



RESIDENCE
AT EAST 7TH AVE

Historic Preservation

DENVER, CO COMPLETED 2022 9,424 SQFT

WELCOME TO THE NEIGHBORHOOD



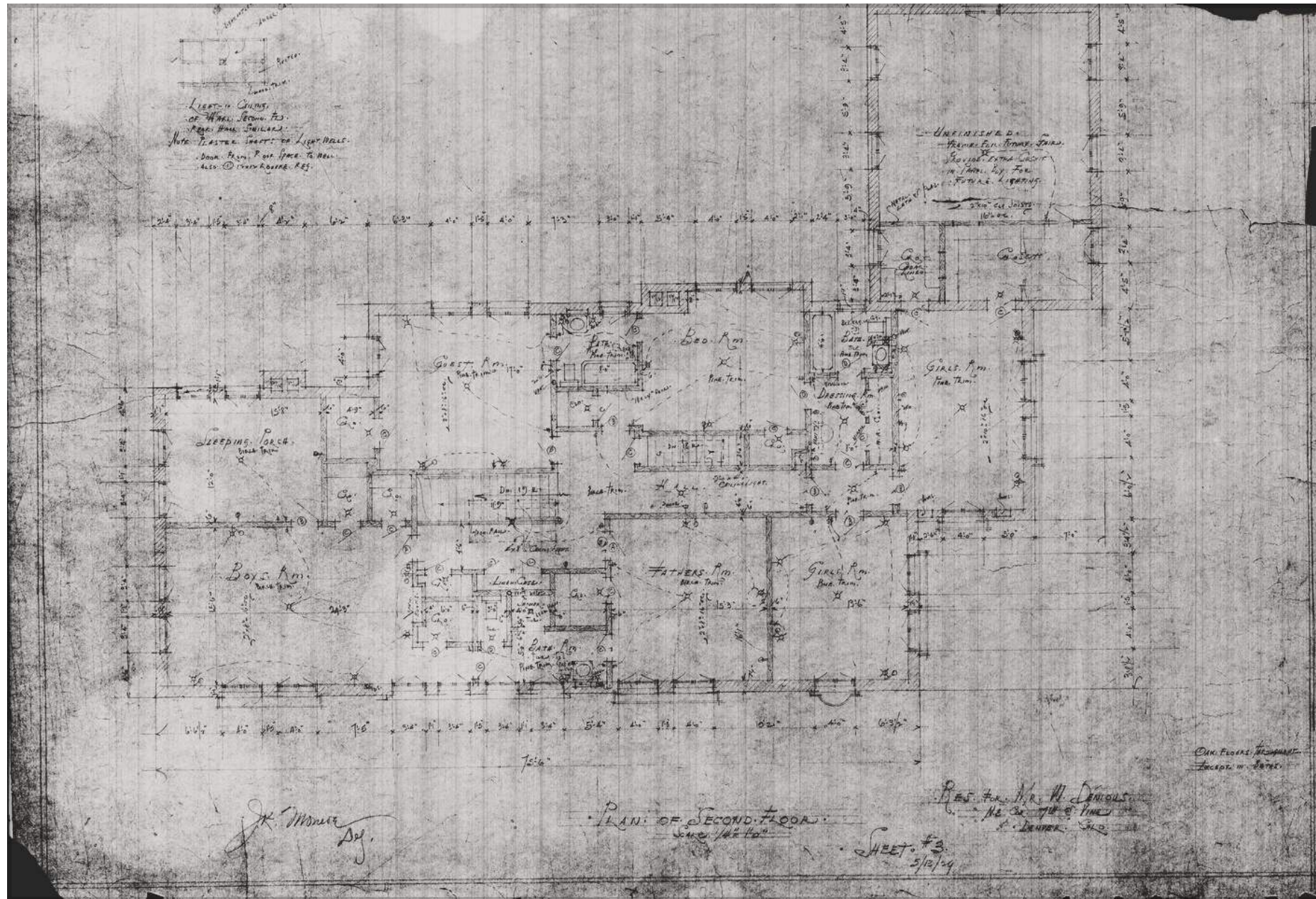
Located in the heart of Denver's esteemed East 7th Avenue Parkway, this classic Mediterranean Revival house emerged from the visionary minds of Jacques Benedict and John Monroe. Constructed in 1929 for Wilbur Denious, a significant member of Denver society, this magnificent residence stands as a testament to the elegance and grandeur of this era.

The interior scope includes a makeover for every space on each of the three floors. However, certain areas such as the entry foyer's vaulted ceilings, ironwork, light fixtures, wood trim, floors, and plaster walls were merely cleaned and repaired. Modifications include each of the five upper-level bedroom suites. On the main level, modifications include a new kitchen, butler's pantry, breakfast nook, powder rooms, parlor, and expanded closet spaces. In the basement, the modifications included the family room, exercise room, game room, wine cellar, storage spaces, and all new mechanical systems.

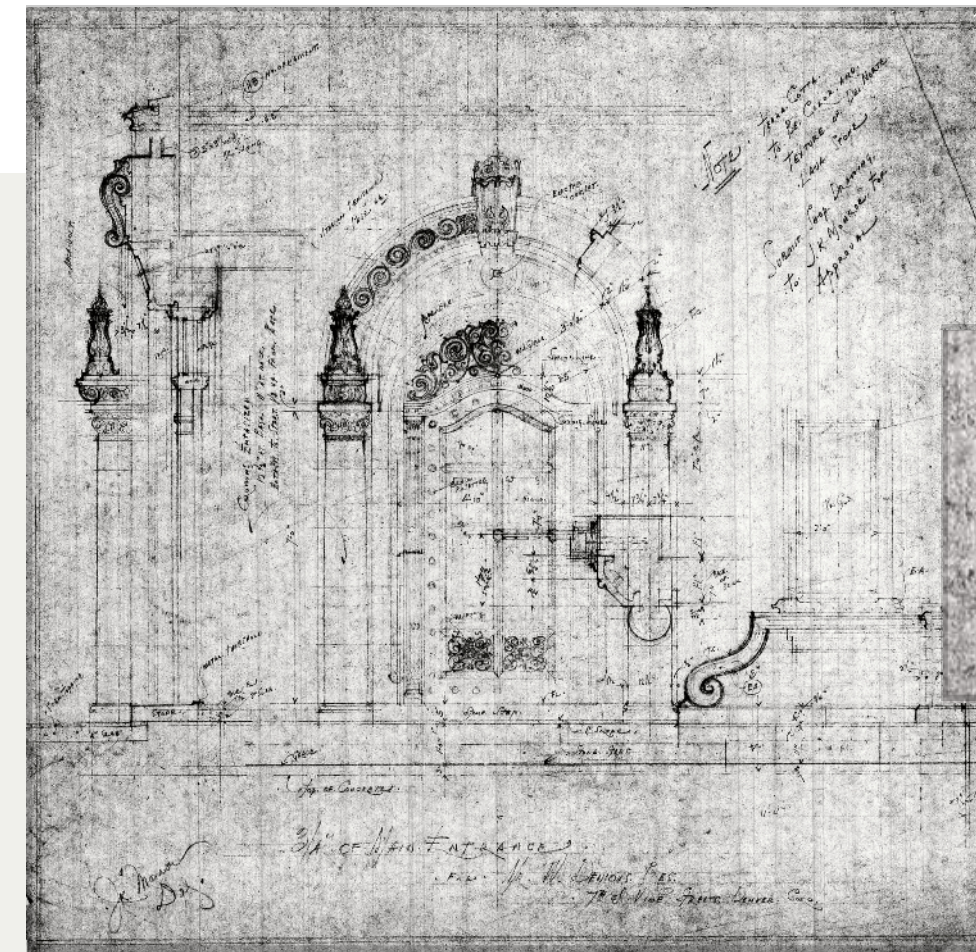
Our scope is reflective of the Denver Landmark Preservation Commission guidelines, that is, minimal exterior change to the original house. In addition to renovated exterior living patio spaces, pergola, and new basement egress windows, our project included new garage doors, relocation of rooftop mechanical equipment, exterior plumbing, and electrical and security systems.

