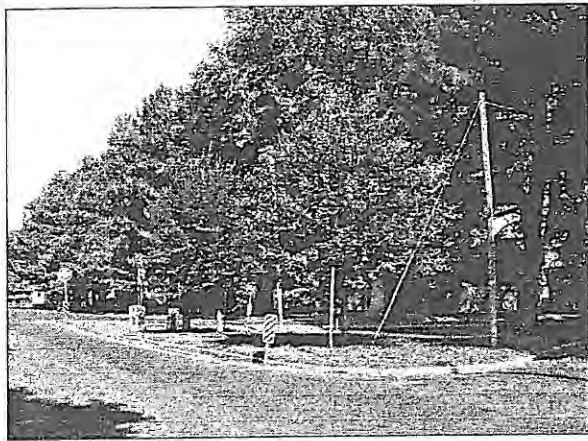


Driving Park Historic District Parkway



Clockwise from top left: (1) Williams Street Parkway looking south from 6th Avenue, (2) Broad lawn and tree canopy designed by Olmsted Brothers on west side of Williams Street Parkway looking south from 6th Avenue, (3) Broad lawn and tree canopy on east side of Williams Street Parkway looking north from 4th Avenue, (4) 4th Avenue Parkway looking west from Williams Street, (5) view of "Y" island element of 4th Avenue Parkway looking west.

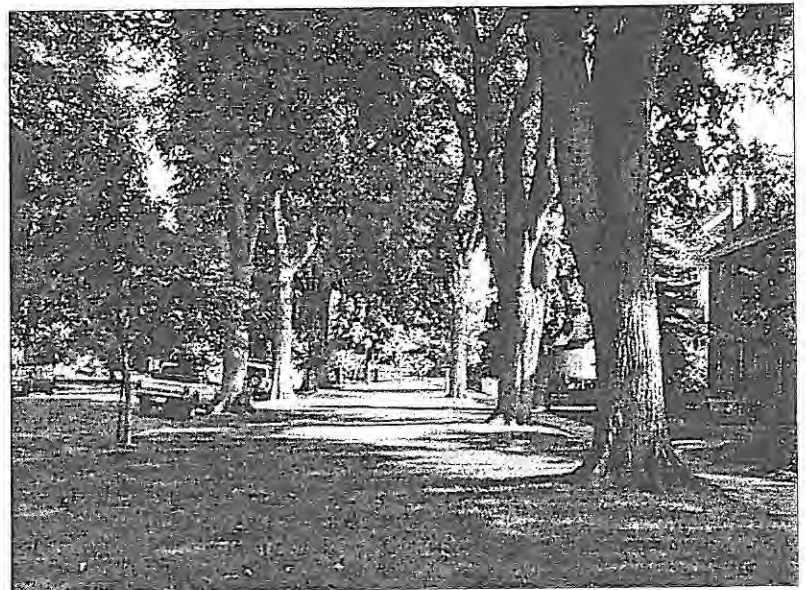
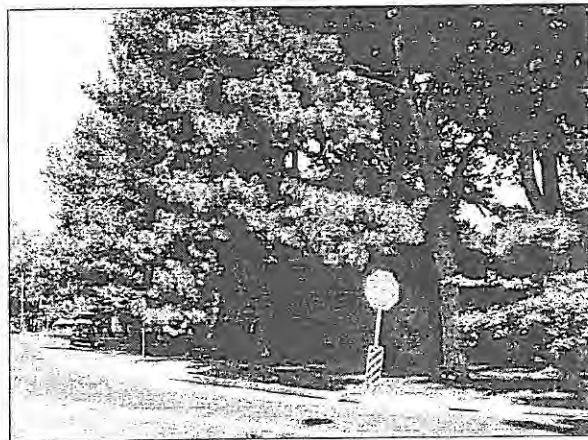
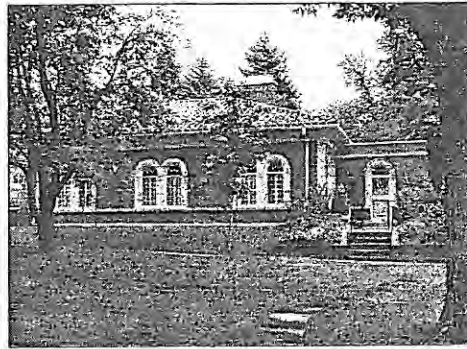


Plate 14 - Williams Street Parkway and 4th Avenue Parkway

Photos: Nancy L. Widmann



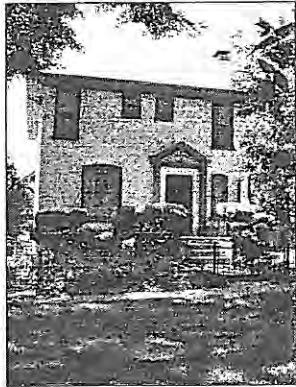
Cash-Carter-Lipscomb House
1918
590 Williams St.



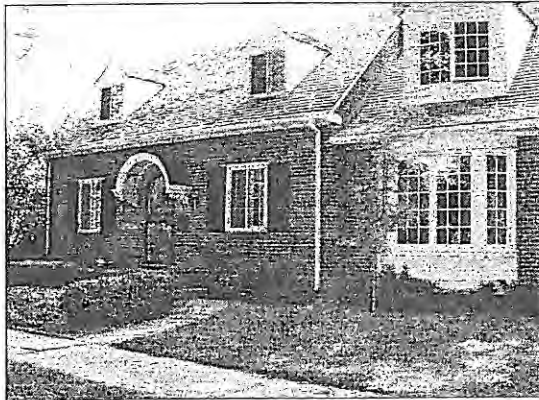
John M. Facht House
1921
580 Williams St.



Bucke-McDaniels House
ca. 1925
560 Williams St.



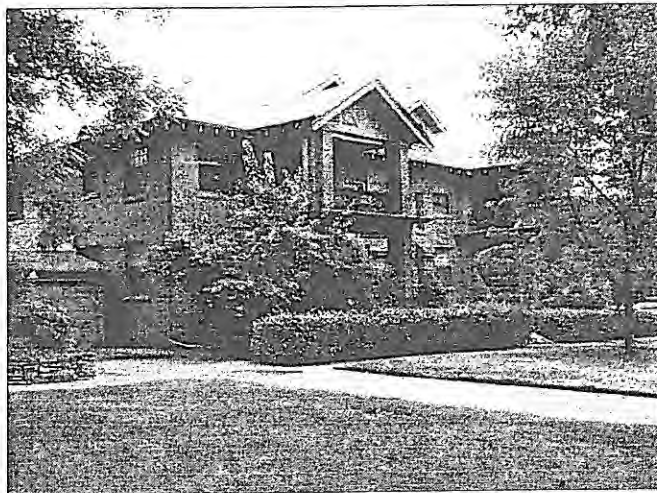
Edwin Way House
1903
569 Williams St.



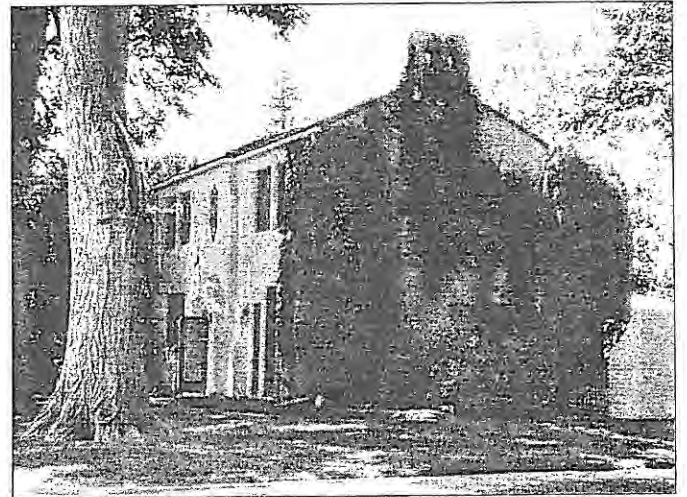
Pratt-Rankin House
1922
410 Williams St.



Benjamin F. Stapleton House
1022
430 Franklin St.



Anderson-Fischer Apartment
1915
500 Williams St.



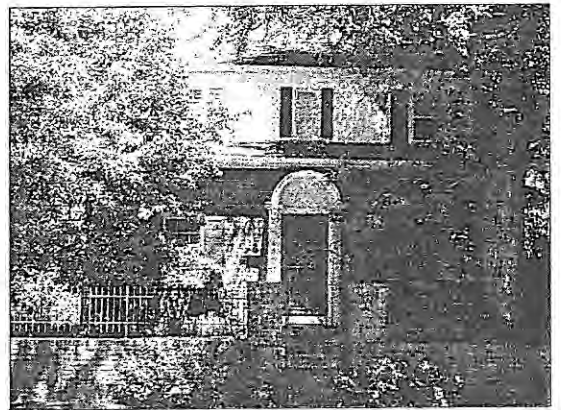
Mulvihill-Sterne-Larson House
1926
411 Williams St.

Plate 15 – Selected Williams Street Buildings

Photos: Nancy L. Widmann



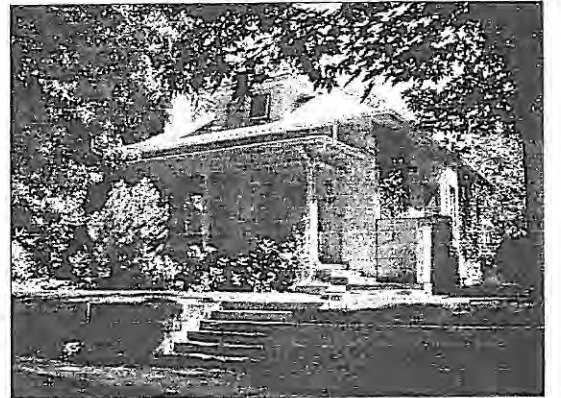
William H. Rouse House
1901
577 High St.



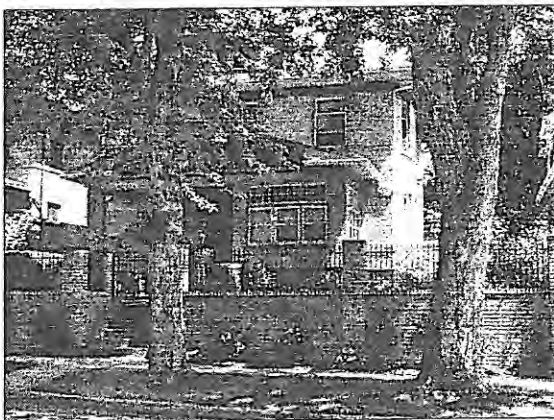
Deane J. Writer House
1927
400 High St.



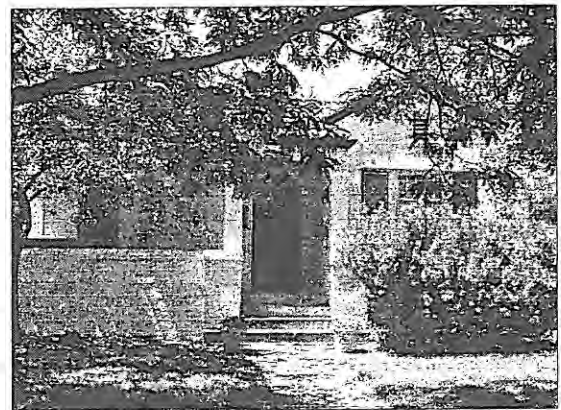
Dr. John R. Hopkins House
1902
571 High St.



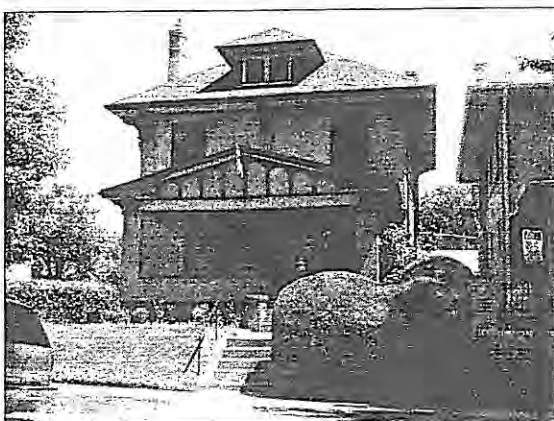
Gilbert-Osborn House
ca. 1908
538 High St.



Rasser-Williams-Van Gilder House
1909
578 High St.



Bert M. Keating House
1924
427 High St.



Alexander F. Geiger House
1908
582 High St.



Whitman-Bonfils House
1906
555 High St.

Plate 16 - Selected High Street Buildings

Photos: Nancy L. Widmann

PERIOD OF SIGNIFICANCE, 1880-1942

The Period of Significance for Driving Park Historic District begins in 1880 to acknowledge Gentlemen's Driving Association buildings constructed in ca. 1880-1883. A portion of the stables remains as part of a district house. Once the horse-riding grounds and farmland were annexed in 1888, and city services associated with transportation, water, power, and telephone were more ensured, Driving Park Historic District lots were sold and building began. The first public transportation, a horsecar line called the Driving Park Place Line, was built in 1888. Early district development came at a time when Denverites were beginning to build in stone and brick, according to Richard R. Brettell:

Denver's reliance on stone and brick as major building materials must be seen in light of a desire to build a solid, stable, and lasting city, a city which looked permanent and complete. Denverites hired architects and builders [in the decade from 1883 to 1893] to design and construct a noble city to be as different as possible from the little town which began in 1858 and its successor, the Railroad City with its mail-order culture (31).

Seven Late Victorian-style houses were built from 1888 to 1893 in this new addition far from the central city. District construction halted with the Silver Crash of 1893. It resumed slowly after 1900 and then in a rush during the last few years of the first decade of the 1900s. Construction slowed again during World War I and then resumed with great fervor after the war. In the early 1920s, district construction peaked. By the early 1930s, most subdivision lots had residences on them. Some vacant lots became building sites in the late 1930s. These buildings reveal Denver's brief romance with Modern Movement styles in residential architecture before World War II. This romance was documented by historian Thomas J. Noel, preservationist Barbara Norgren, architectural commentator Don Etter, and others. Architecturally, the Period of Significance covers construction of the earliest structure in the district to World War II.

World War II marked a dramatic change in Denver history. With the help of a heavy infusion of federal installations, like the Federal Ordinance Plant (now the Federal Center) and Lowry Air Base, to support the war effort, Denver transformed from a state capitol city among many in the West to a highly prominent regional city. Driving Park Historic District was not directly affected by these changes; it was already almost fully developed. The district was most influenced by the administrations of Robert Speer and Benjamin Stapleton. Though Stapleton was still in office at the end of the war, the city he ran after the early 1940s was a changed city. Historically, the Period of Significance, 1880 to 1942, captures the Speer administration years and also the Stapleton administration years that influenced district development.

World War II also marked the end of the City Beautiful Movement. The war effort brought many newcomers to Denver to work in federal installations and provide support services. After the war, the installations remained and most civilian newcomers stayed. Military personnel who discovered Denver during the war years returned with families. The population grew rapidly. Residential architectural styles changed to meet the demands for low-cost, large-scale development. As in other parts of the nation, Modern Movement styles interpreted in Ranch-style buildings were the most popular. In Denver, buildings were constructed of wood for the first time since the very earliest years of the city. After 1942, district construction did not resume until 1947, when one residence was built. With the exception of the 1947 house, a small interpretation of the Colonial Revival style, district construction through the 1950s was in Modern Movement styles, primarily Ranch style and International style-influenced eclectic styles. At that point there were fewer than five undeveloped lots.

The planning, construction, and plantings that endowed the district with its geographic significance were set by 1914. The only change over time is the maturing of 1914 plantings, fully realizing the vision of city planners and the Olmsted Brothers. The geographic significance falls within the 1880 to 1942 timeframe. For reasons of historic, architectural, and geographic significance, therefore, the Period of Significance for Driving Park Historic District is 1880 to 1942.

INTEGRITY OF THE DRIVING PARK HISTORIC DISTRICT

Driving Park Historic District retains its original integrity. The Period of Significance, 1880-1942, spans the Late Victorian era and the City Beautiful Movement. The district was home to middle-class citizens. Early district residents were primarily a mix of second-generation Denverites and newcomers born in the United States who moved to Denver to make it their permanent home. Most owned their own residences. A significant number of early district residents were civic and government leaders, business leaders, and prominent members of their professions who played important roles in the development of Denver during the City Beautiful Movement. The district's architectural styles and building types are representative of the eras. Twenty-three architects are documented as designing district buildings. District architecture includes good examples of several architectural styles, especially Queen Anne, Victorian Vernacular, Foursquare, Colonial Revival, Tudor, Spanish Eclectic, Craftsman, and Bungalow. The geographic association of the district with two historic Denver parkway elements, 4th Avenue Parkway and the southern two blocks of Williams Street Parkway, is intact.

