



**COMMUNITY PLANNING AND DEVELOPMENT MEMO REPORT
OF FINDINGS FOR DEMOLITION**

November 17, 2020

Address: 1025 S. York Street

Legal Description: Myrtle Hill Block 10, Lots 41 and 42

Current Building Name: 1025 S. York Street

Construction Date: 1894 (Assessor)

Source of Information: Denver Assessor's Office; Denver City Directories

Architectural

Architectural Style: Late Victorian / Queen Anne
Architect/Builder: Unknown
Source of Information: NA

Historical

Original owner: Charles and Merta Philp
Original use(s): Residence
Current use(s): Residence

Historical background: This address is shown in city directories as early as 1897, although it is uncertain if it was owner-occupied at that time. It was constructed in or around 1894 in the Myrtle Hill addition, and was one of the earlier homes on the block, having been built before development in the area intensified.

The 1900 City Directory shows William Perry, the pastor of the Myrtle Hill ME Church in residence, but research did not reveal if he owned the property or if it was rented to him or the church. The 1905 Baist insurance map shows only nine homes on this block of South York in that year. The first owner shown in Assessor records is **Charles T. Philp**. Philp and his family lived in the home from 1900 until about 1909. He bought the house when he and his wife were newlyweds, and the 1900 census shows them with an infant son. By the time they moved they had four children.

Philp was an insurance agent, but he also played an important role in Colorado politics. He was a member of the Populist Party and served as a Colorado State Representative and as a State Senator and was a delegate for William Jennings Bryant to the Democratic Convention in Denver in 1908. The Philps lived next door to Charles' mother, his sister and her family, who occupied a smaller house immediately to the north (a house which was replaced in the post-World War II period). In 1909 he moved with his family to Weld County, where he homesteaded and was again elected to serve in the State Senate from that county. Philp continued to own the house, using it as an investment property and rental until he sold in 1918 to William Lockard, who sold in 1924 to Mrs. Emma Dudley.

The 1930 Census shows Mrs. Dudley, a widow, in residence at the address. She passed in or about 1934, and the home was owned by her son, E. J. Dudley, who rented it to tenants. The Wilhite family is shown as renters at the address in 1940, but in 1944 Harvey and Bonnie Wilhite purchased the home from their landlord. Harvey Wilhite was a mechanic for the US Forest Service. In 1960 the house passed to his widow and their two daughters, Imogene Chapman and Marilyn Joan Rundles. Mrs. Wilhite continued to live in the house until she sold it in 1973, when her daughter, Imogene, brought her down to Texas. The new owners were David and Mary Vlack. The Vlacks had the house for about six years, selling in 1979. The house changed hands many more times, although it is unclear if and when it was not owner occupied. It was purchased by the present owners in 1998.

Source of Information: Denver Assessor's Office; Baist Map, 1905; Denver City Directories; Federal Census Records 1900, 1920, 1930, 1940; Denver householder's Directory and Street Avenue Guide 1924-1950; Denver Post articles available on Access World News Database. Denver Post and RMN articles on GenealogyBank.com.

Colorado State Legislature, "Database of Former Legislators."

<http://www.leg.state.co.us/lcs/leghist.nsf/DocView.xsp?documentId=D388A74166DA3020872578E20062F217&action=openDocument>

Charles Philp: <https://www.findagrave.com/memorial/8663476/charles-thomas-philp>

Charles T. Philp: Bio/History <http://palomino.homestead.com/ChasT.html>

"Populism in Colorado", *Colorado Encyclopedia*: <https://coloradoencyclopedia.org/article/populism-colorado>

Designation Eligibility Assessment

Landmark Designation Criteria:

A structure or district may be designated for preservation if, due to its significance, it meets the criteria listed in subsections (1), (2), and (3) below

(1) The structure or district maintains its integrity;

(2) The structure or district is more than 30 years old, or is of exceptional importance; and

(3) The structure or district meets at least 3 of the following 10 criteria:

It has a direct association with a significant historic event or with the historical development of the city, state, or nation;