The end result is a project that reflects both the original charm and architectural character of a significant Denver residence with new and modern 21st Century functional requirements. The current structure houses a family of five, providing all the needs and wants to bring up a new generation of Denverites that will grow up respecting the architectural legacy of Denver's best residences.

HOUSE HISTORY: 1929



Original second story floor plan by John K. Monroe in 1929



Original plan of main entrance by John K. Monroe



John K. Monroe signature on copies of original plans

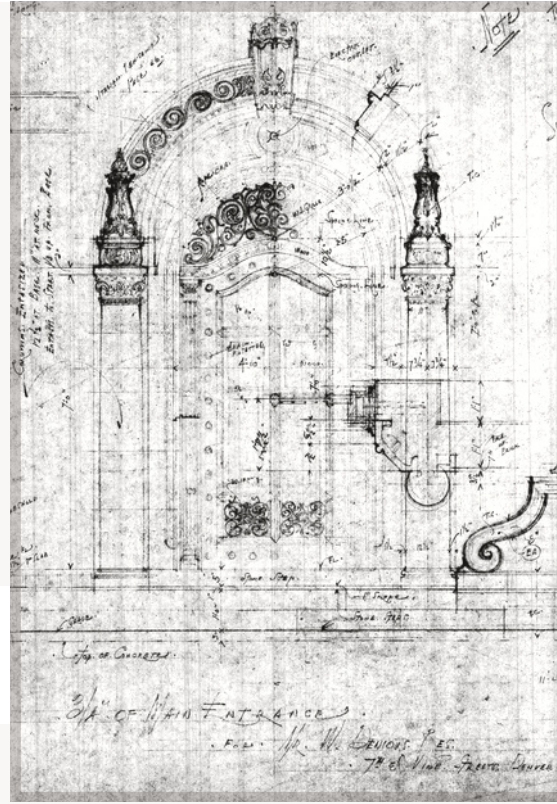
Building the home in 1929 cost \$26,000, as cited by Nancy Widmann in "The East 7th Avenue Historic District" Guide.



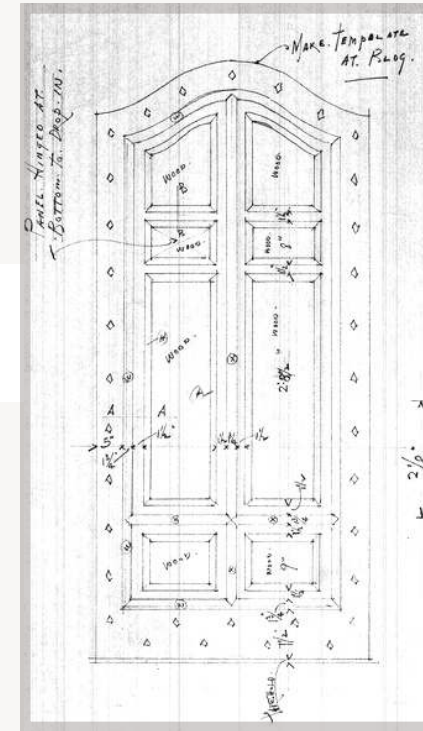
John K. Monroe, Colorado and It's People, 1948

According to copies of original architectural drawings, the home was constructed under designer, John K. Monroe as part of the Jacques Benedict architecture firm. Monroe worked as Benedict's chief assistant until establishing his own practice in 1932. Monroe is recognized for many of Denver's prestigious churches including Holy Ghost, designed with Jacques Benedict and Good Shepherd, also on E. 7th Avenue.

