve as anticipated and his vision never came to fruition.⁸⁸

Holmes Family 1967-present

Before his death in 1967, David Hull Holmes and his second wife LaVergne were active in Boulder's civic and social circles. During World War II Holmes served on Boulder's Office of Price Administration (OPA), and the couple actively supported England with bond drives and contributions to Cooperative for American Remittances to Europe (CARE) and Bundles for Britain. LaVergne Holmes received a thank you note in 1948 from Princess Elizabeth of Great Britain for her efforts. After the war, David Holmes was a strong advocate for the paving of Colorado's principal highways and helped to establish the Boulder-Denver Toll Road (now part of U.S. Highway 36) in the early 1950s.

After her husband's death, LaVergne Holmes lived in the couple's home until shortly before her death in 1972. Judge Horace B. Holmes II, the nephew of David Holmes, and his wife, June, inherited the house from LaVergne. Judge and June Holmes lived in the nearby Mapleton Hill neighborhood and rented the family home at 720 11th Street to various tenants until the 1990s. The home was featured in Jane Valentine Barker's 1976 book, *76 Historic Homes of Boulder, Colorado* and in the 2011 book *Vintage and Artistic Homes of Boulder* by photographer Gayl Gray.

⁸⁷ Boulder County Clerk and Recorder Records, Book 581, 239.

⁸⁸ David Holmes platted the Benson Addition, while Lavergne was the owner of record for the Holmes Addition. Holmes established development restrictions for the Benson Addition, limiting the number of homes to eight and requiring that homes be constructed of masonry, have at least six rooms and 1500 square feet. (Boulder County Clerk and Recorder Records, Book 840, 294.)

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Horace Burbank Holmes II and June Seydel met at the University of Colorado at Boulder and married in 1940. During World War II Horace served in the U.S. Navy while June stayed behind in Pasadena, California, caring for their young daughters Caroline and Charlotte. While Horace and June were out of state, David Hull Holmes helped the young couple purchase 541 Highland Ave. (5BL.535.43) in Boulder's Mapleton Hill neighborhood. After returning from the war, Horace "Bud" Holmes II served as Deputy District Attorney in Boulder, later becoming a county judge and ending his career as a district judge. Both Bud and June were active in civic causes and helped form the Mapleton Hill Historic District and Attention Homes, a non-profit organization serving at-risk youth. In 1990 the home was listed as a Boulder historic landmark.

In 1998, Judge Holmes and June sold the University Place home they inherited from David Hull Holmes to their daughter, Caroline, and her husband, Joseph Stepanek. Caroline Holmes met Joseph Stepanek at Boulder's Casey Junior High in 1956, marrying in 1967. They attended the University of Colorado at Boulder, and after graduate school Joseph joined the U.S. Agency for International Development. While working for the federal government the couple and their three daughters lived in Bangladesh 1972-77, Indonesia 1979-83, Kenya 1983-87, Tanzania 1987-91, and Zambia 1994-96, returning to Boulder between postings. They are now retired and live full time in the house Caroline's great uncle designed for her great grandparents.

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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 # _____
- recorded by Historic American Landscape Survey # _____

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Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): 5BL.1119

10. Geographical Data

Acreege of Property less than one

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 13 | Easting: 476242 | Northing: 4427846 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting: | Northing: |

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Verbal Boundary Description (Describe the boundaries of the property.)

The nominated area consists of all of lots 18, 19 and 20, the north 3' of lot 21 and the south 15' of lot 17, Block 32, University Place plat, which is equivalent to Boulder County Assessor parcel number 146331330006.

Boundary Justification (Explain why the boundaries were selected.)

The nominated area encompasses all of the area historically associated with the property.

11. Form Prepared By

name/title: Caroline and Joseph Stepanek (owners) and Amy Unger, History Colorado
organization: _____
street & number: 720 11th Street
city or town: Boulder state: CO zip code: 80302
e-mail: jcvstep@infionline.net
telephone: _____
date: July 6, 2018

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: David Hull Holmes House

City or Vicinity: Boulder

County: Boulder

State: CO

Photographer: Amy Unger

Date Photographed: June 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 34: West (front) side, camera facing east.

2 of 34: West (main) entrance, camera facing east.

3 of 34: West (front) side. Detail of visible portion of integrated roof drainage system with decorative fleur-de-lis design (south side of front façade). Camera facing east.

4 of 34: West (front) and south sides, camera facing northeast.

5 of 34: South side, second story. Taken from rooftop terrace, camera facing west-northwest.

6 of 34: West side of sun porch, camera facing east.

7 of 34: South and east sides of sun porch, camera facing west-northwest.

8 of 34: South side, camera facing east-northeast. Note double sills and vigas below sun porch windows.

9 of 34: South side, detail of vigas and lower-level window below the center sun porch window. Camera facing north-northeast.

10 of 34: East (rear) side. Rooftop terrace and second story of main side-gable portion showing hipped roof extension, north chimney and part of the south wall of the 1925 addition. Camera facing north-northwest.

11 of 34: East side, flat-roof section. Camera facing west-southwest.

12 of 34: East side, south and center bays of flat-roof section. Camera facing west-northwest.

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13 of 34: East (rear) entrance, camera facing northwest.

14 of 34: North side. West wall of shed-roof portion and north wall of connector, 1925 addition (main floor and second story). North wall of main side-gable section of 1923 house, showing north entrance, partially walled terrace. Camera facing east-southeast.

15 of 34: Partially-walled terrace at north entrance. Sculpture sits against sandstone garden wall running east-west. Camera facing northeast.

16 of 34: South side, 1925 addition, hipped-roof portion. Camera facing northwest.

17 of 34: East (rear) side, hipped-roof and shed-roof portions, 1925 addition. Camera facing west-northwest.

18 of 34: North side, east end of shed-roof portion. Camera facing east-southeast.

19 of 34: North side, west end of shed-roof portion. Camera facing south-southwest.

20 of 34: North side, west wall of shed-roof section, connector, and L-shaped shed-roof glassed-in porch. 1925 sandstone garden wall is in foreground. Camera facing southeast.

21 of 34: North side. West wall of shed-roof portion, connector, L-shaped shed-roof glassed-in porch, all constructed 1925. East end of second story, main side-gable portion, constructed 1923. Camera facing south-southeast.

22 of 34: Interior, main-floor living room. Hooded fireplace (center), interior access to sun porch (left) and casement windows (right). Note coved ceilings and wood cornices above the windows and door. The cornices hide fixtures that provide indirect lighting. Camera facing south-southwest.

23 of 34: Interior, lower-level living room. Fireplace with window providing view of the Flatirons at left. Camera facing southwest.

24 of 34: Interior, lower-level living room. Copper and mica light fixtures designed by David Hull Holmes for the house with ceiling vigas visible above. Camera facing east-southeast.

25 of 34: Interior, second floor bathroom. The bathroom retains its historic materials, finishes and fixtures. Camera facing east-southeast.

26 of 34: East (alley) side, ca. 1949 detached garage. Camera facing west-southwest.

27 of 34: Detail of east (alley) side of ca. 1949 detached garage showing sandstone garden wall that forms the south wall of the garage. Camera facing north-northwest.

28 of 34: North side of ca. 1949 detached garage. Camera facing west-southwest.

29 of 34: West side of ca. 1949 detached garage and 1923 sandstone garden wall that forms the south wall of the garage. Camera facing east-southeast.

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30 of 34: West side, north side of front lawn. Camera facing northeast.

31 of 34: North side yard, camera facing west.

32 of 34: East (rear) landscaping. Non-historic column (left) and commemorative arch over rear driveway. Historic sandstone burn pit and garden wall (right). 1925 addition in background. Camera facing northwest.

33 of 34: East (rear) lawn. Roof of detached garage is visible center-left. Camera facing north.

34 of 34: South side yard, camera facing east.

