

The University Hills (North) Neighborhood Historic Context Report



by
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INTRODUCTION

In November 2020, the City and County of Denver, Community Planning and Development, contracted Corbett AHS, Inc. to prepare historic contexts and recommendations of historic significance for four (4) neighborhoods in southeast Denver: Indian Creek, Washington Virginia Vale, Goldsmith, and the area of the University Hills statistical neighborhood north of East Yale Avenue (University Hills North). This report and historic context, which addresses University Hills North, will help inform the Near Southeast Area Plan of Denver's Neighborhood Planning Initiative, and will help accelerate the Discover Denver citywide building survey. Included here is a description of the University Hills North project area, a brief historic context, an outline of common property types by use/function category, a brief list and discussion of property types, and an even briefer discussion of properties with landmark potential within the neighborhood boundaries.

PROJECT AREA DESCRIPTION

University Hills North (Figure 1) lies in southeast Denver in Section 30 of T4S, R67W. It encompasses approximately 4/10ths of a square mile and is basically a pie-shaped wedge between South Colorado Boulevard and Interstate 25, with East Yale Avenue as a southern boundary. The area comprises the northern part of the larger pie-shaped wedge that is the full University Hills statistical neighborhood. On the east side of University Hills North, the neighborhood boundary encloses an irregularly shaped segment of Arapahoe County, a segment that has not been annexed by the City and County of Denver.

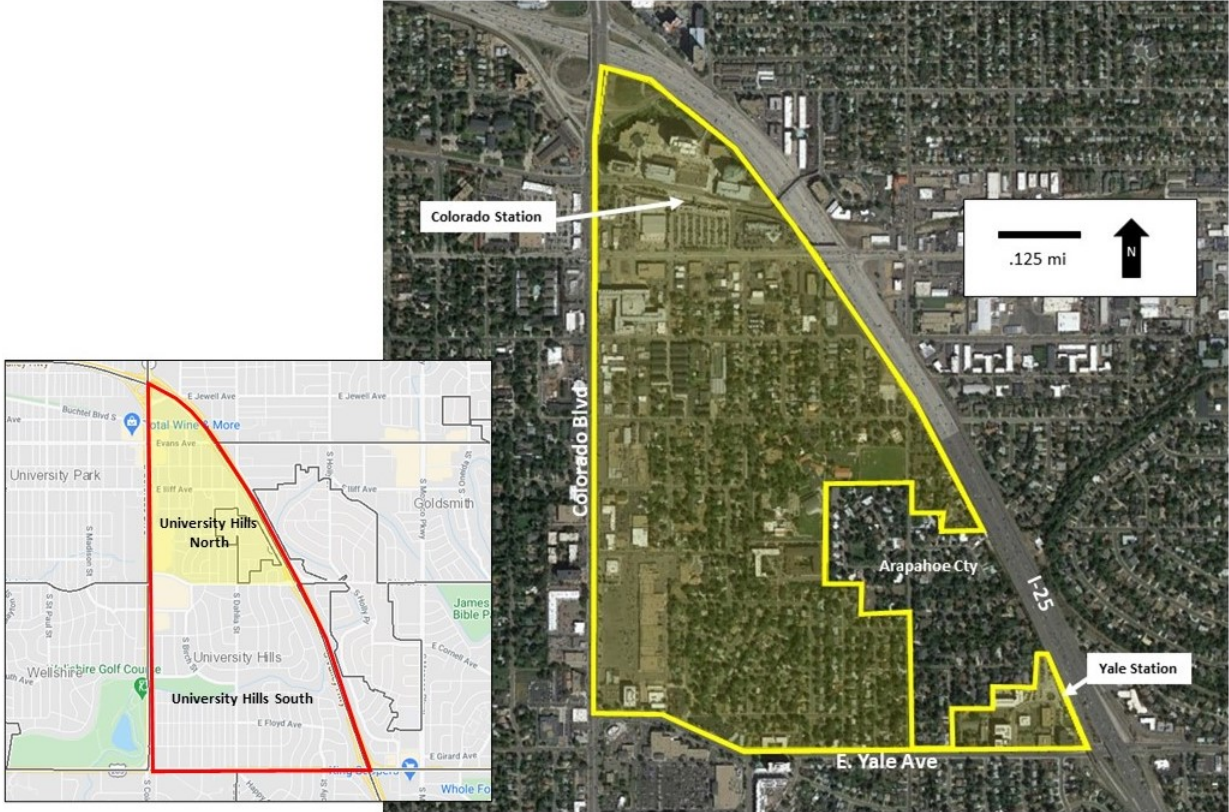


Figure 1. University Hills North. The full University Hills neighborhood boundary is shown on the left, with University Hills North shaded in yellow.

The core of University Hills North is residential, consisting of housing stock generally constructed in the post-World War II period, although these homes are giving way to new apartment and condominium construction, as redevelopment increases. Few instances of replacement of single-family homes with larger single-family homes have occurred, but some are present (although not in the quantity seen in the south part of University Hills). New construction is generally multi-family residential, with condominiums and apartment buildings replacing not only single-family homes, but commercial properties as well. The photograph below (Figure 2) is representative of the juxtaposition of the post-World War II landscape with the newly built housing.



Figure 2. Newly constructed condominiums next to a small tract house constructed in 1944, at East Iliff Avenue and South Dahlia Street. Photograph by Corbett AHS, Inc.

At the heart of the neighborhood lies the Denver Academy, which contains the only locally landmarked properties in the neighborhood, the Bethesda Sanatorium Chapel and Gate. Originally the site of the Bethesda Sanatorium, it is comprised of an area the equivalent of approximately five blocks. The campus is a mixture of historic buildings and structures dating to various periods in the property's history and has been home to the Denver Academy since 2001.

South Colorado Boulevard and East Evans Avenue are the commercial corridors in University Hills North. Both of these are lined with a variety of retail, service enterprises, and office buildings, some of which are infill and some of which have been adaptively reused. One large recently constructed mid-rise apartment building is present near the north end of the area at South Colorado Boulevard and East Warren Avenue. North of East Evans Avenue and south of the Colorado Boulevard exit from Interstate 25, where zoning allows for greater building height, is a small concentration of high-rise office tower buildings and a movie theater complex constructed in the late 1990s. Two Light Rail stations are present: the Colorado Boulevard Station lies near the north tip of the wedge, and the Yale Station anchors the lower east corner of University Hills North.

