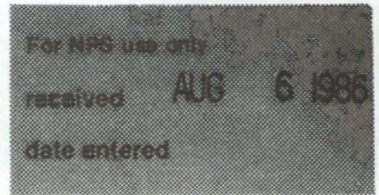


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Continuation sheet Denver Park & Parkway System Item number 1 & 2

Page 2

Nominated Parks/Parkways

PARKWAYS

CITY PARK ESPLANADE

East Colfax Avenue to East 17th Avenue

CLERMONT STREET PARKWAY

East 3rd Avenue to East 6th Avenue

DOWNING STREET PARKWAY

East Bayaud Avenue to East 3rd Avenue

FOREST STREET PARKWAY

East 17th Avenue to Montview Boulevard

SOUTH MARION STREET PARKWAY

East Virginia Avenue to East Bayaud Avenue at Downing Street

MONACO STREET PARKWAY

East 1st Avenue to Montview Boulevard

MONTVIEW BOULEVARD

Colorado Boulevard to Monaco Street Parkway

RICHTHOFEN PLACE PARKWAY

Monaco Street Parkway to Oneida Street

SPEER BOULEVARD

South, including the former Forest Drive, and North, West  
Colfax to Downing Street; and including the Speer Boulevard Triangles:

- Cherokee - North side of Speer Boulevard at Cherokee Street
- Delaware - North side of Speer Boulevard at Delaware Street
- Elati - North side of Speer Boulevard at Elati Street
- Fox - North side of Speer Boulevard at Fox Street
- Galapago - North side of Speer Boulevard at Galapago Street
- Lincoln - North side of Speer Boulevard at Lincoln Street
- Inca - North side of Speer Boulevard at Inca Street

UNIVERSITY BOULEVARD

East Iowa Avenue to East Alameda Avenue

~~WILLIAMS STREET PARKWAY~~

East 4th Avenue to East 8th Avenue

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and grassed and wide concrete steps to the lawns were installed (the terraces are in four levels on the north and south of the pavilion); formal rectangular beds of annuals replaced the auto court; a rose garden, with walks and benches and appropriate peripheral plantings, was installed to the north of the pavilion and repeated on the south approach; and the wading pools were refurbished and a single jet d'eau (not in the original plan) was installed in the central pool. The image of the pavilion, notwithstanding the removal of the platform and balustrades, remains as strong and central to the image of the park as ever.

In contrast to the pavilion, a rustic, open "Japanese Tea House," designed by Schuetze and provided for in his original plan, still graces the north lawn. Peeled log posts support the bracketed umbrella roof and provide a framework for the circular bench which encloses the space under the roof. This is one of the few remaining structures of the period in Denver which reflects the rustic and romantic country manner popularized in the great camps of the Adirondack Mountains. The spatial relationship of this shelter and the pavilion creates a perspective which makes the north lawn seem even longer than it is. One further reminder of Schuetze's original plan are the hills and dales of the children's playground (to the south of the East 12th Avenue entry to the park), remnants of the excavation for a lily pond included in Schuetze's original plan.

More mundane improvements include a well-styled Mission tool house and garage (with stucco walls and a tile roof), nicely hidden in the trees to the southeast of the pavilion, two freestanding contemporary toilet facilities (which replaced the basement facilities in the pavilion), and minimal pavement for the parking of automobiles. To the east of the pavilion is a small memorial wall which identifies the many species of trees planted in the park and which commemorates, reminiscent of Mayor Speer's memorial wall in the Civic Center, recent gifts to the improvement of the parks. To the west of the pavilion is a 1976 mountain view marker. This marker replaces the marker installed by the Colorado Mountain Club in 1913, but subsequently vandalized. The original marker was designed by James Grafton Rogers and Ellsworth Bethel and was engraved by the Denver jeweler, Paul Weiss.

The basic design and space of Cheesman Park have remained largely unchanged for nearly 85 years, a clear testimony to the strength and purity of Schuetze's composition and to the responsibility of DeBoer's stewardship. Cheesman Park was, and is, a classic work of art. Although some recent tree planting (in place and variety) is inconsistent with the design of the park, the space remains unencumbered by equipment and "improvements." Yet, the park is well used, as it always has been, for walking, picnics, people watching, field games, and, in the early day Denver tradition, watching the sunset from the pavilion.

**WILLIAMS STREET:** From Cheesman Park, Williams Street extends to the south for four blocks, ending in a "Y" island at East 4th Avenue.

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Distinctive houses face onto the street. Gateways near the island signal the beginning of the Country Club neighborhood.

