

HISTORY COLORADO

COLORADO STATE REGISTER OF HISTORIC PROPERTIES NOMINATION FORM

SECTION I

Name of Property

Historic Name Francis-Petry House

Other Names Francis House

Address of Property

[] address not for publication

Street Address 3200 E. Quincy Ave

City Cherry Hills Village County Arapahoe Zip 80110

Present Owner of Property

(for multiple ownership, list the names and addresses of each owner on one or more continuation sheets)

Name Nancy Petry

Address 3200 E. Quincy Ave. Phone _____

City Cherry Hills Village State Colorado Zip 80110

Owner Consent for Nomination

(attach signed consent from each owner of property - see attached form)

Preparer of Nomination

Name Margaret L. Foley (for property owner), edited by E. Warzel Date 1-29-15

Organization Student at University of Colorado, Denver

Address 13198 W. Saratoga Pl. Phone _____

City Morrison State Colorado Zip 80465

FOR OFFICIAL USE:

Site Number 5AH.2906

1/29/2015 Nomination Received

5/15/2015 Review Board Recommendation
 Approval Denial

6/25/2015 HC Board State Register Listing
 Approved Denied

Listing Criteria A B C D E

Certification of Listing: Vice President for Preservation Programs, HISTORY COLORADO Date _____

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SECTION II

Local Historic Designation

Has the property received local historic designation?

no

yes --- individually designated designated as part of a historic district

Date designated _____

Designated by _____ (Name of municipality or county)

Use of Property

Historic residence

Current residence

Original Owner Edwin A. Francis

Source of Information Original blueprints at Denver Public Library and Mrs. Nancy Petry

Year of Construction 1952

Source of Information Arapahoe County Assessor's Office

Architect, Builder, Engineer, Artist or Designer Architect: Edwin A. Francis

Source of Information Original blueprints at Denver Public Library and Mrs. Nancy Petry

Locational Status

Original location of structure(s)

Structure(s) moved to current location

Date of move _____

SECTION III

Description and Alterations

(describe the current and original appearance of the property and any alterations on one or more continuation sheets)

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SECTION IV

Significance of Property

Nomination Criteria

- A** - property is associated with events that have made a significant contribution to history
- B** - property is connected with persons significant in history
- C** - property has distinctive characteristics of a type, period, method of construction or artisan
- D** - property is of geographic importance
- E** - property contains the possibility of important discoveries related to prehistory or history

Areas of Significance

- | | | |
|---|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Landscape |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Architecture |
| <input type="checkbox"/> Archaeology – prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law |
| <input type="checkbox"/> Archaeology – historic | <input type="checkbox"/> Entertainment/ Recreation | <input type="checkbox"/> Literature |
| <input type="checkbox"/> Art | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Military |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Exploration/ Settlement | <input type="checkbox"/> Performing Arts |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Geography/ Community Identity | <input type="checkbox"/> Politics/ Government |
| <input type="checkbox"/> Community Planning and Development | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Science |
| | <input type="checkbox"/> Invention | <input type="checkbox"/> Social History |
| | | <input type="checkbox"/> Transportation |

Significance Statement

(explain the significance of the property on one or more continuation sheets)

Bibliography

(cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

SECTION V

Locational Information

Lot(s) 3A Block _____ Addition Petry Garnsey Resubdivision

USGS Topographic Quad Map Englewood

Verbal Boundary Description of Nominated Property

(describe the boundaries of the nominated property on a continuation sheet)

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SECTION VI

Photograph Log for Black and White Photographs

(prepare a photograph log on one or more continuation sheets)

SECTION VII

ADDITIONAL MATERIALS TO ACCOMPANY NOMINATION

Owner Consent Form

Black and White Photographs

Color Prints or Digital Images

Sketch Map(s)

Photocopy of USGS Map Section

Optional Materials

Use of Nomination Materials

Upon submission to the Office of Archaeology and Historic Preservation, all nomination forms and supporting materials become public records pursuant to CRS Title 24, and may be accessed, copied, and used for personal or commercial purposes in accordance with state law unless otherwise specifically exempted. History Colorado may reproduce, publish, display, perform, prepare derivative works or otherwise use the nomination materials for History Colorado and/or State Register purposes.