HISTORIC DETAILS



Architectural detail plans for front entrance, created for Mr. W. Denious



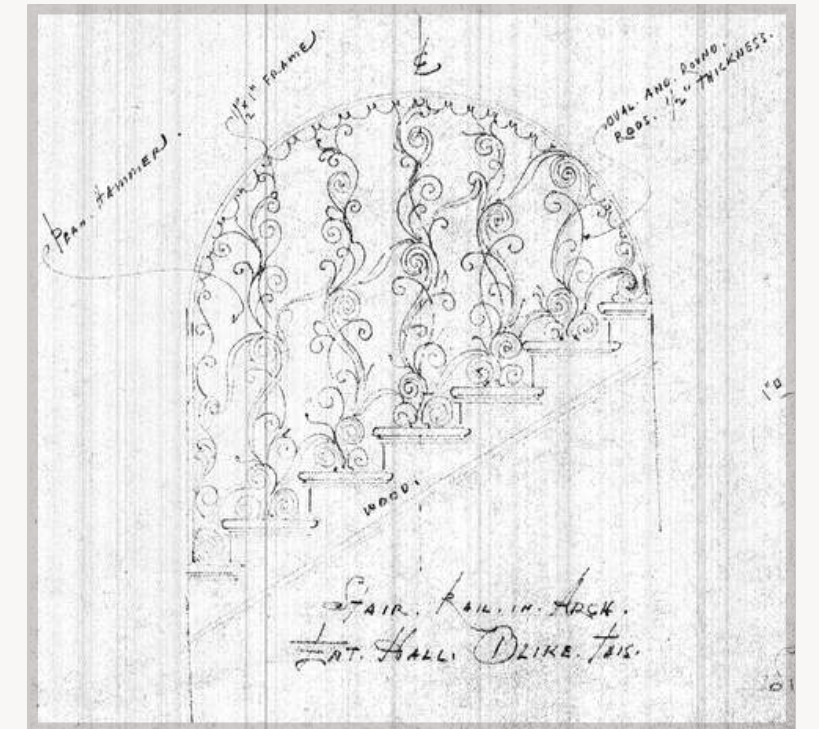
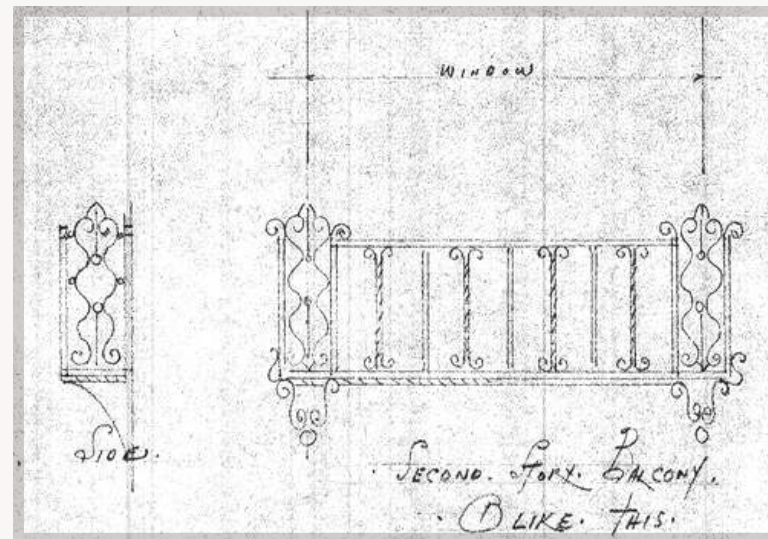
Details of wood front door that remain intact today



Stair railing at front entrance

WROUGHT IRON DESIGNS

Second story balcony details



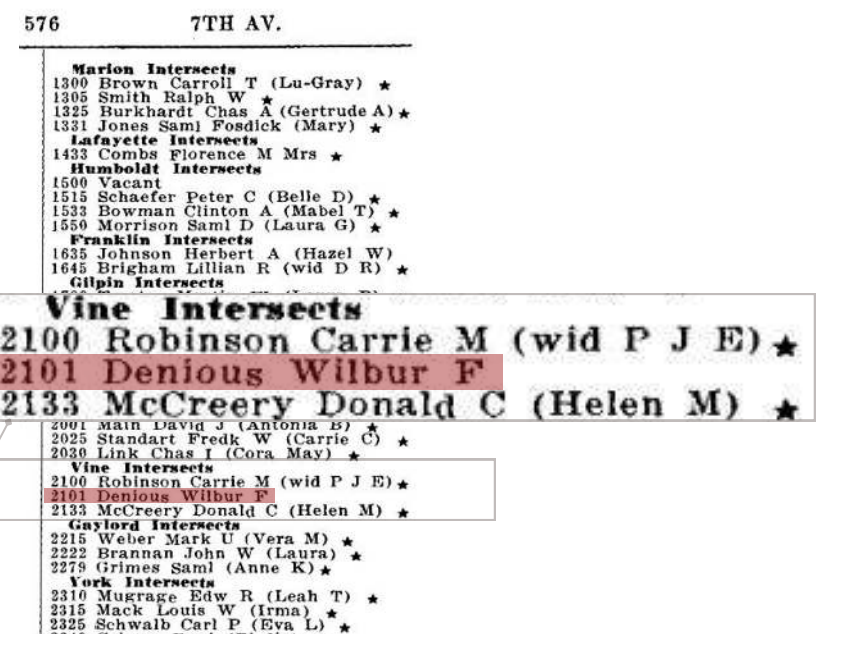
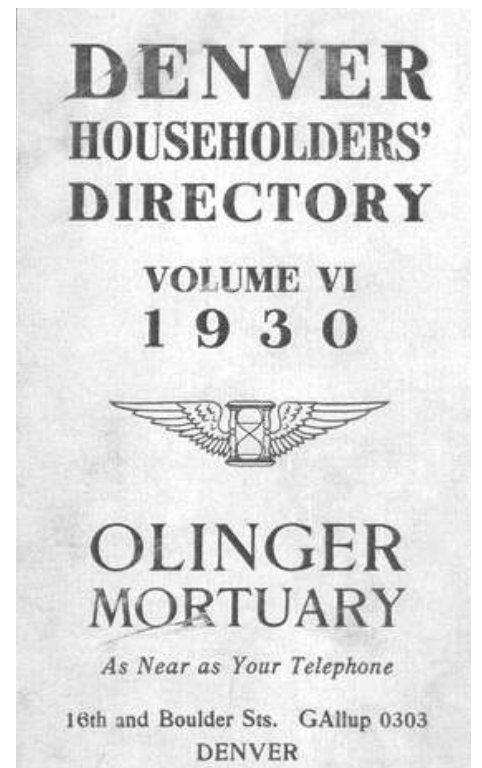
The home's first owner was Wilbur F. Denious, a well-established lawyer in Denver in the early 20th Century. Denious received his law degree from the University of Denver in 1902 and began practicing law in the Equitable Building until opening his own firm, Dayton & Denious. Following his years in law school, he held multiple leadership roles with his fraternity, Kappa Sigma, and was considered instrumental in leading the chapter through WWI and the Spanish Flu. In 2021, Denious was inducted into Kappa Sigma's Hall of Honor.

Wilbur also served in prominent positions on the American Bar Association, Denver Bar Association, Denver Chamber of Commerce, and Trustee of University of Denver. Denious eventually became president of the Colorado Board Association.

Wilbur passed in October 1957, leaving his estate to his five children.