Williams Street, East 4th Avenue, and Downing Street Parkway (as well as the Gilpin Street and East 3rd Avenue connecting links) were included in the 1912 Williams Street Parkway Improvement District. They were designed, as they should be considered, as a linkage between Cheesman Park and the Speer Boulevard/Cherry Creek corridor.

Olmsted Bros. were engaged in 1913 to design these parkways. To date, final plans have not been found for all of these segments. However, an undated Olmsted Bros. plan for the layout of Downing Street Parkway and part of East 4th Avenue is extant. Further, the selection of plant material, particularly on Downing Street Parkway, and the use of shrub plantings on Williams Street, is strongly suggestive of the Olmsted hand. Olmsted's connection with Denver for the most part ended here, however, when his plan to extend Williams Street directly through the Country Club neighborhood was blocked by local real estate promoters.

Specific planning for these parkways began in 1909. Land acquisition was completed and construction began between 1910 and 1912. The configuration of these parkways, as well as the planting schemes used in their development, vary substantially. Thus, the Williams Street right of way is 120'; that of East 4th Avenue is 128'; and that of Downing Street Parkway varies from 155' to 192'. The Williams Street and Downing Street Parkway roadways are 40' wide, whereas the East 4th Avenue roadway is 65' wide; and the parkings vary from 7' at one point on Downing Street Parkway to 51' on the north side of East 4th Avenue. Substantial funds were allocated to the planting of these parkways in 1914 and the most mature of the plantings in these parkways date from that time.

There is a double row planting of elms on both sides of Williams Street between East 4th and 7th avenues. Between East 7th and 8th avenues, the row is double on the west side, but single in the east side Cheesman Park Esplanade. The sidewalk is located outside this double row, thus creating a very wide parking lawn. The elms in each double row are planted along alternate centers, so as to create a thick, double canopy. Most of the elms are still intact. The result is an elegant tree-lined vista much like the vista which once existed along Hillhouse Avenue in New Haven, Connecticut (called the most beautiful street in America before the elm canopy was lost to Dutch Elm Disease). There are shrub remnants in the parking of an age which suggests that they were part of the original planting plan.

**EAST 4TH AVENUE:** East 4th Avenue extends for one block to the west from the south terminus of Williams Street. The development of this parkway is limited to the 51' parking to the north and the small island in the "Y" at the end of Williams Street. Along the north edge of the parking is a formal row

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Continuation sheet Denver Park & Parkway System Item number 8

Page 6

MONACO STREET PARKWAY is a classic example of a parkway clearly defined by four rows of street trees (a canopy of American Elms in this case) and a median planted with fine specimen plant material, varied in shape and scale and including local Rocky Mountain species such as the Colorado Blue Spruce.

Dates: 1907-11. Design attributed to S.R. DeBoer. Level of significance: state.

MONTVIEW BOULEVARD, first laid out in 1892, is a straightforward yet very effective design, evidence of the fact that 19th century urban planning in Denver responded to the proposition that the new streetcar suburbs, like Park Hill, should be served and would be enhanced by tree-lined and city-maintained motorways.

Dates: 1902-11. Design attributed to Frederick W. Ameter. Level of significance: local.

RICHTHOFEN PLACE PARKWAY, which serves as an entry to the Montclair neighborhood from Monaco Street Parkway, varies in design from all other Denver parkways in its narrow median planted almost entirely with a wide variety of evergreens, deciduous street trees being confined to the peripheral parking strips.

Dates: 1911-12. Design attributed to Frederick W. Ameter. Level of significance: local.

SPEER BOULEVARD, a key diagonal transitway designed by the nationally-known planner George Kessler, symbolizes and commemorates, in planning, design, construction, embellishment, and planting, the City Beautiful movement in Denver as well as the political leadership and citizen support which made the Denver park and parkway system the city's historic design legacy. Embellishments, in addition to the street tree and median plantings, include the historic Cherry Creek (set within retaining walls in the median of the boulevard), a number of bridges which cross Cherry Creek, and several triangular grassed and treed areas (called the Speer Boulevard Triangles) adjacent to the boulevard.

Dates: 1906-18. Design by George Kessler and S.R. DeBoer. Level of significance: state.

UNIVERSITY BOULEVARD serves the South Denver neighborhoods as Montview Boulevard serves the East Denver neighborhoods. It was planted in sections between 1908 and 1920 with a wide variety of typical Denver street trees, including American Elm, Silver Maple, Honey Locust, Green Ash, and Rock Elm. Thus, as part of the original Robinson plan and as a connector between neighborhoods, it has an important community planning function as well as its landscaping significance.

Dates: c.1909-18. Designer, unknown. Level of significance: local.