For Office Use Only

Property Type: building(s) district site structure object area

Architectural Style/Engineering Type: Tudor Revival

Period of Significance: 1952

Level of Significance: Local State National

Multiple Property Submission: n/a

Acreage 2.269

P.M. 6th Township 5S Range 68W Section 12 Quarter Sections NE NE NW

UTM Reference: Zone 13 Easting 504264mE Northing 4387578mN NAD83

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DESCRIPTION and ALTERATIONS

The one-and-one-half story Francis-Petry house sits in the approximate center of a large 2.269 acre lot with mature landscaping. A U-shaped gravel drive leads south from the road to the north end of the house, where the attached garage and gravel parking area are located (Photo 1). On the southwest side of the landscaped island within the drive there is a small, circular brick well house (1952).¹ At the east side of the drive is a noncontributing garage (1990). Large trees, including evergreen and deciduous, border the west and east sides of the property and are also scattered throughout. Several paved patios of varying size surround the house, including at the main entrance on the east-facing side. The lot slopes steeply southward from the house down to a fence and pond.²

Francis-Petry House, 1952 with additions 1968, 2011; contributing building (Photos 2-26)

The main house's irregular plan is roughly oriented lengthwise north-south, with a small ell jutting out from the southeast corner of the house to the south and east and another smaller ell jutting out at the south west corner. The southeast ell includes two additions to the original 1952 plan, the first constructed in 1968 and the second in 2011. Within the corner of this ell on the east side of the house is the front entrance, accessed from the parking area by a gently sloping brick ramp leading up to the curved brick patio area with border plantings. The house's main exterior materials consist of brickwork of varying shades, laid in a running bond of irregularly laid courses accented with decorative half-timbering throughout. The house has three elaborate chimneys with decorative brick patterns, some with multiple flues and chimney pots. The shake shingle roof is hipped on the main section of the house, with several cross-gables of different heights on both the east- and west-facing sides. The steeply pitched (12/10.5) roof is a prominent feature. The shallow eaves feature copper flashing and rain gear. A wide shed-roofed dormer housing a bedroom and bath runs along the west side of the main roof. Windows are generally original aluminum casement, with some featuring diamond-panes or colored roundels.

¹ Per CRS 24-80.1 only real property and not water rights is the subject of this nomination.

² The nomination boundary follows the lot lines but terminates north of the pond, which is thereby not included within the boundary. Please see sketch map.

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East-facing side (Photos 3-6)

The east-facing side of the house features the main entrance which has a heavy, arched wood door with a relief of vines and distinctive weathered hardware. A copper arched hood with a green patina finish shelters the doorway and is attached to the half-timbered brick wall with two large scrolled brackets. To the north of the door is a horizontal band of five windows. The first two are paired and feature diamond shaped panes with a large (2" diameter) rosette at each muntin joint. The second set of paired windows has a lower sill height and a different pane pattern but the same rosettes at the muntin joints. Under these two windows the brick pattern changes to herringbone bond. The last window in the band has a smaller diagonal pane pattern. A large brick chimney, with two flues and chimney pots, frames the right side of this last window. To the north of the chimney is a cross gable, and beyond, a short hipped-roof section leading to the hipped-roof attached garage at the far north. The garage has two large doors on its east wall framed by columns of patterned brick, with a different pattern for each column.

To the south of the arched main door is a small square window featuring multi-colored, irregular sized glass roundels. This single, small window is set in the half-timbered stucco wall of a cross gable. From this wall extends the hipped-roof ell to the east, which continues the use of running bond brick. The 2011 gallery addition is differentiated from the original termination of the ell by a slightly longer roof slope and wall face that extends beyond the plane of the original wall. On the north roof slope of this addition is a gable-roofed dormer with a stuccoed and half-timbered face. The main wall below the dormer is slightly inset and features brickwork in a herringbone pattern.

South-facing side (Photos 7-10)

The narrow south-facing side of the house faces the rear of the property and features the master bedroom addition from 1968 within the ell at the east and the south wall of the original house's living room. The south wall of the ell features a large multi-light casement metal window. Beyond this the ell steps back slightly and features a large aluminum corner window composed of a picture window flanked by casements. A porch roof projects from the addition

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and protects a pair of French doors leading into the master bedroom.

