

Neighborhoods

PLACES TO LIVE, PEOPLE TO SEE IN COLORADO NEIGHBORHOODS

PARK HILL



PHOTOS: STEVE BERCOVITCH

THE ESSENTIALS

WHERE IT IS—EAST OF CITY PARK. PARK HILL ENCOMPASSES A HUGE SWATH OF NORTHEAST DENVER THAT RUNS FROM COLFAX AVENUE NORTH TO I-70 AND FROM COLORADO BOULEVARD EAST ALL THE WAY TO QUEBEC AVENUE AND THE STAPLETON DEVELOPMENT. SITUATED EAST OF ITS NAMESAKE, CITY PARK, THE OLDEST HISTORIC SECTION OF THE NEIGHBORHOOD IS THE AREA NORTH AND SOUTH OF MONTVIEW BOULEVARD ADJACENT TO COLORADO BOULEVARD AND THE DENVER MUSEUM OF NATURE & SCIENCE. PARK HILL IS CONVENIENTLY LOCATED IN CENTRAL DENVER, 10 MINUTES FROM BOTH DOWNTOWN AND CHERRY CREEK.

WHAT MAKES IT SPECIAL—A HISTORIC NEIGHBORHOOD WITH CLASSIC HOMES. OR MORE THAN 100 YEARS, PARK HILL HAS BEEN A PREFERRED ADDRESS FOR DENVERITES. RESIDENTS HERE ARE DRAWN TO THE NEIGHBORHOOD'S CENTRAL LOCATION, RICH HISTORY, BROAD PARKWAYS, LANDMARK HOMES, INVOLVED NEIGHBORS AND CIVIC PRIDE. PARK HILL HAS BEEN AND REMAINS ONE OF DENVER'S CHERISHED OLD NEIGHBORHOODS. WITH ITS LOVELY OLD HOMES, WIDE GREEN STREETS, DEEP HISTORY AND ECLECTIC NEIGHBORS, PARK HILL IS A SPECIAL PART OF DENVER'S FABRIC.

THE HOMES—A VARIETY OF DISTINGUISHED GEMS. DURING ITS HEYDAY IN THE FIRST PART OF THE 20TH CENTURY, PARK HILL ATTRACTED DENVER'S ELITE, WHO HIRED THE MOST FAMOUS ARCHITECTS OF THE DAY, SUCH AS FISHER & FISHER, TO CONSTRUCT A FASCINATING ARRAY OF ELEGANT HOMES IN A RANGE OF ARCHITECTURAL STYLES. ALONG THE TREE SHADED STREETS OF PARK HILL, YOU WILL FIND GORGEOUS QUEEN ANNE VICTORIANS, TUDORS, COLONIALS, DENVER SQUARES AND MEDITERRANEANS AS WELL AS HUNDREDS OF ARTS-AND-CRAFTS BUNGALOWS.

OVER A CENTURY OF CHANGE. Park Hill has a long and colorful history, beginning with its founder, the eccentric German-born Baron von Winkler, who in 1887 platted the prairie and grassland east of City Park. In early 1898, during the Spanish-American War, the Baron allowed the Colorado National Guard—with some 1,400 troops—to set up a training camp on his land. Later that year, after the troops left Park Hill and were shipped off to duty in the Philippines, the Baron grew increasingly morose and committed suicide.

The Baron's holding were purchased by the Park Hill Syndicate, which began selling exclusive residences along Montview, formerly Mount View, in 1900. In tune with Mayor Robert Speer's ongoing City Beautiful movement, Park Hill's early developers created broad landscaped boulevards—including 17th

DESIGNED IN TUNE WITH MAYOR ROBERT SPEER'S CITY BEAUTIFUL MOVEMENT, PARK HILL FEATURES GRAND ARCHITECTURE AND SPACIOUS PARKWAYS

Avenue Parkway, Montview Boulevard, Forest Parkway and Monaco Parkway—that encouraged newcomers to build architecturally significant showhomes.

Tom Noel, aka "Dr. Colorado" and Professor of History at University of Colorado at Denver, by the 1910s, "Park Hill was the most elite, the most elegant address in Denver." Noel, who has authored several of the popular Historic Denver Guides, including the

STORY **JON GOLDBERG**

Park Hill edition, adds that "Park Hill has an appealing spaciousness, with generous setbacks and wide parkways. Along these parkways, nearly all the original houses were grand."

WHY IT'S HOT—A LANDMARK DENVER

NEIGHBORHOOD. "It's the best urban environment we could possibly live in," notes Elaine Kely, a residential real estate agent with Prudential Colorado Real Estate. Kely, who has called Park Hill home since the early 1970s, explains that, "When we bought, it was the end of white flight, and we flew in. We wanted to move into an integrated neighborhood where there was racial and economic diversity...I also love the feel of a settled neighborhood, with its mature landscaping." Like most Park Hill residents, she enjoys the access to downtown, parks, museum and theater.

AN (INTER)ACTIVE NEIGHBORHOOD

The Greater Park Hill Neighborhood Association has been an active part of the community since the early 1960s, when its first mission was to promote racial harmony. Park Hill residents are active, engaged citizens who are proud



of their past and embrace their unique relationship with each other. It's a friendly and cohesive neighborhood where neighbors stop to visit.

WHO LIVES HERE—GOT PHD? Park Hill prides itself on its history of racial and economic diversity, characteristics the neighborhood still exudes. With its particular urban flair, Park Hill attracts numerous accomplished professionals, such as lawyers and doctors, who work in or near downtown. Don't be surprised if most of your neighbors have graduate degrees!

WHAT YOU'LL PAY—\$300,000 TO OVER \$1 MILLION. Smaller bungalows start in the \$300,000s, large historic homes are mostly priced in the \$500,000 to \$900,000 range, and new homes (on scrape-off lots) are typically in the \$1 million range.

SCHOOLS—SOLID PUBLIC AND PRIVATE OPTIONS. According to Kely, "Denver Public School's Park Hill Elementary has always been a foundation school for this neighborhood." The DPS magnet Denver School for the Arts is also nearby. Private school options nearby include Stanley British Primary, Graland Country Day School, Montclair Academy and the Logan School.

When he is not penning this column, Jon Goldberg sells residential homes as a broker with Prudential Colorado Real Estate in Cherry Creek. An attorney who practiced in big firms before pursuing real estate, Jon lives in Denver with his wife and two young sons.

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