RESEARCH DESIGN AND METHODS

To gain an understanding of the University Hills North neighborhood, its history and character, the following steps were taken:

- A “windshield” survey was undertaken, in which the streets of the neighborhood were driven (where publicly accessible), building types and other cultural landscape features were noted. High resolution photographs were taken of key, iconic, and exemplar buildings.
- The history of the area was documented using primary sources accessible through online archival collections. These included:
 - The Denver Public Library Western History and Genealogy Division collection.
 - Archives of the Denver Post accessed through the Access World News database.
 - United States Census data.
- Secondary sources, which are included in the references cited/bibliography section of this report, were frequently consulted. Particularly useful was the MPDF, “Historic Residential Subdivision of Metropolitan Denver,” written by Front Range Research Associates and Dawn Bunyak.
- Maps were generated using archival maps or base maps and satellite imagery derived from Google Maps or Google Earth. Subdivision and annexation data were derived from overlays available in the online City and County of Denver map database.

HISTORIC CONTEXT

Although very little remains of the early agricultural landscape that once defined this area of southeast Denver, University Hills North was first settled as farmland and was platted in the late 1880s as the railroad pushed its way southeast. The 1899 Willits Farm Map shows the current boundary of University Hills North in relation to the Colorado and Southern rail line and the early plats (Figure 2). Additionally, in 1883 the construction of the Highline Canal had been completed, irrigating over 20,000 acres of farmland in the southeast and east areas in and adjoining Denver and what was then its suburb to the south, the town of South Denver. South Denver was annexed to Denver in 1894, and South Colorado Boulevard and East Yale Avenue became the east and south boundaries of what was now southeast (not South) Denver. Official boundaries shifted again in 1901, when Arapahoe County was split, and the City of Denver consolidated into the City and County of Denver. Being next to the city's boundary but not within it, the platted area to the east of Colorado Boulevard and north of Yale saw some development, but in the first decade of the twentieth century it was largely agrarian.

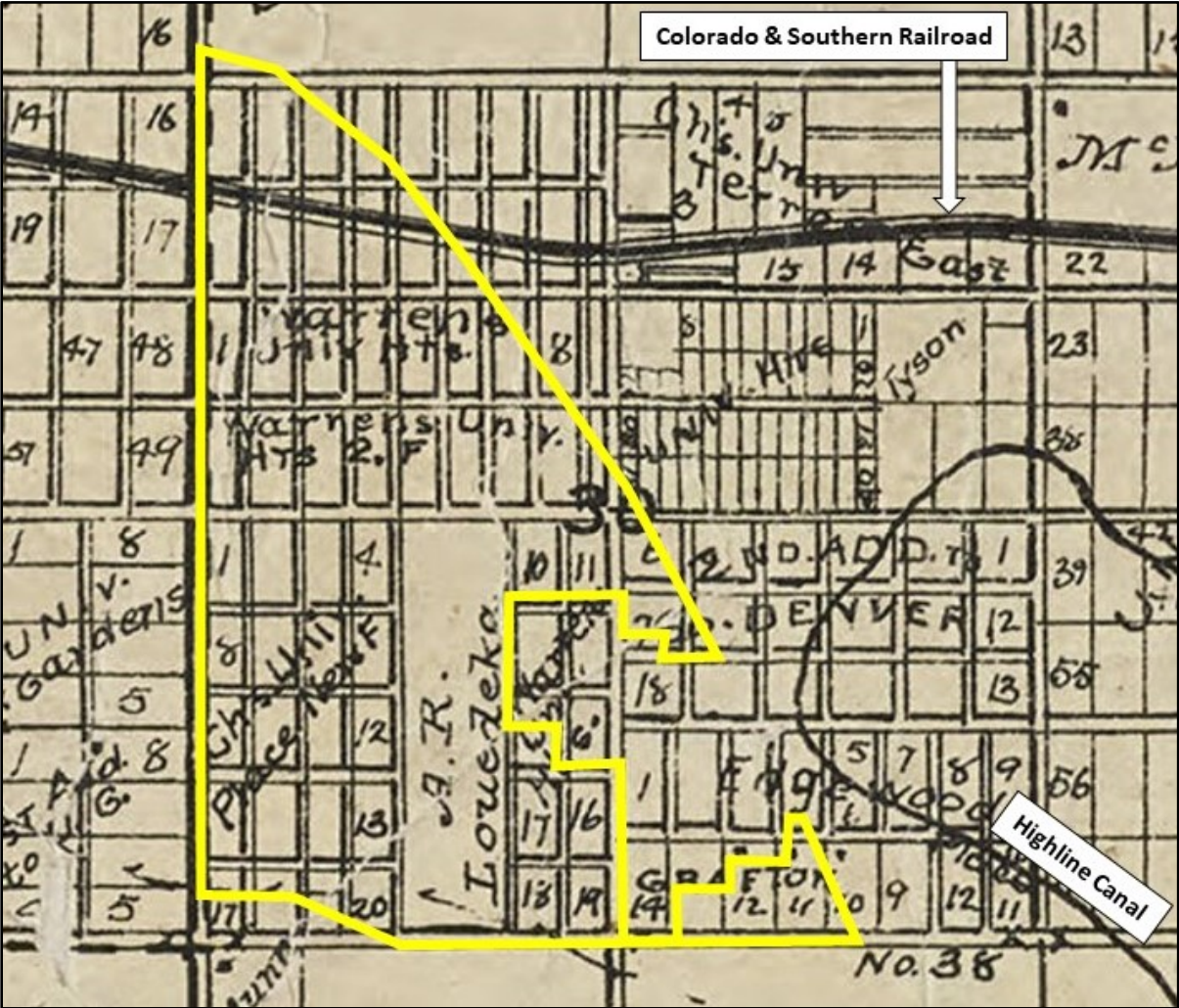


Figure 3. Detail of the 1899 Willits Farm Map, showing subdivisions platted by that time.