Just to the west of the addition's porch roof at the original house is a wood paneled door with lights along the top and a wood screen door. To the west of the door is a prominent chimney with a wide rounded base and a distinctive decorative brick at the flue, which is repeated both in an interior fireplace as well as on one of the three columns at the garage. To either side of the chimney and door are brick ledges topped with sandstone. Above the westernmost ledge is a double casement window with a sandstone lintel separating the lower and upper openings.

West-facing side (Photos 12-16)

At the south end of the west-facing side the living room extends past the main north-south plan of the house in an east-west ell with a gable roof. A large window within the gable wall with a three-over-three configuration of lights features irregularly sized and colored glass roundels in the upper third, thereby preserving the view in the lower portion (now obscured with mature trees and other plantings, but originally of the mountains to the west). An angled wood lintel supports the wall above the window opening.

Along the main hipped-roof section of the house a small upper floor is carved out of the steeply pitched roof, as shown by the wide, shed-roofed dormer with two sets of sliding aluminum windows, which are not believed to be original. Below the dormer is a series of picture windows with single-light casements or fixed windows with diamond panes. On the north end of the west side is another cross gable with a projecting bay window composed of diamond-paned steel casements covered by a modern storm window. The house's third chimney, which has two flues with intricate brickwork and chimney pots, is just north of the cross gable.

North-facing side (Photos 17-18)

The narrow north-facing side predominantly features the hipped roof of the garage with a small truncated hipped-roof dormer with a door and diamond-pane window. Exterior stairs lead up to the door from the ground below. To the direct east of the exterior stairs is a ribbon of diamond-pane aluminum fixed windows.

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Interior (Photos 23-26)

Architect and original owner Edwin Francis' attention to detail is evidenced in the treatment of the interior which is still very much intact. Upon entering there are two gargoyles incorporated into the east wall. Turning to the south there is a plaster vertical bas-relief of Jack in the Beanstalk on the wall going up to the upper bedroom. The interior walls are white plaster with decorative half-timbering. The ceilings within the living room and master bedroom feature exposed trusses. Many of the original interior features were reportedly salvaged from older buildings and homes in the Denver area, including a truss beam in the living room that allegedly comes from a bridge in Denver destroyed by a flood (location and date unknown) and the paneled doors along one wall of the dining room that were salvaged from mansions in the Capitol Hill neighborhood as they were demolished in the early 1950s (again, exact locations and dates unknown). The three fireplaces continue the use of the brick used on the exterior chimneys. The rosettes at the muntin joints of the diamond-paned windows are also expressed on the interior.

Alterations

There have been two main additions to the original house: the master bedroom (1968) and the gallery (2011). Soon after Nicholas Petry bought the house in 1968, he added a large master bedroom (roughly 25' x 32') to the southeast corner of the original house. The addition matches the original exterior building materials by using brick, grey half-timbering, multi-light windows, and a hip roof of shake shingles. The addition also includes a covered flagstone patio. The large sliding doors out to the covered patio feature diamond-shaped panes matching the original sliding door which is still intact in the original exterior east wall leading into the gallery addition. From the front, most of the master bedroom was hidden behind the main house as it only stepped 9' to the east of the southeast ell of the original house. The more recent addition (2011) is the gallery which extends another 9' east of the original house. This addition is a single 18' x 13' room. It is an extension of the original library within the southeast ell and sits north of the master bedroom addition, thereby hiding most of that earlier addition from the north approach. The 2011 addition also matches the original exterior building materials.

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Well House, 1952; contributing structure (Photos 1, 27-28))

The original well house sits inside the grass island of the gravel drive to the north of the main house. It is circular (8' diameter) in plan with no openings. The conical shake shingle roof starts about 3' above grade with an approximate 12/10.5 slope to match the main house. The exterior brick matches the original house in color and pattern. Although not currently used, the well is in working order.

Garage, 1990; noncontributing building (Photo 29)

Nicholas Petry built the garage in 1990 which is located in the upper northeast portion of the property, out of the general area of the main house. It has a simple rectangular footprint of 40' x 27' with a smaller second story (32' x 15') which steps in from the exterior walls below. The lower level of the building is primarily a three-bay garage while the upper level is living space. The primary exterior building material is varying colors of brick with a running bond pattern on the lower level and 8" horizontal lap siding on the upper level. The first story's roof is a shake shingle hip roof which terminates at the wall of the second story, which is in turn capped by an asymmetrical gable roof.

