

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

**National Register of Historic Places  
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

For NPS use only

received DEC 12 1985

date entered JAN 22 1986

**1. Name**

historic Potter-Highlands

and/or common Potter Highlands Historic District

**2. Location**

street & number Generally bounded by Zuni Street to Federal  
Boulevard, W. 32nd Ave. to W. 38th Ave.

n/a not for publication

city, town Denver n/a vicinity of

state Colorado code 08 county Denver code 031

**3. Classification**

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> museum
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> park
<input type="checkbox"/> site			<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> Public Acquisition	<input checked="" type="checkbox"/> Accessible	<input checked="" type="checkbox"/> religious
	<input type="checkbox"/> n/a in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> scientific
	<input type="checkbox"/> n/a being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> other:

**4. Owner of Property**

name Multiple Ownership

street & number n/a

city, town Denver n/a vicinity of state Colorado

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Clerk & Recorder - City and County Building

street & number W. 14th and Bannock

city, town Denver state Colorado

**6. Representation in Existing Surveys**

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

date Ongoing  federal  state  county  local

depository for survey records Colorado Preservation Office

city, town Denver state Colorado 80203

## 7. Description

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

### Describe the present and original (if known) physical appearance

Potter-Highlands is a residential neighborhood in the area of Denver once known as the North Side, located northwest of downtown across the South Platte River. The district is one of thirty-five subdivisions in the northern-most section of the 19th-century town of Highlands and is bounded on the north by West 38th Avenue, West 32nd on the south, between Federal Boulevard on the west and Zuni Street on the east. The nominated area generally follows the historic boundaries of Potter-Highlands Addition, but excludes commercial intrusions on the edges--primarily along West 38th Avenue, the half block at West 38th and Federal, and the whole block at West 32nd and Federal. Included is 276 acres and some thirty-five whole or partial blocks, which contain about 670 residential buildings and 110 commercial buildings. Of that number, 571 contribute to the historic and architectural character of the district. The 109 non-contributing buildings include 50 commercial properties and single and multi-family structures built after World War II and a few drastically altered older residences which visually can no longer be considered contributing elements. In general, the district consists of one and two-story houses with some multi-unit buildings, ranging in construction date from 1874 to the 1930s. In size, style, and ornamentation, the properties reflect the development of the area as a middle class neighborhood, although there are several large, more grand houses that compose exceptions.

A unique feature of the district is the square blocks, (374 x 370 feet) which allow space for an interior lot in the center once known as "carriage lots". Originally used as turn-arounds for carriages, these lots are reached by alleys entering from each side of the block and which separate them from the adjoining properties. As autos replaced horses, community garages were built on some carriage lots such as the one in the block between Alcott and Bryant streets, W. 32nd and W. 33rd avenues (photo #17).<sup>1</sup> Others of the lots have disappeared to become part of the adjoining properties through alley closures. There are still about 13 recognizable lots used in a variety of ways from vacant land to garages and an occasional house.<sup>2</sup>

There is an interesting variety of outbuildings found along the alleys and at the rear of the properties surrounding the carriage lots including 19th century gabled roof barns and 20th century flat roof masonry garages and gable roof "iron garages". The iron garages have a wood frame with walls, roofs and double doors faced with corrugated metal sheets. These economical buildings were popular in the teens up to about 1930. One is located in the alley behind the DeCamp House at 2557 W. 32nd and another behind the house at 2857 W. 37th. Facing the carriage lot behind 3320 Eliot, is a highly decorated metal garage with pressed patterns in the side walls and paneled metal doors. (Photo #49)<sup>3</sup>

Other outbuildings of interest in the district are the extant carriage houses, although they are not necessarily oriented to the carriage lots. Among the more notable two story carriage houses are behind the Fisher House at 3225 Bryant, the Mackay House, 3359 Alcott and the Durfur House, 3256 Alcott (Photos #11, 13).

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only  
received \_\_\_\_\_  
date entered \_\_\_\_\_

Continuation sheet      Potter-Highlands  
                            Historic District

Item number 7

Page 2

The square block shape also permitted construction of houses on all four block faces rather than the usual two as seen in other sections of the city. Although the topography of the district is relatively flat, many houses are built above street level with terraced front lawns and retaining walls at the sidewalks. A cobblestone retaining wall is located at 3320 Decatur (photo #37). Other neighborhood characteristics include sandstone walks and large old trees in many of the blocks such as the old maple at 3356 Bryant, believed by longtime neighborhood residents to be one of the oldest in the district (photo #23). Other large old maple trees are seen around the south and west perimeters of the Oakes Home grounds, now Saint Elizabeth's Center. The section of the 2 block grounds west of the buildings is landscaped with lawn planted with a number of large evergreens and maples. There is a chainlink fence around the property. The handsome Georgian Revival Saint Elizabeth's Retreat Chapel (Denver Landmark and National Register) sits among the new buildings of the center built for elderly housing. One building joins the chapel on the east side providing easy access for the center's residents.

The majority of houses in the district are single family detached dwellings mixed with a number of one and two story multi-family buildings. The special ambiance of Potter-Highlands is expressed in the number of buildings unique to the district, and the broad range of architectural styles representing two distinct periods of development beginning in 1874 with the incorporation of Highlands up to the 1893 Silver Crash and from the 1896 annexation to Denver up to about 1938, the period of greatest growth.

Approximately 35% of the buildings were built in the 19th century with 30% Queen Anne Style and 5% vernacular wood frame and masonry. Of those built after 1896 in 20th century styles there are approximately 21% Bungalow and Craftsman Style, 16% Classic Cottage and less than 1% each of Foursquare, Colonial and Dutch Colonial revivals, Neo-classical Revival, Mission and Prairie styles and 20th century vernacular masonry. Fourteen percent of the buildings in the district are multi-family terraces, duplexes and triplexes. Most were built after 1900 in Terrace, Bungalow and Foursquare styles.

The vernacular wood frame and masonry buildings scattered through the district are the oldest, dating from 1874 to about 1885. Although few in number (7), the district has Denver's most interesting 19th century vernacular wood frame dwellings such as the two story house with a shingled round tower at 3624 Eliot (photo #46); the large  $2\frac{1}{2}$  story Arbuckle House at 3257 Bryant (photo #9); the Patrick McGowan House with its second story semi-octagonal tower dominating the front bay at 2633 W. 37th (photo #31); and the rare example of Greek Revival

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only  
received  
date entered

Continuation sheet Potter-Highlands

Item number 7

Page

3

Style in the Whitaker House at 3602 Alcott (photo #5). These, along with the early vernacular masonry dwellings, are probably the designs of early local builders including district residents, Hamilton Phillips and Patrick McGowan.

Among the unique masonry houses is the Geisecke House at 3659 Alcott (photo #4); 2824 W. 36th which resembles a French plantation house (photo #41); 3539 Decatur with an overhanging, shingled second story (photo #40); and the Henri Foster House, the oldest known house in the district, at 2533 W. 32nd (photo #16).

The vernacular buildings were followed by 1880s-1890s Queen Anne houses of red brick with sandstone trim, irregular plan, complex roof shapes, shingled gables with bargeboards, arched front windows and wooden front porches with turned posts, baluster railings and friezes. They vary in size from the moderate size house built in groups by a contractor for middle income owners to the very large Queen Anne, approaching mansion-like proportions, built specifically for influential and wealthy owners. Examples of the moderate size Queen Anne are seen in the Denver Landmark Potter-Highlands Historic District in the 3300 and 3400 blocks of Bryant Street (photo #22). One of the most distinctive dwelling in the district, 3356 Bryant, has an ornate two story full front porch (photo #23).

Many of the large Queen Annes have wrap-around front porches and towers which distinguish them from their smaller contemporaries. Notable towered examples are the Fisher House at 3225 Bryant (photo #20); the Mouat House, 2555 W. 37th (photo #31); the Sayer-Brodie House at 3631 Eliot (photo #47); and Henry Lee's house, without a tower, at 2653 W. 32nd (photo #19). The district's only Stick Style residence is Evergreen Manor at 2825 W. 37th (photo #42).

When the 1893 Silver Crash ended construction for several years, a number of blocks between W. 35th and W. 38th avenues were still vacant or partially developed. When the economy recovered in the late 1890s, these blocks filled in with 20th century style residences. Among the first was the Classic Cottage, known locally as the Cottage Home. These small one story houses were scaled down versions of the two story Foursquare and were usually built in groups for speculation from pattern book plans. The 3600 block of Eliot contains five cottages, each slightly different in wood porch and dormer detail, built ca. 1901 by contractor Fred Schroeder (photo #45). On the other hand, the 1904 cottage at 2611 W. 32nd was designed by the prominent Denver architectural firm, the Baerresen Brothers, and was originally owned by the Coors Brewery of Golden, Colorado (photo #18). The west side of the 3700 block of Clay contains several later Classic Cottages, ca. 1908-1910, with brick porches. The Classic Cottage is recognized as a small one-story house with a hipped roof, small front dormer, a full or partial front porch of wood or masonry.

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

**National Register of Historic Places  
Inventory—Nomination Form**

Continuation sheet

Potter-Highlands  
Historic District

Item number 7

For NPS use only  
received  
date entered

Page 4

A style of house emerged in the late 1890s, which is between the Queen Anne and the Foursquare. This transitional house has a Queen Anne front gable faced in shingles, the Foursquare plan and porch design, and classical detailing such as Palladian windows in the gable. There are a number of these houses on the west side on the 3400 block of Alcott, built between 1904 and 1911.