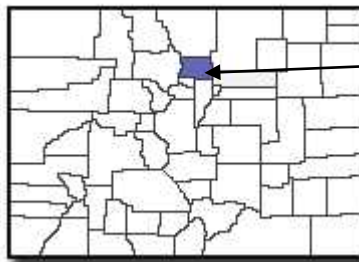
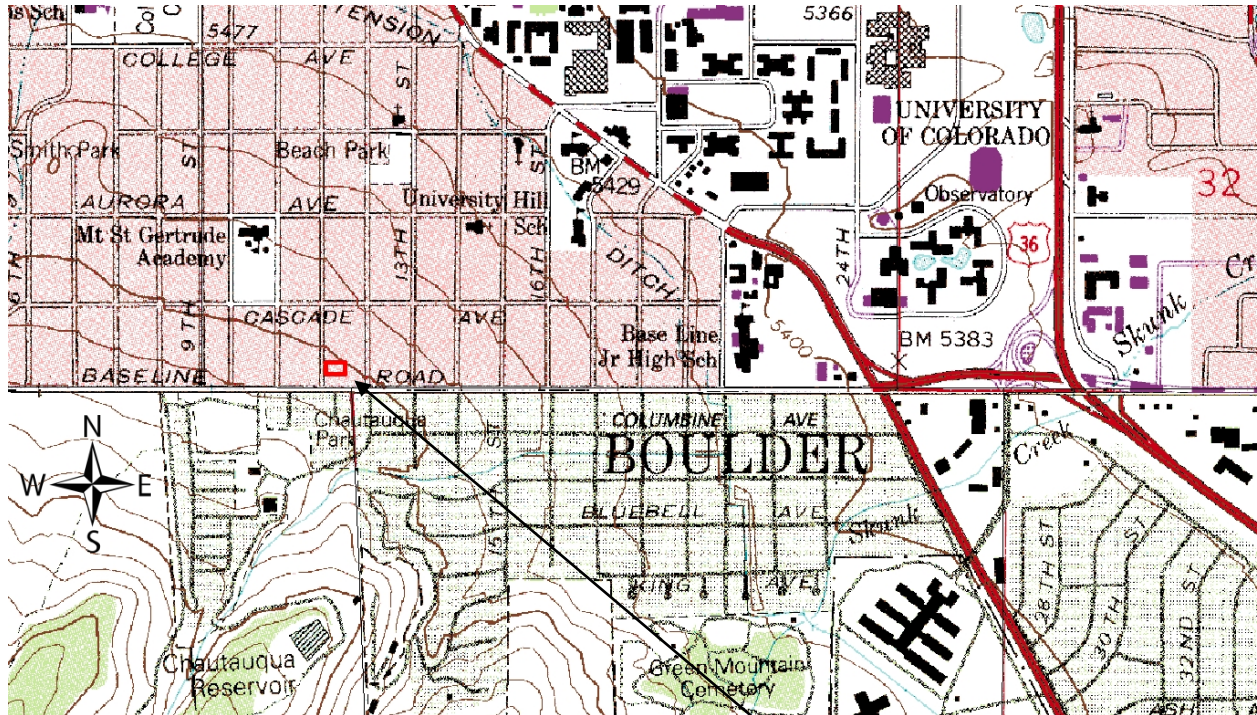
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Location Maps

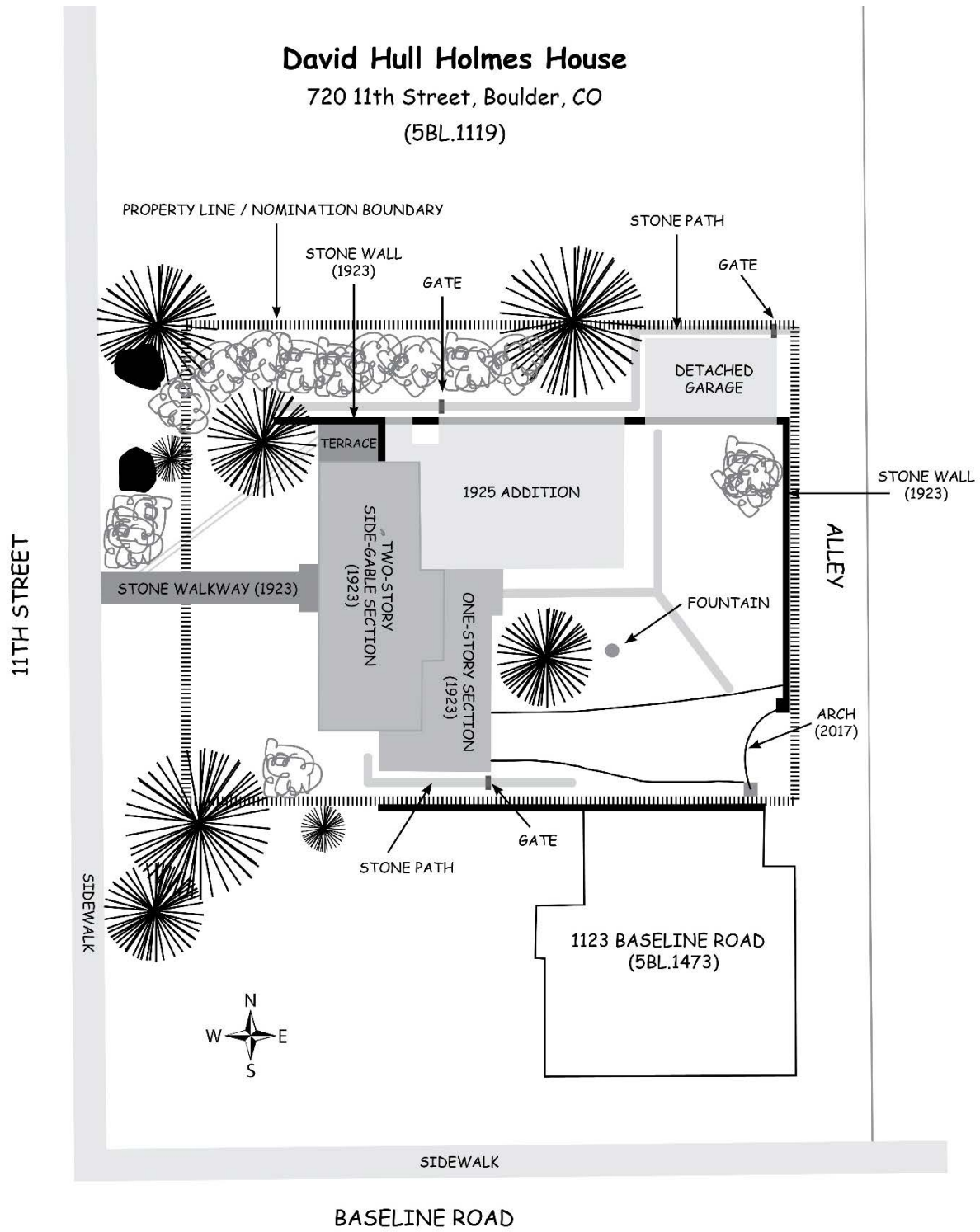


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Sketch Map



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Figures



Figure 1: The University Place subdivision ca. 1905. The Colorado Chautauqua grounds are visible in the upper right at the base of the Flatirons. Boulder Historical Society Collection, Carnegie Library for Local History, BHS 208-2-29.



Figure 2: The 1921 Helms Arts and Sciences Building was the first University of Colorado building designed by Charles Klauder in the "Colorado Style" after adoption of Klauder's campus master plan in 1918. Photograph dated May 1922. Boulder Historical Society Collection, Carnegie Library for Local History, BHS 240-2-30.

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Figure 3: David H. Holmes, far right, teaching a drawing class at Arizona University, ca. 1901. From A Photographic History of the University of Arizona, University of Arizona Foundation.

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Figure 4: 1907 H. H. Rockwell House, 405 West Franklin, Tucson, Arizona. From El Presidio Historic District National Register file.



Figure 5: Cheney House. El Presidio Historic District National Register file.

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Figure 6: The Hittinger Block (JC Penney/Chicago Store), Tucson, Arizona, ca. 1906. University of Arizona Special Collections.