Early district residents were active in the civic and cultural life of the city throughout the Period of Significance. Examples of politicians include: five-term Mayor Benjamin Stapleton, U.S. Congressional representatives George Kindel and William N. Vaile, State Representative Lambert Alden, U.S. District Attorney Harry B. Tedrow, and Denver City Council members Clarence M. Stafford (seven terms) and John A. Burnett (three terms). Examples of musicians of note are: Horace E. Tureman, conductor, Denver Philharmonic and Civic Symphony Orchestra, forerunners to the Denver Symphony Orchestra, and Howard S. Reynolds, concert master, Civic Symphony Orchestra. Examples of artists and poets are: Italian sculptor Enrico Licari, artist and poet Persis M. Owen, and poet Daisie Bentley Robinson. Examples of architects are: Robert Roeschlaub, Richard Phillips, and Lester E. Varian. Examples of photographers are: Charles A. Nast and Gustav A. Ehret.

Many early residents were in business, education, law, medicine, and journalism. Examples of businessmen are: furrier and taxidermist Coloman Jonas, Denver Rock Drill Company executive Arthur H. Skaer, Western Seed Company owner Elmer G. Hartner, investment banker Earl M. Scanlan, insurance man Hal D. Van Gilder, and Hoyle Millinery Company owner Miss Isaac C. Harper. Examples in education are: University of Denver International Relations chair Elizabeth Fackt and Parent Teacher Association organizer Olga M. Oakes. Examples of doctors and lawyers are: Dr. George M. Blickensderfer (pediatrician), Anna Shaeffer (dentist), Dr. Peter J. Pothuisje (internal medicine), Dr. Alpha M. Chase (Army and Veterans' Bureau doctor), Dr. Frederick A. Luedicke (osteopathic surgeon), lawyer and banker Benjamin Brown, and Colorado Bar Association president and American Bar Association Board of Governors member Edward G. Knowles. Examples of magazine and newspapermen are: John A. McGuire (founder of *Outdoor Life*), Charles A. Bonfils (managing editor of the *Denver Post*), and Warren Gilbert, cartoonist for the *Denver Times*.

Old Ladies' Home superintendent Ida M. Coddington is another example of the many district women of achievement. Jerry C. Vasconcells, Colorado's only World War I flying ace, made the district his home after the war. His wife was the granddaughter of Henry Cordes Brown, founder of the Brown Palace Hotel. A significant number of district residents during the Period of Significance were related to earlier prominent Denverites.

District residents who were born in other countries came primarily from Canada and England. There was no discernible concentration of one ethnic or religious group making the district their home at any given time, although many residents were members of the neighborhood's Ascension Church at 6th Avenue and Gilpin Street. Also, though the Reorganized Church of Jesus Christ of Latter Day Saints was built at 480 Marion St. in 1948, research did not reveal a high concentration of Mormons living in the district.

Driving Park Historic District played an important role in Denver's development. The district began as farmland owned by David P. Curby and then by Leander A. Williams, a pioneer who came to Denver in 1859. References to the success of

the farm or the exact location of the farmhouse were not found, but property abstracts confirm the ownership. Leander Williams' widow, Mary E. Williams, sold a portion of the land to the Gentlemen's Driving Association. Annexation of the original farmland by the city in 1888 coincided with the creation of the neighborhood's two subdivisions, Driving Park Place by the Gentlemen's Driving Association in 1888, and Williams Driving Park Addition by Mary E. Williams in 1892.

After a few years of depressed sales activity caused by the Silver crash of 1893, district lots began to attract prospective residents as well as realtors and builders who typically bought 1-1/2 or more lots and built houses to sell on spec. In the case of John S. and Nellie Flowers, close friends of Mayor Robert Speer, one whole block was purchased by each. Flowers and other investors built a few houses, but also sold off their lots. Middle-class citizens moved to the neighborhood, primarily buying houses, and a few renting houses. The peak building years were 1908-1909 and 1922-1923.

The architectural significance of the district continues to be revealed by the intact original integrity of the several styles represented. The elements that define the styles, their distinguishing characteristics, are clearly discernible in 2002. The district was designed and built by recognized architects and builders. Though the majority of buildings have not been documented to specific architects, their designs indicate either an architect's direct hand or indirect hand through plan books of the day. The connection between a group of people, the residents, and the physical development of the district with the Late Victorian era and the City Beautiful Movement has been documented.

The geographic significance of the district is threefold. The parkways are orienting, visual features of the contemporary city and form a vital, recognizable connection in Denver's historic parks and parkways system. The district's two parkways and unspoiled streetscapes and streetside plantings promote an appreciation for the urban environment. The Olmsted Brothers design of the Williams Street Parkway and their somewhat compromised design of 4th Avenue Parkway continue to relate positively to the two grid-block-style subdivisions, giving the district, so close to the heart of the city, its own distinctive character.

The Driving Park Historic District interprets an urban neighborhood dating from 1880, but built primarily after 1900. The district preserves a neighborhood associated with numerous individuals who were leaders in their fields and influential in developing the city. The district interprets an older residential neighborhood, close to the heart of the city, where, to date, economic ups and downs have not caused the great majority of its original architecture to suffer. The streetscapes continue to interpret the gradual shift in architectural styles during the first four decades of the 20th century. Architectural elements are characteristic of their particular styles, and district types of buildings are consistent with national trends. Driving Park Historic District is a neighborhood where a touch of Late Victorian and a wealth of City Beautiful Movement history in Denver can be appreciated through its architecture and streetscapes.

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- "\$246,094 Estate Left by Retired Contractor," 25 March 1961, 7.
- "A. E. Powell Found Dead in Garage of Heart Attack," 8 February 1937, 2.
- "A. J. Bromfield Sr. Dies After a Few Weeks' Illness," 6 August 1937, 22.
- "A. S. Amilon," 26 February 1959, 63.
- "Accident Causes Death of Former Denver Resident [Mary K. Lanagan]," 5 February 1935, 12.
- "Alice Sirkle," 31 March 1952, 25.
- "Anderson Funeral to Be Held Monday," 1 October 1932, 5.
- "Anna Shaeffer," 23 January 1955, 23A.
- "Annie Morris, Denver Social Leader, Is Dead," 12 March 1943, 11.
- "Apartment Costing Quarter of Million Planned in Denver [by James M. Reese]," 7 December 1928, 6.
- "Barton C. Lester, 75, Insurance Man, Dies," 19 July 1939, 7.
- "Ben Stapleton Dies Suddenly," 23 May 1950, 1.
- "Benjamin Sweet," 28 January 1947, 2.
- Brimberg, Judith. "Health Bureau Cites Hippie House Owner," 30 November 1967, 1.
- "Capitol Buys Area Engraver [Ehret Engraving Company]," 2 April 1967, 3H.
- "Castroite Talk Off at School," 7 December 1961, 2.

- "Cecil E. Walker," 29 November 1948, 2.
"Cecil W. Maleham," 29 May 1953, 30.
"Charles A. Bonfils Services Saturday," 26 August 1955, 2.
"Charles Bonfils, Brother of [Denver] Post Founder, Dies," 25 August 1955, 3.
"Charles E. Works," 19 May 1972, 82.
"Charles Nast, Photographer, Dies Suddenly," 13 January 1931, 5.
"Charles R. Bosworth, Denver Lawyer, Dies Suddenly at Home," 19 November 1931, 17.
"Chase Estate Value Set at \$50,000," 9 September 1955, 15.
"Coloman Jonas, 89, Taxidermist, Dies," 24 January 1969, 19.
"Crowley Resigns Position as U.S. Commissioner: Judge Symes Names Harold S. Oakes Successor to Office," 14 January 1938, 14.
"DA Bert Keating Pinned Under Car," 10 September 1954 [Clipping File].
"Daisie Robinson Dies Following Illness of Year," 9 May 1939, 13.
"David S. Lehman Dies and Denver Mourns for Much Loved Man," 22 April 1915, 1.
"Death Takes Man [James Soden] Who Came Here in Covered Wagon," 12 November 1935, 4.
"Donald O. Weese," 22 April 1956, 35.
"Dr. A. M. Chase, Former Army Officer, Dies--Served in Boxer Rebellion," 7 October 1933, 4.
"Dr. Blickensderfer, Well-Known Denver Pediatrician, Is Dead," 9 September 1940, 7.
"Dr. John Rolph Hopkins," 14 June 1958, 6.
"Dr. Luedicke," 12 November 1948, 33.
"Dr. Marie Fackt," 27 March 1951, 14.
"Earl M. Scanlan," 21 June 1973, 46.
"Edgar Collins," 5 December 1956, 55.
"Edward G. Knowles Dies in Denver at 77," 28 December 1969, 42.
"Ella H. Lanagan," 10 November 1949, 57 and 61 [Obituary File].
"Ethel Vail Collins Dies at Her Home After Long Illness," 1 November 1929 [Obituary File].
"Eugene Dines," 15 July 1962, 8.
"Ex-Denver Man [Harry H. Byers], Deep in Debt, Takes Life," 10 August 1956, 3.
"Ex-Denverite [Harry H. Byers] Dead," 10 August 1956, 25.
"Father of Mayor's Wife Is Dead at 76," 28 August 1936, 22.
"Fire Captain [Louis Goodman] Serves City Fifty Years," 29 May 1947, 24.
"Former Denver Woman Finally Released from Fascist Camp," 3 March 1942 [Clipping File].
"Funeral Rites Held for Charles Bonfils," 28 August 1955, 3AA.
"Funeral Services Held Saturday for C. L. Anderson," 30 May 1937, 9.
"George Kindel Dies After Auto Accident," 1 March 1930, 1.
"George Klein," 18 August 1958, 30.
"Gertrude Todd," 6 November 1954, 11.
"Gertrude Vaile," 17 October 1954, 24C.
Gustin, Bruce. "Stafford Candidate for Stapleton Job," 15 December 1946 [Clipping File].
"H. A. Wolf," 24 June 1947, 6.
"Hal D. Van Gilder," 10 July 1969, 53.
"Harry Crebbin Dies During Vacation Trip," 6 September 1934, 1.
"Harry G. Saunders," 31 January 1944 [Obituary File].
"Harry M. Todd, 80, Colorado Resident for 60 Years, Dead," 18 May 1944, 10.
"Heirs of \$6 Million [Elmer Hartner] Estate File Petition," 16 October 1967, 12.
"Hiram P. Bennet, Leading Figure of State, Dead," 11 November 1914, 7.
"Horace H. Hindry, Denver Lawyer for 38 Years, Is Dead," 28 June 1937, 7.
"Howard Reynolds Concert Master of Civic Orchestra," 9 October 1927, Section 3, 11.
"Howard S. Reynolds," 13 February 1969, 45.
"Hunting Accident Kills South Denver Banker [Albert M. Collins]," 12 January 1931.
"Investments Career Ending for Scanlan," 27 November 1966, 15.
"It's All in Family at [Brown-Schrepferman] Building Firm," 6 July 1977, 34.
"J. A. Anderson," 20 July 1955, 28.
"J. A. Shoemaker, Stockyard Board Chairman, Dies at 78," 10 February 1951, 9.
"J. Fred Brown, 62, Banker and Civic Leader Dies," 8 June 1954, 3.
"James L. Goree," 13 November 1952, 32.
"The Jerry Vasconcells Story," 28 August 1960, Empire Section, 6.
"Joel F. Vaile II," 12 November 1952, 45.
"John F. Sherlock," 18 March 1959, 40.
"John J. McGinty, 72, Retired Contractor, Dies at Hospital," 27 January 1935, Section 4, 5.

Final Landmark District Application
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- "John McGuire, Sportsman, Is Dead on Coast," 27 February 1942, 5.
 "John S. Flower, Prominent Denver Businessman, Dies at 72," 20 December 1934, 5.
 "John W. Geiger," 22 February 1945, 22.
 "Joseph Wilson," 5 November 1938 [Obituary File].
 "Keating Given 'Man of Year' Legion Award," 25 May 1953 [Clipping File].
 "Kindel Fought Worthy Battle to Get Lower Rail and Express Rates," 1 March 1930, 3.
 "Last Rites Held for J. F. Bickmore, Former Realty Man," 20 July 1937, 11.
 "Lawyer [Harry S. Silverstein] Dies," 1 March 1948, 5.
 "Leonard Dates, 64, Retired Denver Businessman, Dies," 11 June 1932, 4.
 "Lester E. Varian," 10 February 1967, 14.
 "Lieut. J. R. Howell," 7 June 1948, 2.
 "Long Illness Fatal to Denver Pioneer [Mrs. H. P. Bennet]," 6 December 1933, 9.
 "Lottie Hopkins," 3 June 1955, 31.
 "Lucille R. Brown, Leader in Denver Society, Is Dead," 5 November 1942 [Obituary File].
 "M. H. Beetham," 3 December 1948, 41.
 "Mabel W. Bonfils," 19 January 1976, 25.
 "Major A. H. Williams Ordered to Border as Brigade Adjutant," 27 August 1916, 3.
 "Margaret Caroled in *Post Operetta*," 17, March 1947, 1 and 15.
 "Max Fischer Leaves Estate of \$60,000 to Widow and Kin," 11 April 1936, 8.
 "Max Nierenberg, Mattress Factory Founder, Dies at 79," 27 July 1943 [Obituary File].
 "Milton Anfenger Dies Here at Age of 78," 10 December 1952, 48.
 "Miss I. C. Harper," 16 January 1956, 41.
 "Mrs. Ada Baker, Colorado Pioneer, Dies at Her Home," 4 January 1937, 5.
 "Mrs. Alma Jaffa," 5 September 1954, 19C.
 "Mrs. Bromfield, Charity Worker, Dies in Hospital," 23 September 1938, 3.
 "Mrs. Edith D. Lyons," 20 January 1956, 24.
 "Mrs. Harriet B. Van Derbur," 23 August 1956, 59.
 "Mrs. Helen Reed," 25 February 1952, 2.
 "Mrs. Hughes Seeks Divorce," 13 June 1952, 10.
 "Mrs. Julia Hudson, Widow of Denver Businessman, Dead," 17 December 1931, 4.
 "Mrs. L. H. Kuhns, Leader in Denver Church Work, Dies," 31 October 1942, 2.
 "Mrs. Lucy Osmer, Active in Denver Charities, Is Dead," 16 April 1941, 17.
 "Mrs. M. W. Sever Dies as Result of Pneumonia Attack," 29 April 1933, 2.
 "Mrs. MacWhirter," 7 December 1956, 49.
 "Mrs. Madeline Mullen," 3 March 1947, 3.
 "Mrs. Nellie Phillips, Pioneer, Dies at 67," 27 February 1935, 6.
 "Mrs. W. H. Freeland, Colorado Resident Since 1891, Is Dead," 25 May 1931, 2.
 Murphree, Alex. "Miss Truman Recalls Singing in Post Opera," 12 April 1952, 3.
 Murphree, Alex. "Young Duo Pianists Play with Felicity," 20 February 1953, 33.
 "Neenah Hartner," 29 October 1959, 66.
 Nelhaus, Arlynn. "Her Own Sweet, Sad Song," 15 November 1987, 19.
 "Nellie L. Flower," 18 August 1949, 41.
 "Nellie M. Hall," 23 October 1946, 3.
 "New Church to Be Built," 17 October 1947, 8.
 O'Brien, Charles T. "City Pays Tribute to Ben Stapleton," 24 May 1950 [Clipping File].
 "Olga M. Oakes," 6 May 1951, 24C.
 "Orchestra's Ex-Leader, Tureman, Dies," 22 January 1956, 17A.
 "Oscar Hinrichs, Head Clerk at U.S. Mint Since 1925, Is Dead," 8 September 1938, 17.
 "Paymaster for Phone Company Is Found Dead," 22 November 1931, Section 1, 2.
 "Photo Supply Firm Owner Dead After Lingering Illness," 10 December 1935, 19.
 "Poll Reveals Majority Would Oust Stapleton," 10 September 1946 [Clipping File].
 "Requiem Mass Set for Bert Keating," 5 July 1967, 3.
 "The Rev. Lewis S. Hall," 13 March 1939 [Obituary File].
 "Robert C. Grout, 61, Sedalia Native, Dies," 5 April 1942 [Obituary File].
 "Robert K. Hall," 2 August 1959, 18A.
 "Robert Shaeffer," 21 December 1957, 13.
 "Seed Man [Elmer Hartner] Quits After Ultimatum," 16 April 1949, 1.
 "Stapleton Ruled City Government for 20 Years," 23 May 1950, 3.
 "State's Only Air Ace of World War I Dies," 17 April 1950 [Clipping File].