Potter-Highlands does not have as many Foursquares as other Denver neighborhoods such as Capitol Hill, Congress Park, Washington Park, Park Hill and others, but there are several interesting examples in the district. The four Prout Houses at 2501, 2511, 2519, and 2525 W. 32nd Avenue were designed in the early part of 1900 by noted Denver architect Frank E. Edbrooke (photo #15). The large corner Foursquare at 3301 Zuni Street was the home of Charles Barth, only son of real estate tycoon, William Barth. This house was built for Barth in 1903 by local builder H. H. Buell. Buell, who lived in Highland Park (National Register District), built numerous houses in Potter-Highlands in the early 1900s including the Craig House at 2525 W. 36th in 1905 (photo #8).

Foursquares built from the late 1890s through the 1920s, are two stories with a square plan, hipped roof and center front dormer. On early Foursquares, the wood front porch covers all or part of the front and has Tuscan columns with railings. After ca. 1905, the porch elements were of brick.

Dutch Colonial Revival, one of the more picturesque early 20th century styles in the district, is dominated by a prominent front, cross or side gambrel roof shape faced in decorative shingles. The front porch, which may vary from full to partial width, has classical columns and details. Standouts among the Dutch Colonials are the Byron Durfur House (and matching carriage house) at 3256 Alcott, 1904, by H. H. Buell (photos #13, 14); 2551 W. 34th, ca. 1905 (photo #24); 2801 W. 34th, ca. 1898; and 2749 and 2759 W. 33rd ca. 1902 designed by Ernest Phillip Varian for the Oaks Home (photo #36).

Whole face blocks of one-story Bungalows were built in the district from about 1905 to 1930 featuring low pitch front or side gable roofs with pronounced expression of exposed structural members - rafters and beams under eaves and in porch gables. Bungalow types in the district vary from the 1912 Bungalow with a typical porch at 3349 Clay to the unusual Kress Bungalow at 3428 Bryant, 1913 (photo #27). The group of Bungalows in the 3500 block of Clay (east side), were built about 1910 and in the 3600 Block of Bryant (west side) beginning in 1907 up to ca. 1920 (photo #28).

The two-story Craftsman houses are similar in details to Bungalows and were built during the same period. The large, two story Craftsman house at 3655 Eliot has deep overhanging eaves with triangular knee braces, false half-timbering and a wooden balcony on the south side (photo #44).

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only  
received \_\_\_\_\_  
date entered \_\_\_\_\_

Continuation sheet      Potter-Highlands  
                            Historic District

Item number 7

Page 5

Lone representatives of other styles in the district are the outstanding, National Register and Denver Landmark Saint Elizabeth's Retreat Chapel at 2825 W. 32nd Avenue. Designed in 1896 by Denver's premier Colonial Revival architect, Frederick J. Sterner, this is the city's most elegant Georgian Revival church building (photo #35). The Colonial Revival Adam Memorial Home at 2875 W. 33rd, was designed by Sterner's partner, Ernest Phillip Varian (photo #50). The Frank Milton Prairie Style house at 3400 Federal was designed by Glen Huntington in 1916 (photo #52). The district's only classic Tudor Revival building is the Blue Unicorn Tea Room at 2817 W. 33rd Avenue, date not known. Others are the Neoclassical Revival Masonic Temple at 3500 Federal designed by Merrill Hoyt in 1926 (photo #53) and the Mission Revival Fish House at 2711 W. 37th Avenue (photo #34). The only stone building in the district is the Denver Landmark Hugh Mackay House, 3359 Alcott, ca. 1891 (photo #10).

Most of the multi-family dwellings in the district were built after 1900 and vary in size and style (photo #3, #38, #39). Since 1940, a number of multi-family buildings and single family homes have been built in the district, all of which are non-contributing (photos #12, 32).

Although the Potter-Highlands District is primarily residential, there are two 19th century commercial structures of note. The large three story Weir Building and Hall, ca. 1887, at 2405-09-13 W. 32nd Avenue is the largest commercial building in the district and the one-story store building at 2847 W. 37th is the smallest (photos #1, 43).

**RESIDENTIAL ARCHITECTURE - SINGLE FAMILY - REPRESENTATIVE EXAMPLES**

**VERNACULAR-WOOD FRAME 19th CENTURY**

**1. 2633 W. 37th Avenue, Patrick McGowan House, ca. 1874. (Photo #31)**

Wood frame originally faced with lapped siding, now metal of similar width. Side gabled roof with projecting rectangular central bay in center front topped by a large semi-octagonal tower.

Small entry porch at west side of front bay with turned wooden posts and decorative frieze. Believed to be the second oldest house in the district of a unique design.

**2. 2503 W. 36th Avenue, Hamilton Phillips House, ca. 1879-1882, Hamilton Phillips, builder. (Photo #6)**

One and a half story, L plan with front and side gable, shed roof addition on west rear, shed roof porch in L, faced in lapped siding with label mold over windows.

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only  
received \_\_\_\_\_  
date entered \_\_\_\_\_

Continuation sheet      Potter-Highlands  
                            Historic District

Item number 7

Page 6

3. 3257 Bryant Street, Frank Arbuckle House, T.A. 1885\* (photo #21)

Two and one half stories, faced in wood lapped siding, front gable roof with fishscale shingles, two-story rear addition with gabled roof and first story porch and second story open porch. Rectangular one-over-one windows, contemporary metal hood over front entrance.

4. 3602 Alcott Street, Albert Whitaker House, T.A. 1884, Hamilton Phillips, builder. (Photo #5)

Vernacular Greek Revival Style, one story, faced in wood lapped siding, hipped roof with hipped roof front porch with Tuscan columns and wood railing. Rectangular windows have triangular label mold and are divided vertically by heavy wood mullions. Small porch on west side near the rear.

5. 3247 Zuni Street, T.A. 1885 (Photo #2)

One story, front gable roof, faced in wood lapped siding, front porch with shed roof, turned wooden posts and spindle frieze.

6. 3624 Eliot, ca. 1888 (Photo #46)

Two story with cross gable roof, faced in lapped siding. A two story round tower with a conical roof with finial at southwest front corner. Tower faced with alternating bands of fishscale and diamond shingles. Hipped roof front porch on north side of tower. One story, shed roof rear addition faced in wide siding.

7. 2526 E. 34th Avenue, T.A. 1890.

Two story, front gable, faced in lapped siding, front porch with low hipped roof across front, turned wooden posts and a small gable at porch entrance, paired, one-over-one wood sash windows.

VERNACULAR-MASONRY 19th CENTURY

8. 2533 W. 32nd Avenue, Henri Foster House, ca. 1874. (Photo #16)  
Denver Landmark.

Two stories, L plan with gabled roof with front clipped gable, front porch in L with balustraded flat roof creating open porch on second story. Wood porch railing and square posts. Two-story projecting front bay with paired, one-over-one rectangular windows. Paired windows on west side are Italianate style with projecting dressed stone sills. The oldest house in Potter-Highlands District restored in 1980.

\*T.A. - Tax Assessor Date

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only  
received \_\_\_\_\_  
date entered \_\_\_\_\_

Continuation sheet      Potter-Highlands  
                            Historic District

Item number      7

Page      7

9. 3659 Alcott Street, Albert Giesecke House, ca. 1883-1884. (Photo #4)

One story, complex roof shape with truncated hipped main section, projecting gabled bay and hipped roof on three-sided bay on south side. Front bay has broken eave return and oculus near gabled peak, bracketed cornice with decorative wooden frieze. Narrow, rectangular, one-over-one windows with dressed stone label molds. Original wooden porch elements replaced by masonry.

10. 2824 W. 36th Avenue, ca. 1885. (Photo #41)

One and a half story with truncated hipped roof which makes a sweeping flare to create a deep recessed porch on north and east. Round wooden porch posts on tall rectangular bases. Large non-original dormer on street facade and narrow, shed roof dormer and projecting gable on east alley side above a gabled entry.

11. 3539 Decatur Street, T.A. 1893. (Photo #40)

Two story, first floor faced in brick and second story in diamond shingles. Cross gabled roof with clipped gables, second story overhangs the projecting front bay. Side entry porch with small shed roof supported by turned wooden columns. Segmental arched, one-over-one windows on first story with rusticated sandstone sills. Paired one-over-one rectangular windows in second story of bay.

12. 3336 Eliot, T.A. 1895.

One and one half stories, front gabled roof with diamond and fish-scale shingles, bargeboard with pierced and carved decoration. Round arched front window outlined with raised brick work forming a belt course at bottom of arch. Recessed front porch in half of front with decorative wood screen under a spindle frieze, turned wooden posts. Gable window topped by triangular pediment.

VERNACULAR-STONE

13. 3359 Alcott Street, Hugh Mackay House, 1891. (Photo #10) Denver Landmark Potter-Highlands District.

Rusticated lava stone, two stories, hipped roof wall and roof dormers, semi-circular, two story bay on north side. Hipped roof front porch with stone piers and low walls dressed stone columns on top of walls. Rectangular, one-over-one windows with dressed stone lintels, scottish thistle carved in lintel of east front window. Small shed roof side porch at north rear.