Integrity

The property expresses cohesiveness in spite of the 1968 and 2011 additions. In large part this is due to the diligent matching of materials and style of the additions to the original, although the additions are also relatively small in size. Another factor contributing to the property's integrity is the large lot with mature landscaping. Some of the existing landscaping is original to Francis. In particular the grand evergreen trees on the east side of the lot were planted when Francis owned the house. They provide an effective visual screen from the neighbors to the east. The lot is well covered in mature trees contributing to the overall country feel of the house. The noncontributing garage is at a distance and out of site upon the approach to the main house and thereby has a relatively minimal visual impact on the property. The design and workmanship of the house are particularly intact, as the highly detailed windows and brickwork remain and the Tudor Revival style is readily seen.

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SIGNIFICANCE STATEMENT

The Francis-Petry Residence is locally significant under Criterion C in the area of Architecture as a good example of an eclectic Tudor Revival home from the mid-twentieth century. Character-defining features include the asymmetry expressed in the irregular floor plan, the steep roof pitch, the massive chimneys with multiple flues and elaborate chimney pots, the use of grouped tall windows, and the use of running bond brick with half-timbering as the main exterior wall material. Although there have been two additions to the main building, great care was taken to use the same details and building materials as the original and therefore it retains good integrity.

Development of Cherry Hills Village

The Francis-Petry House is one of many architect-designed homes within Cherry Hills Village, a suburb of Denver that slowly developed out of farmland beginning in the early 1920s. The prominent banker Alexis Foster had already established his residence in the area in 1919 (5AH.222, National Register listed 4/1/1998, NRIS 19980401), and in 1921 had leased with an option to purchase a 110-acre farm at the southwest corner of Hampden and University Avenue, in anticipation of founding a new country club that would attract members from the increasingly crowded Denver Country Club.³ Eventually this parcel would be combined with additional land so that the north end would be for residential development, and the southern portion was set aside for the Cherry Hills Country Club, which was created in January 1922. That same year the Country Home Land Company, led by Henry Van Schaack, Ivor O. Wingren, and Clarence Bailey, undertook a 120-acre upscale residential development at the north end.⁴

As one history of the area asserts: "In general, the appearance was that of wide open fields with a few cottonwoods along the water courses and, here or there, a small home or collection of homes."⁵ The first residents of the area "wanted to be in the country. They wanted to own livestock."⁶ These values manifested themselves in the character of the area by setting large minimum lot sizes, allowing the raising of animals, discouraging commercial developments, and

³ Ron Sladek, "Owen Estate, 5AH.1596" National Register of Historic Places nomination form, May 1999, 14.

⁴ Klasina VanderWerf, *High on Country: A narrative History of Cherry Hills Village*, 30.

⁵ "History of Cherry Hills Village." Internet page accessed on September 21, 2014.
<http://cherryhillsvillage.com/aboutchv.aspx>.

⁶ VanderWerf, 41.

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“allowing” the wide range of styles used in early home designs. As the area continued to grow, the Cherry Hills Improvement Association was formed in 1938 to protect the area from unwanted land use: “The constant battle between the Cherry Hills Improvement Association and would-be promoters finally led this group, under the leadership of J. Churchill Owen, to draft and have introduced in the 1939 session of the Colorado Legislature, a law authorizing county commissioners to zone the unincorporated area of a county”.⁷

Cherry Hills Village incorporated in 1945 to further protect the area’s residents from unwelcomed development, in particular a freight airport. Denver’s Public Works Director, George Cranmer had purchased several hundred acres in the south portion of unincorporated Arapahoe County with the intent of building a freight airport. Ultimately, the residents were able to thwart what they felt would be a detriment to their quiet way of life by its close proximity. Well-known Denver landscape architect Saco DeBoer developed the first master plan for the city in 1949.⁸ The guiding principle of DeBoer’s plan was to be as a park which was thought to be conducive to raising a family and where one could go for a “Sunday drive” in the neighborhoods. The plan emphasized maintaining single-family residential properties in an open, semirural character of the City in the face of urban growth in the metro Denver area. In 1966 the town became a home rule town, further enabling Cherry Hills Village residents to retain control.