Figure 7: Second house David Holmes built for himself at 742 E. University Boulevard in Tucson. <https://www.rentcafe.com>.

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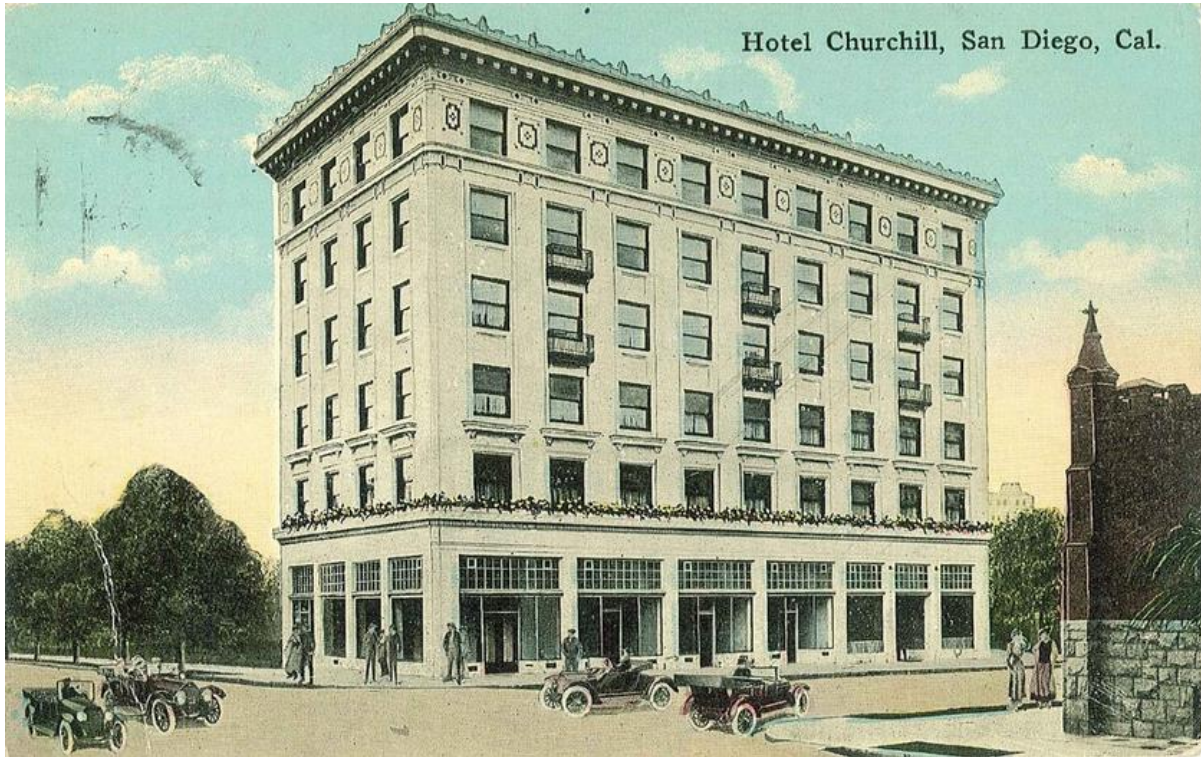


Figure 8: Hotel Churchill, San Diego, California, ca. 1915. David Marshall Collection.

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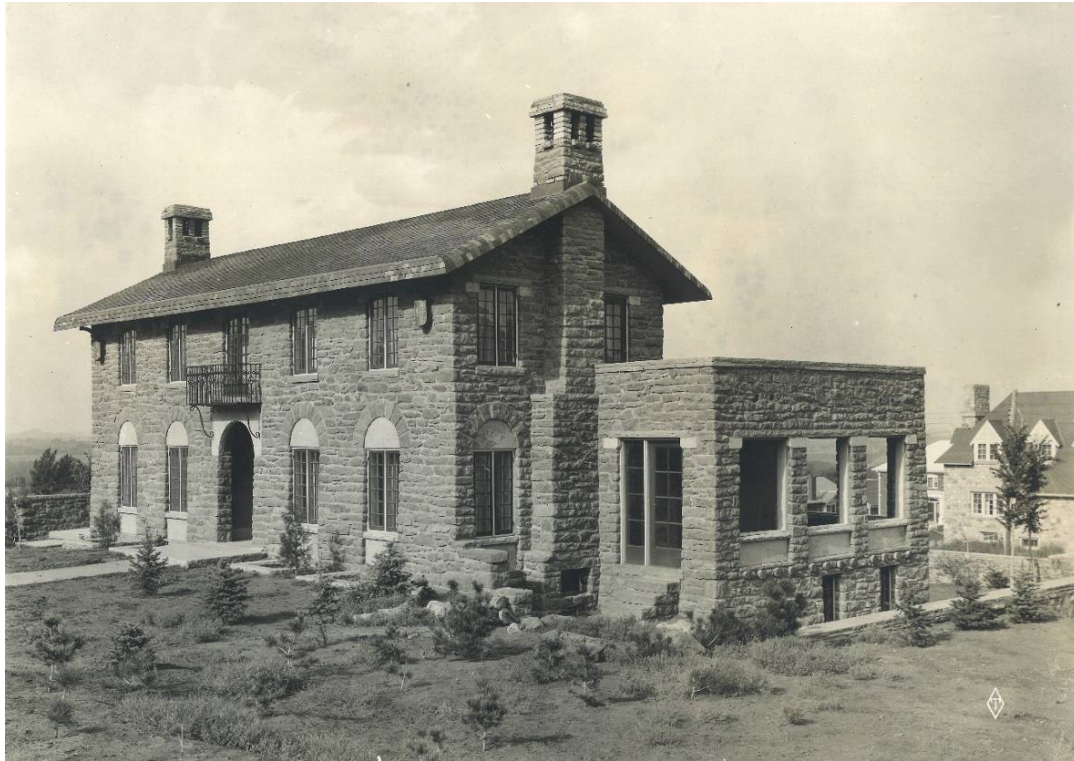


Figure 9: David Hull Holmes House, ca. 1923. Courtesy of Caroline and Joseph Stepanek.



Figure 10: David Hull Holmes House, ca. 1923. Courtesy of Caroline and Joseph Stepanek.