Census records show that in its early years, the area was part of Sullivan, an unincorporated rural community that included much of what is now Virginia Village, to the northeast.¹ Today, only a handful of properties in University Hills North remain from the first decades of the twentieth century. One, a Cape Cod style home at 4120 E. Wesley Avenue (Figure 4), was constructed in 1929 and was the home of poultry farmer Henry Boema and his family. Henry Boema was a Dutch immigrant and had been a patient at the neighboring Bethesda Sanatorium, and in 1940 was operating a poultry farm at the property.² Another, a bungalow at 4415 E. Iliff, was constructed in 1920 (Figure 5); a few doors to the west of it is the now-closed site of the Evergreen Floral Greenhouse (more recently Groundcovers), which was constructed in or before 1927 (Figure 6). Newspaper advertisements show that the business also housed an aviary, which advertised its good-quality canaries.³ The property remained in business as a greenhouse and garden center until 2019, when it closed because the City of Denver purchased it with the intention of constructing a park on the site.⁴ A better-known resident of the immediate area and a neighbor of the Boema family was architect Arthur A. Fisher, who lived at 2468 South Colorado Boulevard.⁵



Figure 4. 1929 Cape Cod home at 4120 E. Wesley Avenue. Photograph by Corbett AHS, Inc.

¹ Virginia Village, Discover Denver Report, 2019. Research did not reveal why it was called Sullivan, or the extent of its boundaries.

² Census record: U. S. Federal Census. Year: 1940; Census Place: Arapahoe, Colorado; Roll: m-t0627-00455; Page: 3B; Enumeration District: 3-45.

³ "The Seifert Aviary" Classified Ad. Denver Post (Denver, Colorado), December 18, 1921: 52.

⁴ [Local greenhouse closing after 39 years to make way for new community park | FOX31 Denver \(kdvr.com\)](https://www.fox31denver.com/news/local-news/local-greenhouse-closing-after-39-years-to-make-way-for-new-community-park/)

⁵ Census record: U. S. Federal Census. Year: 1940; Census Place: Arapahoe, Colorado; Roll: m-t0627-00455; Page: 3B; Enumeration District: 3-45.



Figure 5. 1920 Bungalow home at 4415 E. Iliff Avenue. Photograph by Corbett AHS, Inc.

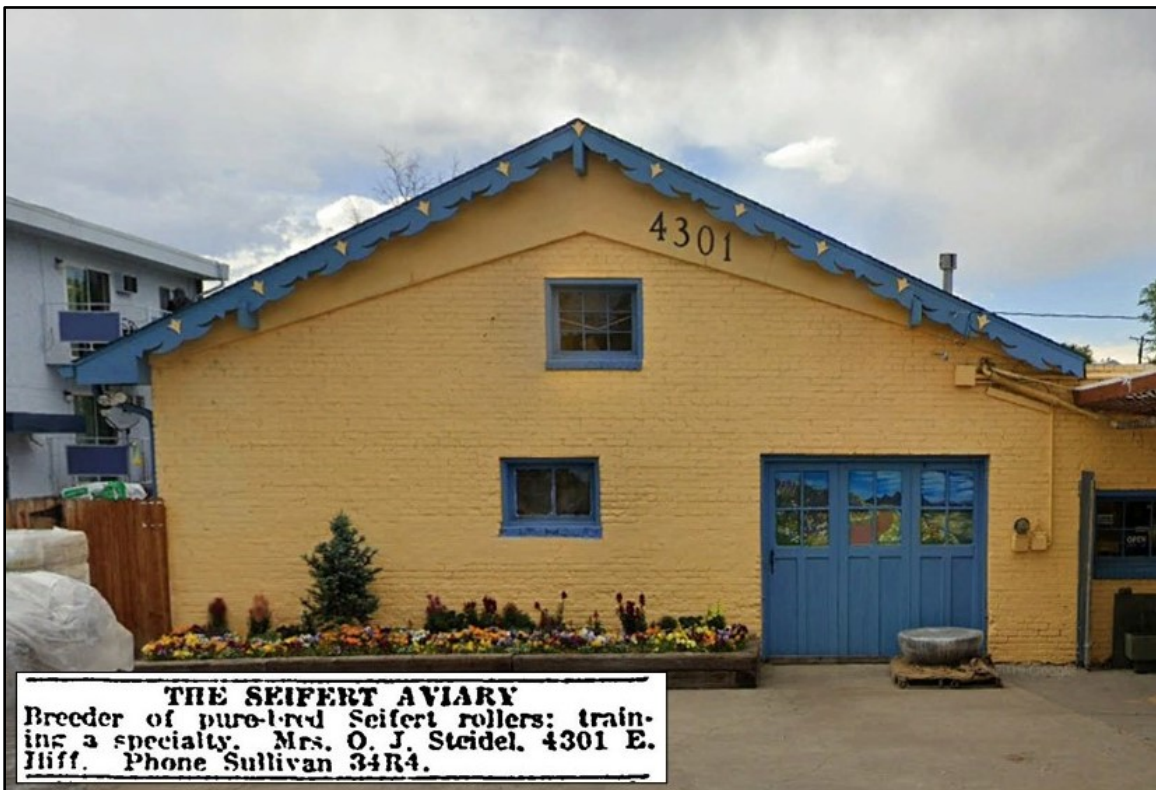


Figure 6. The 1927 home of Evergreen Floral greenhouse and the Seifert Aviary. Photograph taken from Google Earth Street View, June 2019. Classified ad for aviary from *The Denver Post*, December 18, 1921, p. 52.

But hands-down the most notable property present in the neighborhood in the early twentieth century was institutional: The Bethesda Sanatorium, constructed in 1914 (Figure 7). It was designed in the Urban Dutch Colonial Style by notable City Beautiful era architect Harry Manning, whose work in Denver is also

evident in the Mary Reed Hall on the University of Denver Campus.⁶ For nearly four decades the facility served people with tuberculosis, and in 1949, after treatment for tuberculosis had advanced such that it was no longer necessary for patients to seek treatment based on climate, the campus was converted to use as a mental hospital. In 1965, the architectural firm of Hornbein and White was chosen to produce a 20-year plan for the site.⁷ A portion of the original complex remains, and the campus has been the site of the Denver Academy since 2001. The Chapel and Gateway associated with the property were designated City and County of Denver Landmark #298 in 2000.⁸