Architect-Designed Homes in Cherry Hills Village

As an area of metro-Denver that originally attracted the wealthy and elite seeking to leave the increasingly dense city-center, Cherry Hills Village had several homes designed by architects such as Fisher and Fisher, Burnham and Merrill Hoyt, Gordon Jamieson and Ewing Stiffler, Stanley Morse, and Temple Buell. Some of these architects, including Edwin Francis, even resided in the area. Although several of the early architect-designed homes have been demolished, many remain. Today the area is ripe for “renewal,” as many of the lots are an acre or more in size and would be able to accommodate much bigger homes than were typically built earlier in Cherry Hills Village history. The table below provides an overview of the architect-designed homes within Cherry Hills Village that have been listed:

⁷ “History of Cherry Hills Village.”

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Property Name	Date	Designer	Address	Site #	National Register listing year
Foster-Buell Mansion	1919	Fisher and Fisher	2700 E. Hampden	5AH.222	1998
Owen Estate	1923	Merrill H. Hoyt	3901 S. Gilpin St.	5AH.1569	1999
Maitland Estate	1925	Burnham F. Hoyt	9 Sunset Dr.	5AH.1431	1998
Little Estate	1940	W. Gordon Jamieson, R. Ewing Stiffler, Saco R. DeBoer	1 Littleridge Ln.	5AH.1432	1998

Despite these nominations, an evaluation of other homes still extant remains to be done.

Edwin Francis

Edwin Francis designed his home on East Quincy Avenue after designing many other Colorado buildings, including several Tudor Revival homes in the city of Cherry Hills Village. A list of known Cherry Hills Village buildings designed by Francis includes: the Albert Brooks home at 3 Lynn Road (built ca. 1945, possibly demolished, Arapahoe County assessor's website), the J. Gordon Bent/LeMoine Bechtold/Allen home at 4201 South University (1939), the William Allen home on Cherry Hills Drive, the Mr. and Mrs. Thos. L. Howard home (1948), Ethan A. Young home (1941), and the first addition to St. Mary's Academy and additions and buildings at the Cherry Hills Country Club following the original clubhouse. Francis was not limited to Cherry Hills Village as he designed many Denver-area and Colorado Springs buildings throughout his 39-year career.

Francis was born in La Junta, Colorado on March 7, 1905 and moved to Denver in 1908. After graduating from South High School in Denver, he studied architecture at Massachusetts Institute of Technology (MIT). Upon his return, Francis worked for two important Denver architects: as a draftsman for J.J. Benedict from 1927-1931, then apparently skipping a year in 1929 to work for Harry Manning where he specialized in the design of ornamental details. In the 1932 Denver City Directory he claimed employment with the Allied Architects Association of Denver. He worked for the National Park Service and later the US Army Corps of Engineers in England during and

⁸ VanderWerf, 76.

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following World War II (1942-1948). Late in his career in the 1960s, Francis partnered with Carlisle B. Guy on several projects in Colorado Springs, including the Broadmoor South (1960), Broadmoor International Center (1960-1961), and the Great Ape House (1964) at the Cheyenne Mountain Zoo. Edwin A. Francis died on July 8, 1966 following surgery.

Francis designed in many styles, some modern. He was an early proponent of the International Style, including several residences. In partnership with William Cabot, Francis designed the 1936 residence at 300 East Exposition Avenue. He went on to design at least two more modern residences: one at 660 Fairfax St. (1937) and the other residence at 940 Bonnie Brae Boulevard (1938). His modern leanings are further reflected in his design for the Mount Evans Crest House (1939-1941, 5CC.200) on the summit of Mount Evans, the Van Hummel Insurance Company Building (1948-1951) at 444 Sherman in Denver, and the addition to the Capitol Life Insurance Company Building (1963, 5DV.2686, National Register listed 12/17/1997, NRIS 19971201) at 225 E. 16th Avenue in Denver. Though he did use modern styles for some of his residential projects, more often Francis' residential designs followed more traditional styles. Examples include the C.F. Wolfer residence (1939) in Fort Collins, the R.L. Rickenbaugh residence (1949-1951) in the Polo Club of Denver, the William J. Burkhardt residence (1951), and the Lafayette M. Hughes, Jr. residence (1954). Francis chose the Tudor Revival style for his own home constructed in 1952.