It has direct and substantial association with a recognized person or group of persons who had influence on society;

It embodies the distinctive visible characteristics of an architectural style or type;

It is a significant example of the work of a recognized architect or master builder;

It contains elements of design, engineering, materials, craftsmanship, or artistic merit which represent a significant innovation or technical achievement;

It represents an established and familiar feature of the neighborhood, community or contemporary city, due to its prominent location or physical characteristics;

It promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;

- It represents an era of culture or heritage that allows an understanding of how the site was used by past generations;
- It is a physical attribute of a neighborhood, community, or the city that is a source of pride or cultural understanding;
- It is associated with social movements, institutions, or patterns of growth or change that contributed significantly to the culture of the neighborhood, community, city, state, or nation.

Integrity: If a structure maintains its integrity, it may be designated for preservation.

- Has integrity
- Does not have integrity

Does the structure have potential for designation?

- Has potential for designation
- Does not have potential for designation

Criterion B: This house meets Criterion B for its association with a recognized person who had influence on society, as the home of Senator Charles T. Philp, who lived there during the years he served in the State Senate representing Arapahoe County as a member of the Populist Party.

Colorado’s Populist Party gained significant support in Colorado and the West during the 1890s, as farmers, miners and other rural workers banded together to advocate for worker rights in an era of unchecked corporate influence of the Gilded Age. Members of the Populist Party supported worker protections such as an eight-hour workday, women’s suffrage and, crucial for Colorado’s economy: the free coinage of silver.

The Populist Party was one of the few political parties to serve as viable third-party alternative in the United States. In 1892, Populist Party candidate Davis Hanson Waite was elected governor of Colorado – the highest elected office to ever be held by the Populist Party. This was the height of Populist power in Colorado, as Waite was an unpopular and uncharismatic Governor. While the party waned in influence, key tenets of the Populist Party’s platform were soon adopted by the Democratic Party – including women’s suffrage and worker protections. However, it must be noted that the Populist Party was primarily concerned with the plight of poor white workers and was often hostile to Black Americans, especially in the southern United States.

Charles Philp was elected to the Colorado state legislature as a member of the Populist Party four times between 1897 and 1914. Although this was past the peak of the Populist Party’s power in the United States, the issues of worker protections and free silver were still very much a central issue for many Colorado workers and the Populist Party remained popular. During his tenure in the Colorado State House and Senate, Philp served on many committees that had direct connection to the Populist platform, including the Banking & Insurance, Corporations & Railroads, State Institutions, and Supplies & Expenditures Committees. Newspaper articles from the time speak positively of his tenure as a legislator, and note that he often sponsored legislation to protect the interests of the Colorado people during his time in office. Additional research is needed to determine the extent to which Philp influenced party politics in Colorado.

Criterion C:

The property at 1025 S York Street is a visibly intact example of a late-19th century Queen Anne style home constructed in the early period of development in the Myrtle Hill Subdivision in the Washington Park area of Denver. The cross-gable building features many Queen Anne details, including the decorative shingle pattern in the front gable, gable hood and turned brackets. The asymmetrical façade – typical of Queen Anne houses – also sports a one story porch with turned-post porch columns.

Although the building has undergone some changes, it still retains sufficient integrity of design, workmanship, materials, and feeling convey its history and could be understood to meet Criterion C.

Criterion G: The property also meets Criterion G as a rare example of a remaining Queen Anne Victorian home in Washington Park neighborhood. As one of the oldest houses on the block, it promotes understanding and appreciation of the urban environment and the development patterns of the Washington Park neighborhood. At a time when most of South Denver was still used as farmland or remained undeveloped, small areas of residential structures were developed near each other and other needed goods and services. The 1905 Baist Map shows a school, a church and a commercial district within two blocks of the S York St property. Furthermore, its location a block away from the streetcar line and commercial district of South Gaylord St shows the importance of a direct connection to downtown Denver in an era before ubiquitous car ownership. As Philp was a state representative, he could have taken the streetcar into the Capitol building when the legislature was in session.