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only  
received \_\_\_\_\_  
date entered \_\_\_\_\_

Continuation sheet      Potter-Highlands  
                            Historic District

Item number 7

Page 8

QUEEN ANNE STYLE

14. Denver Landmark Potter-Highlands Historic District, ca. 1890.  
(Photo #22)

Contains 18 Queen Anne houses in the 3300 and 3400 blocks of Bryant Street, three dwellings at 2526, 2530-36, and 2601 W. 34th Avenue and the stone Mackay House, 3359 Alcott. With the exception of the Mackay House, the Queen Anne Style houses in the district are of similar design with red brick exteriors, front gables faced with fishscale shingles, with bargeboards, and one and two story front porches with turned wood posts, railings and spindles friezes. Shingled mansard roofs occasionally divide the two story porches. Alterations have occurred on a few porches including replacement of wood posts with wrought iron or masonry and mansard facing of cedar shakes or horizontal siding. The district is characterized by a uniformity of set-back, red brick material with rusticated sandstone foundations and window trim, and front gabled roofs creating a rhythm along the block faces containing large street trees and sandstone sidewalks.

15. 3631 Eliot Street, Sayer-Brodie House, T.A. 1886. (Photo #47)

Three stories, red brick, multi-gabled roof, north front tower with mansard roof topped by tall conical roof. Bracketed cornice between second and third stories, bargeboards. Rectangular, one-over-one windows with dressed stone lintels and rusticated stone sills, stone foundation and beltcourse. Wrap-around front porch with flat roof supported by turned wooden posts with sawn brackets and spindle frieze. South rear porch with turned wooden posts.

16. 2453 W. 35th Avenue, T.A. 1887. (Photo #9)

Corner site, two stories, red brick cross gabled roof, segmental arched one-over-one windows with stone lintels and sills. Front porch with shed roof across front and around west side to secondary entrance. Gable above arched porch entry, wooden railing, columns and spindle frieze.

17. 3257 Bryant Street, James A. Fisher House, T.A. 1890. (Photo #20)

Two and one half stories, red brick, hipped roof with projecting gables, two story round tower on south front with conical roof. Round arched front window outlined in rusticated sandstone, pedimented porch entry with semi-circular wrap-around porch on south, porch wall faced in fishscale shingles with pairs of short columns. Second story shed roof porch over entry has been en-

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

**National Register of Historic Places  
Inventory—Nomination Form**

Continuation sheet      Potter-Highlands  
                            Historic District

Item number 7

For NPS use only  
received  
date entered

Page 9

closed. Matching carriage house in west rear, brick wall along alley on south side.

18. 2555 W. 37th Avenue, Mouat House, T.A. 1890. (Photo #30)

Two and one half stories, red brick on high rusticated sandstone foundation, high hipped roof with dentiled cornice, stone sills, lintels and beltcourses. Three story round tower dominates the southwest corner with heavy balustraded top. The rectangular, one-over-one sash windows have transoms, two story west side bay with low pitch conical roof, front gabled roof has a clipped gable over a curved window bay with a corbelled base. The small front porch with shed roof has pediment over entry supported by turned wooden posts, the porch railing is wood with turned spindles. Wall chimney on west side has decorative panel at second story.

19. 3356 Bryant Street, T.A. 1890. (Photo #23) Denver Landmark  
Potter-Highlands District.

Two stories, red brick, cross gabled roof with two front gables faced in fishscale shingles with small rectangular gable windows, bargeboards and decorative frieze. The most elaborate front porch in the district, two stories high across the full width of the front with slender, turned wooden posts that are multi-bracketed, wood railings and frieze with turned spindles. Identical porch is seen at 3325 Wyndott.

20. 3352 Bryant Street, T.A. 1893. Denver Landmark Potter-Highlands District.

Two stories, red brick, cross gabled roof, three front gables with bargeboards, sawn open work in the peaks and faced in fishscale shingles. Two-story front porch on south half of front with turned wooden posts and railings. Mansard roof between first and second stories of porch faced in diamond shingles.

21. 3337 Decatur Street, T.A. 1893.

One and a half stories, red brick, cross gabled roof. South side gable has central window with sunburst design in wood at each side. Front gable is faced in circular shingles. Small front stoop with gabled roof supported by turned posts with elaborate pierced brackets and a spindle frieze, wood porch railing.

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

**National Register of Historic Places  
Inventory—Nomination Form**

Potter-Highlands  
Continuation sheet      Historic District

Item number      7

For NPS use only  
received  
date entered

Page 10

22. 2653 W. 32nd Avenue, Henry Lee House, T.A. 1890. (Photo #19)  
Denver Landmark.

2½ stories, red brick, cross gabled roof, dominant front gable faced in fishscale shingles, decorative bargeboard, recessed rectangular gable window. Semi-circular, wrap-around front porch with gabled entry. Second story porch enclosed and faced in fishscale shingles with a band of windows. Round arched front window with rusticated stone voussoirs, front porch walls of sandstone blocks laid in open checkerboard pattern.

23. 3361 Decatur Street, T.A. 1894.

Two story, red brick painted white, front gabled roof. Shed roof porch across entire front with a second story porch over entrance area with gabled roof. Turned wooden posts, railings and spindle frieze. Front gable faced in brick with decorative bargeboards.

24. 3755 Eliot Street, late 1890s.

Two stories, red brick, complex roof with hipped central portion and front gable faced in fishscale shingles and decorative bargeboards. Two-story circular tower with conical roof dominating northeast front corner with second story open porch with shingled low wall and slender columns. Front gabled, masonry Bungalow porch is later addition.

VERNACULAR-MASONRY 20TH CENTURY (FRONT GABLE)

25. 3400 block of Alcott, west side, T.A. 1904-1911.

A face block of transitional houses, similar in design, have front gabled roofs, are one and one half to two stories high, red brick with sandstone window trim. Gables faced in fishscale, diamond or square shingles. There are gable-end returns, occasional flared eaves and rectangular or Palladian gable windows. Other windows are one-over-one rectangular wood sash. Porches have low hipped, shed or gabled roofs supported by Tuscan columns, low wooden railings or brick piers and walls capped with sandstone.

**United States Department of the Interior**

**National Park Service**

**National Register of Historic Places**  
**Inventory—Nomination Form**

For NPS use only  
received \_\_\_\_\_  
date entered \_\_\_\_\_

Continuation sheet Potter-Highlands

Item number

7

Page 11

26. 2509 W. 36th Avenue, Merrill Hoyt House, T.A. 1901. (Photo #7)

One and one half story, white painted brick, front gabled roof with clipped gable and flared eaves, Gable faced in square cut shingles with rectangular, triple gable window. Low hipped roof front porch with short Tuscan columns on top of low masonry wall with sandstone cap.

27. 3426 Clay, T.A. 1905.

Two stories, red brick, front gabled roof with hipped roof side dormers. Gable faced in square cut shingles, gable-end returns. Hipped roof front porch with Tuscan columns, no railing.

28. 3434 Federal Boulevard, Henry Probst House, B.P. 1907, George T. Hannum, builder.

Cast concrete block resembling stone, two stories, front gable faced in fishscale shingles with gable-end returns. Low hipped porch roof supported by short Tuscan columns on a low cast stone wall.

STICK STYLE

29. 2827 W. 37th Avenue, Manetho Jackson House (Evergreen Manor), T.A. 1890. (Photo #42)

Two-story brick now painted, irregular plan and complex roof with three front gables faced in patterned shingles. Central gable has half timbering in upper portion, secondary gable has cut-away corners above three-sided bay with segmental arched windows, eaves have brackets and a center rectangular one-over-one window flanked by two small windows outlined with small panes of colored glass. Mansard roof on west side with two gabled dormers. Shed roof front porch with grouped slender rectangular posts which may be non-original. Treeless yard fenced with chain link.

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only  
received \_\_\_\_\_  
date entered \_\_\_\_\_

Continuation sheet Potter-Highlands

Item number 7

Page 12

DUTCH COLONIAL REVIVAL STYLE

30. 2551 W. 34th Avenue, T.A. 1905. (Photo #24)

Two story, red brick, broad front gambrel roof with recessed round arched portion in center faced in bands of circular and diamond shingles. Double rectangular, one-over-one window in center of gambrel with oculus above. Low hipped roof front porch with white painted wood columns. Hipped roof dormers on sides.

31. 3256 Alcott Street, Byron Durfur House, B.P. 1904, H. H. Buell, builder. (Photo #14, 13)

Two stories, red brick, front gambrel roof faced in circular and diamond shingles. Low hipped front porch roof supported by Tuscan columns, wood steps and floor with lattice work base. Matching carriage house in rear.

32. 2749 W. 33rd Avenue, B.P. 1902, Ernest Phillip Varian, architect.

Once owned by the Oakes Home. Two stories, red brick with side gambrel roof. Full front porch recessed below main roof with Ionic columns on low brick wall. Open porch on second story, now enclosed, adjacent to gabled roof dormer. Gambrel faced in square shingles.

33. 2759 W. 33rd Avenue, T.A. 1902, attributed to Ernest Phillip Varian, architect. (Photo #36)

Two stories, brick painted white, cross gambrel roof faced in square shingles front gambrel has two round arched windows. Wrap-around porch set off to one side of facade, flat roof with wooden railing supported by Ionic columns on top of low masonry wall. Shed roof addition on rear. Low concrete retaining wall around two street sides of the corner site. Also owned by Oakes Home.

34. 2801 W. 34th Avenue, T.A. 1898.

An early example with cross gambrel roof, two stories, red brick painted white, small front porch at one side with gabled roof supported by slender turned posts. Segmental arched, one-over-one windows on first story and rectangular on second. Tripartite window in front gambrel with small panes in upper portion. Low concrete retaining wall around two sides of the corner site.