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- "Sugg Found Dead in His Home," 31 October 1960, 31.
- "Sweet Ending 18 Years with Civil Service Unit," 30 June 1963, 29A.
- "Theodore Holland Dies at His Home of Heart Attack," 24 June 1937, 12.
- "Thomas A. Rendle, Colorado Mining Man, Succumbs," 26 July 1934, 9.
- "Two Men [Thomas M. Lyons and Theodore H. Smith] Die in Stapleton Field Crash," 9 December 1946, 1.
- "Two Sisters Establish DU Study Fund," 29 December 1961, 3.
- "W. B. Huston, Real Estate Leader, Dies," 18 March 1951, 3A.
- "W. H. Bradford," 1 December 1959, 67.
- "W. J. H. Beggs," 24 May 1953, 3AAA.
- Wayne, Frances. "Truman's Wife Will Visit at Denver Home," 11 March 1946, 1.
- "Widow [Anna Dates] of Denver Mercantile Man Dies," 9 July 1935, 6.

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- "A & M Board Accepts Hartner Resignation, Names New President," 12 May 1949, 5.
- "A. E. Blakesley," 28 January 1949, 32.
- "Alexander K. McDaniel," 15 May 1944, 23.
- "Arthur A. Amilon," 26 February 1959, 51.
- "Arthur H. Skaer," 26 April 1956, 54.
- "Arthur J. Walker," 7 July 1933, 21.
- "Banker [Albert M. Collins] Killed Pulling Gun Thru Fence," 12 January 1931, 1.
- Barrett, Marjorie. "A Gardener [Persis Owen] Turns to Painting," 12 July 1968, 76.
- Barrett, Marjorie. "Home's Blend of Past and Present," 8 August 1962, 47.
- Beller, Miles. "Judy Collins' Crystal sound Still Rings True in Showtime," 8 December 1989, 14W.
- "Benjamin Burnett, State Pioneer, Dies," 26 May 1923, 4.
- "Bickmore Rites Held Tuesday," 20 July 1937, 3.
- Briggs, James. "Skin Game [re Coloman Jonas]," 17 November 1946, 5B.
- Browne, Barbara. "Judge Accuses DA Keating of Too Little Time on Job," 3 January 1964, 5.
- "C. Dickson Titus II," 29 January 1956, 77.
- "C. Raymond Stedman," 27 November 1945, 27.
- "Carl A. Gould," 30 March 1953, 26.
- Casey, Lee. "Hartner Case: Ethical Problem," 18 April 1949, 17.
- "Chamberlain Rites Set for Tomorrow," 17 December 1930, 3.
- "Charles E. Wells," 22 June 1945, 21.
- "Charlie R. Stedman," 15 May 1948, 34.
- "Clarence Stafford Seeks Sixth Term in City Council," 15 April 1951 [Clipping File].
- "Coloman Jonas, 89, Taxidermist, Dies," 24 January 1969, 68.
- "Colorado National Bank Director George Klein Dies," 18 August 1958, 48.
- "Congressman W. N. Vaile Figure in Republican," 3 July 1927 [Clipping File].
- "Councilman John A. Burnett Dies Suddenly," 26 January 1925, 1, 4.
- Cullen, Reva. "Mrs. Keating Is Prepared for Big Job," 21 April 1955, 5.
- "DA [Bert Keating] Will Seek Fifth Term," 10 May 1964, 5.
- "D. Marshall Harris," 11 November 1967, 76.
- "Daughter [of Emma S. Kennon] Gets Estate," 31 October 1957, 50.
- "Denver DA Keating Dies After Battle with Cancer," 5 July 1967, 5.
- "Denver Doctor [Peter J. Pothuisje] Is Dead After Short Illness," 5 June 1937, 2.
- "Denver Socialite Dies While Dining at Plaza," 28 February 1954, 11.
- "Denver Youth [Richard G. Blickensderfer] Drowns in East," 29 April 1929 [Obituary File].
- "Denverite [Harry H. Byers] Termed Suicide in Chicago," 10 August 1956, 5.
- "Doctor Here, Totally Blind 10 Years, Dies," 12 November 1948, 12.
- "Douglas M. Sugg," 2 November 1960, 74.
- "Douglas Millard," 10 September 1946, 25.
- "Dr. A. M. Chase Succumbs to Heart Attack in Home," 7 October 1933, 6.
- "Dr. Anna M. Buell Shaeffer," 23 January 1955, 95.
- "Dr. George H. Lee," 3 June 1955, 74.
- "Dr. Harry G. Wiggins," 8 April 1953, 26.
- "Dr. John R. Hopkins," 14 June 1958, 50.
- "Dr. Marie Fackt," 27 March 1951, 18.
- "Dr. Samuel Allison, Retired Denver Minister, Dies Here," 27 April 1925, 5.

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- "Druggist Dies After 48-Year Residence Here," 5 January 1937, 3.
- "E. G. Knowles, Noted Colorado Attorney, Is Dead," 28 December 1969, 5.
- "Earl Matthew Scanlan," 20 June 1973, 131.
- "Edgar Collins," 6 December 1956, 81.
- "Elmer G. Hartner," 11 October 1962, 109.
- "Ex-President Truman Flies to Denver," 1 October 1957, 1.
- "Family Names Pallbearers for Bert Keating Funeral," 6 July 1967, 11.
- "Financy Woes Doubted in H. R. Byers' Suicide," 11 August 1956, 45.
- Fleming, Roscoe. "The Story of Coloman Jonas," 4 April 1942, 8.
- Flynn, Kevin. "Ben Stapleton Jr. Dies, Leaving Legacy of Service," 25 November 1993, 25A.
- "Former Councilman [Clarence M. Stafford] Pleads Guilty to Religious Smear in Campaign," 25 May 1956 [Clipping File].
- "Former Denver Boy Lives in the Temple of Buddha in Siam," 23 February 1915 [Burton Scrapbook].
- "Former Store Credit Manager Is Found Dead," 9 February 1937, 18.
- "Frederic B. Shaw," 6 October 1964, 64.
- "Frederick Kaufmann," 23 April 1954, 42.
- "Funeral Services Slated for Entertainer Collins," 7 May 1968, 66.
- "George Kindel Dies from Injuries in Auto Crash," 1 March 1930, 1.
- "Green Gables President Fatally Stricken at Club," 16 September 1930, 1.
- "Gust E. Lundin," 28 August 1947, 18.
- "H. H. Robinson, Ex-Dairyman, Dies at Age 92," 9 March 1973, 84.
- "H. W. Bundy Masonic Leader, Dies," 6 July 1967, 10.
- "Happy 50 Years: Couple [Mr. and Mrs. W. V. Roberts] to Celebrate 50th Anniversary," 19 September 1937, 3.
- "Harold S. Oakes," 16 March 1973, 148.
- "Harold S. Oakes Named to U.S. Post," 11 October 1955, 13.
- "Harry B. Tedrow, Federal District Attorney, Is Dead," 2 January 1921, Section 1, 1.
- "Harry M. Todd," 14 May 1944, 21.
- "Harry Mulvihill, City Socialite, Is Found Dead," 27 May 1942, 3.
- "Harry S. Silverstein," 1 March 1948, 26.
- "Harry Wolf," 24 June 1947, 31.
- "Hartner Gets Presidential Pardon," 7 April 1951, 46.
- "Hartner Resigns Job Under Fire by Legislature," 16 April 1949, 5.
- "Hazel A. Hindry," 22 March 1959, 29C.
- "Henry B. Cunningham," 15 November 1938 [Obituary File].
- "Illness Fatal to H. J. Weller," 26 September 1935, 3.
- "Illness Fatal to Mrs. Kindel," 14 January 1938, 14.
- "International Relations Expert Elizabeth Fackt Dies," 25 November 1975, 16.
- "Irving Weinberg," 8 February 1938, 16.
- "J. A. Garner Dies in Omaha," 4 February 1938, 1.
- "J. C. Russell," 10 November 1945, 13.
- "J. Fred Brown, Dies," 9 June 1954, 17.
- "James Soden, Pioneer, Dies," 12 November 1935, 18.
- "Jerry Vasconcells, State's World War I Ace, Dies at 58," 18 April 1950, 16.
- "John Fackt," 25 January 1947, 18.
- "John J. McGinty," 27 January 1935, 15.
- "John O. Andrews," 9 October 1951, 24.
- "John W. Geiger," 22 February 1945, 21.
- Jones, Bill. "Stafford Charged in Smear," 4 November 1956, 5.
- "Joseph Addison Shoemaker," 11 February 1951, 55.
- "Joseph Wilson," 5 November 1938, 5.
- "Joseph Wilson Plans Apartment House on Logan Avenue," 31 March 1907, 12.
- "Keating Files \$1 Million Suit for Slander," 11 September 1962, 22.
- "L. C. Greenlee, Former Head of City School System, Dies," 5 January 1926, 4.
- "LDS Church Plans Two Dedications," 21 May 1960, 39.
- Lehman, Edward II. Denver Seedsman Sent to Prison in \$250,000 Income Tax Evasion," 24 April 1947, 5.
- "Lester Mayer," 15 January 1946, 25.
- "Lines from Lulu," 15 July 1881, 6.
- "Long Illness Takes Life of J. C. Oakes," 3 November 1939, 18.
- Lusky, Sam. "Stafford Quits Race; Runs True to Form," 25 April 1947 [Clipping File].
- Marranzino, Pasquale. "Funeral Rites Are Held for Ben Stapleton," 25 May 1950, 5.

- Marranzino, Pasquale. "His [Coloman Jonas] Love Sprang from His Hands," 25 January 1969, 37.
Marvel, Bill. "Music Teacher for 72 Years Sells His Violin, Retires," 5 January 1969, 48.
"Mary Margaret Oakes," 8 December 2000, 14B.
"Mary Wefing," 2 February 1962, 105.
"Mass to Be Held at Cathedral for Mrs. Catherine Nast," 1 April 1925, 5.
"Max Fischer," 7 April 1936, 6.
Melrose, Frances. "Colorado Sported World War I Ace," 7 March 1993, Colorado Magazine, 12.
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"Miss Juanita R. Hartner," 3 April 1955, 64.
"Miss Laura White," 14 September 1959, 52.
"Mrs. Anna Dates, Life-Long State Resident, Is Dead," 9 July 1935, 6.
"Mrs. Anna Fackt," 10 December 1943,
"Mrs. Dorothy Shaw," 15 January 1950, 77.
"Mrs. Emma S. Kennon," 13 October 1957, 72.
"Mrs. Florence Holland Is Summoned by Death," 15 November 1932, 10.
"Mrs. Geraldine E. Isaacson," 3 February 1944 [Obituary File].
"Mrs. Gertrude H. Blakesley," 14 November 1939, 14.
"Mrs. Gertrude Todd," 8 November 1954, 37.
"Mrs. Harriet B. Van Derbur," 23 August 1956, 69.
"Mrs. Katherine F. Anderson," 15 August 1948, 49.
"Mrs. Katherine May Sweet," 16 November 1948, 46.
"Mrs. Knowles, Denver Social Leader, Dies," 7 July 1962, 14.
"Mrs. Leona B. Hochmuth," 14 December 1958, 38.
"Mrs. Leona Marie Pechman," 26 December 1969, 181.
"Mrs. Lucy Johnson Osmer," 16 April 1941 [Obituary File].
"Mrs. Lulu H. Kuhns," 1 November 1942, 33.
"Mrs. Mabel W. Bonfils," 20 January 1976, 85.
"Mrs. Margaret M. Soden," 9 January 1945, 25.
"Mrs. Mary Harp," 28 March 1941 [Obituary File].
"Mrs. Mary J. Goree," 24 July 1944, 26.
"Mrs. Maude M. Finucane," 18 May 1941, 19.
"Mrs. May O. Nier," 25 December 1944, 21.
"Mrs. Minnie R. Montgomery," 13 December 1955, 81.
"Mrs. Truman Arrives in Denver to Visit Her New-Born Niece," 20 August 1948, 17.
"Mrs. Truman Arrives to Visit Brother Here," 22 March 1946, 1 and 5.
"Mrs. Truman's Mother Is Visitor," 6 March 1946, 5.
"Mrs. Vaille May Be Candidate," n.d. [Clipping File].
"Mrs. Virginia W. Hall," 1 March 1954, 43.
Myers, Donald P. "Sir Galahad's Lady," 29 November 1987, 8.
"Noted Civic Leader Milton Anfenger Dies," 10 December 1952, 71.
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Patty, Mike. "Kin of Brown Place Founder, Former Reporter [Marrietta Vasconcalls Bakewell] Dies at 90," 26 September 1989, 103.
"Pioneer Denver Resident [Sarah Jenkins] Dies at Age of 85," 30 June 1938, 6.
"Printer--Or Councilman [Clarence M. Stafford]," 12 April 1948, 16.
"Purple Heart Given Major [Howard R. K.] Tompkins," 6 March 1938, 8.
"Rep. Lambert Alden," 29 January 1944 [Obituary File].
"Requiem Mass Scheduled for Mrs. Truman's Brother," 2 October 1957, 21.
"Robert Coddington," 5 August 1934, 7.
"Robert F. Shaeffer," 21 December 1957, 42.
"Robert J. Lewis," 26 August 1954, 62.
"Robert K. Hall," 1 August 1959, 59.
"Roberts Sustained on Merit Board," 5 May 1925, 1.
"Russell M. Writer," 13 January 1976, 35.
"Salon's Cousin [Agnes Vaile] Killed in Mountain Blizzard," n.d. [Clipping File].
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 "Tureman Resigns Civic Symphony," 18 March 1945, 26.
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 "Widow of Late Ben Stapleton Dies at 80," 14 August 1963, 7.
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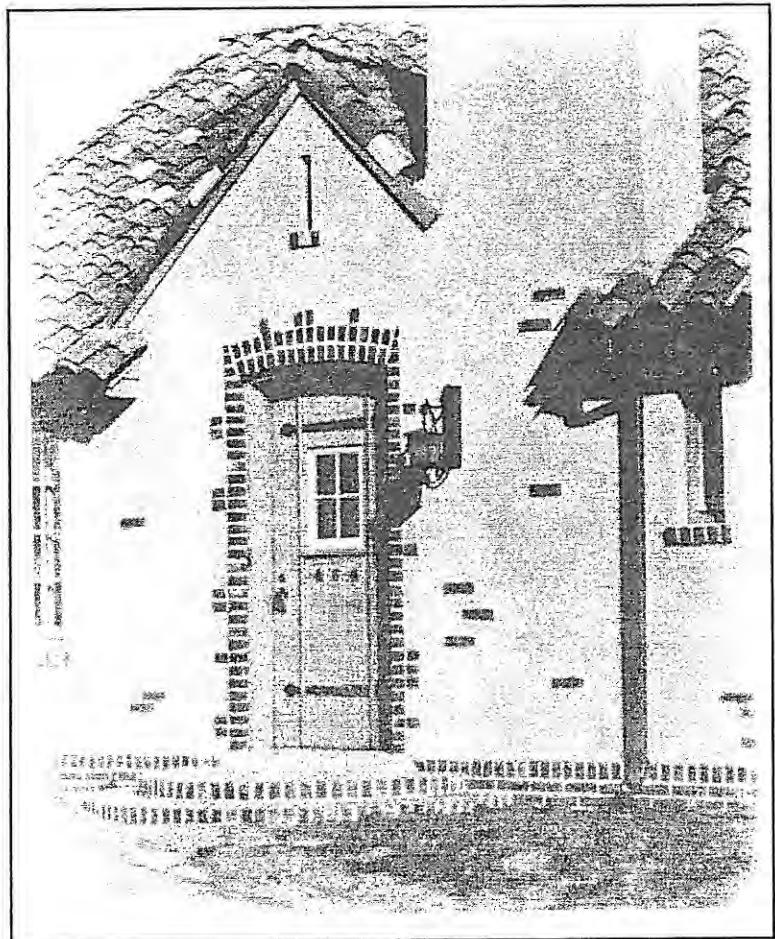
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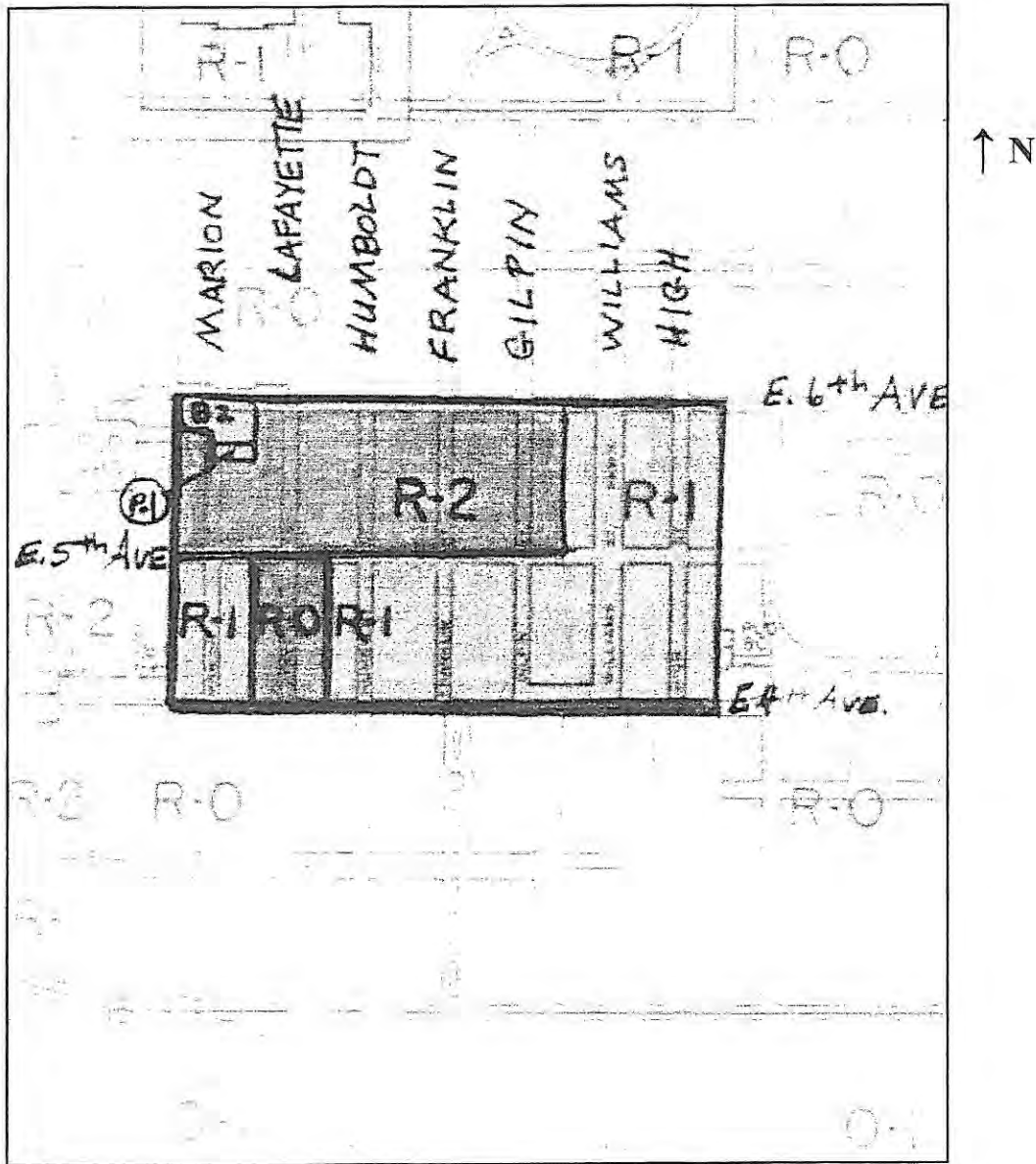
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The City and County of Denver published *Municipal Facts* during the administration of Mayor Robert Speer. The magazine promoted the values of the City Beautiful Movement. *Municipal Facts* continued for many years under Mayor Benjamin Stapleton. It featured articles and photographs about Denver, emphasizing the beauty of the city and its neighborhoods. A 1926 article, "Denver Small Homes," gave examples of Denver homes whose designs won national prizes. The photographs were furnished by Denver's Small House Service Bureau. One photograph featured a house with the address "464" on the entry door. It is probably the house at 464 Williams St., easily identifiable as the same design.