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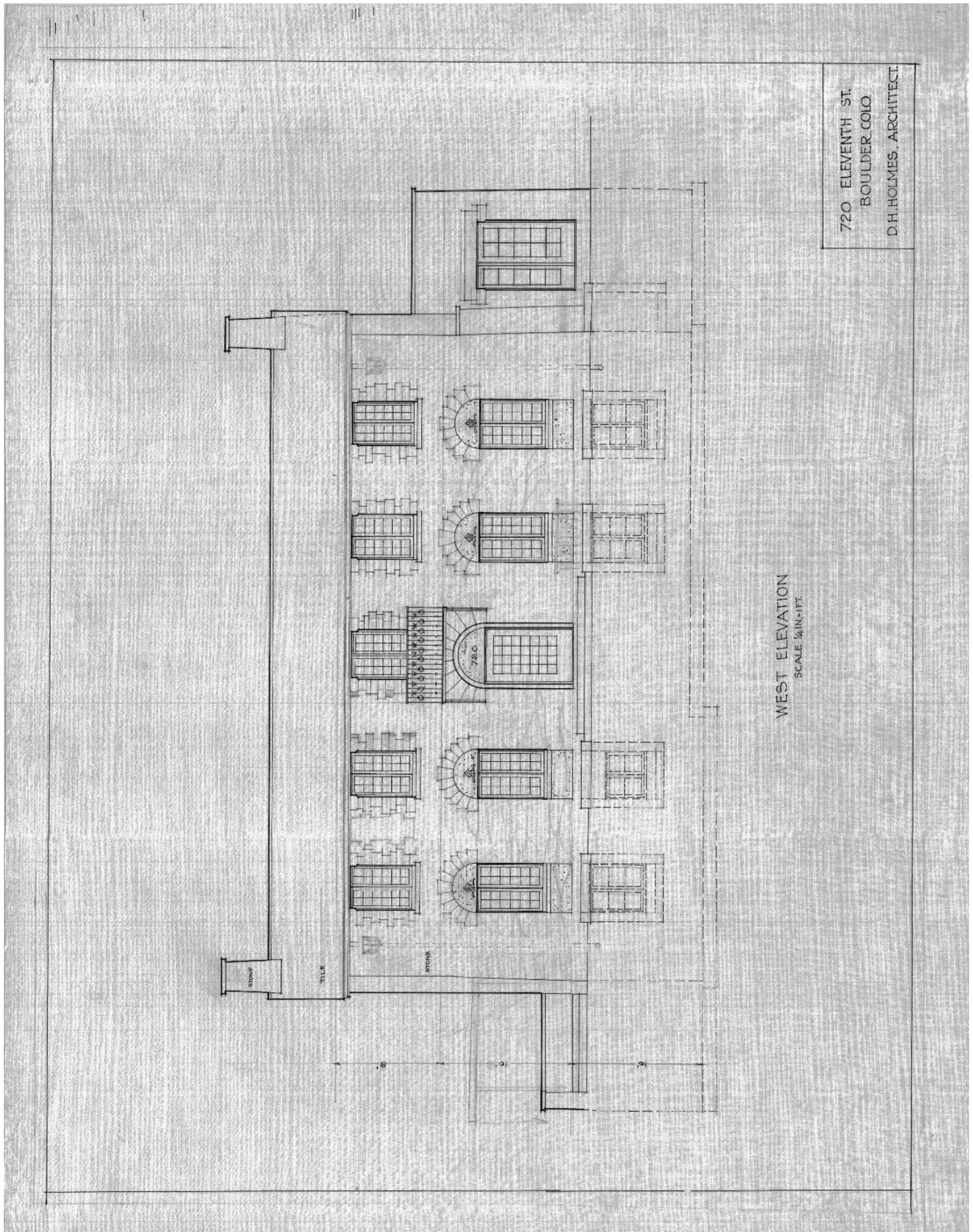


Figure 11: Front Elevation, original drawings for 720 11th Street, ca. 1922. Courtesy Caroline and Joseph Stepanek.

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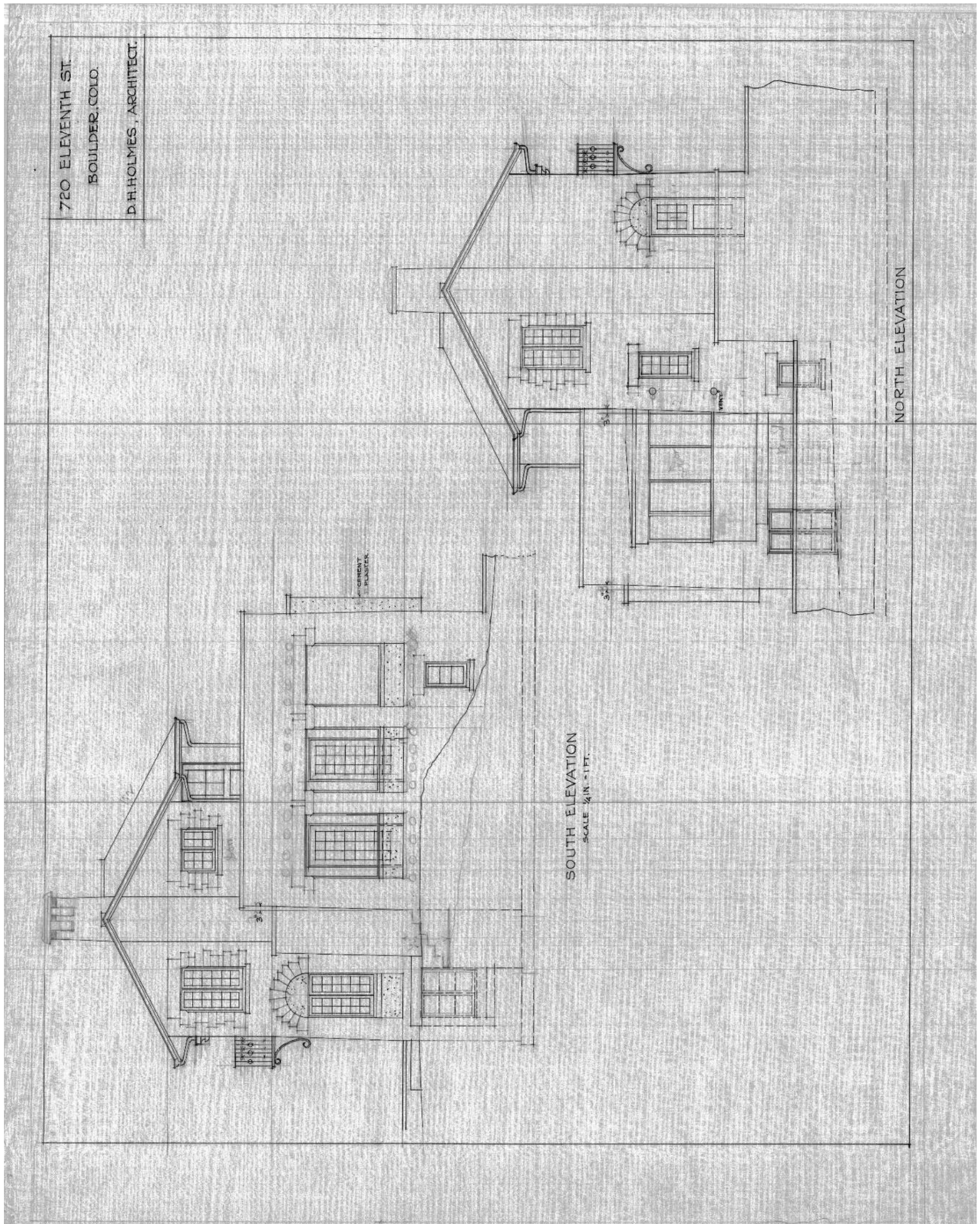


Figure 12: North and South Elevations, original drawings for 720 11th Street, ca 1922. Courtesy Caroline and Joseph Stepanek.

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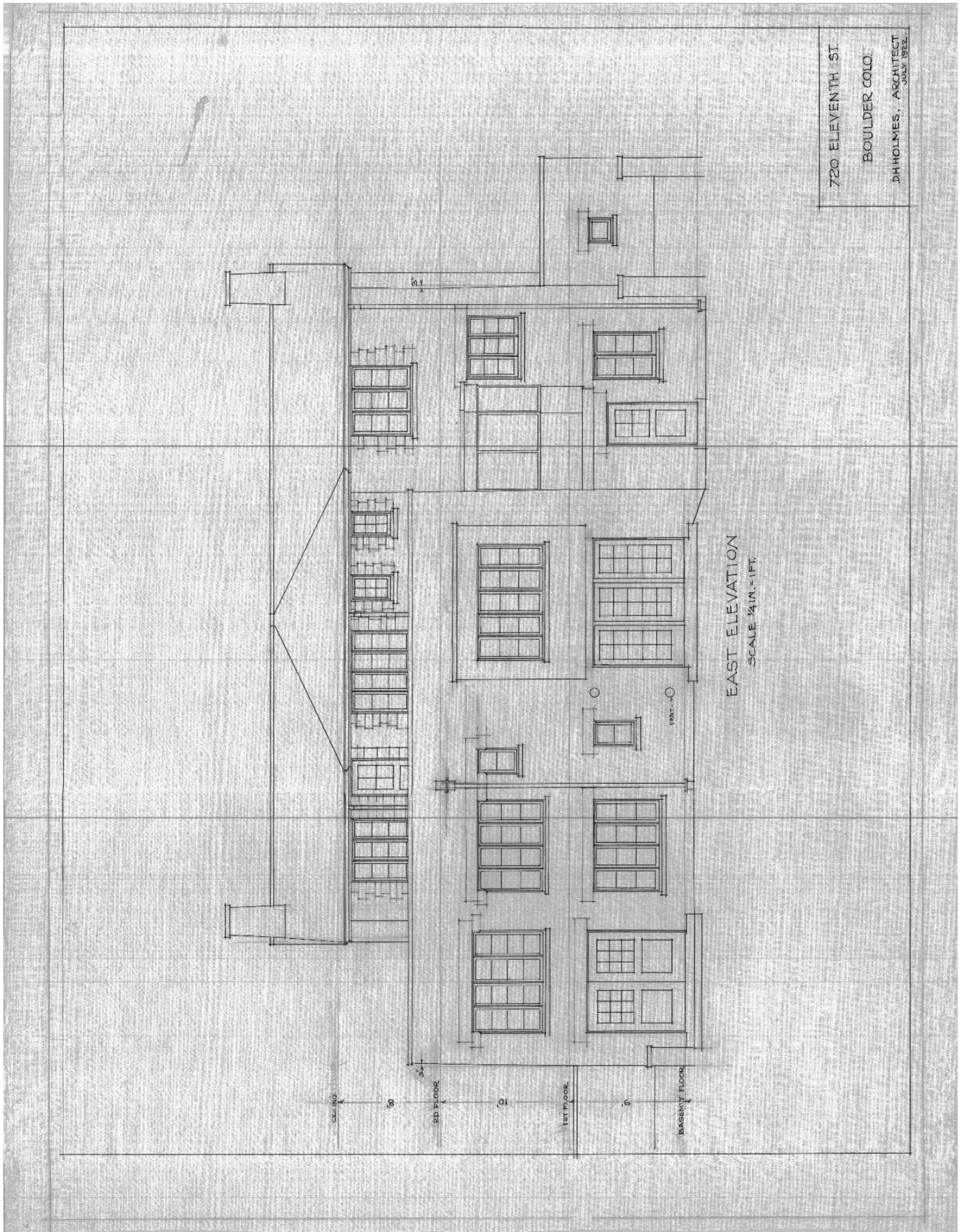