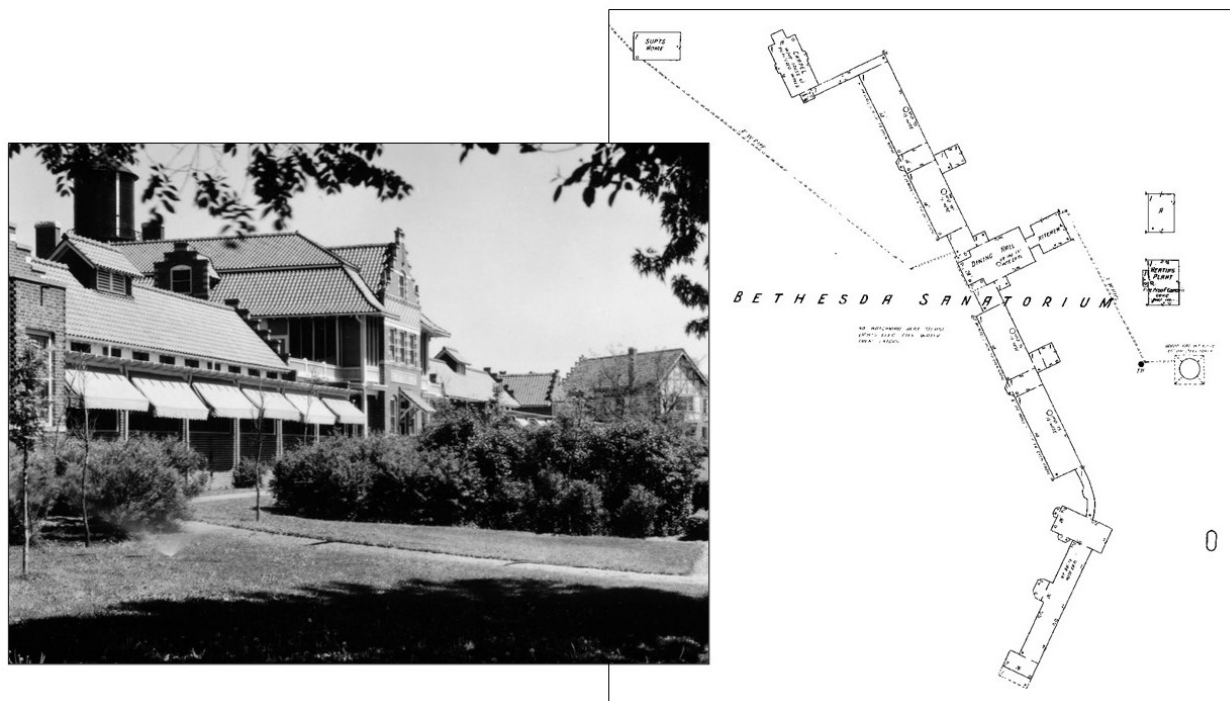


Figure 7. The Bethesda Sanatorium, photographed in the 1920s by Louis Charles McClure (call No. MCC-4136. Denver Public Library Special Collections) and 1929 Sanborn Fire Insurance map showing the extent of the Bethesda Sanatorium building.

Post-World War II Housing Residential Development

With the end of World War II, Denver found itself with a severe housing shortage as G.I.s returned from overseas. The soldiers very often had sweethearts to marry and families to begin, but the lack of a decent, affordable place to do this left young couples scrambling for places to live. The demand for housing had begun around 1940, as the country mobilized for war and the defense industry was drawing workers to the area. Although some housing was constructed, it was not until the end of the war that home builders like Ted Hutchinson swung into action. Hutchinson, born in 1896, was a Denver-area native and farm boy who liked to build things. As a young man he worked in the automobile industry in Detroit but returned to Denver in 1929. He opened a car dealership, but the economic disaster that was the Great Depression forced him to close it in 1932. He built his first building, apartments, in 1935, but with the ramp up to the war and then the outbreak, he turned to a more industrial product and built grain storage bins.

⁶ Noel and Norgren, *Denver the City Beautiful*, p. 210.

⁷ *Denver Post*, June 30, 1965, p. 2

⁸ Landmark designation application, Bethesda Chapel and Gateway.

It was after the war that Hutchinson would truly put his stamp on the city's landscape. University Hills south of Yale would be Ted Hutchinson's first big development, with 2,200 homes completed from 1949 to 1955.⁹ In University Hills North, Hutchinson, operating as Dahlia Land Development Company and Highline Land Company, platted Hutchinson's University Place in 1954, constructing rows of single-story Ranch style houses over the next few years. Figure 8 shows the locations of major subdivision in the area, including Hutchinson's University Place. Other developers working in the area were E. L. Potarf and O. E. Watson, who, operating as the Plaza Company, platted a smaller area adjacent to the east side of Hutchinson's University Place, also in 1954. The Plaza Heights development fit seamlessly with its neighbor, although some of the houses show a more contemporary flavor. Presumably, most of the earlier houses in the area associated with the agrarian history were razed to make way for the new homes.¹⁰