Source: *Municipal Facts*, May-June-July 1926, 11.



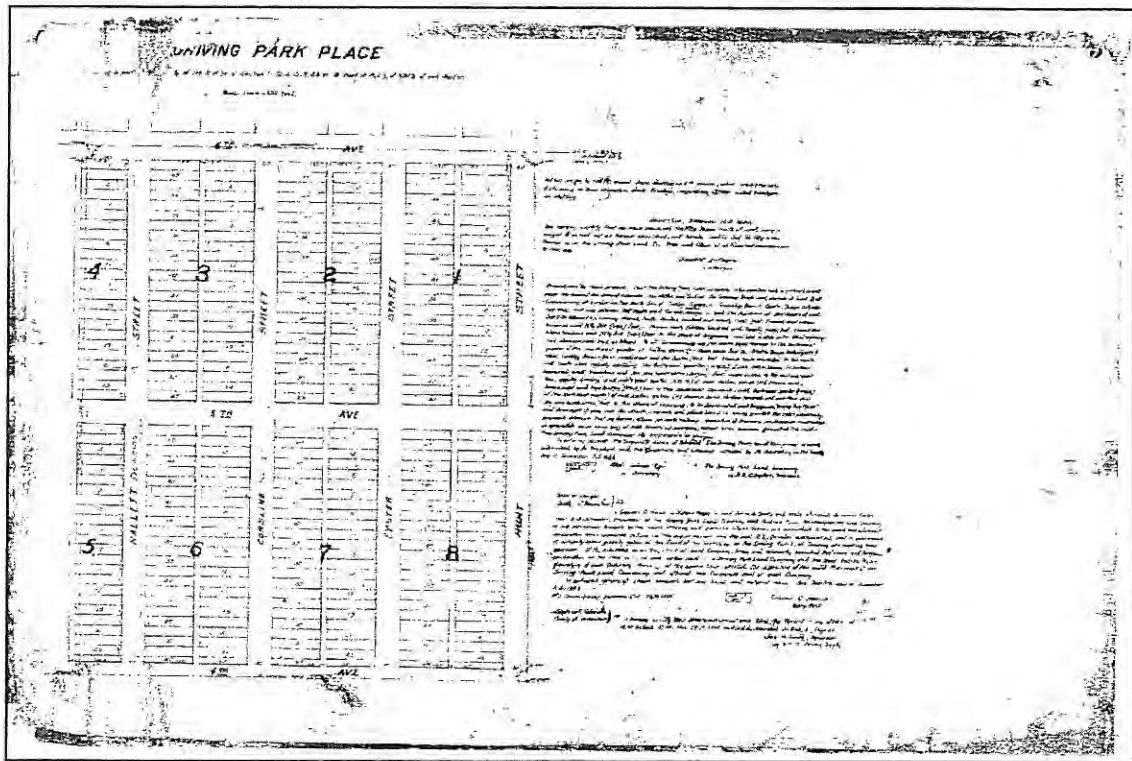
Appendix A: Driving Park Historic District Zone Map



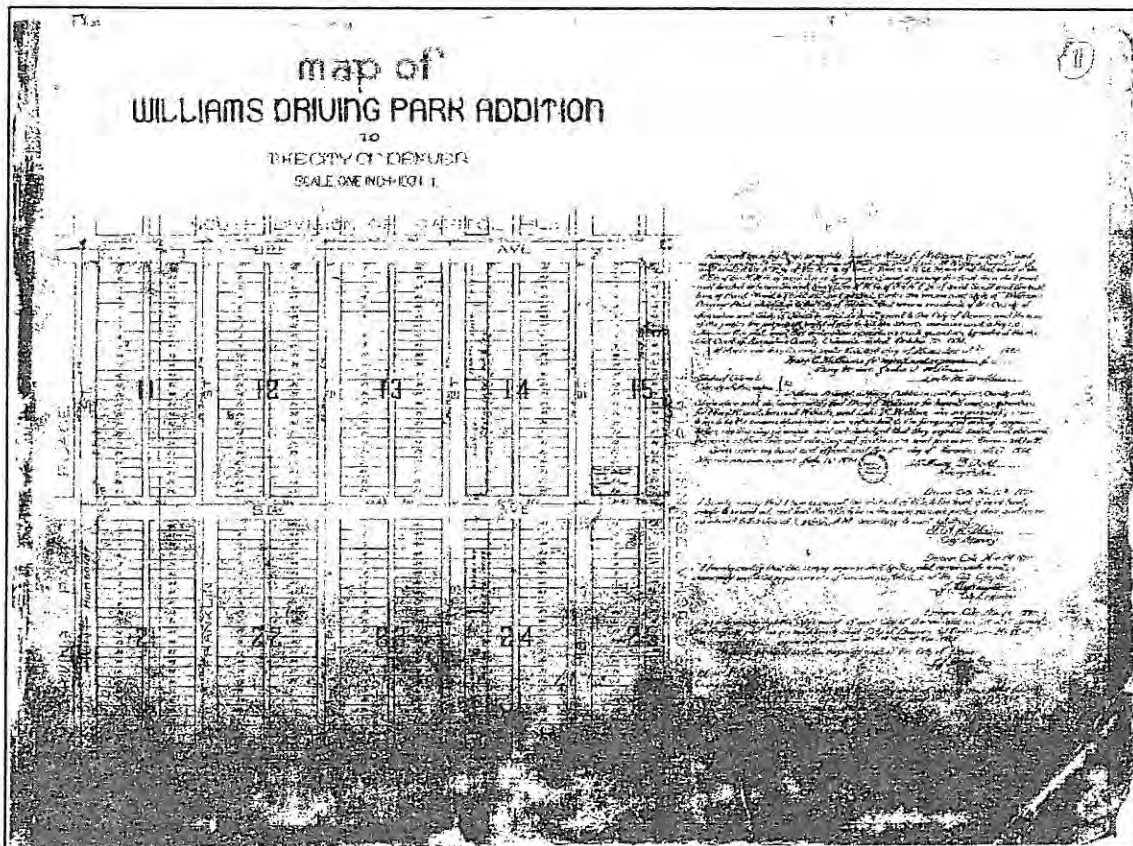
Driving Park Historic District is the shaded area.

- R-0:** 400 block of Lafayette Street.
- R-1:** 400 blocks of Marion Street, Humboldt Street, Franklin Street, Gilpin Street, Williams Street, and High Street; and 500 blocks of Williams Street and High Street.
- R-2:** 500 blocks of Marion Street, Lafayette Street, Humboldt Street, Franklin Street, and Gilpin Street.
- B-2:** Retail strip along 6th Avenue, alley to alley, east and west of Marion Street.
- P-1:** Lots south of and adjacent to B-2-zoned strip, east side of 500 block of Marion Street.

Appendix A: Driving Park Historic District Plat Maps



Driving Park Place



Williams Driving Park Addition

APPENDIX B

BUILDING HISTORY BY ADDRESS

Driving Park Historic District buildings are arranged by ascending street addresses with streets listed in the following order:

- 1. 4th Avenue**
- 2. 5th Avenue**
- 3. 6th Avenue**
- 4. Marion Street**
- 5. Lafayette Street**
- 6. Humboldt Street**
- 7. Franklin Street**
- 8. Gilpin Street**
- 9. Williams Street**
- 10. High Street**

Appendix B: Driving Park Historic District--Building History

1233 E 4Th Ave **Legal Description** DRIVING PARK PLACE BLK 6 L22 & L23 & S 5' OF L22

Architect unknown

Contractor unknown

Construction Date 1950

First Owner(s) Joseph M and Mary A Musso

Garage Construction Date 1950 **Contributing: No**

Joseph M and Mary A Musso lived here through at least 1970. Joseph Musso was president of Vegetable Producers Co-op Association of Colorado.

1727 E 4Th Ave **Legal Description** WILLIAMS DRIVING PARK ADD B23 L19
TO 21 EXC N 6FT OF L19

Architect unknown

Contractor unknown

Construction Date 1995

First Owner(s) Diane Elliot

Garage Construction Date unknown **Contributing: No**

1999-2001: Diane Elliot is listed as the owner/resident in city directories.

1221 E 5Th Ave **Legal Description** DRIVING PARK PLACE BLK 3 W/2 OF L 23-24

Architect unknown

Contractor David C Dale

Construction Date 1921

First Owner(s) David C and Mary L Dale

Garage Construction Date 1919 **Contributing: Yes**

The Dales lived here in 1922. He was the contractor who owned the Terrace-style building on the same lots that front on Marion, and he built this house. Renting this house in 1923-1924 were William C and Julia M Smolenske; he was a dentist. They moved from 1214 5th Ave. Renting during 1925 and 1926 were Mark B and Jessie R Lanne; he was also a dentist. This 1921 residence is built behind the 501-505-509 Gilpin Terrace which was built in 1909. They are all on Block 3, Lots 22-23-24. Contractor David C Dale was the owner of the terrace ca. -1919-1931-, and he lived at 505 Marion from 1919 to 1921. The brick garage was built in 1919; it is along the alley on L 22-23; an addition to the garage, 9'6"x20", was built in 1931.

1340 E 5Th Ave #491 Lafayette **Legal Description**

Architect unknown

Contractor unknown

Construction Date 1949

First Owner(s) Frances B Dasher

Garage Construction Date unknown **Contributing: No**

This is a double with 491 Lafayette. The first renters were Edward E and Mary A Jarecki in 1950. The renter in 1951-1952 was Robert M Ware. Vacant in 1953. The renters in 1954-1958 were Wayne and Ilva J Jones.

1401 E 5Th Ave **Legal Description** L 25 & S 1/2 OF L 26 BLK 1 DRIVING
PARK PLACE

Architect unknown

Contractor unknown

Construction Date ca. 1959

First Owner(s) Helen H Bestchreurtje

Garage Construction Date unknown **Contributing: No**

Helen H Bestchreurtje lived here from 1961 at least through 1970.

1420 E 5Th Ave #1428 **Legal Description**

Architect unknown

Contractor Pate

Construction Date 1923

First Owner(s) Joseph Smith

Garage Construction Date 1923 **Contributing: Yes**

The Smiths were owners at least through 1941 as evidenced by a permit for a new roof taken out in 1941 by Mrs. E Smith. Renting from Joseph Smith, who did not live here, were Alvin P and Dorothy T Smith. Alvin Smith was a salesman with Tom Savage.

1428 E 5Th Ave #1420 **Legal Description**

Architect unknown

Contractor Pate

Construction Date 1923

First Owner(s) Joseph Smith

Garage Construction Date 1923 **Contributing: Yes**

The Smiths were owners at least through 1941. Renters in 1924 were Francis H and Muriel Crowe. Renters in 1927 were F Wallace and Elsie Calvert.

1500 E 5Th Ave **Legal Description** L 1 & 2 BLK 21 WILLIAMS DRIVING
PARK ADD

Architect unknown

Contractor E Callahan

Construction Date 1947

First Owner(s) Samuel P and Bell Blanc

Garage Construction Date unknown **Contributing: No**

Samuel P and Bell Blanc lived here through 1950 when Samuel died. Bell Blanc continued living here through the 1950s. No occupations were listed.

1615 E 5Th Ave #1617

Architect Richard Phillips
Contractor unknown
First Owner(s) John A and Mary McGuire

Legal Description E 45 1/2FT OF LTS 23 & 24 BLK 12
 WILLIAMS DRIVING PARK ADD
Construction Date 1909
Garage Construction Date unknown **Contributing: Yes**

The McGuires did not live here. They lived at 500 Franklin St., on the west portion of these lots. This unit continued to be a rental when new owners, Louis and Hattie Autler, purchased the double in 1928 and moved into the 1617 unit.
 The 1910 Census enumerated Charles J and Mary Wilhams renting here; they were not found in city directories.
 Renting from 1923 to 1924 were Edwin G and Louise R Faber; he was a physician. They then moved to 470 Gilpin.
 Renters from 1925 to 1928 were Sheldon M and Fern Hall; he was first listed as in the insurance business and in 1927 as with Hall & Laman, sales agents for Cash Register Co.

1617 E 5Th Ave #1615

Architect Richard Phillips
Contractor unknown
First Owner(s) John A and Mary McGuire

Legal Description
Construction Date 1909
Garage Construction Date unknown **Contributing: Yes**

The McGuires did not live here. This unit was a rental until 1928 when new owners, Louis and Hattie Autler, moved in.
 Renting in 1910 were James W and Martha Van Dyke. He was a clerk for the City and County of Denver Clerk Office.
 Renting from 1919 to 1920 were William and Fanny Quinn; he was listed as assistant for Olinger Mortuary.
 Renting from 1922 to 1928 when they became the owners of the double were Louis and Hattie Autler. He was a proprietor of Autler & Mayer, men's clothing, at 1213 15th St. They lived here at least through 1940.