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National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

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Continuation sheet Potter Highlands

Item number 7

Page 13

CLASSIC COTTAGE

35. 3600 block Eliot Street, T.A. and B.P. 1901 to 1910. Fred Schroeder, builder. (Photo #45)

Five cottages, red brick, one story, hipped roofs. Combination of hipped and gabled roof dormers. Three houses have low hipped roof front porches with wooden columns and railings and two have gabled porch roofs.

36. 3551 Alcott Street, T.A. 1910.

One story, light tan brick, hipped roof with flared eaves, gabled dormer with flared eaves. Gabled roof front porch with brick piers.

37. 3733, 3741, 3747 Clay Street, T.A. 1908-1910. (Photo #33)

Three identical later Classic Cottages. One story, brick, hipped roof, hipped roof front dormer with diamond pane windows, hipped roof front porch with corner brick piers and low brick walls, side entry. North porch openings have been enclosed by multi-paned windows as protection from weather.

38. 2557 W. 32nd Avenue, Lee DeCamp House, B.P. 1903.

Corner site two story, brick painted white, hipped roof with hipped roof front and side dormers. Recessed porch under main roof across front and around on west side ending at semi-circular bay with secondary entry. Segmental arched two-over-two windows.

39. 2611 W. 32nd Avenue, Coors House, B.P. 1904, Baerreson Brothers, architects and William McCombs, builder. (Photo #18)

The most elegant Classic Cottage in the district is one story, red brick, hipped roof with center front wall dormer with gabled roof. Dormer has triple window with classical entablature. Flat roof, balustraded front porch with dentiled eaves and Tuscan columns. Three-sided bay on east side near rear. There is a single row of small dentils under all the eaves. The raised site is enclosed by a chain link fence on top of low cinder block wall. There are two large maple trees and evergreen in the front yard.

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National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

Continuation sheet Potter-Highlands

Item number 7

Page 14

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received \_\_\_\_\_  
date entered \_\_\_\_\_

FOUR SQUARE STYLE

40. 2525 W. 36th Avenue, Alexander Craig House, B.P. 1905, H. H. Buell, builder. (Photo #8)

Two stories, red brick, hipped roof and hipped roof dormer with diamond pane window. Full width front porch with hipped roof supported by wooden Tuscan columns and railing. West side frame addition for basement entrance.

41. 3445 Eliot Street, T.A. 1901, Jason Read, possible builder. (Photo #48)

Two stories, red brick, brick quoins, rusticated sandstone trim, hipped roof, flared eaves and wide overhang with modillions. Hipped roof dormer, flared eaves, modillions and diamond pane windows. Small hipped roof front porch set off to one side of front with flared eaves, modillions, wooden Tuscan columns and wood railing.

42. 3449 Eliot, Henry E. May House, B.P. 1902, Jason Read, builder. (Photo #48)

A Foursquare variant, one and one half stories, red brick, brick quoins, and sandstone trim. Hipped roof with large gabled wall dormer center front, hipped roof side dormer, eaves with modillions. Low hipped roof of front porch supported by short wooden columns rising from low brick wall with stone cap.

43. 2501, 2511, 2519, 2525 W. 32nd Avenue, The Prout Houses, B.P. 1901-1905. (Photo #15)

For the most part, all four houses are identical and vary only in smallest details. All are two stories, red brick, hipped roofs with hipped roof dormers with double windows. Hipped roof front porches cover width of facades supported by wooden Tuscan columns. The wide eaves have modillions and windows are rectangular, one-over-one wood sash.

44. 3531 Bryant, T.A. 1911.

Another two-story Foursquare variant of light tan brick with hipped roof and large front and side wall dormers with hipped roofs, wide overhanging eaves with double brackets. One-story circular bay window on south side, hipped roof front porch with masonry piers and low walls.

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National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

Potter-Highlands  
Continuation sheet Historic District

Item number 7

Page 15

For NPS use only  
received \_\_\_\_\_  
date entered \_\_\_\_\_

45. 3301 Zuni Street, Charles J. Barth House, B.P. 1903, H. H. Buell, builder. (Photo #3)

Two story brick, hipped roof with hipped roof dormer with diamond panes in upper portions. Hipped roof front porch, brick wall, stone cap and short Ionic columns on walls. Porch openings have been enclosed by glass panes. Two second floor oriel windows with beveled and stained art glass in upper sections.

BUNGALOW

46. 3600 block Bryant, T.A. from ca. 1910 to 1920. (Photo #28)

Several types of Bungalows are found in this one block.

3611 Bryant - One story, light tan brick front gabled roof with half timbering and small wooden balcony, front gabled porch roof, with half timbering, exposed beam and rafters, masonry battered piers, masonry wall with paneled inserts. Identical house next door at 3615 Bryant.

3625 Bryant - One story, red brick, side gabled roof with gabled roof front dormer, knee braces under eaves, multi-paned windows in dormer. Shed roof front porch with short wooden posts on top of battered corner piers.

3631 Bryant Street - Cross gable roof with clipped gables, one story, faced in two shades of tan brick laid in decorative foundation course. Porch under front gable. Exposed rafter ends under eaves.

3535 Bryant Street - One story, front gable, dark red brick foundation with lighter red brick above. Open front gabled roof front porch with masonry battered piers and wall, side entrance to porch.

47. 3626 Clay Street, T.A. 1917.

One story, red brick, front gabled roof with half timbering forming rectangles. Shed roof front porch with masonry piers and low wall, center entrance.

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National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only  
received \_\_\_\_\_  
date entered \_\_\_\_\_

Continuation sheet Potter-Highlands

Item number 7

Page 16

48. 3428 Bryant Street, Edward G. Kress House, ca. 1910-1912.  
(Photo #27)

A Bungalow variant with unusual features. One story, green painted brick, truncated hipped roof with railing around flat portion and corner finials. Full width front porch has broad gabled roof of medium pitch with curved stucco soffit. Heavy corner masonry piers with top niches. Balustrade on either side of center porch entry with heavy shaped balusters.

CRAFTSMAN STYLE

49. 3600 Clay Street, T.A. 1903.

One and one half stories, light tan brick with darker brick trim, stucco foundation with dark brick band above. Side gabled roof and front gabled dormer. Gable faces are half timbered with central windows. All windows are double hung sash with diamond panes in the upper sections. Low pitch, gabled front porch roof supported by square brick piers at corners and either side of central porch entrance.

50. 3655 Eliot Street, T.A. 1907. (Photo #44)

Large two story corner house faced in light tan brick, cross gabled roof with clipped gables and large knee braces under the wide overhang. Corner porch entrance with clipped gable roof, wrap-around shed roof porch with knee braces and exposed rafter ends under eaves.

MISSION STYLE

51. 2711 W. 37th Avenue, Albert G. Fish House - "Seven Elms",  
T.A. 1909. (Photo #34)

Large corner site of six lots, largest in district. House is barely visable through heavy landscaping. One story, brick painted white, side gabled tile roof with curvilinear parapets on side walls and over round arched entry flanked by porches, now enclosed. East wing with green house addition. This is the district's only Mission Style house.

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National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only  
received \_\_\_\_\_  
date entered \_\_\_\_\_

Continuation sheet Potter-Highlands

Item number 7

Page 17

PRAIRIE STYLE

52. 3400 Federal Boulevard, Frank Milton House, B.P. 1916, Glen W. Huntington, architect. (Photo #52)

One of Denver's few examples of the Prairie Style and the only one in the district. One story, multi-level, flat roof, deep overhang with decorated fascia projecting from wall surface near top. Various sizes of rectangular windows, including band of small windows across top of front with decorative leaded glass. Originally faced in stucco, this house is now clad in narrow strips of stone.

TUDOR REVIVAL AND ENGLISH INFLUENCED STYLES

53. 2817 W. 33rd Avenue, The Blue Unicorn, T.A. 1914.

Two stories, half timbering and stucco, oriented sideways on the lot with the side gabled roof facing the street. What may have once been a shed roof entry porch on the east is now enclosed. Two gabled roof dormers on east front above porch with half timbering. Only half timbered building in the district. Once part of Oakes Home.

54. 2655 W. 34th Avenue, Willis Sparlin House, B.P. 1905.

Corner site, two stories, red brick with dressed stone trim, front parapet gabled roof with corner finials. The west side has a small triangular dormer high on the roof slope and a one story, three sided bay on the first floor near the rear. This house is one-of-a-kind in the district.

55. 3630 Bryant Street, T.A. 1938.

Known locally as an English Bungalow, this was one of the last houses to be built in the district before World War II. It is rectangular in plan with side gabled roof and projecting gabled pavilion which is entrance and chimney wall. Open concrete entry platform with wrought iron railing. Triple rectangular casement windows in front.

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only  
received \_\_\_\_\_  
date entered \_\_\_\_\_

Continuation sheet Potter-Highlands

Item number 7

Page 18

**RESIDENTIAL ARCHITECTURE - MULTI-FAMILY - REPRESENTATIVE EXAMPLES**

**TERRACE STYLE**

56. 3332-36 and 3340-44 Decatur Street, T.A. 1900. (Photo #38)

Two similar double houses, one story brick with sandstone trim, flat roof with stepped parapets and triangular parapets over each front entry, individual hipped roof porches with Tuscan columns and wood side railings. Built above street level with terraced lawn and concrete retaining walls.

57. 3447-55 Decatur, T.A. 1911. (Photo #39)

One story, flat roof, cast concrete block resembling rock faced stone. Six units with three porches with side entries, shed roofs with small triangular pediments in center.

58. 2424 W. 36th, T.A. 1890.