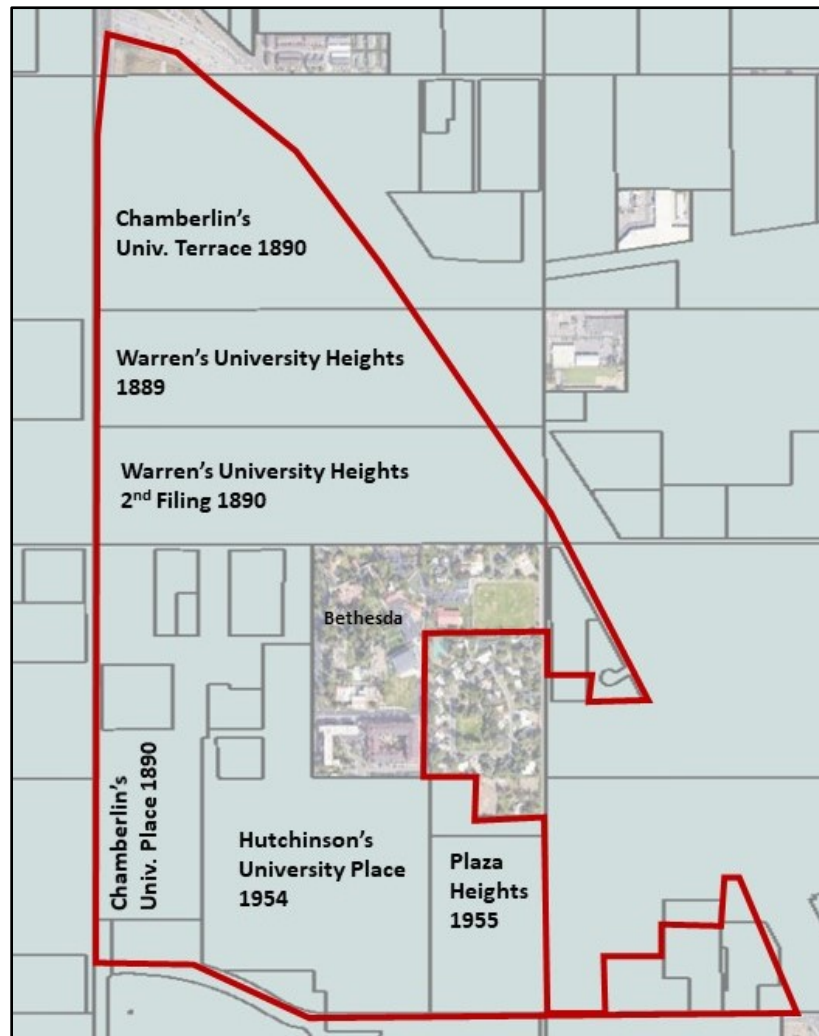


Figure 8. Major subdivision in University Hills North.

⁹ Simmons, Simmons, and Bunyak. Historic Residential Subdivisions of Denver, 1940-1965. National Register of Historic Places Multiple Property Documentation Form, p. E-73; "Broke 3 Times, Ted Hutchinson City's Biggest Home Builder." Denver Post (Denver, Colorado), September 18, 1955: 96.; "Big Shopping Center on S Colo Set," Denver Post (Denver, Colorado), April 13, 1954: 3.

¹⁰ Sanborn maps were not drawn for this area until the 1960s.

As housing brought new suburbanites to the area, the residents clamored to become part of the City and County of Denver, although some tried to push through the idea of separately incorporating as the town of Cherry Creek.¹¹ Most residents preferred the seamlessness of becoming Denverites, however, as the city was already providing services to the neighborhood.¹² From the 1950s into the mid-1960s, areas that overlap or are contained within University Hills North were annexed to Denver, although a sizeable area, including the South Dahlia Lane Community, in the east part of the neighborhood still remains a part of Arapahoe County (Figure 9).



Figure 9. Dates of major annexations to the City and County of Denver within the University Hills North boundary. Source: City and County of Denver, denvergov.org.

By the 1960s, parcels along the perimeter corridors of University Hills North that were zoned for multi-family housing became attractive to apartment builders. Early apartment buildings in the neighborhood include the Yale Lanai (1961) at 4567 E. Yale Avenue, designed by architect Roland Wilson, one of the most prolific of the mid-twentieth century apartment designers and builders. A pair of mirrored L-plan buildings with exterior access apartments, the Yale Lanai featured a swimming pool and recreation room,

¹¹ "Feud Broiling on Annexing vs. Incorporating." Denver Post (Denver, Colorado), August 1, 1962: 102.

¹² "280 Ask Merger with City." Denver Post (Denver, Colorado), January 21, 1963: 20.

both features that were innovative in smaller apartments at the time (Figure 10). Today, although the swimming pool has been filled and the area is a courtyard, the Yale Lanai is largely unchanged.



Figure 10. Photograph of the Yale Lanai and its owner, 1961. Source: Wilson, Virginia, scrapbook of articles and photographs related to the work of architect Roland Wilson. Accessed during personal interview with Beth Glandon, July 19, 2018.

Commercial Development

Commercial development in University Hills North came on the heels of residential development. One- and two-story office buildings were constructed near South Colorado Boulevard and East Evans Avenue beginning in the mid-1950s and farther south near South Colorado Boulevard and East Yale Avenue in the 1960s. Retail development came even sooner in the form of single-story retail and service businesses that began to line South Colorado Boulevard in the early 1950s. In 1954, real estate developers Royal Judd and Henry Frankel, with architect G. Meredith Musick, announced that they would build the University Hills Plaza shopping center on South Colorado Boulevard, north of East Yale Avenue (Figure 11). Although he appears to have played a developer or investor role, Musick did not design it; that distinction went to E. Floyd Redding.¹³ Both a competitor and a companion to the University Hills Shopping Center on the south

¹³ Simmons, Simmons, and Bunyak. Historic Residential Subdivisions of Denver, 1940-1965. Multiple Property Documentation Form, p. J-229.

side of East Yale Avenue, University Hills Plaza opened for business in 1956. Through the rest of the 1950s and 1960s, commercial development intensified on South Colorado Boulevard in the University Hills area and on East Evans, where it passed briefly through University Hills North.



Figure 11. University Hills Plaza in 1956 (top) and today (lower right). The sign at the street (lower left) is a visual reminder that the Plaza dates to the mid-twentieth century. Upper photograph source: <https://www.uhplaza.com>; lower photographs, Corbett AHS.

Through the 1970s and 1980s, commercial development along South Colorado Boulevard has guaranteed change, but some places are neighborhood institutions. Poppies restaurant opened in the Wellshire Plaza shopping center in 1986, and patrons still must wait for a table on weekend evenings. In shopping centers to the north and the south, Japanese, Middle Eastern, and Central American restaurants reflect the diversity of business owners in the area. In the northern tip of the University Hills, the triangular area north of East Evans Avenue echoes downtown Denver with high-rise office towers developed since the late 1980s as well as a Ford dealership constructed in 1994. A nine-screen movie theater constructed in 1998 and an indoor-outdoor food court are conveniently placed next to the South Colorado Boulevard exit from Interstate 25 and the Colorado Boulevard Light Rail Station.