Figure 13: East (Rear) Elevation, original drawings for 720 11th Street, ca. 1922. Courtesy Caroline and Joseph Stepanek.

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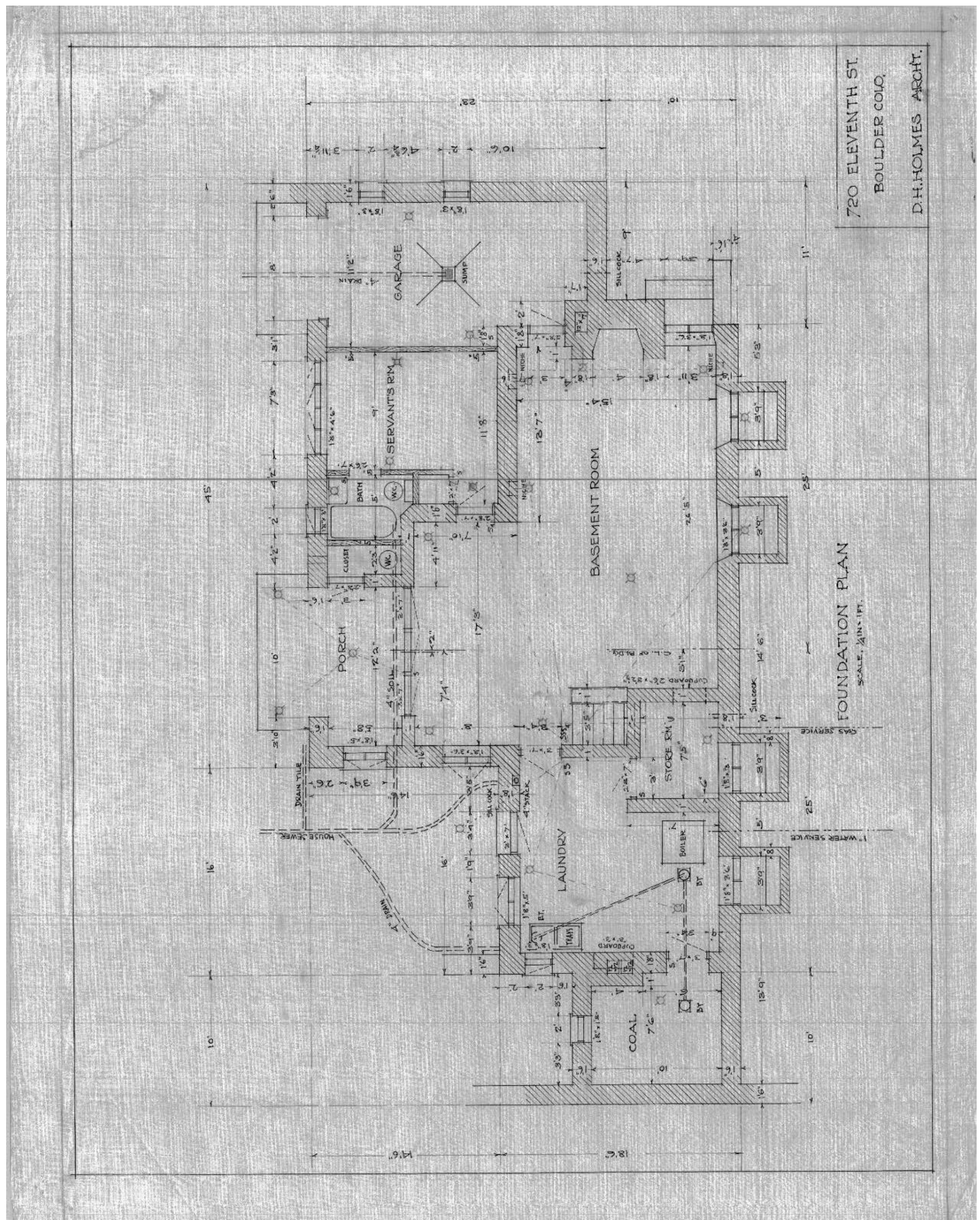


Figure 14: Lower Level Plan, original drawings for 720 11th Street, ca. 1922. Courtesy Caroline and Joseph Stepanek.