One story, brick painted, flat roof, corbelled brick cornice, two units, two hipped roof porches with wooden posts and railings which have been reconstructed. Round arched windows outlined in brick and brick belt course at bottom of arch.

59. 3337-3339 Alcott Street, T.A. 1895.

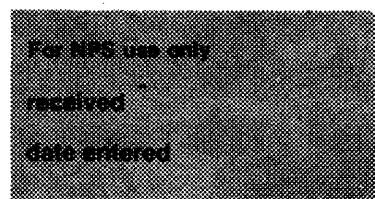
Two-story duplex, brick painted, flat roof, corbelled brick cornice. Rectangular two-over-two sash windows with rusticated sandstone sills and lintels. Original porches removed and replaced with flat roof structures with irregular openings.

60. 3241-45 Clay Street, T.A. 1910.

Built high on a terraced lot, one story, red brick with grey brick foundation, side gabled roof with stepped end-parapets. One entry at each side of front with stepped parapet in center of facade. Bungalow style porches with open front gabled roofs, exposed rafters and beams, brick piers and low walls.

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National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet      Potter-Highlands      Item number      7      Page      19

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FOURSQUARE DUPLEX

61. 2705-07 W. 35th Avenue, T.A. 1901.

Identical in design to single family Foursquares except for double entrance. Two stories, red brick, hipped roof with central hipped roof dormer. Small hipped roof porch in center of facade with Tuscan columns on small rectangular brick piers. Non-original low wrought iron railings.

BUNGALOW DUPLEX

62. 3545-47 Bryant Street, T.A. 1923.

Designed like a single family Bungalow with side gabled roof, half timbering in gable, gabled roof front dormer with band of four small windows. Front gabled porches at each side of front with open gables and exposed rafter ends and beams.

**NON-RESIDENTIAL ARCHITECTURE- REPRESENTATIVE EXAMPLES**

NINETEENTH CENTURY COMMERCIAL

63. 2405-09-13 W. 32nd Avenue, Weir Building, T.A. 1885, rear addition date unknown. (Photo #1)

The largest commercial building in the district. Corner site, three stories, brick with rusticated sandstone trim, corbelled brick cornice topped by bracketed cornice. Evenly spaced one-over-one rectangular windows, first floor store fronts altered. Central round arched entry on south facade with rusticated stone radiating voussoirs. Rear addition has lower third story than older section.

64. 2847 W. 37th Avenue, ca. late 1890s, (Photo #43)

Small flat roof, one story brick building with elaborate corbelled brick cornice, double center entrance with transoms flanked by large display windows divided into four parts by wood mullions. Typical of a small neighborhood grocery store.

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only  
received  
date entered

Continuation sheet Potter-Highlands

Item number 7

Page 20

FRATERNAL BUILDING

65. 3550 Federal Boulevard, Highlands Masonic Temple, B.P. 1926-27,  
Merrill Hoyt, architect. (Photo #53)

Very large, light tan brick building with flat roof sited in center of whole city block, paved parking lot on south side and expansive lawn on west front and north side. A circular drive leads to the front entrance. T plan with west front entrance at top of T, double entry doors recessed behind two monumental Ionic columns reached by a flight of concrete steps across the width of the front. Terra cotta trim in watertable, verticle bands simulating pilasters, cornices and friezes. Windows are rectangular with terra cotta molding and ornamental iron grilles.

CHURCHES - REPRESENTATIVE EXAMPLES

66. 2825 W. 32nd Avenue, Saint Elizabeth's Retreat Chapel, 1897,  
Frederic Sternier, architect. (Photo #35) Denver Landmark,  
National Register.

The only remaining original building on the Oakes Home grounds and one of two older church buildings in the district. The building is rectangular with a flat roof and pedimented portico in the Ionic order. In the center of the flat roof there is a four tiered cupola, reminiscent of those designed by England's Sir Christopher Wren in the 17th century, with Ionic columns, Palladian motif, arched openings and a domed cap with a cross.

67. 2601 W. 34th Avenue, Highland's Christian Church (Pentacostal Church of God) B.P. 1903.

Constructed of light tan brick in the Colonial Revival Style with corner brick quoins, side gable roof with cupola set on a rectangular base in center. Doric order portico on a raised brick podium dominates the south front. Three tall round arched stained glass windows beneath portico with entry doors at either side crowned with pedimented hoods.

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only  
received \_\_\_\_\_  
date entered \_\_\_\_\_

Continuation sheet      Potter-Highlands

Item number      7

Page      21

INSTITUTIONAL - REPRESENTATIVE EXAMPLE

68. 2875 W. 33rd Avenue, The Adam Memorial Home (The Lennox),  
B.P. 1902, Ernest Phillip Varian, architect. (Photo #50)

Large two and one half story building, corner site, rectangular plan with low hipped roof, three large Palladian motif dormers on south side, large veranda around south and west with flat roof forming an open porch with low railing at the second floor with large floor-to-ceiling windows with transoms. Porch roof supported by short white wood columns on low brick wall.

GARAGES - REPRESENTATIVE EXAMPLES

69. Carriage lot between W. 32nd and W. 33rd avenues and Alcott and Bryant streets, no date. (Photo #17) CL 2\*.

Long low flat roof structure with four double wooden doors on north and south faces. The doors, constructed of thin vertical boards, have diagonal braces in the lower portions and small rectangular window openings, now boarded up, in the top sections.

70. Behind 3320 Eliot Street, no date. (Photo #49)

One of a number of "iron garages" in the district, but one of the most highly decorated. The building has a front gabled roof, wood framing construction covered by metal with pressed geometric pattern. The east double doors are faced in metal with pressed molding design forming four vertical panels.

COBBLESTONE WALL

71. 3320 Decatur, no date. (Photo #37)

Retaining wall, approximately three and one half feet high of small cobbles or river rock laid in irregular courses with concrete. The only wall of this type in the district.

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**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only  
received \_\_\_\_\_  
date entered \_\_\_\_\_

Continuation sheet Potter-Highlands

Item number 7

Page 22

SERVICE STATIONS— REPRESENTATIVE EXAMPLES

72. 2650 W. 38th and 3790 Clay Street, T.A. 1936.

Built in a Tudor style with side gable roof and smaller gable in front over entry door, false half timbering in gable faces. Non-original plexi-glass canopy supported by wrought iron posts on west end. Gas pumps have been removed. A number of these stations were built throughout the city in this style to blend in with residential neighborhoods.

NON-CONTRIBUTING BUILDING -- REPRESENTATIVES

73. 3662 Clay, T.A. 1953. (Photo #32)

One of a number of multi-family units in the district. One story, brick, low hipped roof, three units, front entries with hoods facing alley, graveled parking up to front doors. There is an identical building behind with entries facing west onto Clay Street.

74. 3309 and 3311 Alcott, T.A. 1962. (Photo #12)

Two rectangular buildings, each with two units. One story, brick, low hipped roofs. Built with entrances facing the sides of the lot rather than the front. Landscaped yards, some with fences.

75. 3350 Federal Boulevard, T.A. 1965. (Photo #51)

Highlands Christian Church  
Design and materials out of character with the district.  
Very large A frame building on corner site faced in moss rock.

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only  
received  
date entered

Continuation sheet Potter-Highlands

Item number 7

Page 23

The following is a list of the structures in Potter-Highlands that have National Register and/or Denver Landmark designation:

Potter-Highlands Historic District *	Denver Landmark District	May 1979
Saint Elizabeth's Retreat Chapel 2825 W. 32nd Ave.	Denver Landmark National Register	Oct. 1974 May 1976
The Henry Lee House 2653 W. 32nd Ave.	Denver Landmark	June 1980
The Henri Foster House 2533 W. 32nd Ave.	Denver Landmark	Sept. 1980
The Hugh Mackay House 3359 Alcott	Denver Landmark	April 1973

\* The following are included in the Potter-Highlands Historic District:

3328 Bryant	3415-17 Bryant	2526 W. 34th Ave.
3336 Bryant	3425 Bryant	2530-36 W. 34th Ave.
3340 Bryant	3435 Bryant	2601 W. 34th Ave.
3345 Bryant	3441 Bryant	
3346 Bryant	3443 Bryant	
3349 Bryant	3447 Bryant	
3352 Bryant	3451 Bryant	
3353 Bryant	3457 Bryant	
3355 Bryant	3359 Alcott	
3356 Bryant	(Mackay House)	

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

**National Register of Historic Places  
Inventory—Nomination Form**

Continuation sheet      Potter-Highlands  
                            Historic District

Item number 7

For NPS use only  
received \_\_\_\_\_  
date entered \_\_\_\_\_

Page 24

FOOTNOTES

1. There are some 12 community garages found on the carriage lots with spaces for four or more cars. The most notable, found on C. 10\*, has space for nine cars. It is faced in rusticated stone instead of the usual brick and has garage doors divided into three equal sections forming a double door with a single side door at one side. The doors are of narrow, vertical wood strips with heavy diagonal wood braces in the lower portion.
2. There are a total of thirteen identifiable carriage lots in the district. Five have their original configuration with regard to the alleys on all four sides, are unpaved and contain no building. The remaining eight lots retain two or three alleys and either have community garages on them or are paved for parking such as CL 13. (see Map #1 for locations)
3. The approximately eleven iron garages noted in the district are among the most significant and interesting of the outbuildings. Most are single car garages except the double iron garage facing the east side of CL 8. These garages were constructed between about 1905 and 1930 with pressed corrugated metal sheets applied to light, inexpensive wood framing. The sheets, available from Sears Roebuck in sheets  $26\frac{1}{4}$  inches wide, 5 to 10 feet long, galvanized or painted, were ideal for garage walls and roofs, because they were self-supporting and fireproof.