Wilbur F. Denious, History of Colorado, 1927



Denver Public Library
1955 - 1959 Death Index
Rocky Mountain News and The Denver Post

Name	Date	Page(s), Sec.	Publication
Dempsey, A. Norman	27 Jan 1956		
Dempsey, Charles O.	23 Aug 1959		
Dempsey, Dwaine F.	30 Jun 1958		
Dempsey, Dwaine F.	30 Jun 1958		
Dempster, Eva Mrs.	26 Sep 1957		
Demuth, Clarence E.	06 Jun 1956		
Demuth, Clarence E.	06 Jun 1956		
Denchfield, Susan M. Mrs.	07 Dec 1955		
Denes, Phoebe F. Mrs.	12 Aug 1959		
Denes, Phoebe F. Mrs.	13 Aug 1959		
DeNewman, Helen V.	01 May 1958		
DeNewman, Helen V.	02 May 1958		
DeNike, Gertrude A. Mrs.	18 Jul 1955		
DeNio, Clara L. Mrs.	22 Apr 1957		
DeNio, Clara L. Mrs.	22 Apr 1957		
Denious, Wilbur F. Sr.	13 Oct 1957	2AA	DP
Denious, Wilbur F. Sr.	13 Oct 1957	33	RMN
Denious, Wilbur F. Sr.	17 Oct 1957	25	DP
Denious, Wilbur F. Sr.	22 Oct 1957	3	DP
Denious, Wilbur F. Sr.	22 Oct 1957	42	RMN
Denious, Wilbur F. Sr.	16 Dec 1957	3	DP

WILBUR DENIOUS SR. DIES
DENVER (P) — Wilbur F. Denious Sr., 84, prominent Denver attorney and former president of the Colorado Bar Assn., died Thursday night at his home after a long illness.

1957, October 11. Obituaries, The Coloradoan

Colorado Collectors

Modern Art and Nineteenth Century Furniture Classics



Photography: Nicholas DeSciore

TAKE one house with the kind of large, cavernous rooms indicative of elegantly built Denver houses of the late 1920s. Bring to it a striking collection of wall-sized 20th Century paintings and 19th Century country furniture from France, Great Britain and the United States. Add some unique contemporary furniture by Le Corbusier, Marcel Breuer and others. Then include two active children and a working couple, Bill and Mary Carroll Scott.

It takes a special vision to see the affinity between an early 19th Century Pennsylvania square-backed settee and an Ellsworth Kelly pri-

The design of this fine city home is attributed to Jacques Benedict. Built between 1929-31, the well-scaled proportions and extraordinary architectural detail have stood the test of time and are as admired today as when the house was constructed.

Left: A 1961 painting by Morris Louis dominates the dining room. The 19th Century French dining table is from Normandy and originally served as a working table. As a centerpiece, the Scotts use two of their collection of 19th Century toy fire trucks. The chairs are contemporary classics, the Spoleto chair designed by architect Marcel Breuer.

mary color lithograph, particularly in a manner that respects the integrity of each statement and its creator. Rather than use either furniture or art to fill up space, the Scotts have created a home in which every object seems selected for its integral esthetic value. Yet, rather than the chaos that might result from the assortment, the basic line, form, texture, surface and scale of the pieces give each room a sense of uniformity and interest, creating an effect of serenity and comfort, yet permitting each object to exist as a complete statement.

Bill Scott, an associate partner with

65

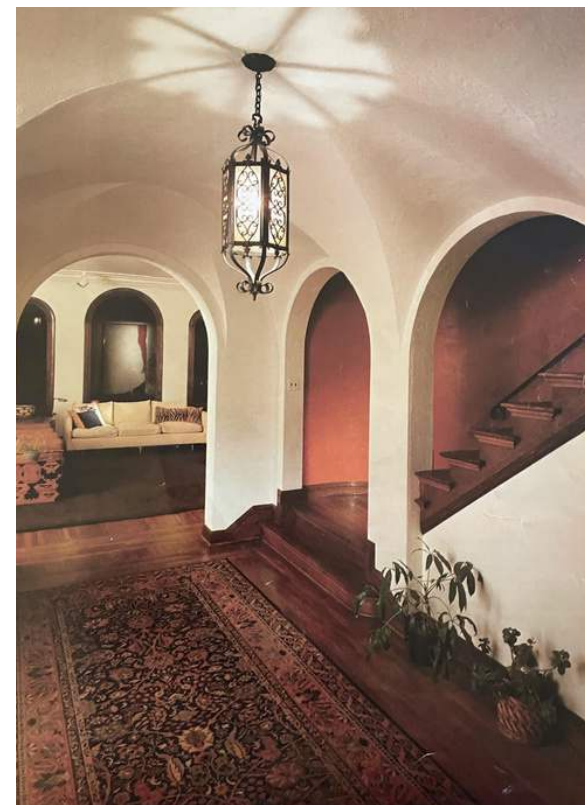
Katharine Smith Chafee, Date unknown, Pages 65 - 71



Above: Two leather and chrome Le Corbusier armchairs provide comfortable seating while the dramatically arched living room window offers a view of the exterior balustrade. A strong visual impact is created by the 1967 plywood and cast resin, red monolith sculpture by Minimalist artist Sol LeWitt. On the wall is another painting by Morris Louis, a stripe painting from 1962. Serving as a side table is a Tansu chest from Japan.

Part of the Colorado lifestyle, for Mary Carroll Scott and her children, Patrick and Elizabeth, is living with modern art and fine antiques. Elizabeth is seated on a pine and turned, early 19th Century, Spoleto chair. A contemporary Italian chrome and marble lamp and behind them is an Ellsworth Kelly lithograph.

Right: The arched entryway is created by a series of grouped vaults that open upon the living room. The arch form is repeated in the living room window and in the corner window as a reflection of the Helen Frankenthaler painting on the opposite wall.



The architectural firm of Skidmore, Owings & Merrill, may be credited with the strikingly simple and functional kitchen (the only total renovation in the house). However, one still senses in the house the gentle participation of all members of the family, from 26-year-old Elizabeth and 7-year-old Patrick to Mary Carroll, co-chair of the Alliance for Contemporary Art of the Denver Art Museum and a consultant to Colorado Energy Research Institute.

It is a bit breathtaking to see a 26-year-old stroll by a museum-quality Morris Louis painting just a fingertip away, but as Mary Carroll explains, "When we lived in an apartment in New York, the children had no place else to play so they had to learn not to touch art. Now, in Denver, they don't overpower, probably due to Bill Scott's understanding that the house would have to be of a scale that could deal with the large art. The decision to live in an older house rather than a contemporary one was made because, as Bill notes, "You can't live in a gallery space. It was the light and airiness of the spaces that attracted me to this house. I also liked the interesting detail, particularly arches. I thought it would be interesting to combine the different elements and allow the old and new to coexist."

The house, built between 1929 and 1931 by Denver architect Jacques Benedict, was occupied by the original owners until 1958, when it became the regional headquarters of the Maryknoll Missionary Order. Few can play in the basement or outside, but they still realize that rooms with art are not places to play catch or run around. I don't even think it would occur to them to touch a painting.