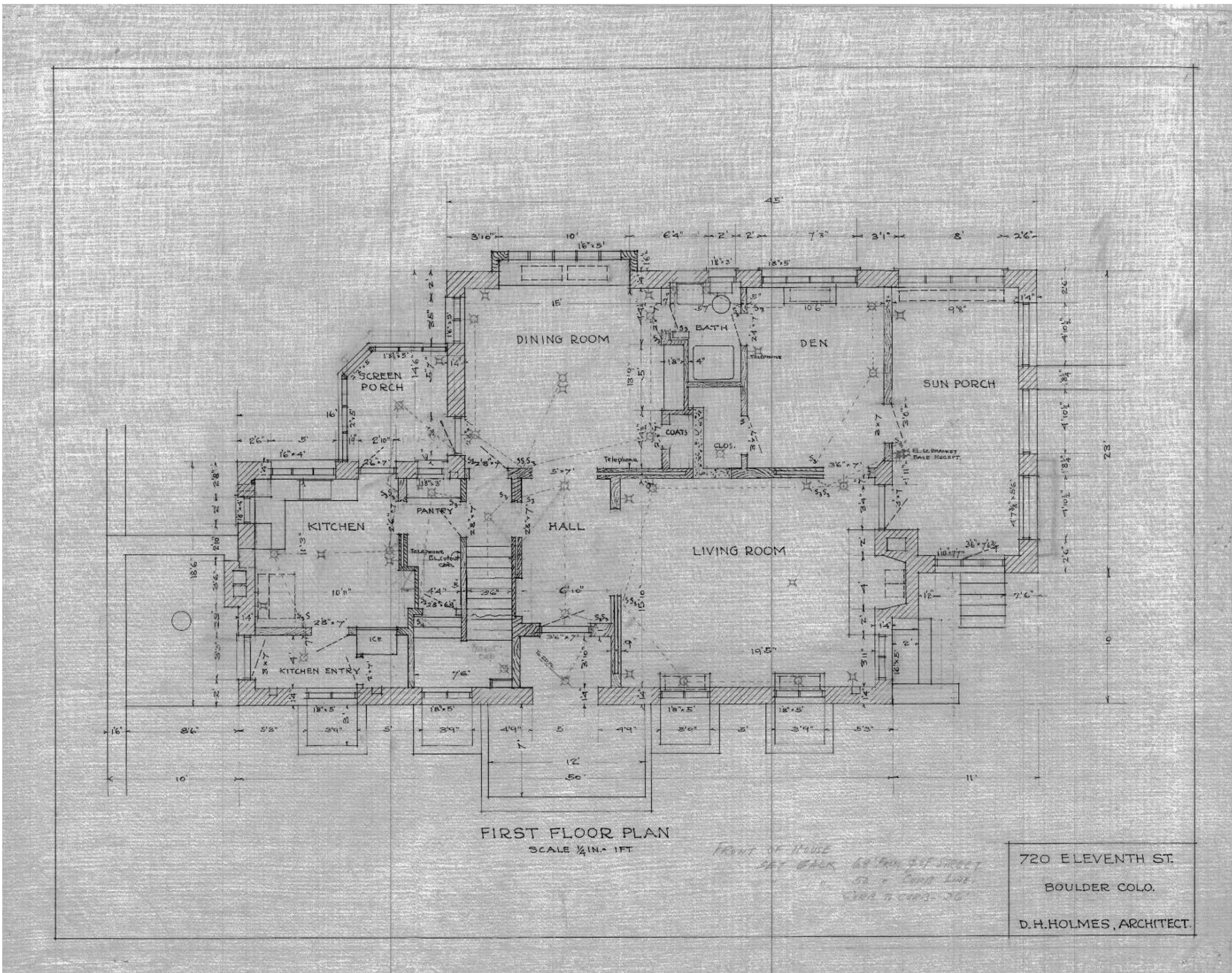


Figure 15: Main Floor Plan, original drawings for 720 11th Street, ca. 1922. Courtesy Caroline and Joseph Stepanek.

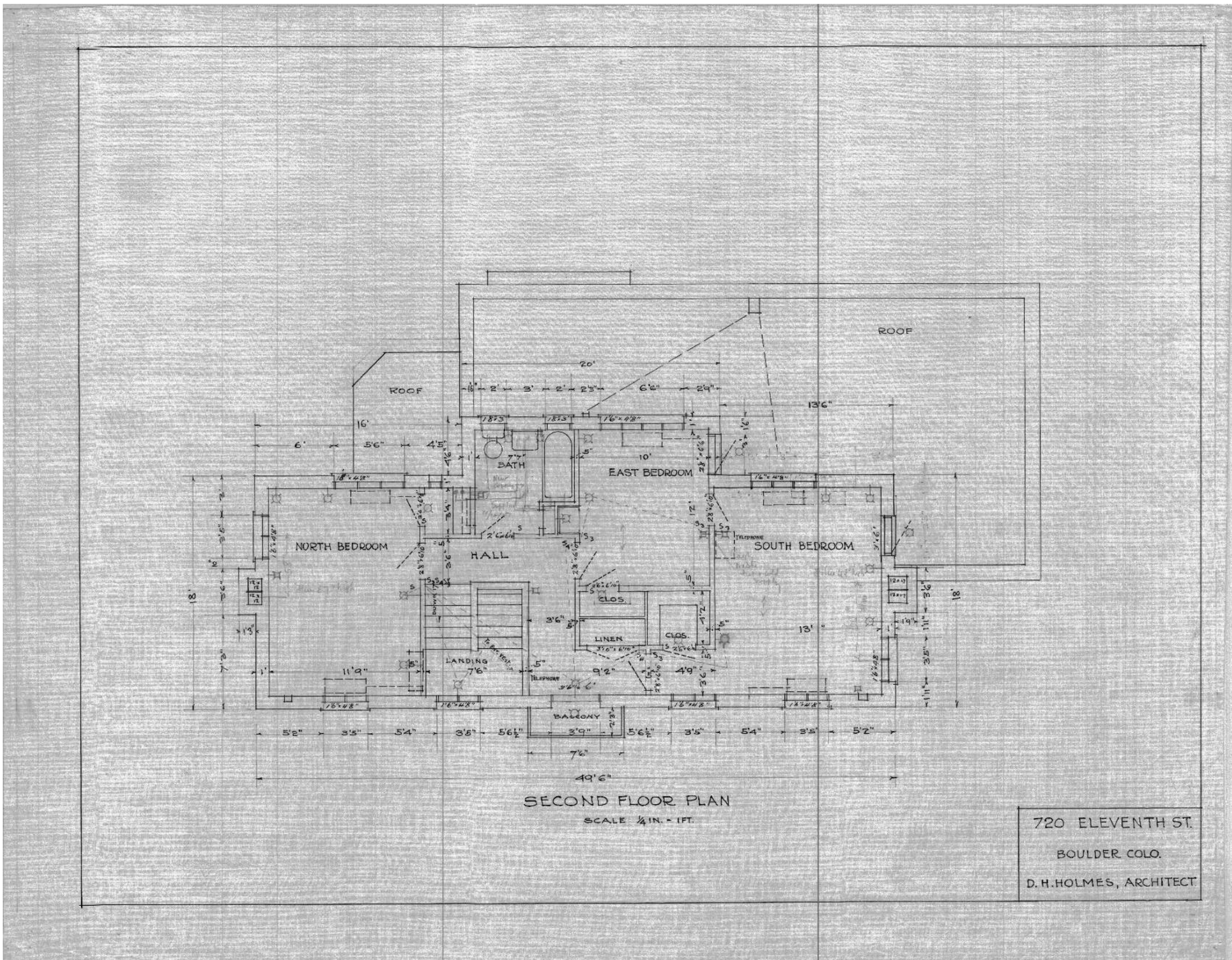


Figure 16: Second Floor Plan, original drawings for 720 11th Street, ca. 1922. Courtesy Caroline and Joseph Stepanek.

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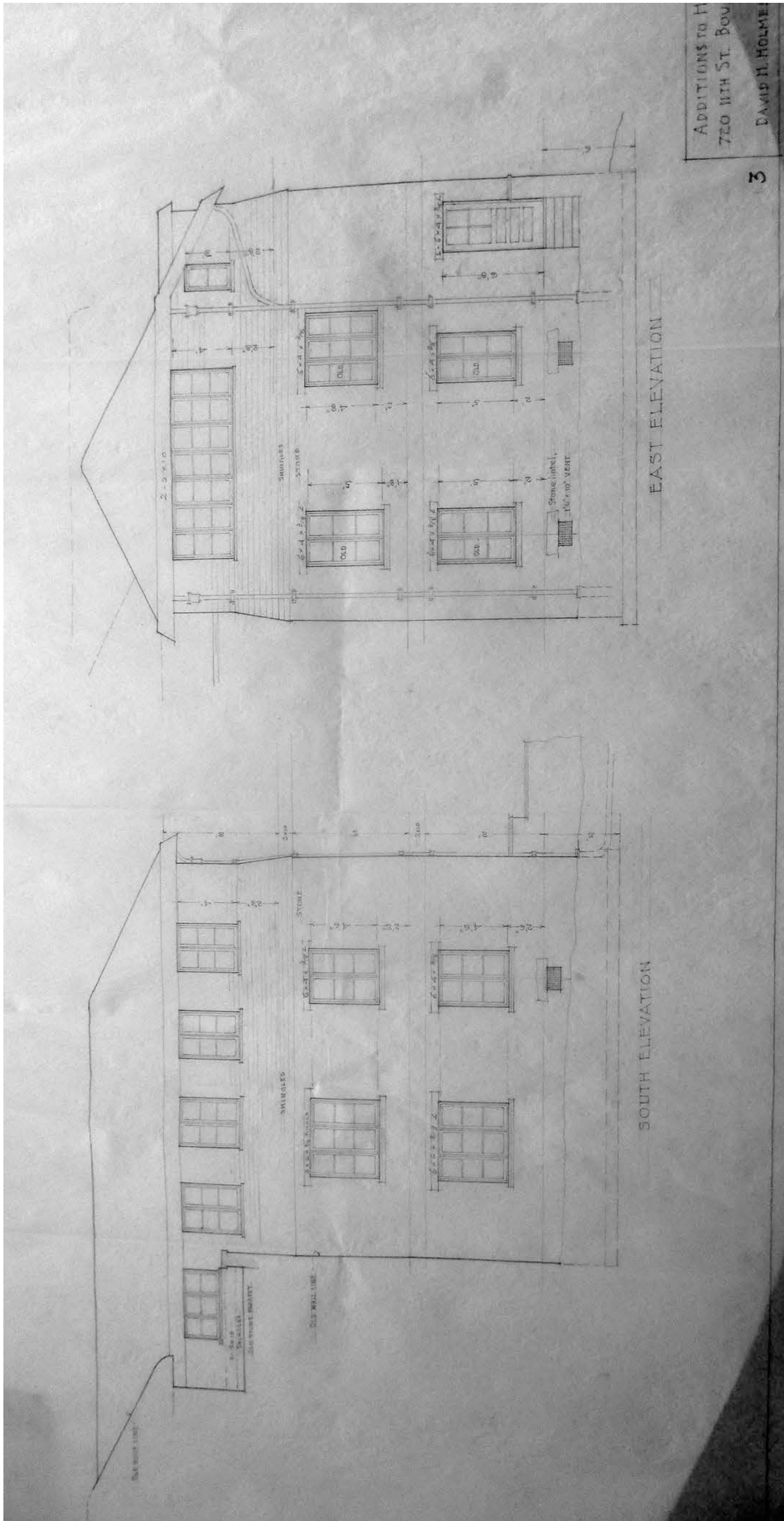