\* CL - Carriage Lot

## **8. Significance**

<b>Period</b>	<b>Areas of Significance—Check and justify below</b>							
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion				
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science				
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture				
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<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian				
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater				
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation				
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)				

**Specific dates** 1874–1935

**Builder/Architect** various

### **Statement of Significance (in one paragraph)**

Potter-Highlands Historic District is significant for its association as part of the independent town of Highlands, incorporated in 1875. Potter-Highlands, a thirty-six block residential neighborhood platted ca. 1872, became home to several men instrumental in the early development of Highlands. Among the oldest buildings in the district, dating from the early 1870s to the 1880s, were the homes of such prominent pioneer residents as Patrick McGowan, one of the town incorporators and a member of the Highlands Board of Trustees; Henri Rennsaeeler Foster, Highlands real estate man who layed out the original streets and served as Highlands' first town clerk and Frank P. Arbuckle, developer of the water resources for Highlands. Other important nineteenth century residents who lived in large Victorian residences include Henry Lee, father of Denver's park system James W. Fisher, owner of a tent and awning business; Hugh Mackay, a Scottish mining engineer; Colonel Daniel Sayer, Civil War hero and Denver attorney; and John Mouat, lumber company owner and banker.<sup>1</sup> Notable twentieth century residents were John Prout, geologist and mining authority; Charles J. Barth, son of the downtown real estate tycoon, William Barth; and Albert G. Fish, president of Midwest Steel and Iron Company.<sup>2</sup>

The distinctive designs of the residences of these men, along with a number of other unique dwellings, contribute to the architectural significance of the district. The approximately 680 buildings are built in a wide range of architectural styles representing the broad period of development beginning in the early 1870s up to about 1938. The greatest development occurred between the late 1890s and 1915. There are many one-of-a-kind dwellings in the district including a Prairie Style house and Denver's best examples of nineteenth century vernacular wood frame structures built by Hamilton Phillips, Patrick McGowan and other local builders. In the late 1890s and early 1900s, noted Denver architects, such as Ernest Phillip Varian and his partner, Frederick J. Sterner; Frank E. Edbrooke; Merrill Hoyt; Glen W. Huntington; and the Baerreson Brothers, also worked in the district. The architectural distinction of the district is further emphasized by the listing of the 3300 and 3400 blocks of Bryant Street as a Denver Landmark district. Four other buildings in the proposed Register district are individually listed as Denver Landmarks, including Saint Elizabeth's Retreat Chapel at 2825 W. 32nd Avenue, which is also a National Register property, the Henry Lee House at 2653 W. 32nd Avenue, the Henri R. Foster House at 2533 W. 32nd Avenue and the Hugh Mackay House at 3359 Alcott.

## **9. Major Bibliographical References**

(see continuation sheet)

## **10. Geographical Data**

Acreage of nominated property approximately 276 acres

Quadrangle name Arvada

Quadrangle scale 1:24000

UTM References

<b>A</b>	<u>1 3</u>	<u>4 9 8 6 9 0</u>	<u>4 4 0 1 9 3 0</u>
Zone	Easting	Northing	
<b>C</b>	<u>1 3</u>	<u>4 9 8 0 4 0</u>	<u>4 4 0 1 1 4 5</u>
<b>E</b>	<u>1 3</u>	<u>4 9 7 9 1 0</u>	<u>4 4 0 1 2 8 0</u>
<b>G</b>	<u>1 3</u>	<u>4 9 7 9 6 0</u>	<u>4 4 0 1 8 0 0</u>

<b>B</b>	<u>1 3</u>	<u>4 9 8 6 9 0</u>	<u>4 4 0 1 1 4 5</u>
Zone	Easting	Northing	
<b>D</b>	<u>1 3</u>	<u>4 9 8 0 4 0</u>	<u>4 4 0 1 2 8 0</u>
<b>F</b>	<u>1 3</u>	<u>4 9 7 9 1 0</u>	<u>4 4 0 1 8 0 0</u>
<b>H</b>	<u>1 3</u>	<u>4 9 7 9 6 0</u>	<u>4 4 0 1 9 4 0</u>

**Verbal boundary description and justification**

(See continuation sheet, Map 1)

**List all states and counties for properties overlapping state or county boundaries**

state n/a code county code

state code county code

## **11. Form Prepared By**

name/title Barbara Norgren

organization Consultant date September 1, 1985

street & number 7453 E. Jefferson Drive telephone 740-7860

city or town Denver state Colorado

## **12. State Historic Preservation Officer Certification**

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Barbara Sudler

title State Historic Preservation Officer date 12-2-85

For NPS use only

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

1/22/86

Anne Fulbright  
Keeper of the National Register

date

Attest:

Chief of Registration

**United States Department of the Interior  
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Continuation sheet Potter-Highlands

Item number 8

Page 2

Potter-Highlands is in the northern-most section of the Highlands, incorporated as a town on April 8, 1875. It is part of a 320 acre plot originally acquired from the U. S. government ca. 1864 by reverend Walter M. Potter when he was sent to Denver in 1863 by the American Baptist Home Mission Society to organize the First Baptist Church of Denver. After Potter's death in 1866, the land was bequeathed to the Mission Society who sold it ca. 1872-1873 for development and it became part of the town of Highlands.<sup>2</sup>

The district is bounded by Federal Boulevard on the west, known as Boulevard F which was the principal street in Highlands lined with trees and mansions. The northern boundary, West 38th Avenue, was once known as the Prospect Trail leading to the mountain gold camps in 1859 and 1860s, and was later called Prospect Avenue and the North Golden Road.<sup>4</sup> The south boundary, W. 32nd Ave., divides the National Register Highland Park (Scottish Highlands) Historic District from Potter-Highlands. Zuni Street is the east boundary between Highlands and the Denver neighborhood known as North Denver.

The town of Highlands, covering approximately two square miles was aptly named for its location on the hills rising from the west banks of the South Platte River high above the noise and fumes of the city and railroad. Highlands town fathers promoted the purity of its clean air, morals and water to attract residents.<sup>5</sup> However, growth was slow in the 1870s through the 1890s due to problems such as inadequate public transportation into downtown. In the early 1870s, the Denver Horse Railroad Company, which became the Denver City Horse Railroad Company in 1872, built a car line into North Denver. The horses had difficulty pulling cars up the hills on the west side of the Platte. There were also the hazards and delays along 15th Street caused by the numerous railroad crossings in the Platte Valley.<sup>6</sup> It was not until 1899 that the 14th Street viaduct was built over the tracks. The transportation system gradually improved through the 1880s and early 1890s as various companies constructed lines to North Denver, Highlands and beyond. Among them were the Denver City Cable Railroad Company, the steam dummy trains of the Denver and Berkley Park Rapid Transit Company which ran dummy number 9 to Highlands, and the Highlands Street Railroad Company, also a steam line.<sup>7</sup> By 1890, the population had grown from 3,560 residents in 1883 to 5,000 living in the thirty-five subdivisions of Highlands which had been incorporated as a city on November 4, 1885.<sup>8</sup>

During the 1890s, the streetcar lines were converted to electricity and by 1899 all of the companies had merged with the Denver Tramway Company. One of the company's main terminals and car barns were located on the west side of Zuni at W. 30th Ave. which prompted the growth of a substantial commercial area on Zuni Street between W. 29th and W 32nd Ave.<sup>2</sup>

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National Park Service****National Register of Historic Places  
Inventory—Nomination Form**

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received \_\_\_\_\_  
date entered \_\_\_\_\_

Continuation sheet Potter-Highlands

Item number 8

Page 3

The Weir Building at 2405-13 W. 32nd Ave., the only large nineteenth century commercial building in the district was at the northern-most end of this commercial area. (photo #1) The building, constructed ca. 1887 by North Denver real estate man, Gilbert R. Weir, had retail shops on the first floor, a ballroom on the third and rooms for rent on the second. In the 1930s, The Highland Garden Movie Theater was located in the building. During the depression after 1893, the building sat vacant and boarded up for a few years, but made a come-back after 1900 and was in full use by 1902. 10

When the 1893 Silver Crash and depression engulfed Colorado, Highlands found itself deep in debt with no funds to repair sidewalks, streets and sewers or to provide residents with such services found in Denver as mail delivery and adequate police and fire protection. It was with reluctance that the residents finally voted for annexation in 1896 after soundly defeating the same proposal in 1893. 11

Prominent among pioneer Potter-Highlands residents is Henri R. Foster. His 1874 residence at 2533 W. 32nd Ave. is believed to be the oldest house in the district. (photo #16) Foster was active in the development of Highlands as the first town clerk who prepared the articles of incorporation and as a developer selling the first blocks and lots. Foster and his Dartmouth classmate and real estate partner, Jeremiah E. Ayers, are credited with laying out the first streets in the new town in the early 1870s and with planting the first trees along Federal Boulevard and around the Oakes Home on W. 32nd. Among the first streets to be graded in the district were W. 32nd, W. 34th Ave., W. 37th Ave. and Alcott St.