1621 E 5Th Ave #1625

Architect unknown
Contractor unknown
First Owner(s) Bertha Kuhn

Legal Description WILLIAMS DRIVING PARK ADD B12 PT OF
 L25 TO 28 *
Construction Date 1908
Garage Construction Date unknown **Contributing: No**

The owner on 1908 permit was H W Taylor, probably a contractor.
 Bertha Kuhn (Mrs. Richard Kuhn) lived at 1625 E 5th Ave from 1910 to 1912 and from 1914 to 1915. She was first a stenographer for the W F Keller Agency Co, and then a clerk for the Thomas F Daly Agency.
 The first renters at 1621 E 5th Ave were Roy H and Kathleen Blackman---1909-1910. He was an attorney with Sabin & Blackman.
 Renters from 1924 to 1925 were Oscar T Jones and his wife, Clara. He was secretary for Banner Mfg Co.
 Edwin and Lenore Weinberg lived at 1625 from 1921 to at least 1940. By 1928, the Weinbergs owned the double.

1625 E 5Th Ave #1621

Architect unknown
Contractor unknown
First Owner(s) Bertha Kuhn

Legal Description WILLIAMS DRIVING PARK ADD B12 PT OF
 L25 TO 28 *
Construction Date 1908
Garage Construction Date unknown **Contributing: No, recent p**

The owner on 1908 permit was H W Taylor, probably a contractor.
 Bertha Kuhn (Mrs. Richard Kuhn) lived at 1625 E 5th Ave from 1910 to 1912 and from 1914 to 1915. She was first a stenographer for the W F Keller Agency Co, and then a clerk for the Thomas F Daly Agency. In 1910, Bertha Kuhn was a 38-year-old widow with 2 daughters, Julia, 15, and Amelia, 8. Boarder Peter R Scola, 35, lived with the family; he was a German-born bookkeeper. Bertha Kuhn also owned the 2-story double on the eastern portion of the lots, 1635 E 5th Ave and 505 Gilpin St.
 Renters from 1921 to at least 1940 were Edwin and Lenore Weinberg. He was with the architect William H Bowman & Co. In 1927 he was manager of Greenbaum Sons Investment Co. By 1928, the Weinbergs owned the double.

1635 E 5Th Ave #505Gilpin

Architect unknown
Contractor unknown
First Owner(s) Bertha Kuhn

Legal Description WILLIAMS DRIVING PARK ADD B12 L25
 TO 28 DIF BOOK 1505-551
Construction Date 1909
Garage Construction Date unknown **Contributing: Yes**

A permit was taken out to build a brick barn on Lots 26-27 in 1904.
 Bertha Kuhn (Mrs. Richard Kuhn) lived at 1625 E 5th Ave. next door from 1910 to 1912 and from 1914 to 1915. She was first a stenographer for the W F Keller Agency Co, and then a clerk for the Thomas F Daly Agency. In 1910, Bertha Kuhn was a 38-year-old widow with 2 daughters, Julia, 15, and Amelia, 8. Boarder Peter R Scola, 35, lived with the family; he was a German-born bookkeeper.
 The first renters were Solomon and Jean Smith; he was a banker.
 The renters from 1914 to 1926 were Morgan T Townsend and Ira W Townsend. Morgan was a salesman with Stearns-Roger Mfg Co.

1700 E 5Th Ave

Architect unknown
Contractor unknown
First Owner(s) Cargill C and Maybelle M Young

Legal Description L 1 N 15FT OF 2 BLK 23 WILLIAMS
 DRIVING PARK ADD
Construction Date ca. 1924
Garage Construction Date unknown **Contributing: Yes**

The permit was found under the address "490 Gilpin St." with Benjamin E Sweet as the owner. [See entry for 462-464 Gilpin for more about Sweet.] The cost of construction was \$6,000.
 Cargill C and Maybelle M Young lived here from 1925 through at least 1930. They owned the CC Young Mortuary at 1240-1242 Acoma St, demolished. (The site provides parking for Civic Center in 2002 and is the site for the Denver Art Museum addition building.)

1703 E 5Th Ave #500Gilpin

Architect unknown
Contractor J T Fredericksen Inv Co
First Owner(s) John T Fredericksen

Legal Description FIFTH & GILPIN LTD CONDO U-1703 B-1
 ALSO DIF BOOK 0826-497

Construction Date 1923
Garage Construction Date unknown **Contributing: Yes**

Built as rental income for John T Fredericksen, the 3 doubles on the northeast corner of 5th and Gilpin all had the address, 1711 Gilpin St, and were called the Fredericksen Apartments. Owner on permit: J T Fredericksen Investment Co. (John Fredericksen's company built all the residences on the west side of the 400 block of Gilpin. John T and Daisy M Fredericksen lived at 475 Gilpin from 1923 through at least 1937. His name was spelled on most building permits with the ending "son," but with "sen" in a few records.) Daisy M and son Harold J Fredericksen are buried at Fairmount Cemetery. Daisy died in 1954 at age 72; Harold died in 1956 at age 48. John T Fredericksen was born in Nebraska on July 30, 1883, and died in Corona Del Mar, California, on June 8, 1971.
 1924-1925 renter: Alice Bridaham Brown. 1926-1927 renters: Montgomery and Beatrice C Dorsey; he was a lawyer.

1705 E 5Th Ave #1707

Architect unknown
Contractor J T Fredericksen Inv Co
First Owner(s) John T Fredericksen

Legal Description FIFTH & GILPIN LTD CONDO U-1705 B-2
 ALSO DIF BOOK 2217-581

Construction Date 1923
Garage Construction Date unknown **Contributing: Yes**

Built as rental income for John T Fredericksen, the 3 doubles on the northeast corner of 5th and Gilpin all had the address, 1711 Gilpin St, and were called the Fredericksen Apartments. Owner on permit: J T Fredericksen Investment Co. (John Fredericksen's company built all the residences on the west side of the 400 block of Gilpin. John T and Daisy M Fredericksen lived at 475 Gilpin from 1923 through at least 1937. His name was spelled on most building permits with the ending "son," but with "sen" in a few records.) Daisy M and son Harold J Fredericksen are buried at Fairmount Cemetery. Daisy died in 1954 at age 72; Harold died in 1956 at age 48. John T Fredericksen was born in Nebraska on July 30, 1883, and died in Corona Del Mar, California, on June 8, 1971.
 1924 renters: C Dickson and Sue C Titus; he was president of Piggly Wiggly-Colorado Company, a grocery chain. C Dickson Titus was born in 1892 in Denver and graduated from the University of Colorado. He married Sue Conrad of Breckenridge in 1922. His family came to Colorado in 1860 and started Titus Brothers Mercantile. Titus became president of that company and of Denver Puritan Pie Co in later years. He also owned Denver Rubber Products Co at 1 time. He was a member of Fifth Church of Christ Scientist and El Jebel Shrine. He died in 1956; his home at that time was at 325 Ash.
 By 1927, the renters were A E and Lydia E Strathman.

1707 E 5Th Ave #1705

Architect unknown
Contractor J T Fredericksen Investment Co
First Owner(s) John T Fredericksen

Legal Description FIFTH & GILPIN LTD CONDOS U-1707
 B-2 ALSO DIF BK-1736 PG-116

Construction Date 1923
Garage Construction Date unknown **Contributing: Yes**

Built as rental income for John T Fredericksen, the 3 doubles on the northeast corner of 5th and Gilpin all had the address, 1711 Gilpin St, and were called the Fredericksen Apartments. Owner on permit: J T Fredericksen Investment Co. (John Fredericksen's company built all the residences on the west side of the 400 block of Gilpin. John T and Daisy M Fredericksen lived at 475 Gilpin from 1923 through at least 1937. His name was spelled on most building permits with the ending "son," but with "sen" in a few records.) Daisy M and son Harold J Fredericksen are buried at Fairmount Cemetery. Daisy died in 1954 at age 72; Harold died in 1956 at age 48. John T Fredericksen was born in Nebraska on July 30, 1883, and died in Corona Del Mar, California, on June 8, 1971.
 1924 renters: C B and Agnes W Ingraham; no occupation listed.
 1925 to 1927 renters: Irvine E and Mary S Stewart; he was a geologist.

1709 E 5Th Ave #1711

Architect unknown
Contractor J T Fredericksen Inv Co
First Owner(s) John T Fredericksen

Legal Description FIFTH & GILPIN LTD CONDO U-1709 B-3
 ALSO DIF BOOK 1515-155

Construction Date 1923
Garage Construction Date unknown **Contributing: Yes**

Built as rental income for John T Fredericksen, the 3 doubles on the northeast corner of 5th and Gilpin all had the address, 1711 Gilpin St, and were called the Fredericksen Apartments. Owner on permit: J T Fredericksen Investment Co. (John Fredericksen's company built all the residences on the west side of the 400 block of Gilpin. John T and Daisy M Fredericksen lived at 475 Gilpin from 1923 through at least 1937. His name was spelled on most building permits with the ending "son," but with "sen" in a few records.) Daisy M and son Harold J Fredericksen are buried at Fairmount Cemetery. Daisy died in 1954 at age 72; Harold died in 1956 at age 48. John T Fredericksen was born in Nebraska on July 30, 1883, and died in Corona Del Mar, California, on June 8, 1971.
 1924 renters: George W and Marie W Ballantine, Jr.; he was assistant treasurer of International Trust Co. George Washington Ballantine, Jr., was the son of George W and Ida (Winne) Ballantine. George W Ballantine, Sr., (1848-1930) moved to Denver in 1887 and served as vice president and general manager of the Denver Union Stock Yard Company for 28 years. George W Ballantine, Jr. (1892-1979), and his wife, Marie Wilson Ballantine (1895-1960) are buried in the Ballantine family plot at Fairmount Cemetery.
 1927 renters: Raymond M and Anna C Young; no occupations listed.

1711 E 5Th Ave #1709

Architect unknown
Contractor J T Fredericksen Investment Co
First Owner(s) John T Fredericksen

Legal Description FIFTH & GILPIN LTD CONDO U-1711 B3
 ALSO DIF BOOK 887-233

Construction Date 1923
Garage Construction Date unknown **Contributing: Yes**

Built as rental income for John T Fredericksen, the 3 doubles on the northeast corner of 5th and Gilpin all had the address, 1711 Gilpin St, and were called the Fredericksen Apartments. Owner on permit: J T Fredericksen Investment Co. (John Fredericksen's company built all the residences on the west side of the 400 block of Gilpin. John T and Daisy M Fredericksen lived at 475 Gilpin from 1923 through at least 1937. His name was spelled on most building permits with the ending "son," but with "sen" in a few records.) Daisy M and son Harold J Fredericksen are buried at Fairmount Cemetery. Daisy died in 1954 at age 72; Harold died in 1956 at age 48. John T Fredericksen was born in Nebraska on July 30, 1883, and died in Corona Del Mar, California, on June 8, 1971.
 1924 renters: Lester T and Ann H Gayle; no occupations listed.
 1925-1926 renters: Jack G and Emma M Scott; he was a lawyer with Seller, Whatley & Scott.

1220 E 6th Ave #1222 Legal Description

Architect unknown

Contractor unknown

First Owner(s) Bernard McAtee

Construction Date 1909

Garage Construction Date 1923

Contributing: Yes

Original use was residential. Bernard McAtee was the owner on the permit in 1909, and he owned the double at least through 1941. Early renters unknown. 1923-1925 renters Melvin D and Juanita L Baker; he was a salesman with Welch-Haffner Printing Co. Renter in 1926 was Mrs. Daisy B Dresen who ran a beauty shop.

1222 E 6th Ave #1220 Legal Description

Architect unknown

Contractor unknown

First Owner(s) Bernard McAtee

Construction Date 1909

Garage Construction Date 1923

Contributing: Yes

Original use was residential. Bernard McAtee was the owner on the permit in 1909, and he owned the double at least through 1941. Earliest renters unknown. 1919-1922 renters: Albert and Bertha Wichert; he was a commercial traveler for National Grocery Co, and Bertha was a clerk at Daniels & Fisher (department store). 1925 and 1926 renters: David and Reba Rockman; he was a salesman with I S Goldsmith Mercantile Co.

1224 E 6th Ave #1226-1228-1230 Legal Description

Architect unknown

Contractor unknown

First Owner(s) Bernard McAtee

Construction Date 1925

Garage Construction Date 1923

Contributing: Yes

Bernard McAtee was the owner on the permit in 1909 for the double on the west portion of these lots (1220 and 1222 E 6th Ave), and he owned the property at least through 1941. This building was constructed during his ownership. It was constructed with 4 retail spaces; that use has not changed.

1224 E 6th Ave: 1926-1940---Alex and Mary McCance, barbershop.
 1226 E 6th Ave: 1926---Anthony P and Emma Maliszewski [use not indicated]
 1927-1935---Susan A Montgomery, beauty shop
 1940---Continues as beauty shop with new owner.
 1228 E 6th Ave: 1926---vacant
 1927-gone by 1930---Serv-us Chain Stores Inc
 1230 E 6th Ave: 1926---Jensen Creamery Co
 1927---Walsmith & Beach Creamery
 1930---Neighborhood Creamery & Deli
 1940---Gift shop proprietor was Madge Ludwig.

1302 E 6th Ave #1312 Legal Description DRIVING PARK PLACE 05112 B2 L45 TO 48 INC

Architect Montana Fallis/Myrlin Fallis

Contractor unknown

First Owner(s) D M McLaughlin & J J Weber

Construction Date 1921

Garage Construction Date unknown

Contributing: Yes

Continuous use for retail stores. D M McLaughlin and J J Weber were the owners on the 1921 permit. The 1921 permit was for a building 105'x50'. In 1927 owner Mrs. Mary Costa had an addition built on the rear of the building. Other permits indicate that various interior remodelings took place over time and new signs were erected as new businesses became tenants. There were 6 different retail spaces: 1302, 1304, 1306, 1308, 1310, and 1312. In 2001 there were 3 spaces: 1302, 1310, and 1312.

1302 E 6th Ave: 1922---Hensel Drug Co, Samuel T Hensel, proprietor
 1923-1931---Hannon Drug Company
 1932-1933---not listed
 1934-1947---Vallee's Drug Store, Karl Vallee, proprietor
 1948---North Drug Store
 1949---no directory
 1950-1953---DeWolf Pharmacy
 1954-1963---Mathis J Frank, drugs
 1964-2001---Joy Pharmacy
 1304 E 6th Ave: 1924-1926---Tony and Rose Wolovitz, clothes cleaner and tailor
 1927-1945---David Manassee, tailor
 1948---Space became part of drugstore at 1302 E 6th Ave
 1306 E 6th Ave: 1924---Frank Albi, shoemaker
 1926-1940+---John D and Stella M Berich, shoe repair
 1308 E 6th Ave: 1924---Peter J Albright, bakery
 1926-1930+---Claude A LaRue, bakery
 1310 E 6th Ave: 1924---Frederick S Tice, meat market
 1926-1927---Alf L Skov, meat market
 1312 E 6th Ave: 1924-1936---Piggly Wiggly [grocery store chain]
 1937-1938---Safeway Stores Grocers
 1939---Piggly Wiggly Waring and Oliver Meats
 1940---Waring & Warren, grocery, and Oliver Meats
 1945-1960---Piggly Wiggly and Oliver's Meat Market
 1961-1966---Arnold's Food Basket and Oliver's Meat Market
 1967-1972---Schmidt's Grocery and Oliver's Meat Market
 1973-1976---U-Tote-M and Oliver's Meat Market
 1977-1990---Oliver's Meat Market and the Fruit Basket
 1990s-2001---Green's Market and Oliver's Meat Market

1420 E 6Th Ave #1422
Legal Description E 54 FT OF L 47 & 48 BLK 1 DRIVING
 PARK PLACE
Architect unknown
Construction Date 1910
Contractor unknown
Garage Construction Date unknown
Contributing: Yes
First Owner(s) Frederick D Drauske (or Draski)

Continuous use residential double. Frederick D Drauske was owner on 1910 permit and he owned at least through 1917.
 1420 E 6th Ave renters: 1915-1923--William and Lillian Rehkugel; he was a salesman.
 1926--Mrs. Catherine E Walker
 1422 E 6th Ave renters: 1918-1921--Howard and Minnie Senior. He was a driver for Windsor Farm Dairy in 1920.
 1924-1929--John J and Sarah J Maxwell

1620 E 6Th Ave
Legal Description W 50FT OF L 46 TO 48 INC BLK 12
 WILLIAMS DRIVING PARK ADD
Architect unknown
Construction Date 1903
Contractor unknown
Garage Construction Date unknown
Contributing: Yes
First Owner(s) Mary Feeney

Mary Feeney did not live here. She built this house fronting on E 6th Ave 1 year after building the residence on the same lots that fronts on Gilpin (595 Gilpin). She sold this house to Maus Redeker in 1911 who sold to Otto and Nora M Luft in 1913.
 Owner-residents from 1919 to at least 1935 were Joseph D and Martha Bondy. He was a chiropractor.