WILLIAMS STREET PARKWAY, planned under contract with Olmsted Bros., is unique in Denver and features a double row of American Elms (planted on alternate centers to increase the canopy) and colorful shrub plantings on either side of a single roadway, the effect being to provide an elegant tree-lined vista in the New England tradition.

Dates: 1909-14. Design attributed to Olmsted Bros. Level of significance: state.

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Continuation sheet Denver Park & Parkway System Item number 10

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Item 10 Geographic Data

UNIVERSITY BOULEVARD

Acreage: Approx. 19.3 acres (100' x 8420')

Quadrangle Name: Englewood

T4S, R68W, S13, 24

- UTM: A. 13/503570/4395480  
B. 13/503570/4392860  
C. 13/503520/4392860  
D. 13/503520/4395480

WILLIAMS STREET PARKWAY

Acreage: Approx. 6.9 acres (Approx. 120' x 2540')

Quadrangle Name: Englewood

T4S, R68W, S2 (SW, SE) S11 (NW, NE)

- UTM: A. 13/502990/4397480  
B. 13/502990/4396710

EAST 4TH AVENUE PARKWAY

Acreage: Approx. .7 acre (Approx. 128.32' x 260')

Quadrangle Name: Englewood

T4S, R68W, S11, NW $\frac{1}{4}$ , NE $\frac{1}{4}$

- UTM: A. 13/502980/4396720  
B. 13/502990/4396690  
C. 13/502880/4396660  
D. 13/502880/4396700

EAST 6TH AVENUE PARKWAY

Acreage: Approx. 70 acres (Approx. 200' x 15,260')

Quadrangle Name: Englewood

T4S, R67W, S6, 5 (S $\frac{1}{2}$ , S $\frac{1}{2}$ )

- UTM: A. 13/508340/4397110  
B. 13/508340/4397060  
C. 13/505140/4397060  
D. 13/505140/4397110

EAST 7TH AVENUE PARKWAY

Acreage: 24.8 acres (Approx. 154.97' x 6980')

Quadrangle Name: Englewood

T4S, R68W, S2 (S $\frac{1}{2}$ , SE $\frac{1}{4}$ ) S1 (S $\frac{1}{2}$ )

- UTM: A. 13/505120/4397290  
B. 13/505120/4397260  
C. 13/502980/4397260  
D. 13/502980/4397290

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Continuation sheet

Item number

Page

Multiple Resource Area  
Thematic Group

Name Denver Park and Parkway System Thematic Resources  
State Denver County, COLORADO

Nomination/Type of Review

Date/Signature

31. Williams Street Parkway

Substantive Review

9/17/80  
William B. Bishop

Keeper

Attest

32.

Keeper

Attest

33.

Keeper

Attest

34.

Keeper

Attest

35.

Keeper

Attest

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Keeper

Attest

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Keeper

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40.

Keeper

Attest

86002222

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Williams Street Parkway (Denver Park and  
Parkway System TR)  
Denver County  
COLORADO

*Substantive Review*

Working No. \_\_\_\_\_ / AUG 6 1986  
Fed. Reg. Date: 2/3/87  
Date Due: 9/4/86 - 9/20/86  
Action:  ACCEPT 9-17-86  
 RETURN  
 REJECT  
Federal Agency: \_\_\_\_\_

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

*See cover comment*

Recom./Criteria Accept A, C  
Reviewer Bushong  
Discipline History  
Date 9/17/86  
\_\_\_\_\_ see continuation sheet

Nomination returned for: \_\_\_\_\_ technical corrections cited below  
\_\_\_\_\_ substantive reasons discussed below

1. Name \_\_\_\_\_

2. Location \_\_\_\_\_

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property \_\_\_\_\_

5. Location of Legal Description \_\_\_\_\_

6. Representation in Existing Surveys  
Has this property been determined eligible?  yes  no

7. Description

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

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

**8. Significance**

Period      Areas of Significance—Check and justify below

Specific dates                      Builder/Architect  
Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

**9. Major Bibliographical References**

**10. Geographical Data**

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

**11. Form Prepared By**

**12. State Historic Preservation Officer Certification**

The evaluated significance of this property within the state is:

\_\_\_\_ national      \_\_\_\_ state      \_\_\_\_ local

State Historic Preservation Officer signature

title                      date

**13. Other**

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_





DENVER PARK AND PARKWAY SYSTEM  
Denver County, Colorado

Date: 1986

Photographer: Don Etter

Negatives: Don Etter

Williams Street

View looking north from 4th Avenue Parkway

Photo 46 of 73



Denver Park & Parkway System  
Denver County, CO

Gloria Mills    March 1986

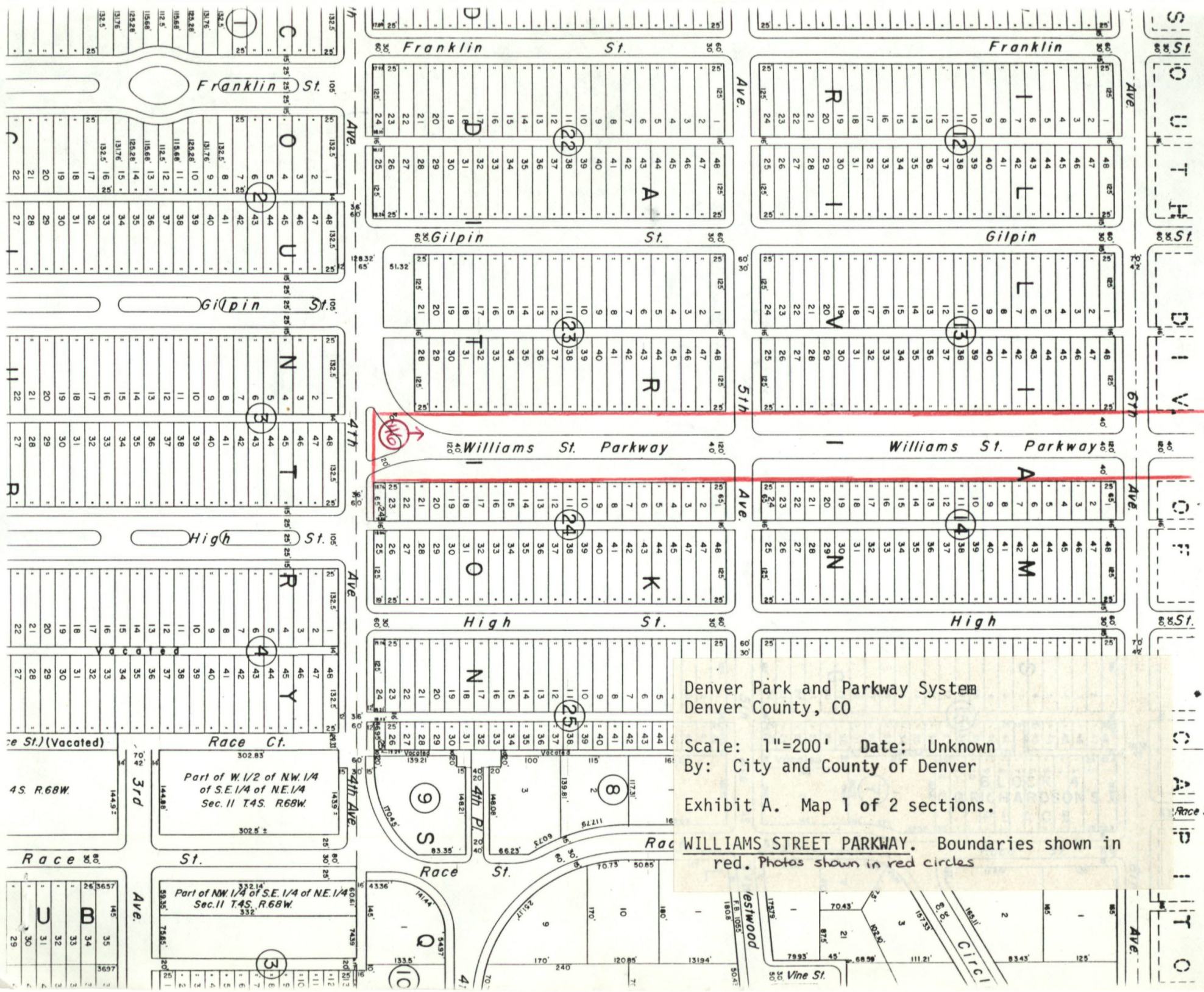
Negatives:    OAHP, 1300 Broadway, Denver, CO

Roll # 1

Williams Street Parkway

View looking south from 7th Avenue

Photo # 46A



Denver Park and Parkway System  
 Denver County, CO  
 Scale: 1"=200' Date: Unknown  
 By: City and County of Denver  
 Exhibit A. Map 1 of 2 sections.  
**WILLIAMS STREET PARKWAY.** Boundaries shown in red. Photos shown in red circles