Race and Ethnicity

In 1959, the Fair Housing Practices Act became state law in Colorado. This statute prohibited discrimination in housing based on race, creed, color, national origin, or ancestry, although by the time it

passed racial segregation in Denver's neighborhoods was deeply entrenched.¹⁴ Many post-World War II housing developments in the Denver metropolitan area had racially restrictive covenants, and even after the non-discrimination law was passed, many lenders found ways to circumvent it. Federal legislation passed in the 1960s continued to help diversify the racial and ethnic demographics of Denver's neighborhoods, but change did not come quickly. Research did not reveal if racially restrictive covenants were applied in any of the subdivisions or housing developments in University Hills North; however, in 1970, census data showed that University Hills North was not just mostly white, it was entirely so.¹⁵ Today, although not as diverse as some southeast Denver neighborhoods, University Hills is far more racially and ethnically mixed than it was five decades ago. As of 2017, 79% of the residents of University Hills were non-Latino white, with 11% Latinx residents, less than 3% Black residents, and about 7% identifying as other races.¹⁶

Although the Denver Academy now occupies the historic Bethesda campus, no purpose-built schools are present in University Hills North (Bradley Elementary is located in University Hills to the south, at South Dahlia Street and East Cornell Avenue). Three churches are present in University Hills North and were constructed in the post-World War II period: Grace United Methodist Church (1955), 4905 East Yale Avenue; Third Christian Reformed Church (1959), 2400 South Ash Street; and Prince of Peace Lutheran Church (1960), 2400 South Colorado Boulevard.

As much as the proximity to South Colorado Boulevard has historically been one of the defining features of the neighborhood, the thoroughfare's congestion and cacophonous nature has been problematic. The Valley Highway (I-25), completed in 1959, brought increased foot traffic to the stores and automobile traffic to the streets until, in 1975, local pundit Gene Amole worried that navigating the strip would become impossible: "As for University Hills, it's still there. Most of the original residents have moved on. The flowering crabs still bloom in the spring, though, and fresh-faced children troop off to school. The basket-weave fences are getting a little saggy, but people take care of their homes and yards. It's a nice little community. Trouble is, someday you might not be able to get there from here."¹⁷

Today, accessing University Hills North has become easier. The RTD Light Rail stations (the Yale Station and the Colorado Station) opened in 2005, allowing greater ease of access to and from other parts of the city and buoying the idea of University Hills North as a desirable area in which to live. New apartment block buildings are dotting the area, addressing the need for more housing in the city. Some of the post-World War II single-family Ranch homes have been replaced by larger neo-traditional style houses. But much of the neighborhood remains a testament to its history.

¹⁴ Simmons, Simmons, and Bunyak, p. E-88.

¹⁵ U.S. Department of Commerce, 1970 Census of Population and Housing. Denver, Colorado, Tract 53, p. 20. [1970 Census of Population and Housing: Census Tracts](#)

¹⁶ <https://denvermetrodata.org/neighborhood/university-hillsdenver-county> (2017 data is for the full University Hills neighborhood).

¹⁷ Amole, "Swinging South Colorado Boulevard," in *The Denver Magazine*. October 1975, pp. 14-17.



OUTLINE OF COMMON PROPERTY TYPES


Multiple examples of the following property types were observed in University Hill North. Single-family Ranch type/style dwellings comprise the dominant residential type, and retail complexes comprise the dominant commercial property type. Multi-family dwellings are generally low-rise apartment buildings, although multiple examples of garden court apartments are present. Commercial structures are usually one or two stories and are single storefronts, office buildings, or strip malls containing multiple storefronts. In a few instances single storefront structures have been repurposed for uses other than those for which they were originally built.




The landscapes of the single-family residential developments vary from multi-family areas in some key ways. In Hutchinson’s University Place and Plaza Heights the streets curve and/or end in T intersections (only two round cul-de-sacs are present, one in Plaza Heights and one in the small Zimmerman Heights subdivision (1964) next to I-25). Although the setbacks of the houses vary, they are generally deep, often 30-35 feet. As is common in post-World War II subdivisions, backyards abut one another and no alleys are present.


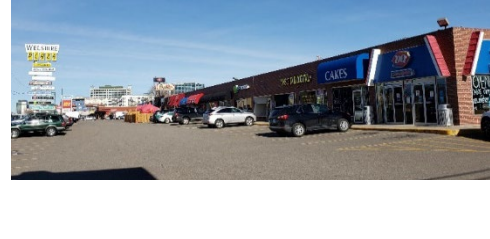
Commercial properties, especially buildings with storefronts, generally have parking lots that separate the buildings from the street. This is more consistent along South Colorado Boulevard. Surface parking is also the rule for older multi-family buildings; however, the recent infill apartment and condominium buildings have garage parking for residents.


For the examples below, basic locational information (to the subdivision level, where applicable) is provided, as well as the year of construction given by the assessor. For commercial and multi-family properties, addresses are given in addition to subdivision information. Building form and style (where style is applicable) are given. Materials described are the dominant visible materials.

Common Property Types: Single-family Residential		
Image	Location and Information	Form, Style, and Materials
	Hutchinson’s Univ Place South Clermont Street 1954	Ranch form and style Brick veneer Vinyl siding
	Plaza Heights South Dahlia Street 1955	Ranch form Contemporary style Brick Veneer Vinyl siding

	<p>Warren's Univ Heights, 2nd filing East Iliff Avenue 1944</p>	<p>Minimal Traditional form No style Brick (painted)</p>
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Common Property Types: Multi-family Residential		
Image	Location and Information	Form, Style, and Materials
	<p>Hutchinson's Univ Place East Yale Avenue 1957</p>	<p>Garden Court Apartments Ranch style, Brick</p>
	<p>Warren's Univ Heights, 2nd Filing East Iliff Avenue 1968</p>	<p>Low-rise exterior access apartment block Modern Movement Brick Steel</p>
	<p>Hutchinson's Univ Place East Yale Avenue 1961</p>	<p>exterior access apartment block Modern Movement Brick Steel</p>

Common Property Types: Commercial/Industrial		
Image	Location and Information	Form, Style, and Materials
	<p>Fisher's Subdivision East Dickenson Place 1963</p>	<p>Commercial block building Modern Movement Brick</p>
	<p>Chamberlin's Univ Place, 2nd Filing Wellshire Plaza South Colorado Blvd 1969</p>	<p>Strip Mall no style Brick cladding</p>

Common Property Types: Commercial/Industrial		
Image	Location and Information	Form, Style, and Materials
	<p>Warren's Univ Heights, 2nd Filing South Colorado Blvd 1950</p>	<p>Single storefront No style Stucco and stone veneer</p>

KEY/ICONIC STRUCTURES AND CONCENTRATIONS OF STRUCTURES

The following individual structures and properties and concentrations of structures and properties are notable in University Hills North for their unique or elevated ability to address aspects of the neighborhood’s history.¹⁸ Locations are mapped below (Figure 12). For each entry, a brief discussion of the property’s history, potential for landmarking and eligibility to the National Register of Historic Places (NRHP) is included. Photographs of these structures or representative structures contained within the concentrations follow each discussion.¹⁹