1700 E 6Th Ave #1718
Legal Description LOTS 1 & 2 BLK 13 WILLIAMS DRIVING
 PARK ADD
Architect George L Bettcher
Construction Date 1912-1913
Contractor unknown
Garage Construction Date unknown
Contributing: Yes
First Owner(s) Harrison W Wellman

This building was built under 3 separate permits: 11/29/1912, 5/27/1913, and 9/18/1913. The owner on all 3 permits was H W Wellman. Two permits named Wellman as builder. In November 1913 the store building ownership went to Lizzie C Johnson who owned at least through 1917. Various remodelings of interior space were done over the years, and signs were changed as new businesses rented space. In 1929 there were 7 retail addresses; in 2001 there were 6.

1700 E 6th Ave: 1914-1915--A & O Drug Company
 1916-1919--Chester E Cronkite Drug Store
 1921--Anderson & Rice Drug Store
 1923-1924--Bacon & Lange Drugs
 1926-1933--Bacon, Jesse Dwight Drugs
 1934-1990--Country Club Drug Store
 1992-2001--G Bergman's Antiques
 1704 E 6th Ave: 1924-1930s--Barnett Cohn, shoes
 1706 E 6th Ave: 1924-1930s--Jac Spektor Clothes Cleaner
 1708 E 6th Ave: 1924--Mattie L Layman Restaurant
 1926-1930--vacant
 1710 E 6th Ave: 1924-1930s--Vincent J Kandorf, plumber
 1712 E 6th Ave: 1924--Henry E Nahrng, bakery
 1926--Christian Teuchler, bakery
 1930--Mary Huitt, laundry
 1718 E 6th Ave: 1924-1930s--Elmer L Roninger, groceries
 1966--Country Club Market

410 Marion St
Legal Description
Architect Robert Balcomb/Eugene Rice
Construction Date 1889
Contractor Young
Garage Construction Date 1917
Contributing: Yes
First Owner(s) Benjamin B & Annie D Brown

This is the Benjamin B Brown Residence. It is an individually designated Denver Landmark (DLM #277).
 Benjamin B and Annie D Brown were the first owners. When they built this house the address was 410 Gorsline, not 410 Marion. In 1889, Annie bought Lots 25-28 and Lots 39-44 on this block and Benjamin bought Lots 29-38 and Lots 45-48. Their house cost \$3,700 to build in 1889. A garage was built in 1917 and \$9,000 in alterations and repairs were made.
 Benjamin Brown was born in West Virginia. His father served on the West Virginia Supreme Court. Benjamin Brown graduated from the University of West Virginia in Charleston, became a lawyer, and married Anna Lewis Dickinson in 1887. They moved to Denver for Brown's health and built this house. He was listed as a lawyer in directories, but he was also affiliated with the Commercial National Bank. He suffered financially in the 1893 Silver Crash. In 1894 he became president of the Railway Coal Recorder Co. In 1903 he was president of Colorado National Life Assurance Co. He died in 1906 while traveling in Nice, France. The 1910 US Census listed Annie D Brown as head of the household at age 44 with 3 children, May, 20; Sally, 13; and James Frederick, 18; and 2 servants. The servants were the cook, Melissa Oglesby, 40, born in Pennsylvania, and yardman, Albin Pearson, 31, born in Sweden, emigrating to the US in 1900.
 After Benjamin's death, Annie married Harold L Morris. He was a partner in Wilson & Morris, an insurance business. He died in 1920. Again in the 1920 US Census, Annie was listed as head of household. Living with her were her son and daughter-in-law, J Frederick and Lucille Brown, and their children, Mary and Lucille; her son-in-law and daughter, Edward and Sallie Whitaker, and their children, Edward and Ben. There were also 4 servants living in the house in 1920.
 Annie D Morris died in 1943 in this residence. She was lauded as active in the war effort and had a lifelong devotion to philanthropic causes. She was a member of St Johns Episcopal Cathedral, the Daughters of the American Revolution, the American Red Cross, the Friends of China, and China Relief. At the time of her death at age 77, she had 7 grandchildren and 2 great-grandchildren.
 By 1945, Dr Henry F Swan was the owner, he was affiliated with the University of Colorado Health Sciences Center. He lived here with his wife, Mary. Mary later married Dr Charles Gaylord. She was very active in Republican politics and lived in this house until her death in 1995.

411 Marion St Legal Description L 21 & N 20 FT OF L 22 & S 5
 Architect unknown FT OF L 20 BLK 6 DRIVING PARK
 Contractor W E Keelor Construction Date 1925
 First Owner(s) Arthur S & Dorothea Amilon Garage Construction Date 1925 Contributing: Yes

Arthur S and Dorothea Amilon lived here from 1925 through at least 1940. Arthur Amilon was born in Denver in 1896. He married Dorothea Dinsmore in 1922. He was director of market research for C A Norgren Company and lived at 1181 Bellaire St at the time of his death in 1959. He was with the company for at least 20 years.

425 Marion St Legal Description L 18 & 19 & N 20 FT OF L 20
 Architect unknown BLK 6 DRIVING PARK PLACE
 Contractor unknown Construction Date ca. 1897
 First Owner(s) John Frank & Matilda Bickmore Garage Construction Date unknown Contributing: Yes

John Frank and Matilda Bickmore lived here from 1898 to 1917. He was in the real estate and loans business at 1622 Arapahoe St. A daughter, Miss Thankful Bickmore, was listed as a student in 1916. Matilda's brother was Benjamin Brown, who lived across the street at 410 Marion St. Bickmore was born in 1863 in Tenant's Harbor, Maine, and came to Denver in 1888 after graduation from Amherst College. He married Matilda Brown, sister of Annie Morris's first husband, Benjamin Brown. Matilda died in 1913. He was a member of the University Club and Delta Upsilon fraternity. The Bickmores had 2 children, J F Bickmore, Jr., and Mrs. Wendell (Thankful) Crow. Bickmore, Sr., died in 1937 and services were held in the 410 Marion St residence. At the time of his death in 1937, he was living at the Newhouse Hotel at 1450 Grant St. (In 1937, his nephew, J Frederick Brown, lived at 430 Marion St.)
 The 1920 US Census listed renters Harry and Anna Templeton here; he was a commercial traveler for a soap manufacturer.
 From ca. 1920 through at least 1926, Mrs. Fannie F Campbell lived here.

430 Marion St Legal Description L 31 TO 34 INC & N 1/2 OF L 30
 Architect unknown BLK 7 DRIVING PARK PLACE
 Contractor Herbert S McGibbon Construction Date 1924
 First Owner(s) James Fred & Lucille R Brown Garage Construction Date 1929 Contributing: Yes

James Fred and Lucille R Brown lived here from 1925 through 1954. He was the son of Benjamin and Annie Brown who lived at 410 Marion St. (Annie became Mrs. Harold Morris after Benjamin's death in 1906, and continued living at 410 until her death in 1943.) J Fred Brown was born in Denver in 1892 and earned a master's degree in engineering at Yale University in 1914. He worked briefly for Goldfield (Nevada) Consolidated before joining the WWI effort as an army ordnance officer in France. He married Lucille Ravenscroft in 1916. Lucille was born in Fairmont, West Virginia, and came to Denver with her parents as a child. She attended Wolcott School and then was educated at a convent in France. The Browns had a son and 3 daughters. Lucille died in 1942.
 In 1946, Brown married Mrs. Roscoe Hale Trumbul. He joined Newton & Co in 1920. That company became Boettcher & Co, and Brown became a partner, a position he held until his death. He was also a director of Scruggs-Vandervoort-Barney Co of St Louis, the company that owned the Denver Dry Goods Department Store. He also served as a director on several companies' boards. His civic involvement in Denver included long years of service to the Community Chest and the Central City Opera Association. His clubs included the Denver Club, Denver Country Club, and Cactus Club. He was a member of Ascension Episcopal Church. J Fred Brown died in 1954. Son and daughter-in-law of James Fred and Lucille R Brown, Benjamin B and Virginia Brown, lived here in 1956-1957. Benjamin was with George Mayer Hardware Co.
 In 1958-1959, Henry C Van Schaack, Jr. and his wife, Betty, rented here.
 Daughter and son-in-law of James Fred and Lucille R Brown, Frank M and Lucille D Ashley, lived here from 1960 to at least 1965.

431 Marion St Legal Description L 16 & 17 BLK 6 DRIVING PARK
 Architect unknown PLACE
 Contractor unknown Construction Date 1908
 First Owner(s) Harry P & Florence Hicks, Jr. Garage Construction Date 1913 Contributing: Yes

This house was purchased by Florence M Clarke from Annie L Kilpatrick in 1909; Kilpatrick did not live here, but she took out the building permit. (Julian T Clarke built the double next door north; he was VP of James G Kilpatrick Furniture Co and lived at 47 Lincoln St.)
 Florence M Clarke married Harry P Hicks, Jr., and they rented the house for 1 year to Archibald E and Mabel Powell before moving into the residence in 1911. Archibald Powell (1870-1937) was assistant superintendent of Wells Fargo & Co Express in 1910 and was credit manager for Denver Dry Goods Co for 20 years before his retirement in 1936.
 Harry Hicks, Jr., was with Cassidy & Hicks (Charles C Cassidy), wholesale wallpaper and room mouldings. Cassidy & Hicks continues as a retail wallpaper business in Denver in 2002. The Hickses lived here until 1919.
 George W and Artelia Perry rented here from 1920 to at least 1926. He was district manager, Canada Dry Ginger Ale.

435 Marion St #443 Legal Description L 15 & S 7.28FT L 14 BLK 6
 Architect unknown DRIVING PARK PLACE
 Contractor unknown Construction Date 1908
 First Owner(s) Julian T Clarke Garage Construction Date unknown Contributing: Yes

Julian T Clarke built this double; he was VP of James G Kilpatrick Furniture Co and lived at 47 Lincoln St. He owned this double as an investment through at least 1917. (The house next door at 431 Marion was purchased by Florence M Clarke from Annie L Kilpatrick in 1909; Kilpatrick did not live there, but she took out the building permit for the house. Florence Clarke married Harry Hicks, Jr., owner of Cassidy & Hicks [wallpaper company] and they lived next door.)
 Earliest renter(s) are unknown.
 The renters at 435 from 1920 through 1924 were Charles and Sadie Stephen. He was a commercial traveler for Marble Co. They had 2 lodgers: John Wells and William Reddick.

443 Marion St #435 Legal Description S 1/2 L 13 & N 17.72FT L 14
 Architect unknown BLK 6 DRIVING PARK PLACE
 Contractor unknown Construction Date 1908
 First Owner(s) Julian T Clarke Garage Construction Date unknown Contributing: Yes

Julian T Clarke was the first owner. (See entry for 435 Marion re Clarke.)

The first renters here (1909-1913) were Sydney C and Lucy Osmer. Sydney Osmer was in real estate, selling land parcels, mostly farm tracts. Lucy was born in Milwaukee, Wisconsin, in 1868 and was the daughter of B J Johnson, founder of the Palmolive Soap Company. The Osmer's married in 1901 and moved to Denver in 1904. Lucy Osmer was active in charity work for Denver's underprivileged. She served on the board of directors of the Neighborhood Houses Association. She was a member of the First Church of Christ, Scientist. Sydney died in 1927; Lucy died in 1941 in their home at 789 Gaylord St, an unusual corner house built of rusticated stone in the E 7th Avenue Historic District.

Renters from 1924 through at least 1926 were Frederick and Mary Newton.

446	Marion St	Legal Description	L 35 & 36 BLK 7 DRIVING PARK PLACE
Architect	unknown		
Contractor	unknown	Construction Date	1924
First Owner(s)	Harry A and Mary K Mackey	Garage Construction Date	1924
		Contributing:	Yes

Harry A and Mary K Mackey lived here from 1924 through 1930 when Harry died. Mary continued living here with her son Harry E. Mackey, a student, through 1932. Harry A Mackey was a carpenter in 1925 and a construction engineer by 1930.

Renters of 446 Marion St from 1933 to 1935 were Dell G and Lucia L. Van Gilder. Dell Van Gilder joined his father's company, Van Gilder Agency Co, in 1926 and in 1933 was secretary of the company. The company carried "all lines of insurance." President of the company was Hal D Van Gilder of 578 High, also in this historic district. The company was founded in 1905 and continues in business in Denver in 2002.

447	Marion St	Legal Description	L 12 & N 1/2 OF L 13 BLK 6 DRIVING PARK PLACE
Architect	unknown		
Contractor	Woburn Inv Co	Construction Date	1911
First Owner(s)	Woburn Investment Company	Garage Construction Date	1938
		Contributing:	Yes

Woburn Investment Company was the owner on the permit. The residence was a rental through at least the mid-1920s.

Renters from 1916 to 1920 were Julius L and Dora Mortimer. He was a physician. They moved to 577 Lafayette in 1921.

Renting (?) in 1921-1922 were Robert C and Ethel Burlan; they moved from 528 Marion St. In 1931, the owners living here were Thomas T and Anna E Burlan.

450	Marion St	Legal Description	L 37 & 38 & S 10 FT OF L 39 BLK 7 DRIVING PARK PLACE
Architect	unknown		
Contractor	unknown	Construction Date	ca. 1922
First Owner(s)	Bessie L Spencer	Garage Construction Date	unknown
		Contributing:	Yes

Bessie L Spencer, widow of Fernor J Spencer, lived here from 1923 through at least 1926. She moved from 1050 Marion St.

451	Marion St	Legal Description	L 11 BLK 6 DRIVING PARK PL
Architect	unknown		
Contractor	unknown	Construction Date	1907
First Owner(s)	William H Neighbor	Garage Construction Date	unknown
		Contributing:	Yes

William H Neighbor did not live here, but he owned the residence at least through 1917. Neighbor built several other residences on this block and rented them out for several years. Most face East E 5th Ave or Downing St and are in the Alamo Placita Historic District. Neighbor was foreman of the printing room for the Denver Republican.

Renting here from 1908 through 1920 were Lambert and Gertrude Alden. Lambert Alden was serving his fifth year in the State House of Representatives when he died in 1944. Born in Holland in 1880, Alden came to New York with his parents at age 9. After living in New York and Chicago, he came to Denver in 1899. He worked for a sign company. In ca. 1907 he founded his own Alden Sign Company which he ran until his death. He married Gertrude Crean in 1907. Lambert was a Republican and a 32nd-degree Mason. He was living at 1345 Bannock at the time of his death.

Renting from 1921 through at least 1926 were Hugh O and Cesile M Brown. He was a watchmaker at H C Busch.

455	Marion St	Legal Description	L 10 BLK 6 DRIVING PARK PLACE
Architect	unknown		
Contractor	unknown	Construction Date	1907
First Owner(s)	William H Neighbor	Garage Construction Date	1924
		Contributing:	Yes

William H Neighbor did not live here; he sold the residence in 1910, but it came back into his possession in 1914. He sold again in 1915. Neighbor built several other residences on this block and rented them out for several years. Most face East E 5th Ave or Downing St and are in the Alamo Placita Historic District. Neighbor was foreman of the printing room for the Denver Republican.

Charles L and Emelia F DeLaBarre bought the house and lived here from 1909 to 1912. He was the local agent for United Wireless Telephone Co in 1909. In 1910, he sold bonds at the Masonic Temple. In 1911 he was with J Edward Hiltz & Co, financial agents.

Dr Frederick A and Elsie K Luedicke were the owners living in the residence by 1924. They lived here from 1924 to 1928 and later from ca. 1940 to 1948 when Frederick died. Elsie continued living in the residence until 1981. Their son Marion M Luedicke lived here from 1982 to 1986 and E K Luedicke lived here from 1987 to 2002. From 1929 to ca. 1935 the house was rented.