Figure 17: 1925 Addition, South and East Elevations, original drawings. Courtesy of Caroline and Joseph Stepanek.

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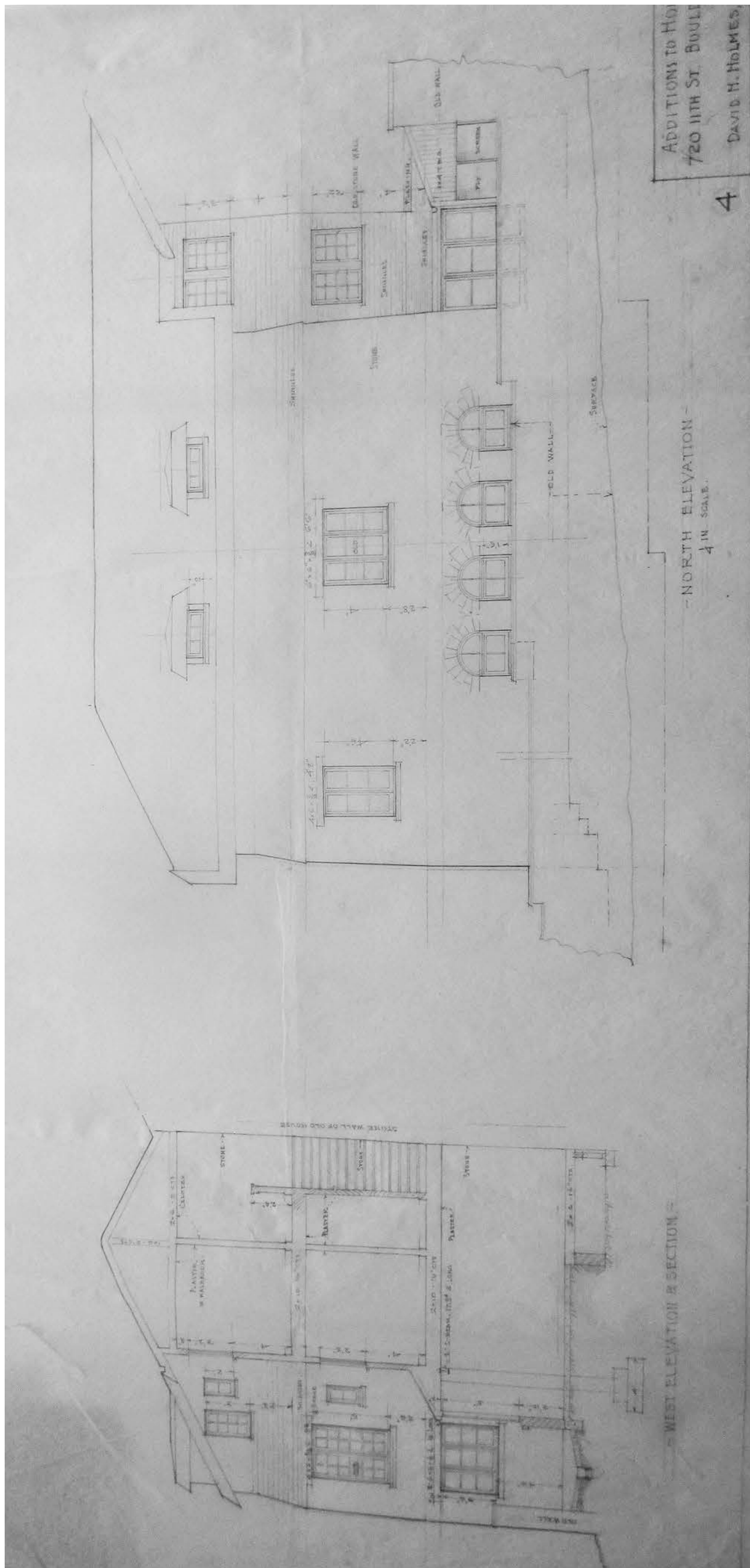


Figure 18: Shed Roof Portion, Connector, Glassed-in Porch of the 1925 Addition, East and North Elevations, original drawings. Courtesy of Caroline and Joseph Stepanek.

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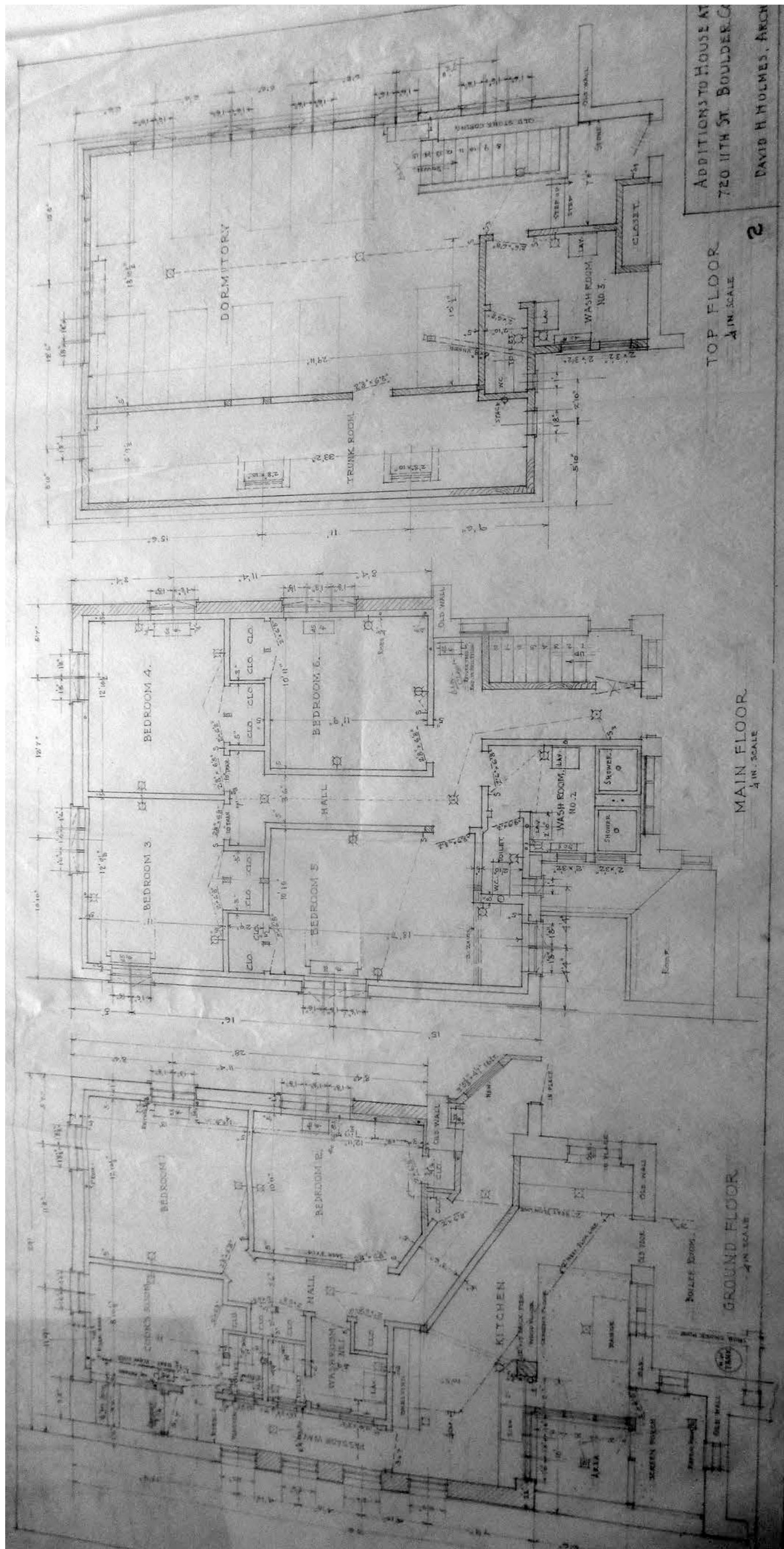