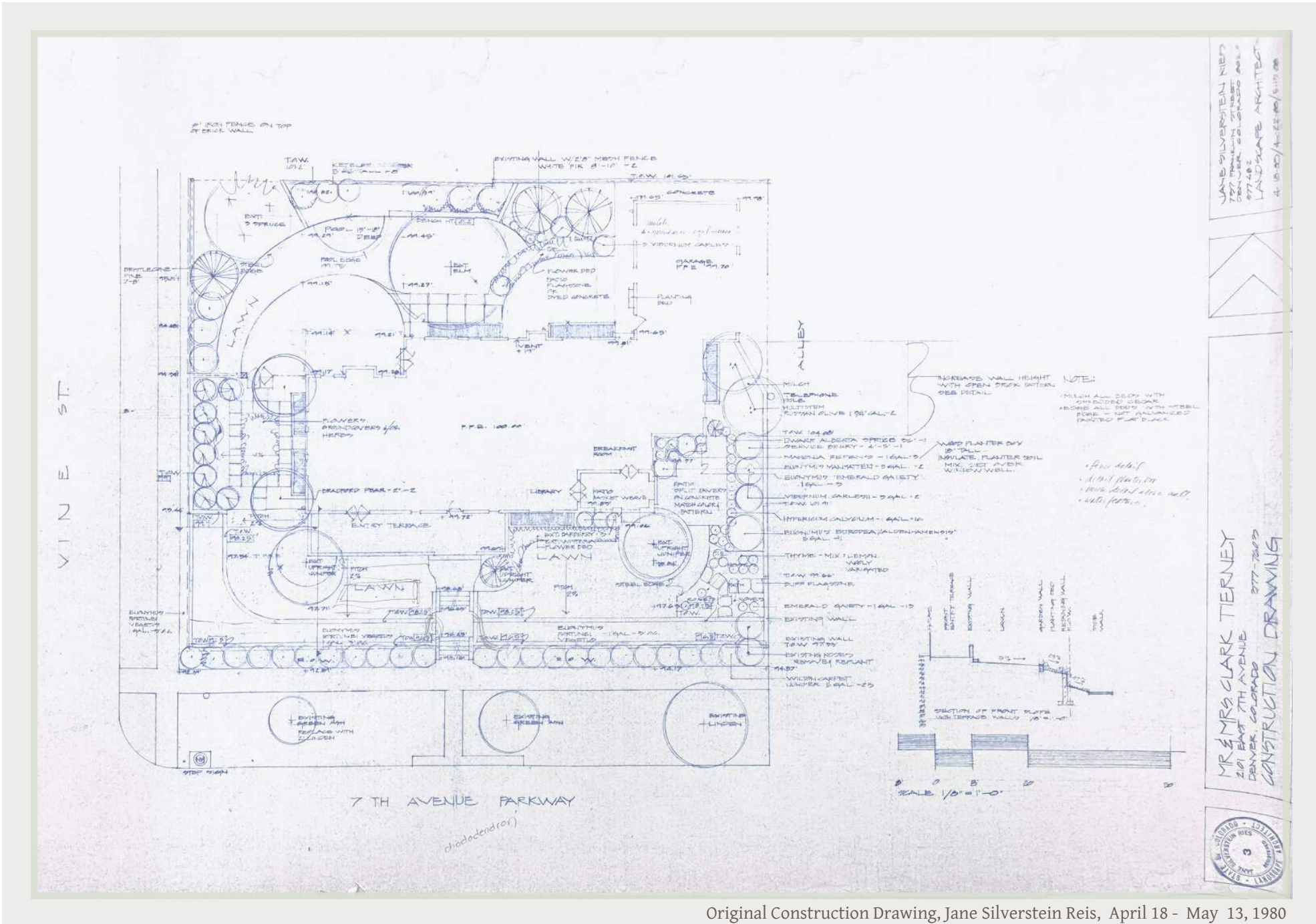
By site alone, significant paintings by Louis, Helen Frankenthaler, Larry Poons and Kenneth Noland, and the monolithic sculpture by John McCracken tend to dominate a first impression of the house. Yet, while the art is terribly impressive, it

Though the original publication is unknown, Residence at East 7th Ave was a featured backdrop to one's family's modern and antique art collection.

"You can't live in a gallery space. It was the light and airiness of the spaces that attracted me to this house. I also liked the interesting detail, particularly arches. I thought it would be interesting to combine the different elements and allow the old and new to coexist."

Homeowner, Bill Carroll Scott, associate partner at architecture firm, Skidmore, Owings, and Merrill

HOUSE HISTORY: 1980



Original Construction Drawing, Jane Silverstein Reis, April 18 - May 13, 1980



Jane Silverstein Reis, a well-established Denver landscape architect, was hired in 1980 to design a refreshed front and backyard for the owners in 1980, Mr. Lewis and Mrs. Carolyn Clark.

Silverstein Reis is known for her contribution to numerous Denver landmarks such as the Botanic Gardens, The Governor's Mansion, and the Molly Brown House Garden.

PROJECT SCOPE

MAIN LEVEL

- Fully Renovated Kitchen
- New Butler's Pantry
- New Breakfast Room
- Updated Living Room
- Updated Parlor

UPPER LEVEL

- New Owner's Walk-In Closet
- New Owner's Bathroom
- Updated Guest Bedroom
- New Guest Suite Kitchenette
- Updated Children's Bedroom