Dr Frederick A Luedicke was born in Ganders-Heim, West Harz, Germany, in 1873. In 1882, the family came to the United States. After living in Columbus, Ohio, and Wichita, Kansas, the family moved to Trinidad in 1888 and to Denver in 1892. Dr Luedicke first worked for Kistler Stationery Co as a printer. He moved to Los Angeles and worked as a printer while attending Los Angeles College of Osteopathy. He graduated in 1910. He returned to Denver and had a successful practice with offices in the Empire Building until his death in 1944. Twenty years before his death he began to lose his eyesight. By 1934 he was totally blind, but continued as normal a life as possible with the help of his wife. When he died, articles were written about how they enjoyed auto trips while she described the scenery. The family lived in this house for more than 75 years with only a brief absence.

458 Marion St #460-462-464

Architect unknown
Contractor unknown
First Owner(s) J T Donovan

Legal Description L 40 TO 42 INC & N 15 FT OF L 39
 BLK 7 DRIVING PARK PLACE
Construction Date 1949
Garage Construction Date unknown **Contributing:** No

J T Donovan built this building as a 4-unit apartment at a cost of \$11,000 in 1949.

461 Marion St

Architect unknown
Contractor unknown
First Owner(s) Richard Higgins

Legal Description L 9 & S 1/2 OF 8 BLK 6 DRIVING PARK
 PLACE
Construction Date 1909
Garage Construction Date 1927 **Contributing:** Yes

This house was remodeled in 1939 to add an apartment on 2nd floor.

Richard Higgins did not live here; he rented the house through 1917 and then sold to Myron W and Helen A Thompson.

Renters from 1910 through 1916 were Henry C and Lillian R Glaze. He was a salesman for General Electric Co in 1910. In 1916 he was district manager of sales for the company.

Myron W and Helen A Thompson lived here from 1918 to 1928. He was a forest examiner with the US Forest Service. By 1928 he was an assistant district forester.

From 1929 to 1937, the owner and resident was Carson J Jansen and his wife, Ella. He was an engineer with the Denver & Rio Grande RR.

Ida M Coddington was the owner in 1939 when the apartment was created on the 2nd floor. Ida Coddington was superintendent of the Old Ladies Home in Denver. She was the widow of Robert Coddington who died in 1934. They moved to Denver from Nebraska ca. 1914.

471 Marion St

Architect unknown
Contractor H Stevens
First Owner(s) Phoebe Stevens

Legal Description LOT 7 & NORTH 1/2 OF LOT 8 BLOCK 6
 DRIVING PARK PLACE
Construction Date 1892
Garage Construction Date unknown **Contributing:** Yes

Phoebe Stevens was the owner on the permit.

Herman Reynolds, a carpenter, was living here in 1893. The address then was 471 Gorsline.

From 1896 to 1912, Herman F and Margaret Schlingman lived here. Herman was a real estate broker. By 1900, Theodore D Schlingman was also listed and both Herman and Theodore were with Schlingman Investment Co, 72 Barth Block.

From 1918 to 1920, Henry B and Mary E Cunningham lived here. He was a farmer. Henry was born in 1852 in Bloomington, Illinois. The family moved to Afton, Iowa. Henry made his first trip to Denver at age 16 (1868) in charge of a wagon train, according to his obituary in 1938. For several years he made regular wagon trips between Afton, Denver, and Deadwood, South Dakota, hauling merchandise. In 1890 he became a rancher near Cheyenne, Wyoming. In 1916 he moved to Denver and became a partner of Stephen B Knight. They were said to be "instrumental in building Cunningham School at E Mississippi and Dayton, donating the land and part of the cost of construction" (DPL Obituary Microfilm Collection). Henry Cunningham retired to his plantation near Woodville [sic] in 1929.

Renters from 1921 through at least 1926 were Frank R and Regina A Greenfield. He was a foreman.

479 Marion St

Architect unknown
Contractor unknown
First Owner(s) Warren E Backensto & Grace N Backensto

Legal Description L 5 & 6 BLK 6 DRIVING PARK PLACE
Construction Date 1889
Garage Construction Date 1928 **Contributing:** Yes

Grace N Backensto bought these lots in January 1889. Warren E Backensto was listed living here from 1890 to 1902. The residence address then was 479 Gorsline. No permit was found. Warren was chief clerk, Denver Demurrage Bureau, from 1890 to 1895 and by 1902 was listed as chief clerk, Colorado Car Service Bureau. Warren Backensto was noted in a 1881 Rocky Mountain News article as opening an assay office. He was said to have come from Chicago with experience in the assay business. Grace was not listed at this address, but Mrs. Clara M Backensto was listed with no occupation, and William Backensto was listed living here. He was a paper hanger. Warren and Clara moved from 1258 S 9th; William moved from 1262 S 9th.

Also living here in 1893 was Ortho P Poole. He was a miner.

From 1903 to 1910, Anthony and Louise Pomel were the owners living here. He was listed as president of the Col-Kansas Corn Co by 1907.

Estella B Lustig was the owner from 1910 through at least 1917, but was not listed at this address.

From 1925 through at least 1949, Joseph and Belva E Bryan were the owners living here. He was an engineer.

480 Marion St

Architect unknown
Contractor Bellamy & Williams
First Owner(s) Reorganized Church of Jesus Christ

Legal Description L 43 TO 48 INC BLK 7 DRIVING PARK
 PLACE
Construction Date 1948
Garage Construction Date na **Contributing:** No

The Reorganized Church of Jesus Christ of Latter Day Saints built this church building as the new Denver center for the faith when their membership had exceeded (by 5 times) the capacity of their previous church at Logan and Speer. That building was sold to the Catholic Archdiocese of Denver and has served since the late 1940s as Mother of God Catholic Church. The Reorganized Church of Jesus Christ, a separate branch of Latter Day Saints, is headquartered in Independence, Missouri.

The Reorganized Church came into being in the 1850s. The "Reorganization" believed that Joseph Smith Jr. had designated his eldest son, Joseph III, to be his successor as president of the church. The Reorganized Church of Jesus Christ of Latter Day Saints was organized on April 6, 1860, at Amboy, Illinois, under the leadership of Joseph Smith III. His leadership spanned 54 years. The church grew from a small fragmented group to a church of over 70,000 persons with representation throughout the United States and in several other countries. Since April 1920, the official corporate headquarters of the church has been in Independence, Missouri. Delegates at the church's 2000 World Conference changed the name of the church to Community of Christ.

In 1983 the Denver Cooperative Preschool moved its program from St John's Episcopal Cathedral to the church addition. The preschool used the church facility until 1996.

481 Marion St #483 Legal Description L 3 & 4 BLK 6 DRIVING PARK PLACE

Architect unknown
Contractor unknown
Construction Date 1923
First Owner(s) Eduard F and Gertrude Hiss
Garage Construction Date 1924
Contributing: Yes

Eduard F and Gertrude Hiss were listed as owners from 1924 through at least 1960 and they lived at 483 Marion. Mrs. Hiss took out the building permit. The Hisses moved from 532 Emerson.

In 1924, Charles and Olive Hezmalhalch lived here.

From 1926 to 1927, James D and Lucy Chandler, Jr., lived here. He was treasurer of Falls Tire Co.

From 1928 to 1934, Frank M and Lulu C Purcell lived here.

483 Marion St #481 Legal Description

Architect unknown
Contractor unknown
Construction Date 1923
First Owner(s) Eduard F and Gertrude Hiss
Garage Construction Date 1924
Contributing: Yes

Eduard F and Gertrude Hiss were listed as owners from 1924 through at least 1960 and they lived here. Mrs. Hiss took out the building permit. The Hisses moved from 532 Emerson. Eduard was an engraver at Kraft Engraving Co. Gertrude was a city clerk, Commissioner of Supplies, in 1920 and steno for the mayor of Denver by 1921.

491 Marion St Legal Description L 1 & 2 BLK 6 DRIVING PARK PLACE

Architect unknown
Contractor Laud Dale Shotwell
Construction Date 1920
First Owner(s) Frank H and Mary Schaefer
Garage Construction Date unknown
Contributing: Yes

Frank H and Mary Schaefer lived here from 1922 to 1945; only Mary was listed in 1946-1947. Frank was a representative for Denver Gas & Electric Company.

Malcomb D and Sally L Campbell lived here from 1948 to 1951. He was a salesman.

Folksinger Judy Collins grew up in this house.

501 Marion St #505-509 Legal Description DRIVING PARK PLACE B3 L23 & 24 BEG

Architect unknown
Contractor unknown
Construction Date 1909
First Owner(s) Rasmus Sylte & Knut Hoem
Garage Construction Date 1924
Contributing: Yes

There were 3 permits concerning a garage. The first was to build a garage in 1919; the second was to build a garage in 1924; and the third was to put an addition on a garage in 1931.

Rasmus Sylte and Knut Hoem bought the lots in January 1909; the permit was taken out in March 1909 by Sylte and Hoam [sic]. In 1914, Knut Hoem became the sole owner and owned the 3-unit terrace at least through 1917. Neither man lived in the terrace.

By 1919 the owners were David C and Mary L Dale. He was a house contractor. They owned the terrace at least through 1931, but lived at 505 Marion only from 1919 to 1921.

The first renters at 501 were Albert and Carrie B Driscoll in 1910. He was a state agent for Hanover Fire Insurance Co.

(A 1921 residence, 1221 E 5th Ave, was built behind this 1909 3-unit Terrace, 501-505-509 Gilpin. Both buildings are on Block 3, Lots 22-23-24.)

Renters from 1918 through 1921 were Arthur S and Mabel Walters. He was a clerk at Hungarian Flour Mills in 1918, with Colorado Milling & Elevator Co in 1919, and a clerk with Rocky Mountain Grain Co in 1921.

In 1923, Wilford C and Marjorie Taylor moved here from 509 Marion. He was a traffic engineer with the telephone company.

502 Marion St Legal Description L 25 & S 1/3 L 26 BLK 2 DRIVING

Architect unknown
Contractor unknown
Construction Date ca. 1909
First Owner(s) Sumner and Della Jackson
Garage Construction Date 1919
Contributing: Yes

This house is 1 of 3, with 506 and 510 Marion, apparently built ca. 1909-1910 on land owned by Sumner Jackson. Sumner Jackson lived here from 1919 until his death in 1941. (The Jacksons lived at 510 Marion from 1910 through 1918.) Della lived here until 1957. Their son Clyde continued living here in 1958. Sumner Jackson was a linotype machinist who worked for the Denver Post. He was born in Boston, Massachusetts, in 1865. He came to Denver in 1903 and worked for the Denver Republican and the Rocky Mountain News as a printer. He retired in 1937. He was a union leader (Denver Typographical Union No 49), serving in several union offices.

505 Marion St #501-509 Legal Description DRIVING PARK PLACE B3 L22 & 23 BEG

Architect unknown
Contractor unknown
Construction Date 1909
First Owner(s) Rasmus Sylte & Knut Hoem
Garage Construction Date 1919
Contributing: Yes

Rasmus Sylte and Knut Hoem bought the lots in January 1909; the permit was taken out in March 1909 by Sylte and Hoam [sic]. In 1914, Knut Hoem became the sole owner and owned the 3-unit terrace at least through 1917. Neither man lived in the terrace.

A 1921 residence, 1221 E 5th Ave, was built behind this 1909 3-unit Terrace, 501-505-509 Gilpin. Both buildings are on Block 3, Lots 22-23-24. The brick garage was built in 1919; it is along the alley on Lots 22-23; an addition to the garage, 9'6"x20", was built in 1931.

The first renter in 1910 was Delilah F Green.

Owners of the terrace from 1919 through at least 1931, David and Mary Dale, lived here from 1919 to 1921. He was a house contractor.

506 Marion St Legal Description DRIVING PARK PLACE B2 N 2/3 OF L26
& S 2/3 L27
Architect unknown
Contractor unknown Construction Date ca. 1909
First Owner(s) Mrs. Sarah E Jackson Garage Construction Date 1919 Contributing: Yes

This house is 1 of 3, with 502 and 510 Marion, apparently built ca. 1909-1910 on land owned by Sumner Jackson who lived first at 510 and then at 502 Marion. (See 502 and 510 Marion entries.) Living in this house in 1910 were Mrs. Sarah E Jackson, listed as owner on the 1910 Census and Sumner's brother, Walter. Sarah lived here until 1927. Walter lived here until at least 1940. Walter was a furnace repairman who owned his own shop.

509 Marion St #501-505 Legal Description DRIVING PARK PLACE B3 BEG NE COR
L22 S 16.28FT W 51.75FT S 11FT W
Architect unknown
Contractor unknown Construction Date 1909
First Owner(s) Rasmus Sylte & Knut Hoem Garage Construction Date 1909 Contributing: Yes

Rasmus Sylte and Knut Hoem bought the lots in January 1909; the permit was taken out in March 1909 by Sylte and Hoem [sic]. In 1914, Knut Hoem became the sole owner and owned the 3-unit terrace at least through 1917. Neither man lived in the terrace.

A 1921 residence, 1221 E 5th Ave, was built behind this 1909 3-unit terrace, 501-505-509 Gilpin. Both buildings are on Block 3, Lots 22-23-24. Contractor David C Dale was the owner of the terrace ca. -1919-1931-, and he lived at 505 Marion from 1919 to 1921. The brick garage was built in 1919; it is along the alley on Lots 22-23; an addition to the garage, 9'6"x20", was built in 1931.

Renting in 1910: Thomas B and Ruth Mackey. He was a bookkeeper with Tivoli Brewing Company. The Mackeys moved from 472 Lafayette in this historic district. Renting from 1919 to 1922 were Wilford Taylor and his wife, Marjorie. He was a traffic engineer with the telephone company. They moved to 501 Marion in 1923.

510 Marion St Legal Description L 28 & N 1/3 OF L 27 BLK 2 DRIVING
PARK PLACE
Architect unknown
Contractor unknown Construction Date 1910
First Owner(s) Sumner and Della Jackson Garage Construction Date 1920 Contributing: Yes

This house is 1 of 3, with 502 and 510 Marion, apparently built ca. 1909-1910 on land owned by Sumner Jackson. Sumner Jackson built this house in 1910 and they lived here from 1910 through 1918. (A permit was found for this house, but not for the other 2.) The Jacksons retained ownership of this house at least through 1941. Sumner and Della moved to 502 Marion in 1919 and lived there until his death in 1941. (See 502 Marion entry.) Sumner Jackson was a linotype machinist who worked for the Denver Post. He was born in Boston, Massachusetts, in 1865. He came to Denver in 1903 and worked for the Denver Republican and the Rocky Mountain News as a printer. He retired in 1937. He was a union leader (Denver Typographical Union No 49), serving in several union offices.

From 1919 through at least 1923, the Ralph McGrew family lived here. Ralph died in 1919. His widow, Alma; son, Scott; and daughters, Laura and Maude, continued to live here. Ralph was a mechanic with O'Meara-Green Motor Co. Laura was a telephone operator. Maude was a clerk at the Elks Home.

515 Marion St #517 Legal Description DRIVING PARK PLACE B3 S 23.43 FT OF
L21
Architect unknown
Contractor Fred A Soderberg Construction Date 1910
First Owner(s) Mrs. H L Soderberg Garage Construction Date 1927 Contributing: Yes

Mrs. H L Soderberg did not live in this double but owned it at least through 1917. Frederick A and Hannah L Soderberg lived at 521 Marion St from 1911 to 1915 when they moved to 579 Marion St. He was with Modern Mantle and Fixture Co. The Soderbergs built and owned the double at 543-547 Marion St. He moved to 565 Gilpin St in 1917.

Renting here until 1917 was Thomas J Madigan, chief clerk in freight accounts for Denver & Rio Grande RR.

From 1920 to 1924 the renters were Guy G and Elizabeth Stumm. He was a partner in the accounting firm of Stumm & Reed.

517 Marion St #515 Legal Description DRIVING PARK PLACE B3 S 22FT OF L20
& L21 EXC S 23.43FT
Architect unknown
Contractor Fred A Soderburg Construction Date 1910
First Owner(s) Mrs. Hannah L Soderburg Garage Construction Date 1927 Contributing: Yes

Mrs. H L Soderburg [sometimes spelled "Soderberg"] did not live in this double but owned it at least through 1917. Frederick A and Hannah L Soderburg lived at 521 Marion St from 1911 to 1915 when they moved to 579 Marion St. He was with Modern Mantle and Fixture Co. The Soderburgs built and owned the double at 543-547 Marion St.

The first renter was Thomas B Mackay from 1911 to 1912. He was a bookkeeper for Tivoli Brewery Company. He moved to 472 Lafayette and lived there 1913-1917. Directories list Thomas and Ruth Mackay. They moved to 509 Marion in 1918.

