



DENVER HOUSING AUTHORITY

Scattered Site Affordable Housing Model

DHA invests in many different types of scattered site housing and the following properties provide an overview of the variety.

Vanderpool House

This single-family home in the Burns Heights addition was constructed in 1949. The ranch-type residence is within the North Park Hill neighborhood. The original Park Hill development was designed in 1887 by a Prussian immigrant, Baron Alloys Guillaume Eugen von Winckler. From early in the development's history, Park Hill was an integrated neighborhood. White families out-numbered non-white families, but people from different ethnic backgrounds continued to live in and move to the Park Hill community. In the mid-twentieth century, the neighborhood created some restrictive covenants to limit total integration and inhibit certain land management practices. Many of the schools and churches were de facto segregated in the 1960s. Despite these barriers, in 1969, a majority of the residents of Park Hill voted for school board candidates who supported school integration, while the rest of Denver voted for candidates who largely opposed integration.

Like many other suburbs of the early twentieth century, Park Hill grew around the electric street cars and Tramways with the Park Railway Company (1888-1899) and the Denver Tramway Company (post-1899). However, by the 1930s, Park Hill was an automobile-based suburb. The neighborhood consisted of ethnic diversity as well as architectural diversity. Homes were built in many styles ranging from Victorian to the Arts and Crafts houses to the more modest homes that were built in the postwar era.

Burns Heights was designed by Franklin L. Burns from the D.C. Burns Realty & Trust Co. in 1947. Burns didn't believe in the construction of custom-built houses but still tried to supply low-cost and high-quality homes to average American families. The company's success was based on the large number of homes it constructed in the Denver area. Burns built nearly 7,000 "Burns Better Built Bungalows" by 1955, according to the National Register of Historic Places.

One Burns Better Built Bungalow, the Vanderpool House, eventually became part of DHA's model to provide scattered sites of affordable housing.



Image 38: The Vanderpool House in the North Park Hill neighborhood. The home is a good example of a Burns Better Built Bungalow. Photo c.2021. Credit: Denver Housing Authority.



Image 39: The Vanderpool House in the North Park Hill neighborhood has unique shutters, just one way that Franklin Burns tried to differentiate houses in his developments. Photo c.2021. Credit: Denver Housing Authority.



Image 40: Even though the Vanderpool House in the North Park Hill neighborhood is a Burns Better Built Bungalow, the home's floorplan generally follows the ranch type that was popular in the mid-20th century. Photo c.2021. Credit: Denver Housing Authority.



Image 41: A rear view of the Vanderpool House in the North Park Hill neighborhood. The home was eventually acquired by DHA and became part of DHA's scattered sites of affordable housing. Photo c.2021. Credit: Denver Housing Authority.



Image 42: Different angle of the front façade of the Vanderpool House in the North Park Hill neighborhood. Photo: c.2019. Credit: Google Maps.

Weinrub/Hamer House

This brick Tudor Revival style house was constructed in 1929 by Quality Home Builders, Inc. in the Park Hill neighborhood. DHA acquired the home to become affordable housing.

Baron Allois Guillaume Eugen von Winckler designed the original Park Hill development on 32 acres of land he owned in northeast Denver in 1887. As the neighborhood grew, settlers from many nations, including England, Denmark, Germany, the Netherlands, and Italy, moved into the neighborhood, as well as many African Americans. After Winckler took his own life in 1898, his property soon became available to other developers. Those

developers began the creation of Park Hill as a residential neighborhood, changing a former setting for dairies and brickyards into treelined streets with attractive homes, offering a quiet life removed from the city.

The home was built by Harry M. Bitman and his business, Quality Home Builders, Inc. Bitman was an active land developer and builder in the area, and he was responsible for collaborating with architect J. Roger Musick on the Bitman-Hower House (a Denver Landmark property at 6400 E. Montview Blvd.), as well as other nearby properties. Quality Home Builders also built other houses in the neighborhood.

The home may be eligible for the National Register of Historic Places under Criterion C because it exhibits character-defining features of the Tudor Revival style, such as brick construction, a prominent chimney crowned by decorative pots, a steeply pitched side-gabled roof, and an arched entry. Additionally, the property was built by Harry M. Bitman, a master builder who was responsible for the construction of several other notable properties in Park Hill.