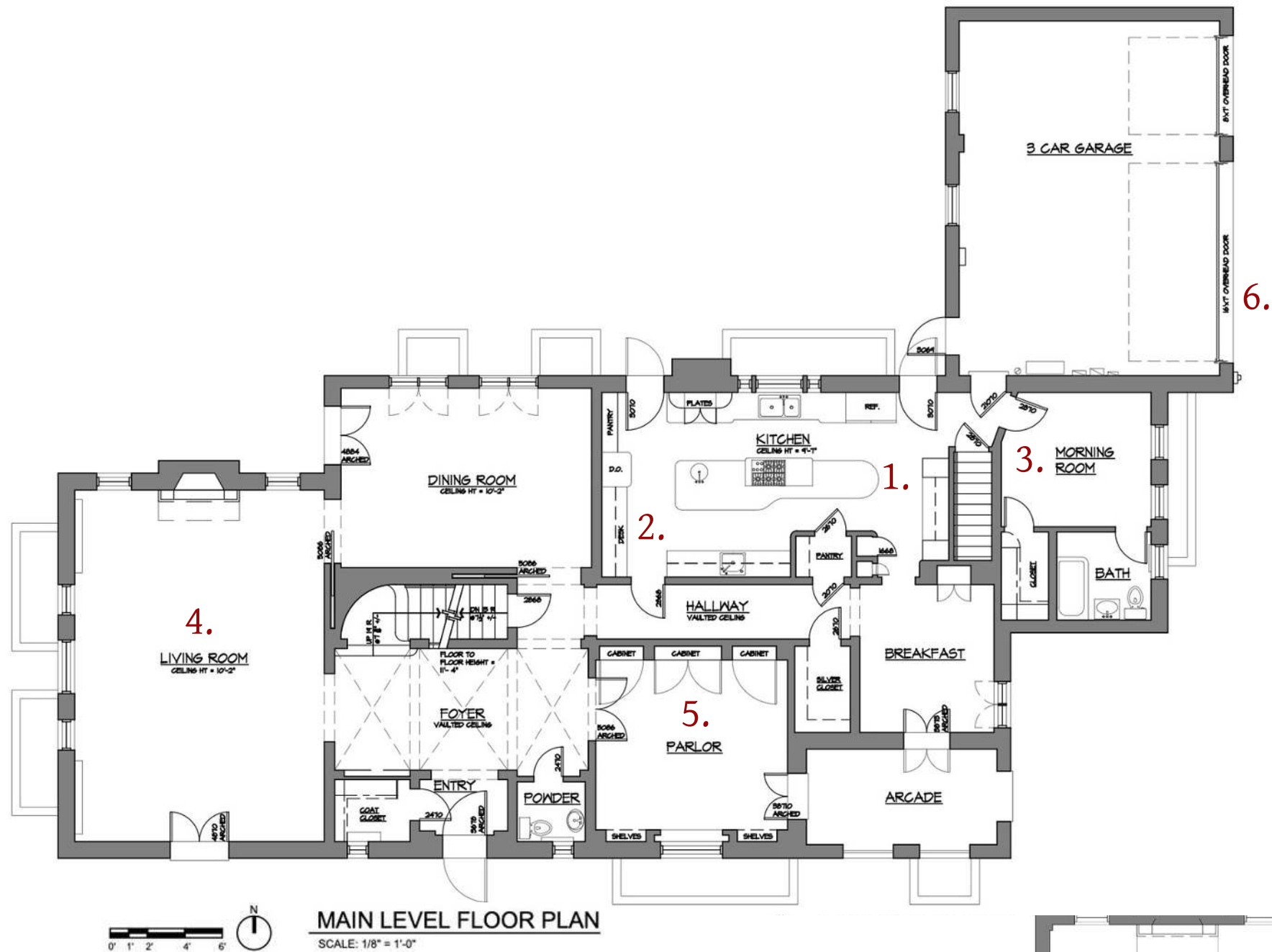
BASEMENT

- Updated Family Room
- New Game Room
- New Exercise Room
- New Sauna
- New Wine Cellar

EXTERIOR

- Outdoor Fire Pit
- Pergola
- Outdoor Kitchenette
- New Garage Doors

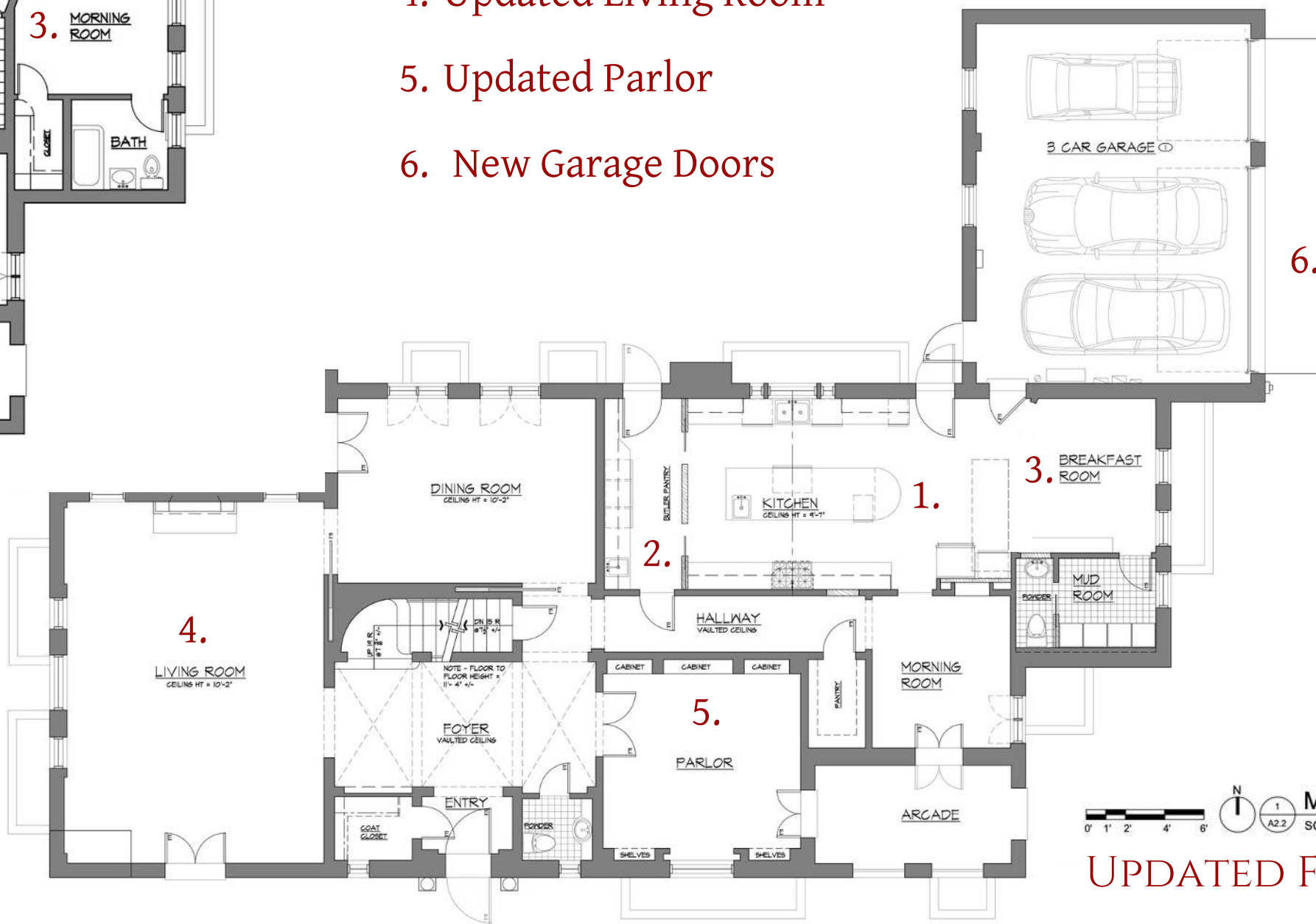
PROJECT SCOPE: MAIN LEVEL FLOOR PLAN



LEGEND

- 1. Fully Renovated Kitchen
- 2. New Butler's Pantry
- 3. New Breakfast Room
- 4. Updated Living Room
- 5. Updated Parlor
- 6. New Garage Doors

PRE-EXISTING CONDITIONS



UPDATED FLOOR PLANS

PROJECT SCOPE: FULLY RENOVATED KITCHEN



Before



Bill Bonebrake Photography

The kitchen remodel included: new cabinets, countertops, appliances with new locations, flooring, island, lighting fixtures, finishes, and furnishings.