Renters from 1917 to 1919 were Frederick K Sidley and Irvine [Irene?] Sidley. From 1920 to 1932, Mrs. Irvine E Sidley, widow of Fred, lived here.

520 Marion St Legal Description L 29 & 30 BLK 2 DRIVING PARK PLACE
Architect unknown
Contractor unknown Construction Date ca. 1892
First Owner(s) Hiram P Bennet, Jr. Garage Construction Date unknown Contributing: Yes

The address in 1893 was 520 Gorsline. Living here from 1893 to 1900 was Hiram P Bennet, Jr., a lawyer. He lived at 452 Humboldt from 1904 until his death in December 1926. He was born in Nebraska City, Nebraska, in 1861. He came to Denver at age 5, was graduate of East HS and of the Columbian School of Law in Washington, DC. His wife was Nellie Bennet. He was a member of the Denver Country Club. Bennet's son was lawyer and author Robert Ames Bennet. (This was not confirmed by mention in all accounts.) Bennet's daughter was married to Major Walter Scott Fulton. Bennet's father, Judge Hiram P Bennet, served in the Nebraska legislature, came to Colorado in 1859 and was the first representative in US Congress for the Territory of Colorado. He was also in partnership with Moses Hallett, served as postmaster, served in the first State Senate, and is credited with recovering 600,000 acres of school land from the government.

From 1905 to 1919, William and Etta Fulton were the owners and lived here. From 1919 to 1923, only Etta resided here. They were divorced in 1919. The Fultons' divorce decree noted only 1 child, Lesha Alice. William Fulton was a salesman with Lewis Jewelers Supply Co. Etta in 1922 was VP of Lewis Jewelers Supply Co.

521 Marion St Legal Description L 19 & N 3 FT OF L 20 BLK 3 DRIVING
PARK PLACE
Architect unknown
Contractor Fred A Soderberg **Construction Date** 1910
First Owner(s) Frederick A & Hannah L Soderburg **Garage Construction Date** 1919 **Contributing: Yes**

Frederick A and Hannah L Soderburg [sometimes spelled "Soderberg"] lived here from 1911 to 1915 when they moved to 579 Marion St. He was with Modern Mantle and Fixture Co. The Soderburgs built and owned the doubles at 515-517 Marion St and 543-547 Marion St. Living here from 1917 to 1924 were owners Ben F and Anna K Drinkwater. He was manager of Drinkwater Pharmacy at 15th and Welton.

525 Marion St Legal Description L 18 & S 1/4 OF L 17 BLK 3 DRIVING
PARK PLACE
Architect unknown
Contractor unknown **Construction Date** 1908
First Owner(s) J Oscar and A Edith Swanson **Garage Construction Date** 1920 **Contributing: Yes**

J [John] Oscar and A Edith Swanson had this house built in 1908 and lived here until 1919. In 1909 he was a clerk with McPhee & McGinnity Lumber Company. In 1920 John R and Velma McCoy rented here. He was auditor for a machinery company. In 1921, a 2nd story to the rear porch was added. In 1941 a 2-story addition was built on the rear and 3 dormers were added.

526 Marion St #528 Legal Description DRIVING PARK PLACE BLK 2 L31
Architect unknown
Contractor unknown **Construction Date** 1908
First Owner(s) Mary G Rhys **Garage Construction Date** 1948 **Contributing: Yes**

Though Marcus C Bogue was the owner on the permit and had legal ownership from July 1908 to February 1909, Mary G Rhys was the owner from 1909 through at least 1932. She was not listed in Denver directories in 1909-1911. Early renters of this double unknown. Renter from 1918 to 1921 was H Gerald Sherman. He was secretary at McCary-Sherman Motor Co in 1919 and manager of the auto company in the 1920 US Census. In 1932 the rear porches for this double were replaced with brick porches and new cast iron coal hole doors were installed.

528 Marion St #526 Legal Description DRIVING PARK PLACE BLK 2 L32
Architect unknown
Contractor unknown **Construction Date** 1908
First Owner(s) Mary G Rhys **Garage Construction Date** 1948 **Contributing: Yes**

Though Marcus C Bogue was the owner on the permit for this double and had legal ownership from July 1908 to February 1909, Mary G Rhys was the owner from 1909 through at least 1932. She was not listed in Denver directories in 1909-1911. Earliest renters unknown. Robert C and Ethel Burlan rented here from 1915 to 1920; in 1921 he moved to 447 Marion St. He was salesman for National Rubber Supply Co. In 1924, renters were Denver and Ethel Wood. By 1926, renters were James W and Helen R Kinney. In 1932 the rear porches for this double were replaced with brick porches and new cast iron coal hole doors were installed.

533 Marion St Legal Description S 1/2 OF L 16 & N 18 3/4 FT OF L 17
BLK 3 DRIVING PARK PLACE
Architect unknown
Contractor unknown **Construction Date** 1908
First Owner(s) Mary J Long **Garage Construction Date** unknown **Contributing: Yes**

Mary J Long had this house built and lived here from 1909 to 1913. Her son, Walter J Long, lived here from 1909 to 1912. Mary was listed here alone in 1913. Walter was an architect, but was not mentioned on the building permit. Renting here in 1920 was Erwin Lowe, a price clerk for an oil company.

534 Marion St #538 Legal Description L 33 & 34 BLK 2 DRIVING PARK PLACE
Architect unknown
Contractor unknown **Construction Date** 1908
First Owner(s) Mrs. Helen J Burnham **Garage Construction Date** unknown **Contributing: Yes**

Mrs. Helen J Burnham had this double built and lived at 538 in 1910-1911. She owned the double at least through 1917. From 1910 to 1912 the renters here were Jalmar F and Agnes C Nelson. He was a grocer.

538 Marion St #534 Legal Description
Architect unknown
Contractor unknown **Construction Date** 1908
First Owner(s) Mrs. Helen J Burnham **Garage Construction Date** unknown **Contributing: Yes**

Mrs. Helen J Burnham had this double built and lived at 538 in 1910-1911. She owned the double at least through 1917. Living with Helen J Burnham was Miss Helen A Burnham. She was a steno at Title Guaranty & Surety Co.

539 Marion St Legal Description L 15 & S 6 IN OF L 14 & N 1/2 OF L
16 BLK 3 DRIVING PARK PLACE
Architect unknown
Contractor unknown **Construction Date** 1907
First Owner(s) Andrew J Blanche L Cruse **Garage Construction Date** 1923 **Contributing: Yes**

Blanche L. Cruse was the owner of the lots from January 1907 to August 1909; she was the owner on the building permit. Andrew Cruse, Blanche's husband, was a realtor in 1908 and in 1909 was a salesman with State Realty Co.

The owner from 1909 until at least 1917 was Rebecca Londoner.

The renters from 1910 to 1918 were William and Gertrude Mahin. He was a teacher at Manual Training High School.

Lucy Ferguson was the owner on the 1923 garage permit.

540	Marion St #544	Legal Description	DRIVING PARK PLACE B2 L35	
Architect	unknown	Construction Date	1922	
Contractor	P M Skeel	Garage Construction Date	1922	Contributing: Yes
First Owner(s)	Morris and Minnie Nierenberg, Jr.			

Morris and Minnie Nierenberg, Jr., were the original owners and lived at 544 Marion from 1923 to 1937.

Renting here at 540 Marion from 1924 to 1928 were Samuel S and Jeanette Ginsberg. He was a lawyer. Morris Nierenberg and Jeanette Ginsberg were brother and sister. Their father, Max Nierenberg, founded Colorado Mattress Company in 1911. Max was born in Russia in 1864 and came to the US ca. 1893. His wife was Nellie Nierenberg.

543	Marion St #547	Legal Description	DRIVING PARK PLACE B3 L13 & 14 DIF RCP #0041421 RCD 7-19-85	
Architect	unknown	Construction Date	1912	
Contractor	Fred A Soderburg	Garage Construction Date	1924	Contributing: Yes
First Owner(s)	Fred A and Hannah L Soderburg			

Fred A Soderburg [sometimes spelled "Soderberg"] was the owner until at least 1917. Frederick A and Hannah L Soderburg lived at 521 Marion from 1911 to 1915 when they moved to 579 Marion St. He was with Modern Mantle and Fixture Co. The Soderburgs built and owned the doubles at 515-517 Marion St. and 543-547 Marion St.

Renting here from 1918 to 1923 were Charles W and Mary Graves. He was a railroad conductor with Pullman Co.

George E Peace was the owner at least from 1924 to 1945.

544	Marion St #540	Legal Description		
Architect	unknown	Construction Date	1922	
Contractor	unknown	Garage Construction Date	1922	Contributing: Yes
First Owner(s)	Morris and Minnie Nierenberg, Jr.			

Morris and Minnie Nierenberg, Jr., were the original owners and lived at 544 Marion from 1923 to 1937.

Renting at 540 Marion from 1924 to 1928 were Samuel S and Jeanette Ginsberg. He was a lawyer. Morris Nierenberg and Jeanette Ginsberg were brother and sister. Their father, Max Nierenberg, founded Colorado Mattress Company in 1911. Max was born in Russia in 1864 and came to the US ca. 1893. His wife was Nellie Nierenberg.

1935: Mrs. Pearl Talpers lived here.

547	Marion St #543	Legal Description		
Architect	unknown	Construction Date	1912	
Contractor	Fred A Soderburg	Garage Construction Date	1924	Contributing: Yes
First Owner(s)	Fred A and Hannah L Soderburg			

Fred A Soderburg was the owner until at least 1917. Frederick A and Hannah L Soderburg lived at 521 Marion from 1911 to 1915 when they moved to 579 Marion St. He was with Modern Mantle and Fixture Co. The Soderburgs built and owned the doubles at 515-517 Marion St and 543-547 Marion St.

Renting from 1918 to 1920 were Charles T and Katherine Hale. He was a clerk at Hendrie & Bolthoff Manufacturing & Supply Co.

George E Peace was the owner at least from 1924 to 1945.

548	Marion St #552	Legal Description		
Architect	unknown	Construction Date	1907	
Contractor	unknown	Garage Construction Date	1932	Contributing: Yes
First Owner(s)	Denver Investment Company			

Denver Investment Company was the owner on the permit and owned the property from 1907 to 1910. The owner from 1910 to at least 1917 was Fanny Y Hemphill.

Renting in 1910 were Benjamin H and Myrtle Cooper. He was manager of Cooper Foundry & Manufacturing Co.

Renting from 1920 to 1922 were Samuel and Rebecca Engel. He was with Louis Engle, furs.

551	Marion St	Legal Description		
Architect	C B Martin	Construction Date	1904	
Contractor	unknown	Garage Construction Date	unknown	Contributing: Yes
First Owner(s)	Chalmers A and Annie Lindsey			

The architect, C B Martin, listed on the permit is probably the contractor or developer; he is not known as an architect. Chalmers A and Annie Lindsey lived at 551 Marion St. from 1904 to 1909. He was chief clerk, passenger department, Colorado & Southern Railway.

1920: Renters M J and Katherine Lachi lived here. He was a filing clerk at the State House.

1922-1924: Price O Craven, clerk, and William Craven, garage worker, lived here.

1924-1926: Owner Minnie D Nichols, widow of John Nichols, lived in the residence.

552 Marion St #548**Legal Description**

Architect unknown
Contractor unknown
First Owner(s) Denver Investment Company

Construction Date 1907
Garage Construction Date 1932 **Contributing: Yes**

Denver Investment Company was the owner on the permit and owned the property from 1907 to 1910. The owner from 1910 to at least 1917 was Fanny Y Hemphill. Renting in 1910 were Theodore and Signa Matson. He was listed as a salesman in city directories and as a metal weather stripper on the 1910 US Census. Renting from 1918 to 1921 were William and Mary Grabau. He was a musician w/R Cavallo in 1918; by 1920 he was a manager with the railroad. Miss Rose Grabau and Miss Sylvia Grabau, a steno with Western Mercantile Co, were also there.

555 Marion St**Legal Description**

Architect unknown
Contractor unknown
First Owner(s) Laura A Williams

Construction Date 1904
Garage Construction Date unknown **Contributing: Yes**

Laura A Williams was the owner named on the permit in 1904. She bought the lots in 1901. She did not live in the residence. The first known renters were Walter W and Katherine Winne, who lived here from 1909 to 1912. He was general agent for Connecticut Mutual Life Insurance Co. Owners living here from 1916 to 1919 were G Reed Pennington and Mrs. Katherine Pennington. He was manager of the local department of C D Cobb & Co. There was a notice in the permit file to wreck a garage built in 1916 by Reed Pennington.

560 Marion St**Legal Description**

Architect unknown
Contractor unknown
First Owner(s) John Boss

Construction Date ca. 1890
Garage Construction Date 1933 **Contributing: Yes**

The original address was 560 Gorsline. John Boss lived here from 1891 to 1893, but owned the house until 1915. He was a salesman. Otto P Poole rented here from 1894 to 1895. He was in mining. The renters in 1909-1910 were Mrs. Elizabeth Tillit and her 2 children, Clifford and Maud. Maud was a bookkeeper; Clifford was a clerk with Trout Brothers. Barton C Tillit, Elizabeth's husband, was in directories but was not enumerated in the 1910 US Census. From 1915 to 1921, owners Bert L and Ella Keating lived here. He was special agent for the German-American Life Insurance Co. It is probable that they were the parents of Bert M Keating who became a Denver district attorney and also lived nearby from 1925 to 1931 at 527 High St. In 1933, a brick garage was built. It was 20' x 30', after a frame barn was demolished. In 1939 a permit was taken out by owner G E Daniel to build a brick addition to the rear and a set of outside stairs. This permit was cancelled a few months later in 1939.

565 Marion St #567**Legal Description**

Architect unknown
Contractor unknown
First Owner(s) Mattie H Wyatt or C E Bruner or Katherine Shafer

Construction Date 1908
Garage Construction Date unknown **Contributing: Yes**

Mattie H Wyatt was the owner on the Assessor Lot Index records when the house was built, but C E Bruner is the owner on the permit. Bena Shafer (or Schafer) was the owner from 1909 through at least 1917, first with Conrad Shafer and in 1912 with Katherina Shafer; by 1912, Bena was Bena Shafer Tierman. Katherina Shafer lived at 815 Marion. Neither lived here and the double was a rental for a couple decades. The renters in 1910 were Forest and Guile Goody. He was in the mining business. The renter in 1920 was C William Edwards who owned a metalworks.

567 Marion St #565**Legal Description**

Architect unknown
Contractor unknown
First Owner(s) Mattie H Wyatt or C E Bruner or Bena Shafer

Construction Date 1908
Garage Construction Date unknown **Contributing: Yes**

Mattie H Wyatt was the owner on the Assessor Lot Index records when the house was built, but C E Bruner is the owner on the permit. Bena Shafer (or Schafer) was the owner from 1909 through at least 1917, first with Conrad Shafer and in 1912 with Katherina Shafer; by 1912, Bena was Bena Shafer Tierman. Katherina Shafer lived at 815 Marion. Neither lived here and the double was a rental for a couple decades—early renters unknown. A permit (#1981) was taken out on June 15, 1914, to erect a tent on the property. The tent was to be 6'x8'. The permit was taken out by Mrs. K Schafer. 1920 renters were O J and Belle O'Farrell.

568 Marion St**Legal Description**

Architect unknown
Contractor unknown
First Owner(s) David S Gray

Construction Date ca. 1890
Garage Construction Date 1922 **Contributing: No**

The original address was 574 Gorsline, then 568 Gorsline. David S Gray was listed in the 1891 directories living here with Dwight L and Miss Hattie Gray. In 1893 David S Gray, Miss Hattie E Gray, Miss Julia E Grany, and Miss Mabel H Gray were listed living here. In 1896 David W Gray was also listed, and by 1900, Robert was listed. Lucinda H Gray is the owner on the Assessor Lot Index. The Grays lived here until 1908, but family ownership continued through at least 1917. David S Gray was a carpenter in 1891 and went into real estate in 1905 and mining in 1907. Dwight was a carpenter. Hattie was an assistant at W E Griswold in 1896 and a steno for Robert Levy by 1903. David W was a carpenter in 1896 and a clerk with Denver Paper Company in 1897, then a carpenter again in 1903. Mabel was a milliner at Ville de Paris in 1900. Robert was a collector in 1900 and a draughtsman with the City Engineer in 1903. The original permit was not in the records, but a 1912 permit for alterations to the rear of the house was in the file. Builder on the 1912 permit was D W Gray; owner was listed as Mabel H Gray et al. By 1922 and at least until 1931, James and Esther Stuart were the owners.