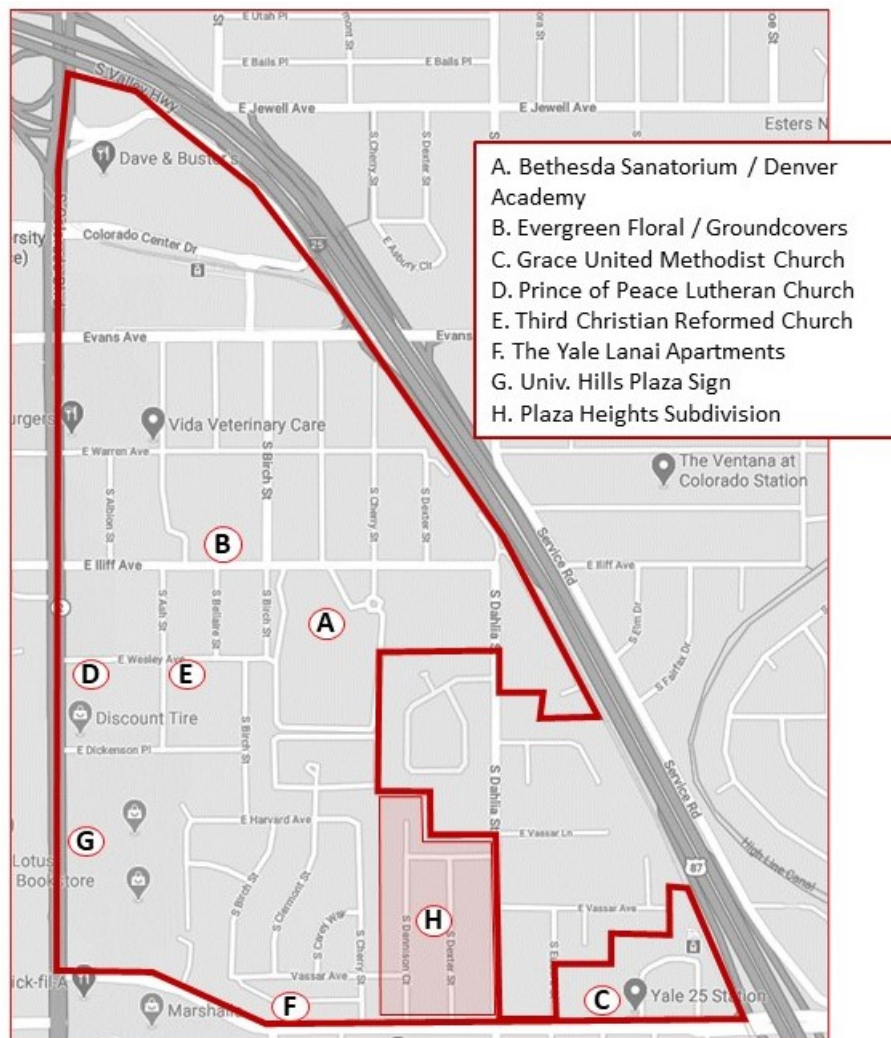


Figure 12. Map of key/iconic buildings and concentrations of buildings in University Hills North.

¹⁸ The term *structure* is here applied to buildings in order to maintain consistency with the City and County of Denver Landmark Ordinance, Section 30.2 (18). The National Register of Historic Places distinguishes *buildings* from *structures* in its categorization of property types (see NRHP Bulletin 15, How to Apply the National Register Criteria for Evaluation, p. 4).

¹⁹ All photographs by Corbett AHS, Inc.

Structures, Individual Properties

- **Bethesda Sanatorium/The Denver Academy (inc. Bethesda Chapel and Gateway), 4400 E. Iloff Avenue.** The Bethesda Sanatorium Campus was constructed in 1914, with the Chapel added in 1926 and the Gateway in 1930. The full campus has been altered by redesign efforts in the 1960s, and more recently in the 2010s, but enough integrity may be present in what remains of the 1914 structure to support expansion of the landmark boundary. Further, the 1960s components of the campus may have achieved significance and potential for landmarking. Although no components of the property are listed on the NRHP, the historic structures are clearly eligible under Criterion A in the area of Health/Medicine and Criterion C in the area of Architecture.



- **Evergreen Floral / Groundcovers, 4301 E. Iloff Avenue.** Built in 1927 or possibly earlier, this structure (pictured below in December 2020) is the only identifiable reminder that University Hills North was once a locus of agricultural activity. Although further research would be needed to fully assess the building's integrity, it is identifiable as an early twentieth century agricultural business and is likely to retain most aspects of integrity. Because the property has been purchased by the City and County of Denver for the purpose of converting it to a park, it is endangered. The main brick building and any other buildings or structures associated with its early use as Evergreen Floral should be considered eligible for landmark designation under criteria A, C, F, and G. Further, it is likely to be eligible for the NRHP under Criterion A in the area of agriculture at the local level.



- **The Yale Lanai Apartments, 4567 E. Yale Avenue.** Constructed in 1961, this two-building complex meets Landmark designation criterion D, for its association with architect Roland Wilson, who designed innovative and distinctive apartment buildings and complexes in the 1950s and 1960s in Denver. Integrity is impacted by the painting of Wilson’s signature white balcony panels and the removal of the swimming pool, which was a character-defining feature of the Yale Lanai’s landscape, but it still retains sufficient integrity to communicate its history. It does not meet three criteria for landmark designation, however, and does not carry landmark potential. As an apartment complex designed by Roland Wilson, it may be eligible for the NRHP under Criterion C in the area of architecture at the local level.



- **The University Hills Plaza Sign. 2500 S. Colorado Boulevard.** Erected in 1956, the University Hills Plaza sign is a pole sign that sits at the primary entrance to the parking lot at Colorado Boulevard. One of the few signs on Colorado Boulevard that dates to the post-World War II period of development and maintaining its Mid-Century design, this structure is perhaps the most symbolic of University Hills. An LED panel sign was added to the lower part of the structure in 2017, but the original sign is otherwise unchanged and retains good historic integrity. It has been represented in art and iconography as symbolic of the neighborhood, even depicted in parsnip form in Denver artist Kenny Be’s “Neighborhood Seed Co.” series, a project commemorating the first Denver County Fair in 2011.²⁰ The University Hills Plaza sign meets the definition of “structure” under City and County of Denver’s Landmark Ordinance Section 30.2 (18), and carries potential for Landmarking. In addition, it may carry potential for listing on the NRHP as an historically significant object, under Criterion A in the area of commerce at the local level.