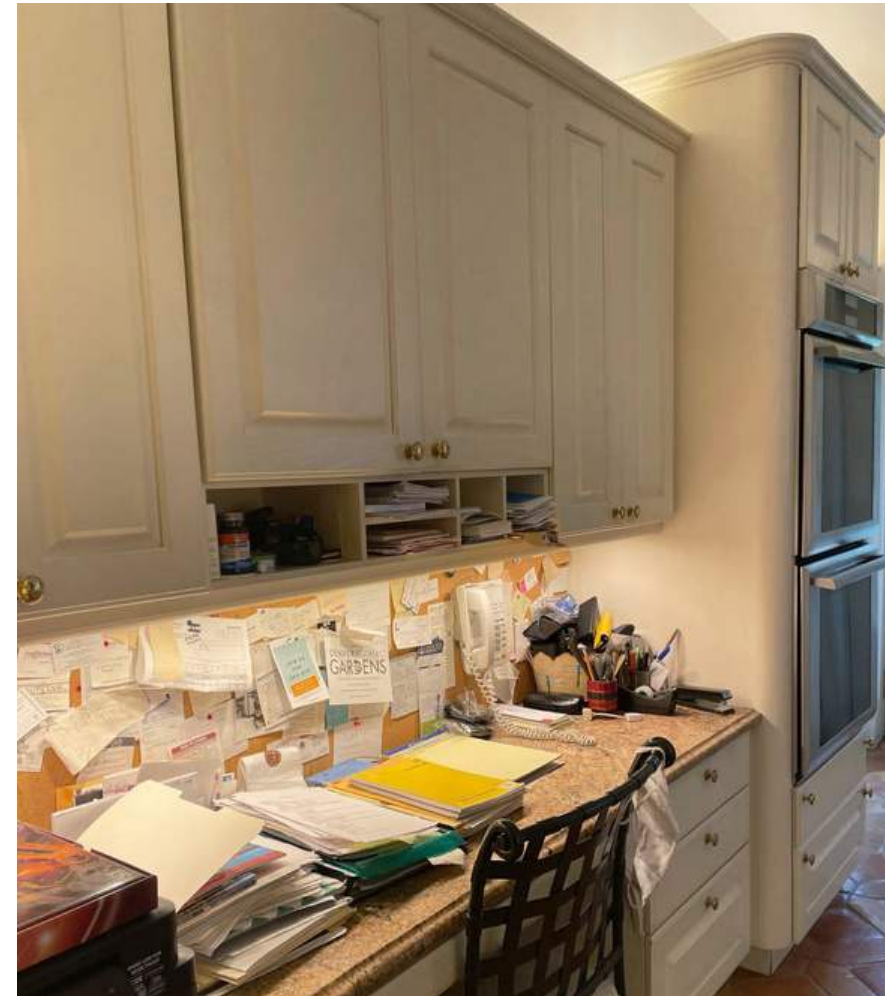
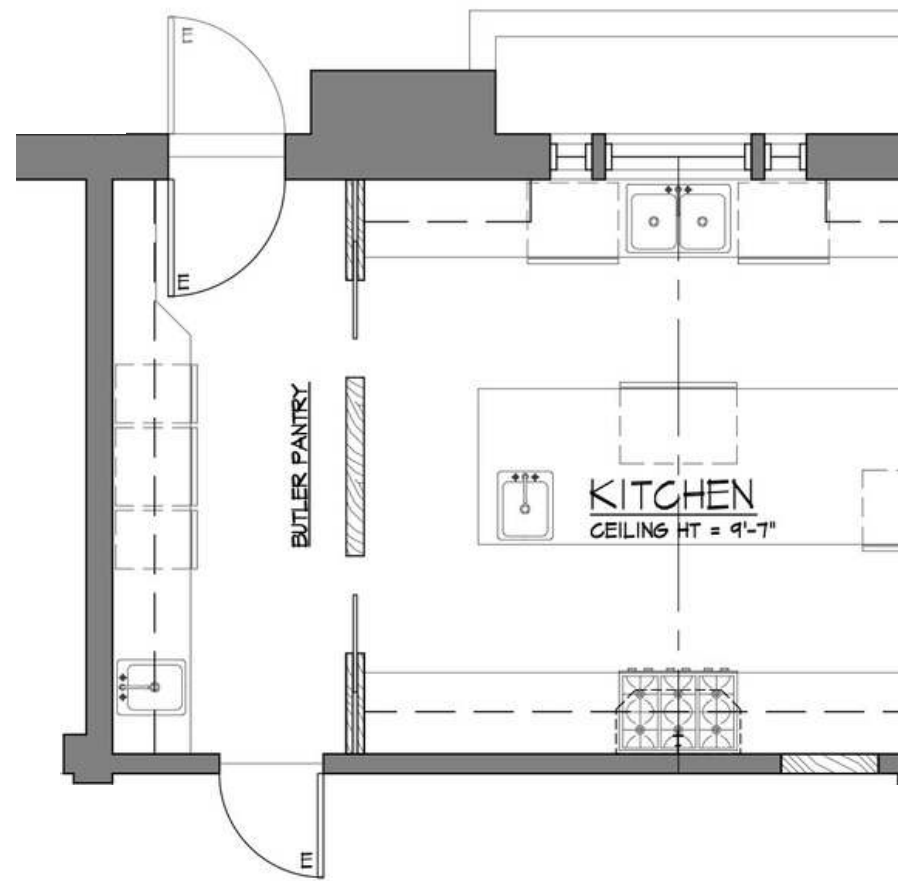