Street maintenance, a constant problem, was discussed with regularity at the town board meetings. Constant repairs were needed for frequent wash-outs and fences were built across newly opened streets by residents attempting to retain the rural nature of the area. 12

Frank Arbuckle, another important Highlands pioneer who built a distinctive wood frame house at 3257 Bryant Street in 1885, was associated with the development of the town's water resources. (photo #21) In the 1870s, water came from a series of storage lakes linked by ditches and private back yard wells. As the population increased and to insure future growth, Frank Arbuckle organized the Beaver Brook Water Company in 1886 to bring water from Beaver Brooke near Lookout Mountain. When this project failed, Arbuckle turned his efforts to artesian water which had been discovered in Highlands while drilling for coal in the early 1880s. Arbuckle's company delivered pure artesian water pumped from four wells to thousands of residents. Nothing remains of the two wells located in the district between Alcott and Zuni, W. 34th

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only  
received  
date entered

Continuation sheet Potter-Highlands

Item number 8

Page 4

and W. 35th. The main well was at North Speer and Federal, where Arbuckle had built the Arbuckle Building ca. 1884. In 1890, Arbuckle moved his water company offices into this building, which had formerly served as a community building for social functions, meetings and housed the town offices and fire department before the 1890 construction of the now demolished Highlands City Hall. In 1891, the Beaver Brook Water Company merged with the Denver City Water Company with Arbuckle as manager. Arbuckle was also an incorporator of the Mountain Water Company in 1890 and engineered the laying of the water mains along West Colfax Ave. <sup>13</sup>

The Potter-Highlands District is characterized by a wide range of architectural styles and sizes of the houses found along tree-shaded streets. Soon after the town was incorporated, 5,000 trees were planted throughout Highlands. Some of these are believed to still exist such as those at The Oakes Home (St. Elizabeth's Center) and the large maple <sup>14</sup> in front of 3356 Bryant, reputed to be one of the original plantings. (photo #23)

The people who built and lived in Potter-Highlands had a wide variety of occupations from doctors, bankers and lawyers to carpenters, shop clerks and laborers. The large homes of prominent and wealthy citizens are scattered throughout the neighborhood mixed in with the more modest homes.

The early period of development from the mid-1870s through the 1890s established the Victorian character of the district. The blocks between W. 32nd and W. 35th were among the first to be developed. In order to attract buyers to the area, developers and builders, such as A. D. Wilson, constructed one large house on each block. The blocks were square in shape rather than rectangular as in other parts of Denver, and provided a space in the middle called a "carriage lot" for a turn-around for the horse and carriages. Alleys leading to the carriage lots entered the block from all four sides. When automobiles became popular, rows of garages <sup>15</sup> shared by the neighboring houses were built on these interior lots. (photo #17)

It is difficult to determine who designed and built some of the early houses in Potter-Highlands because of the lack of nineteenth century records such as building permits and water tap permits for Highlands. Many are believed to have been built by local builders such as H. H. Buell, who lived in the Scottish Highlands, and Hamilton Phillips and Patrick McGowan, both of whom lived in the district. McGowan bought lots on June 8, 1874 for his unique clapboard residence at 2633 W. 37th. This house, with an outstanding octagonal tower,

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only  
received \_\_\_\_\_  
date entered \_\_\_\_\_

Continuation sheet Potter-Highlands

Item number 8

Page 5

may be the second oldest house in the district. (photo #37) Two clapboard houses representing the work of Hamilton Phillips are the Greek Revival Style Albert Whitaker House at 3602 Alcott (early 1880s) and Hamilton Phillips' own vernacular wood frame house at 2503 W. 36th (ca. 1879-1882). (photos #5 and 6)

Albert Whitaker was associated with the Atlantic Pacific Railroad Tunnel Company, one of the many companies belonging to Marcus Pomeroy. Pomeroy, one of the wealthy men who built a mansion on Federal Boulevard, may have been Potter-Highland's most notorious resident. Pomeroy enjoyed a shady reputation for bilking millions from investors in his many companies, which often went bankrupt. His huge three-story brick house, carriage house and hen house stood at the northeast corner of W. 37th and Federal covering a better part of the block until 1935 when it was demolished.<sup>16</sup>

Another associate of Pomeroy's, Manetho Jackson, lived at 2825 W. 37th. This 1880s house, now called Evergreen Manor, is the only example of the Victorian Stick Style in the district. (photo #42) Jackson and his brother, Cortez, owned the Jackson and Company, a wholesale grain business.

Among other houses in the district noted for their significant architecture as well as prominent owners is the Denver Landmark red brick Queen Anne house owned by Henry Lee. Constructed in 1894-1895, it stands on a corner site at 2653 W. 32nd Ave. (photo #19) Lee, known as the father of Denver's park system, and Jacob Downing were mainly responsible for the selection and purchase of the land for Denver's City Park which began the park system in the city. Lee, an agriculturist born in Iowa in 1841, came to Colorado in 1865 and farmed in Jefferson County. Because of his agricultural expertise, he was chosen as advisor in the initial layout of City Park and served as a member of the Park Commission under mayors Speer and Johnson. Lee was also heavily involved in state Democratic politics and served several terms in the Colorado Legislature. In 1912, Lee sold his Potter-Highlands home, returned to Jefferson County and died two years later after being run down by a car.<sup>17</sup>

Also notable among the large Queen Anne residences is the John Mouat House (ca. 1890) at 2555 W. 37th featuring a large three-story corner tower. (photo #30) Mouat, a wealthy Scotsman and proprietor of lumber companies in Denver and Aspen, only lived here a short time before he lost his fortune in the 1893 Silver Crash and moved to a small South Denver house.<sup>18</sup>

The only all stone house in the district has a matching carriage house at 3359 Alcott. (photo #10 and 11) Constructed in 1891, it

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only  
received \_\_\_\_\_  
date entered \_\_\_\_\_

Continuation sheet Potter-Highlands

Item number 8

Page 6

belonged to Hugh Mackay, a mining engineer from Northern Scotland. He discovered the Bellview-Hudson mine near Empire, Colorado, one of the few silver mines to continue operating after World War I. Mackay also constructed the water works in Rock Springs, Wyoming. Following the 1893 collapse of silver, Mackay became a building contractor and may have been the designer of his own house. Owner-ship of this Denver Landmark is still in the Mackay family. <sup>19</sup>

The Sayer-Brodie House, another large Queen Anne residence with a three-story corner tower, was built in the mid-1880s at 3631 Eliot. (photo #47) The original owner/occupant is unknown, but by the 1890s the house was owned by Colonel Daniel Sayer, a much decorated Civil War hero. He not only had mining interests in Central City, but also practiced law in Denver. In 1908, the house was purchased by John Brodie, another Scotsman, who developed the sandstone quarries in Lyons, Colorado. This red stone was used extensively in Denver and elsewhere for construction of buildings and sidewalks. Brodie was also president of Colorado's first asphalt company, the Colorado Company. <sup>20</sup>

The James A. Fisher House (ca. 1890) at 3225 Bryant is yet another large red brick Queen Anne house with a corner tower, arched windows, gabled roofs, large front porch and matching carriage house (photo #20). Fisher owned a tent and awning business that later became the Colorado Tent and Awning Company. <sup>21</sup>

Nearly all construction activity in Denver ceased for several years following the Silver Crash and ended the popularity of Victorian styles. When construction resumed in the late 1890s, new building designs reflected the new classical styles of the City Beautiful era influenced by the 1893 Chicago Columbian Exposition. These trends are evident in the district beginning in the late 1890s when Potter-Highlands entered into its period of greatest development which lasted up to the 1930s. There were several undeveloped blocks between W. 35th and W. 37th from Alcott to Federal which were built up during this period as well as the other vacant lots throughout the district. (photos #28, 33, 45)

Representative of the new twentieth century styles is the unpretentious Foursquare house at 3301 Zuni, built in 1903 by local builder, H. H. Buell, for Charles J. Barth. (photo #3) Barth, heir to the downtown real estate fortune of brothers William and Moritz Barth, was the only son of William Barth. He was born in 1869 in a house at 16th and Stout Street where the Barth Building later stood. He married Clara Alvord in 1893 and they had one daughter, Charlotte. After Mrs. Barth's death in 1897, Barth married Leona Spencer. Among

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only  
received \_\_\_\_\_  
date entered \_\_\_\_\_

Continuation sheet Potter-Highlands

Item number 8

Page 7

the Barth family real estate holding was the Equitable Building. When Charles Barth preceeded his father in death in 1911, it left his daughter and widow heirs to the vast fortune. Barth's funeral services were held in the Zuni Street house and he was buried at Riverside Cemetery. <sup>22</sup>

The only Mission Revival style house in the district, at 2711 W. 37th, was one of the last large houses to be built in the district, ca. 1909, and sits on the largest residential site consisting of six heavily landscaped lots. (photo #34) Albert Goodrich Fish, who came to Denver from St. Louis in 1908, moved to this house from a Jefferson County farm ca. 1913 and named it Seven Elms. Mrs. Fish had spotted the house for sale as she rode by on the streetcar down Clay Street and urged her husband to buy it. Fish was the president of the Jackson-Richter Steel and Iron Works, founded in 1894, which became Midwest Steel. The company, which remains in the Fish family ownership, fabricated architectural iron work and structural steel and was Denver's only bridge manufacturer. Fish's wife, Lizbeth Gladfelter Fish, was an active garden club woman noted for her large garden of rare plants.

After Fish died in 1947,

Mrs. Fish lived in the house until she died in 1955. <sup>23</sup>

There are a number of twentieth century houses in the district designed by prominent Denver architects. Frank E. Edbrooke designed the four solid looking Foursquare Prout houses at 2501, 2511, 2519 and 2525 W. 32nd for John Prout between 1901 and 1906. (photo #15) Prout, who came to Colorado with his father in 1872, became a noted mining expert. Prout lived at 2511 and his sister, Mrs. John O'Brien lived at 2501. The design of these houses was a radical departure for Edbrooke, best known for his nineteenth century buildings <sup>24</sup>, notably the Brown Palace Hotel and the now demolished Tabor Block.