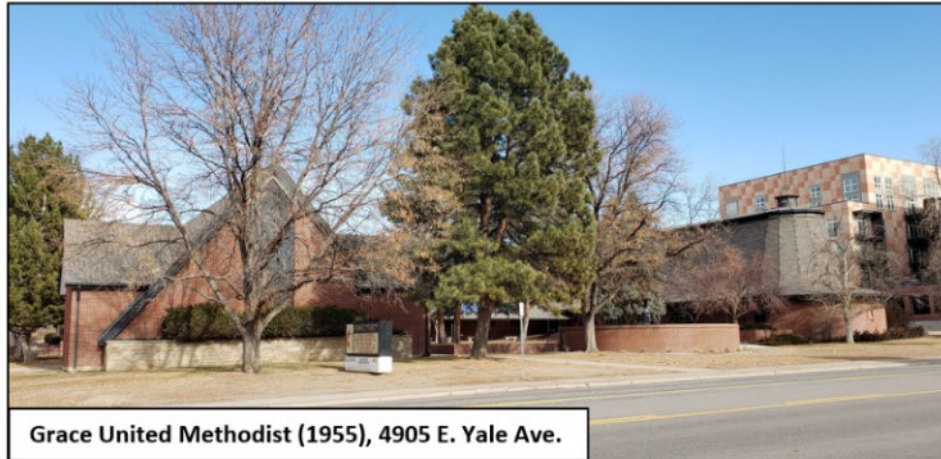
²⁰ Be, Kenny. “Denver Neighborhood Seed Company project: U-Hills Parsnip.” <https://www.kennybe.com/denver-neighborhood-seed-company>.



Concentrations of Structures

- **Churches:** In the post-World War II period, churches were an important feature of community life in suburban areas. Three churches dating to this period are present within the boundary of University Hills North. They are:
 - **Grace United Methodist Church, 4905 E. Yale Avenue. (1955).**
 - **Prince of Peace Lutheran Church 2400 So. Colorado Boulevard. (1960)**
 - **Third Christian Reformed Church, 2400 S. Ash Street. (1959).**

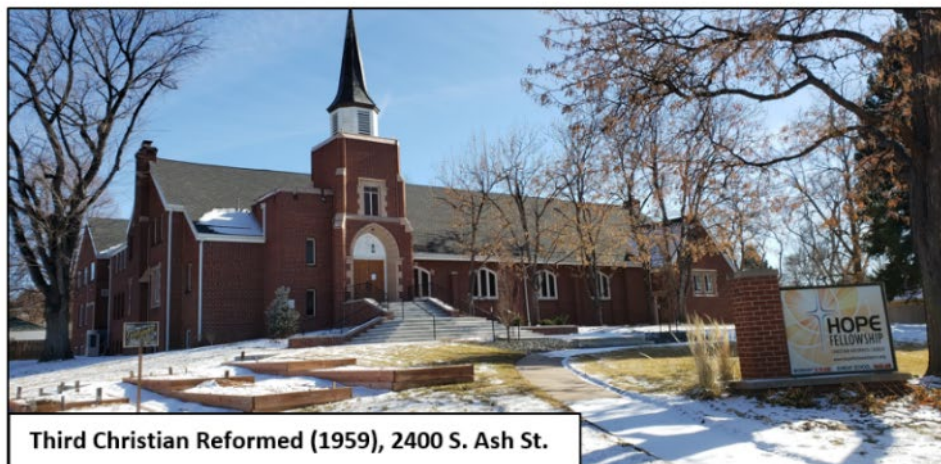
Although these properties are not immediately proximate to one another (two are located within a block of one another along East Wesley Avenue and a third is located about .5 mi. southeast), they constitute a collection of structures constructed within the themes of religion and/or modern architecture. Any of these three could be considered architecturally distinctive and would each meet Criterion C for local landmark designation. Further research may reveal significance under other criteria as well, and they may carry potential for landmark designation. These properties should also be considered eligible for the NRHP under Criterion C in the area of architecture at the local level with the understanding that Criteria Consideration A (religious properties) would apply, and further research might reveal that they meet other NRHP criteria as well.



Grace United Methodist (1955), 4905 E. Yale Ave.



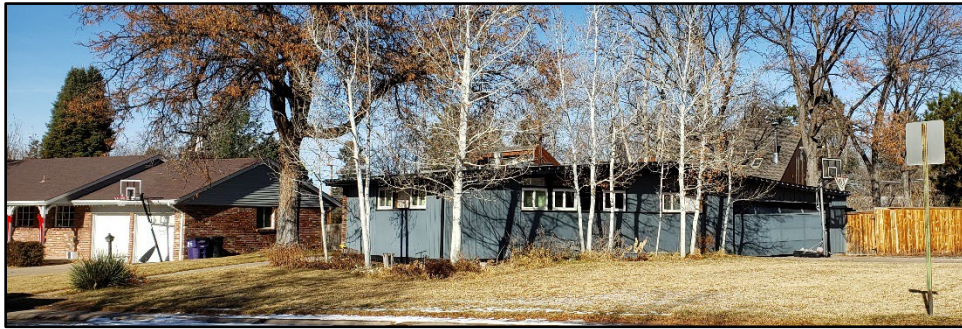
Prince of Peace Lutheran (1960), 2400 S. Colorado Blvd.



Third Christian Reformed (1959), 2400 S. Ash St.

- **Plaza Heights Subdivision (Filings 1 and 2).** Constructed from 1955 to 1958, these Ranch homes have a generally high level of integrity and no instances of redeveloped properties were observed. Although not more or less important to the history of post-World War II housing in University Hills North than the adjacent Hutchinson's University Place subdivision, Plaza Heights has better overall integrity and therefore better ability to stand as an exemplar for this type of housing in the University Hills neighborhood. Plaza Heights has historic integrity sufficient to support

designation, both as a landmark district and as an NRHP historic district under Criterion C in the area of architecture at the local level.



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