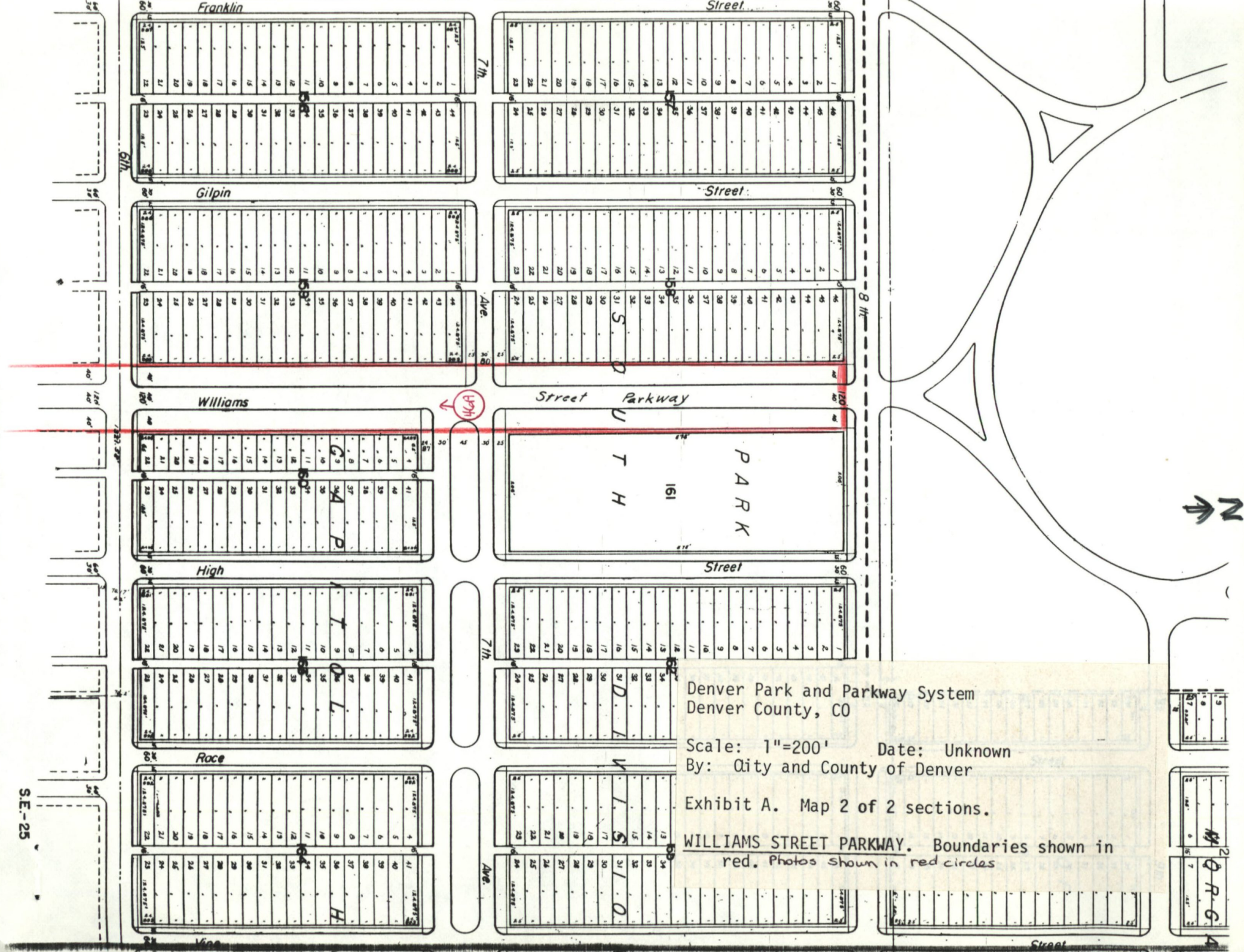
Part of W. 1/2 of NW. 1/4  
 of S.E. 1/4 of NE. 1/4  
 Sec. 11 T4S. R68W

Part of NW. 1/4 of S.E. 1/4 of NE. 1/4  
 Sec. 11 T4S. R68W



S. E. 20

Race St.  
 Vine St.  
 4th Ave.  
 5th Ave.



Denver Park and Parkway System  
 Denver County, CO

Scale: 1"=200' Date: Unknown  
 By: City and County of Denver

Exhibit A. Map 2 of 2 sections.

WILLIAMS STREET PARKWAY. Boundaries shown in red. Photos shown in red circles

S.E.-25

11	9
10	8
9	7
8	6
7	5
6	4
5	3
4	2
3	1

W  
 2  
 9  
 R  
 6  
 4

Please refer to the map in the  
Multiple Property Cover Sheet  
for this property

Multiple Property Cover Sheet Reference Number: 64000072