The Baerreson Brothers designed the distinguished looking \$5,000 Classic Cottage (1904) at 2611 W. 32nd. (photo #18) It was owned by the Adolph Coors Company, of Golden, Colorado. Another small house at 3639 Eliot was designed by the firm of Quayle and Rice in 1904. Charles Quayle was the son of William Quayle a long time resident of Highlands, noted for the design of school buildings such as the demolished Ashland Elementary and North Side High School (1888) in Highlands. He also designed the Highlands City Hall in 1890 at the corner of W. 26th Ave. and Federal, demolished. Undoubtedly, there are other Quayle houses in Potter-Highlands that are still undocumented. <sup>25</sup>

Denver architect, Glen W. Huntington designed one of the city's most outstanding Prairie Style houses in 1916 for Frank Milton at 3400 Federal Boulevard. The non-original stone facing on the exterior does little to diminish this fine Prairie Style design. (photo #52) Milton, who was associated with the Jazz Theater and the Folly Theater, lived there with his wife until the late 1920s. <sup>26</sup>

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only  
received \_\_\_\_\_  
date entered \_\_\_\_\_

Continuation sheet Potter-Highlands

Item number 8

Page 8

Among the few significant non-residential buildings in the district, the 1897 Saint Elizabeth's Retreat Chapel may be the most important. (photo #35) It is the only remaining original building on the grounds associated with the Oakes Home, the first such institution in the city and the second in the country. The home was founded in 1894 for the treatment of tuberculosis by the Reverend Frederick W. Oakes and the Episcopal Church. All of the Oakes Home buildings were handsomely designed in the Colonial Revival Style by Frederick J. Sterner. It is interesting to note that the construction of the first buildings took place during the depression with funds donated by individuals. The first building to be completed was Emily House for women and Grace House for husbands and wives which opened in September of 1895. St. Andrews House for men was completed in January 1896 and Heartsease for the critically ill opened in October 1897 along with the chapel. The buildings were connected by glassed porches called "Cloisters". Originally on one city block, the home grew to two blocks and twenty-four buildings extending north across W. 33rd Ave. including several residences and the Adam Memorial Home (now The Lennox) at 2875 W. 33rd. The Adam Home, designed in 1902 by Sterner's partner, Varian in Colonial Revival Style, displays broad open porches and large windows which permitted lots of sun and fresh air for the patients, considered important in the treatment of T.B.

Varian and Sterner were the first to design in the Colonial Revival Style seen in the residences at 940 Logan (1891) and 950 Logan (1893) and the Dutch Colonial Revival Pearce-McAllister Cottage at 1880 Gaylord (1899). Varian designed the two Dutch Colonial Revival houses at 2749 and 2759 W. 33rd as part of the Oakes property. (photo #36)

The Oakes Home discontinued treatment for consumptives in 1934, became a convent in 1943, and finally a home for the elderly in 1974 operated by the Sisters of St. Francis. The original Oakes Home buildings, considered to be outdated, were razed to provide modern facilities, leaving only the original chapel now surrounded on three sides by new buildings.<sup>27</sup>

The Neo-Classical Revival Highlands Masonic Temple (1927-1928) is sited in the center of a full block at 3550 Federal. (photo #53) It was designed by Merrill Hoyt, one of Denver's most respected architects, who lived in Potter-Highlands from 1909 to 1930 in a modest nineteenth century house at 2509 W. 36th Ave. (photo #7)

The Highlands Lodge, chartered in 1891, soon became the largest masonic lodge in Colorado. The lodge formerly met in the 1905 Pythian Building at 3220 Federal, which is not in the district. The cornerstone

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Inventory—Nomination Form**

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Received \_\_\_\_\_  
Date entered \_\_\_\_\_

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Continuation sheet Potter-Highlands Item number 8 Page 9

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was laid on March 12, 1927 with over 1,000 members and friends in attendance. The new building, dedicated on October 1, 1928, was used by six different Masonic lodges. 28

The Colonial Revival Highlands Christian Church (now the Pentacostal Church of God) at 2601 W. 34th, was designed by the Denver firm of Cowe and Harvey ca. 1903. William Cowe was one of the first Denver architects to design early twentieth century Four-square and Craftsman style dwellings. 29

There are a number of interesting non-residential structures in Potter-Highlands which contribute to the historic character and significance of the district. Among them are the nineteenth century carriagehouses, barns and all metal twentieth century garages, known as "iron" garages. Several carriagehouses still exist in the district and were designed to match the main house. The Fisher House (3225 Bryant) and the Mackay House (3359 Alcott) both have large, two-story carriagehouses displaying the same design elements as the main houses. (photo #10, 11) The picturesque Dutch Colonial Revival carriagehouses, behind 3256 Alcott, is a scaled down version of the house in front. (photo #13, 14) The metal structures listed on building permits as "iron garages" were easy to build and economical, costing around \$100 in the early 1900s. 30 A typical iron garage is seen from Eliot Street behind 2857 W. 37th. Perhaps the fanciest iron garage in the city is behind 3320 Eliot. The metal sides have rectangular embossed designs and the double metal doors have decorative raised paneling. (photo #49)

Another interesting neighborhood feature is the low cobblestone wall in front of 3320 Decatur. (photo #37) Cobblestone construction was infrequent in Denver. In Golden, Colorado, however, cobblestones were liberally used in walls, in the large armory building, at Camp George West and the gateways to the old Lookout Mountain road.

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only  
received  
date entered

Continuation sheet Potter-Highlands

Item number 8

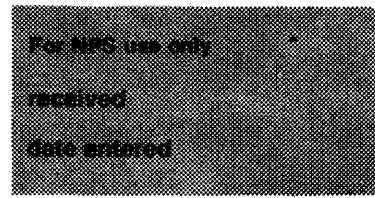
Page 10

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2. Wiberg's book gives accounts of many of Potter-Highlands residents.  
  
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4. Wiberg, pp. 9, 51.
5. Wiberg, p. 54. (Highlands had no saloons, prostitution or gambling.)
6. Wiberg, pp. 22-24.  
  
The Denver Times, January 11, 1902, p. 7.  
  
The Denver Republican, January 1, 1884, p. 15. After the 11th Street bridge across the Platte was swept away in the 1864 flood, a new bridge to North Denver was built at 15th Street.
7. Trolleys, p. 13.
8. The Denver Republican, January 1, 1884, p. 15.  
  
Smiley p. 651.

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

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet Potter-Highlands

Item number 8

Page 11

9. Trolleys, pp. 8-11, 48.
10. Wiberg, p. 76.  
  
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11. Wiberg, p. 148.  
  
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12. Background of 2533 W. 32nd Ave., p. 2.  
  
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(The street names and numbering system, which was different from Denver were given names and numbers conforming to the rest of the city after annexation.)
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16. Wiberg, pp. 100-102.
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18. Wiberg, pp. 102-103.
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**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

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received  
date entered

Continuation sheet Potter-Highlands Item number 8 Page 12

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22. Building Permit, July 22, 1903.  
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28. Rocky Mountain News, March 13, 1927, p. 3.  
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**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only  
received \_\_\_\_\_  
date entered \_\_\_\_\_

Continuation sheet Potter-Highlands

Item number

9

Page 2

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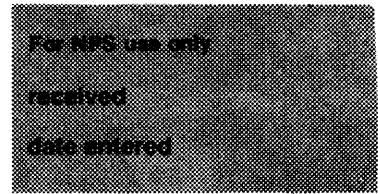
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**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet Potter-Highlands

Item number

9

Page

3

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

**National Register of Historic Places  
Inventory—Nomination Form**

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received \_\_\_\_\_  
date entered \_\_\_\_\_

Continuation sheet Verbal Boundary Description Item number 10

Page 2

The boundaries of Potter-Highlands Historic District generally follow the historic Potter-Highlands Addition boundaries.

Beginning at the south-west corner of W 38th Avenue and Zuni Street, proceed south along the west curb of Zuni to the corner of W. 32nd Ave.;

Thence west along the north curb of W. 32nd Ave. to Eliot St.;

Thence north along the east curb of Eliot to W. 33rd Ave.;

Thence west along the north curb of W. 33rd to Federal Blvd.;

Thence north along east curb of Federal to W. 37th Ave.;

Thence east along south curb of W. 37th to alley between Federal and Eliot;

Thence north along alley to W. 38th;

Thence east along south curb of W. 38th to Eliot St.;

Thence south along west curb of Eliot to alley behind 2857 W. 37th Ave.;

Thence east along alley to north property line of 3717 Decatur;

Thence continue east along property line to Decatur St.;

Thence north along the west curb of Decatur to W. 38th St.;

Thence east along south curb of W. 38th to property line between 3790 Clay (2650 W. 38th) and 2630 W. 38th;

Thence south along said property line to property line behind 2630 W. 38th;

Thence east along said property line to Bryant St.;

Thence north along east curb of Bryant to W. 38th;

Thence east along south curb of W. 38th to alley east of 2530 W. 38th;

Thence south along alley to property line between 2500 W. 38th and 3729 Alcott;

Thence east along said property line to Alcott St.;

Thence north along east curb of Alcott to W. 38th;

Thence east along south curb of W. 38th to Zuni, the POB.