Image 43: The Weinrub House in the Park Hill neighborhood was constructed in 1929 and eventually became part of DHA's affordable housing programs.

Photo c.2021. Credit: Denver Housing Authority.



Image 44: The Weinrub House in the Park Hill neighborhood is an example of the Tudor Revival style. Photo c.2021. Credit: Denver Housing Authority.



Image 45: Front façade of the Weinrub House in the Park Hill neighborhood. Photo: c.2019. Credit: Google Maps.



Image 46: Rear view of the Weinrub House in the Park Hill neighborhood. Photo: c.2019. Credit: Google Maps.



Image 47: View of the garage for the Weinrub House in the Park Hill neighborhood. Photo: c.2019. Credit: Google Maps.

Orange House

The Orange House is a duplex located in Bellevue Dayan's re-subdivision in the Hale Neighborhood. This 1940s home is typical of the scattered sites of affordable housing that are available from DHA. The neighborhood was named for Hale Parkway, which runs diagonally across the south end of the neighborhood, departing from the otherwise grid plan. This residential neighborhood is located east of downtown and developed along with several other east-side neighborhoods. As residents within Denver's core grew tired of dirty living conditions, they sought lots on the east edge of the city to find quieter, cleaner neighborhoods. Some blocks in the Hale neighborhood were largely developed in the 1920s and 1930s, illustrated by the craftsman bungalows and Tudor Revival homes that remain.

As World War II began, workers flocked to Denver to take administrative positions at federal agencies, to train at one of Denver's aviation training facilities, or to work in the

wartime factories that were opening across the region. Buildings like this duplex were constructed to meet the demand for affordable housing.

Arthur L. and Beatrice L. Orange owned this property by 1950. Property records suggest that they owned the duplex and lived in one unit while renting out the other. The one-story brick dwelling has contrasting colors of brick and corner windows to add interest to this simple design.



Image 48: The front elevation of the Orange House in the Hale neighborhood. Photo c.2021. Credit: Denver Housing Authority.



Image 49: The Orange House in the Hale neighborhood was constructed c.1940 and shows common design elements of that time, like horizontal bands of different colors of brick. Photo c.2021. Credit: Denver Housing Authority.



Image 50: The original owners of the Orange House in the Hale neighborhood lived in the front portion of the duplex and rented out the rear portion.

Photo c.2021. Credit: Denver Housing Authority.



Image 51: The Orange House in the Hale neighborhood represents the types of small units of affordable housing that DHA offers to the community. Photo

c.2021. Credit: Denver Housing Authority.



Image 52: The Orange House in the Hale neighborhood includes a one-car garage that matches the style of the home. Photo c.2021. Credit: Denver Housing Authority.

Morrison House

Similarly to the Orange House, The Morrison House was constructed in 1938 in the Bellevue subdivision of the Hale neighborhood. Records show that many of the lots in the Bellevue subdivision were purchased by the City and Farm Improvement Company, suggesting that this company developed many lots in the 1930s.

This one-story, brick, multiple dwelling has a U-shaped footprint. However, the footprint resembles two L-shaped units that are attached. The style resembles the principles of the “American small house” or “minimal traditional house.” In simple ways, it minimally reflects the Tudor Revival houses found elsewhere in the neighborhood. The front cross-gables, the brickwork under the gables and around the round-arch doors, the stone steps leading up to the entries, and the brick sills all nod to the Tudor Revival style. On the primary (west) elevation, an entry is centrally located under each of two front-facing gables. Each door is flanked by 2-light sliding glass windows with brick sills.



Image 53: The Morrison House in the Hale neighborhood was constructed as a duplex. Photo c.2021. Credit: Denver Housing Authority.



Image 54: The Morrison House in the Hale neighborhood eventually became managed by DHA as affordable housing. Photo c.2021. Credit: Denver Housing Authority.



Image 55: The Morrison House in the Hale neighborhood also included a garage, since most Americans were dependent on personal vehicles by the mid-20th century. Photo c.2021. Credit: Denver Housing Authority.



Image 56: Scattered sites of affordable housing, like the Morrison House in the Hale neighborhood, offer families more amenities like backyards and access to outdoor spaces. Photo c.2021. Credit: Denver Housing Authority.



Image 57: The houses adjacent to the Morrison House in the Hale neighborhood exhibit similar architectural styles. Photo c.2021. Credit: Denver Housing Authority.