Nicholas Petry

Nicholas R. (Nick) Petry was born on October 6, 1918 in Wheatland, Wyoming. His family moved to Colorado in the early 1920s. He graduated from East High School in Denver in 1936 and from the University of Colorado in Boulder in 1940. From 1943-46 he served as a lieutenant in the U.S. Naval Reserve's Civil Engineering Corps. Later he worked for his father's business, the N. G. Petry Construction Company, which he took over in 1950. On December 15, 1978 Petry married Nancy Doran.

Nick Petry and Edwin Francis were friends as well as having a business relationship as architect and contractor. Petry stored special building supplies for Francis in his warehouse, including the Capitol Hill mansion doors used as paneling in the dining room of the Francis house. The Petry

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Construction Company was involved with the construction of many Denver buildings; some of its most well-known projects are the moveable east stands at Mile Hi Stadium (no longer extant), the Colorado National Bank Building (5DV.524, National Register listed 4/27/2010, NRIS 20100427), the 1963 tower addition to the Capitol Life Insurance Building (following the design by Francis), the Brown Palace West, the Norlin Library Additions (5BL.360.10, part of Norlin Quadrangle Historic District, National Register listed 3/27/1980, NRIS 19800327), Cherry Hills High School, and Larimer Place Condominiums. A few years after Francis' death, his wife Mary Evelyn offered the house to Nick Petry, who bought it in 1968.

Petry was active in the Denver community, serving as president of the Denver Rotary Club (1959-60), a member of the Denver Board of Water Commissioners (1947-60, president 1954-56), and Director Emeritus of the Colorado National Bank (1952-90, chairman 1985-86). He was the president of the National Western Stock Show for 19 years until he resigned in 1986 and became chairman of its board of directors, the same year the organization honored him with its annual Citizen of the West award. In 1981, Petry received the George Norlin Award from the University of Colorado, and in 1994 he was inducted in the Denver Chamber of Commerce and Junior Achievement Colorado Business Hall of Fame. A gift from Petry and his wife Nancy in 1999 to the University of Colorado's Construction Engineering and Management Program established an endowment to support hands-on learning for students in those fields; this endowment was later redesigned in 2008 to create the Nicholas R. Petry Professorship of Construction Engineering and Management. Nick Petry died on July 21, 1999.

Tudor Revival Style

Although the Tudor Revival style developed and remained in fashion in America between 1890 and 1930, Francis took such care to epitomize the characteristics of the style that his 1952 house is a good, though later, example. Tudor Revival designs fit well with the Cherry Hills Village area both culturally and physically, and were a popular choice among the area's residents (of the four houses in Cherry Hills Village listed in the National Register, three are in the Tudor Revival style, save the Foster-Buell Mansion). Physically the parcel layouts were not a tight grid typical in other, more urban housing areas which were better suited to more constrained symmetrical designs. Not

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being limited by a formal layout which likely would have aligned the front door to be parallel to the road, Francis' own home was aligned on the site to capture the view of the mountains to the west. Culturally, Tudor Revival embodies the values of the Cherry Hills Village with its embracing of the past and its nod to the country life. This style appealed to those who found beauty in eclecticism and what at least had the appearance of being handmade. Tudor Revival homes reflect a strong Arts and Crafts feel in the many typical details. English Tudor wall configuration was a wood structural framing (i.e., post-and-beam) infilled with brick or another common building material. Francis mimicked this with 9"-thick walls that were probably 2" x 4" studs, brick on the outside, and plaster lath on the inside. The Francis-Petry house set in a rich pastoral setting is a fine example of the Tudor Revival style epitomizing the development of the distinctive Cherry Hills Village subdivision that is still apparent today.

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GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

Legal: Lot 3A Petry-Garnsey Resub Minor Lot Adjustment No 1
Old legal: lot 3 Ex N 10 Ft for bicycle Trail Petry-Garnsey Resub

The nomination boundary follows the lot lines but terminates 10' north of the pond, which is thereby not included within the boundary. Please see sketch map.