Figure 19: Floorplans, 1925 Addition. Courtesy of Caroline and Joseph Stepanek.

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Figure 20: Alpha Chi Omega sorority chapter house, ca. 1926, Boulder Public Library, Carnegie Library for Local History.

Alpha Chi Omega

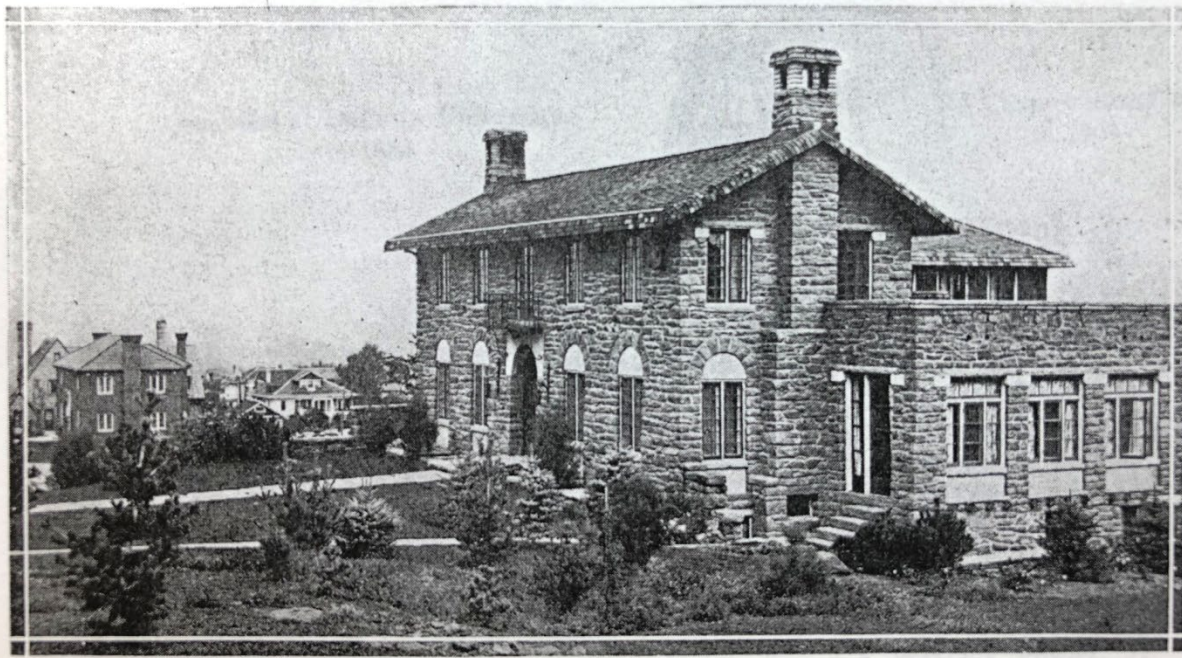


Figure 21: Alpha Chi Omega sorority chapter house, ca. 1928. 1928 Coloradan.

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Figure 22: David Hull Holmes House ca. 1950s. Courtesy Caroline and Joseph Stepanek.



Figure 23: David Hull Holmes House, 1962. Boulder Daily Camera photograph collection, Boulder Public Library, Carnegie Library for Local History.

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Figure 24: Main floor living room, 1962. Boulder Daily Camera photograph collection, Boulder Public Library, Carnegie Library for Local History.



Figure 25: Lower-level living room, 1962. Boulder Daily Camera photograph collection, Boulder Public Library, Carnegie Library for Local History.



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Figure 26: Osmer House, 789 Gaylord Street, Denver, ca. 2018. Tulia.com

430 THE HOUSE BEAUTIFUL

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DAVID H. JERKINS, Architect

The comfort of the solarium depends, very naturally, upon its freedom from drafts; hence International Metal Casements are ideal for sunroom enclosures. Built of steel and fitted, frame to sash, with such precision that there can be no infiltration of air, these windows, when closed, are absolutely weather-proof. They have the added advantages of allowing a maximum of sunlight to enter, and of fastening open at any angle desired, without rattling. Cotswold Casements, such as are shown in the illustration, may be had in all standard sizes, and installed quickly and economically.

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IN CANADA: ARCHITECTURAL BRONZE AND IRON WORKS, TORONTO, ONTARIO

Figure 27: The sun porch Holmes designed for the Osmer House was featured in a 1927 advertisement in *The House Beautiful*. <https://www.periodpaper.com>, accessed July 9, 2018.

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Figure 28: 570 Highland Avenue, Boulder. Photo by Amy Unger.



Figure 29: 850 12th Street, Boulder. Photo by Amy Unger.

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Figure 30: Holmes/Storke House, 1123 Baseline Road, Boulder, ca. 1986. Boulder Public Library, Carnegie Library for Local History.



Figure 31: LaVergne Ducasse Edmond (left) and David Hull Holmes (right) ca. 1940s. Courtesy Caroline and Joseph Stepanek.

























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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 10/31/2018 Date of Pending List: 11/16/2018 Date of 16th Day: 11/30/2018 Date of 45th Day: 12/17/2018 Date of Weekly List: 12/7/2018

Reference number:

Nominator:

Reason For Review:

- | | | |
|---|--|---|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input checked="" type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 12/3/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Barbara Wyatt Discipline Historian

Telephone (202)354-2252 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



HISTORY *Colorado*

October 19, 2018

Dr. Julie H. Ernstein
Acting Chief, NR and NHL Programs
National Register of Historic Places
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240



Dear Ms. Ernstein:

We are pleased to submit for your review the enclosed National Register of Historic Places nomination for the David Hull Holmes House (5BL.1119) in Boulder County, Colorado.

The Colorado Historic Preservation Review Board reviewed the nomination at its meeting on September 21, 2018. The board voted unanimously to recommend to the State Historic Preservation Officer that the property met the criteria for listing in the National Register.

The enclosed disk contains the true and correct copy of the nomination for the David Hull Homes House to the National Register of Historic Places.

We look forward to the formal listing of this property. If you have any questions, please do not hesitate to contact me by phone at 303-866-4684 or by email at amy.unger@state.co.us.

Sincerely,

Amy Unger
National and State Register Historian
(303) 866-4684
amy.unger@state.co.us

Enclosures

CDs (2)
Signature Page