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PHOTOGRAPH LOG

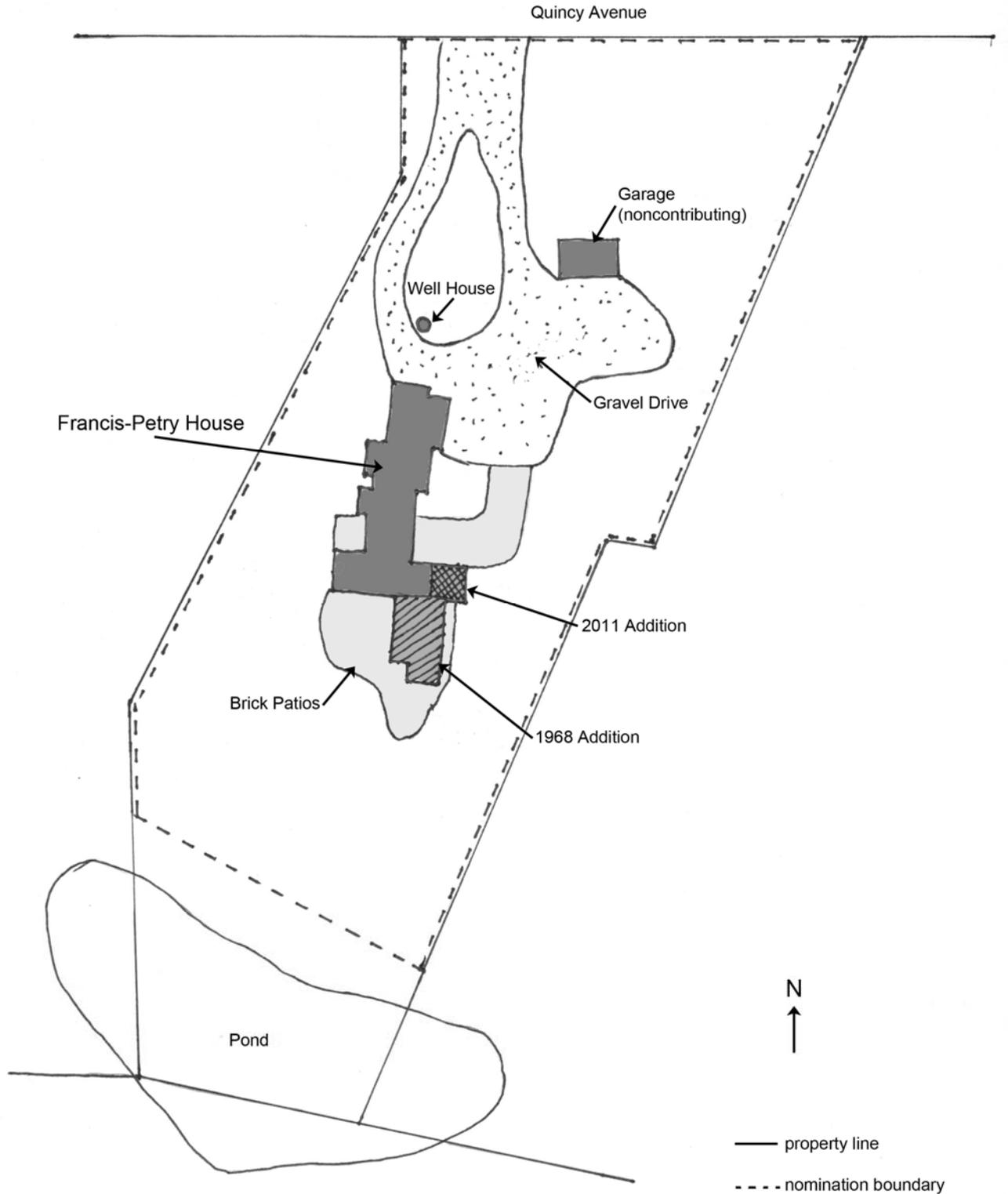
Name of Property: Francis-Petry House
Location: 3200 E. Quincy Ave., Cherry Hills Village
Photographer: Erika Warzel and Sharon Wonder
Date of Photographs: 9-26-2014 and 10-29-2014
Negatives: Digital TIFFs on file with Office of Archaeology and Historic Preservation, History Colorado

Photo No. Photographic Information

- 1 Drive, well house and north facing side of house
- 2 Gravel parking area with brick ramp leading to paved entrance area
- 3 East-facing side of house
- 4 Front entrance with arched hood
- 5 Front entrance with southeast ell at left
- 6 Addition within east end of southeast ell
- 7 South-facing side of addition at southeast ell
- 8 South end of house with paved patio and master bedroom addition within ell
- 9 Porch and sliding glass doors at west side of master bedroom addition
- 10 South-facing side of original house with prominent chimney
- 11 West side of south patio
- 12 West-facing side
- 13 Detail of large picture window at living room cross gable on west-facing side
- 14 Shed roof dormer at west side of roof
- 15 North cross gable a west-facing side of house with bay window
- 16 West-facing side and mature landscaping
- 17 Roof slope and dormer above garage at north-facing side
- 18 West side of garage at north end of house with exterior stairs leading to dormer above
- 19 Detail of small window with roundels just south of front entrance.
- 20 Detail of patterned brick at north garage column
- 21 Detail of patterned brick at south garage column
- 22 Detail of chimney at south-facing side
- 23 Gargoyles within interior front hall
- 24 Example of interior half-timbering within living room
- 25 Living Room picture window showing roundels in upper third of window configuration
- 26 Dining Room paneling reported to be doors from demolished Capitol Hill mansions
- 27 Southeast side of round well house at U-shaped gravel drive
- 28 Brick retaining wall of gravel drive with well house beyond (camera facing east)
- 29 South side (main façade) of noncontributing garage

Property Name Francis-Petry House

Sketch Map



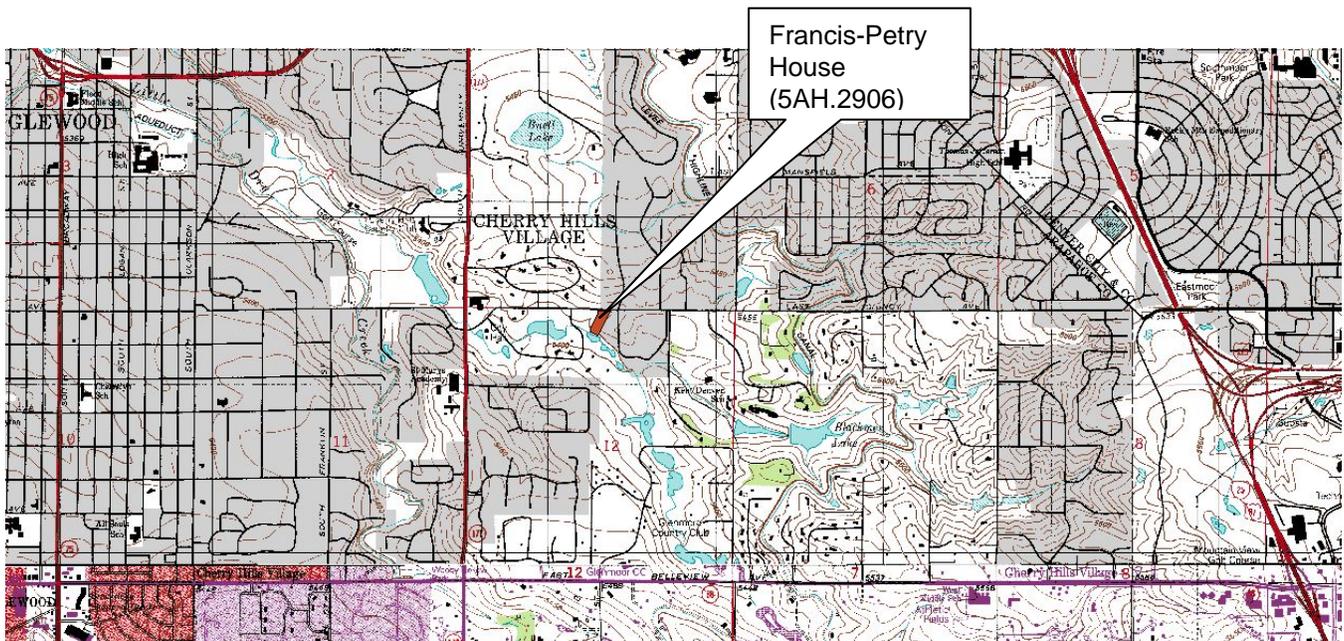
drawn by E. Warzel, 24 June 2015 – not to scale

Property Name Francis-Petry House



Location: Arapahoe County

USGS TOPOGRAPHIC MAP
Englewood Quadrangle, Colorado
7.5 Minute Series



Property Name Francis-Petry House