Before



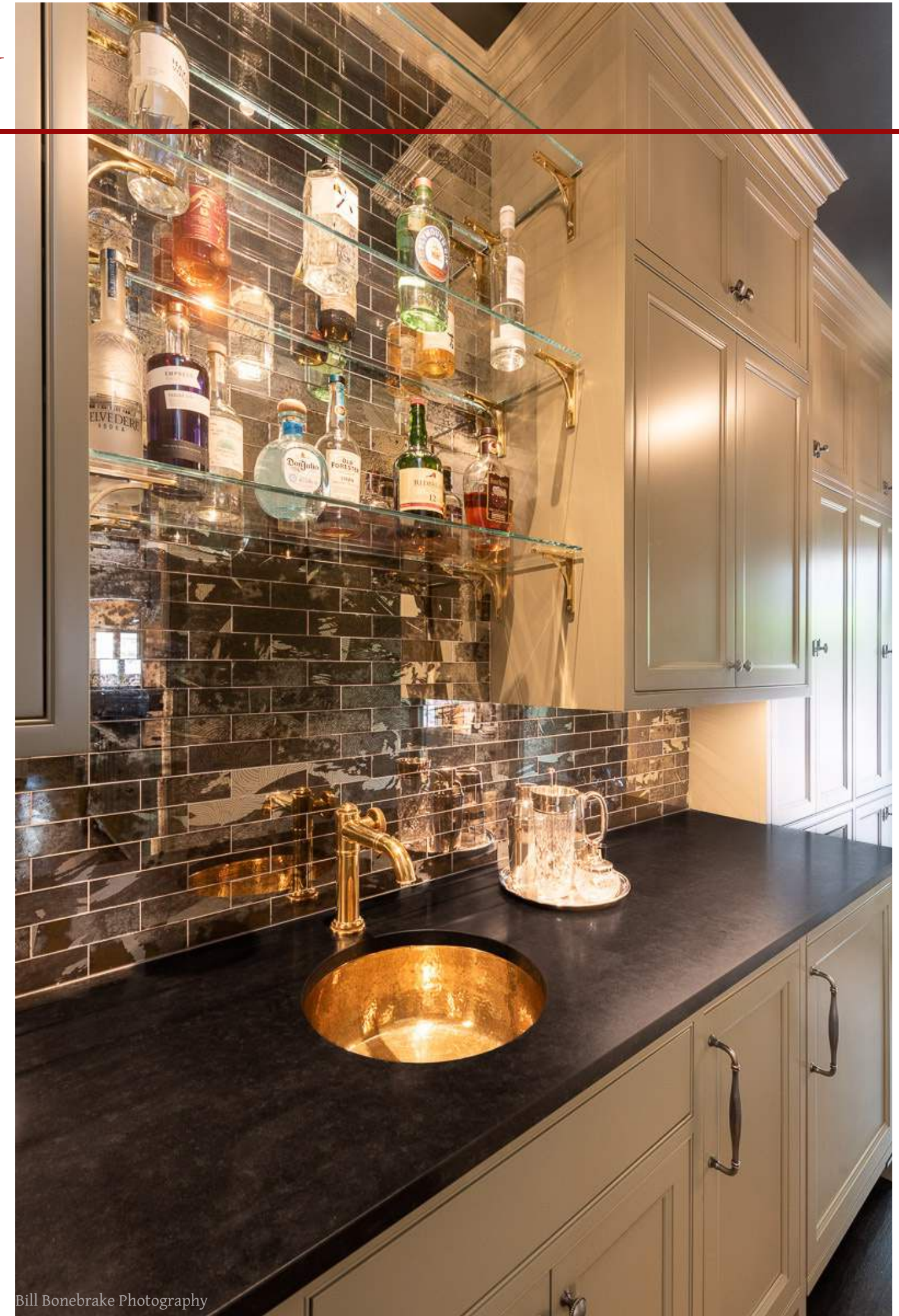
Bill Bonebrake Photography

PROJECT SCOPE: NEW BUTLER'S PANTRY



Before

Adding a wall created a new butler's pantry that included new countertops, floor, cabinets, appliances, fixtures, and finishings. With an appearance distinctive from the kitchen, it has direct access to outdoor entertaining.



PROJECT SCOPE: NEW BREAKFAST ROOM

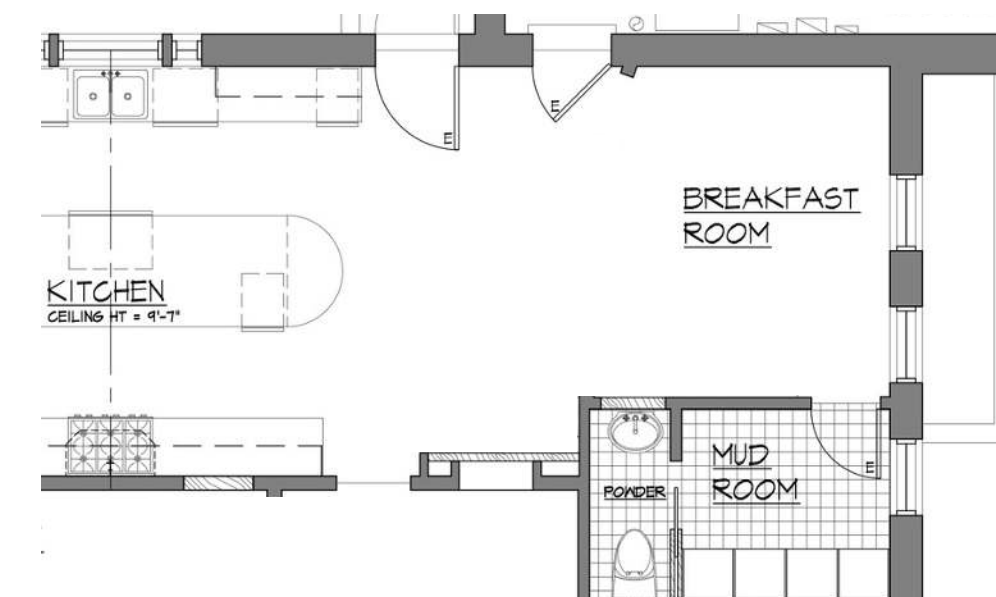
Originally a servant's room, the dividing wall was replaced with an arched opening to create a breakfast nook. This design defines the dining area from the adjacent kitchen and helps to create an entry from the garage with access to a powder room.



Before



Before



PROJECT SCOPE: UPDATED LIVING ROOM AND PARLOR



Bill Bonebrake Photography



Before



Living Room Color Palette

The living room was re-space planned and interior design updates were made to the finishing, fixtures, and furnishings.

The parlor received modifications to the existing built-in cabinetry as well as interior design updates to create a distinctive space.



Parlor Room Color Palette

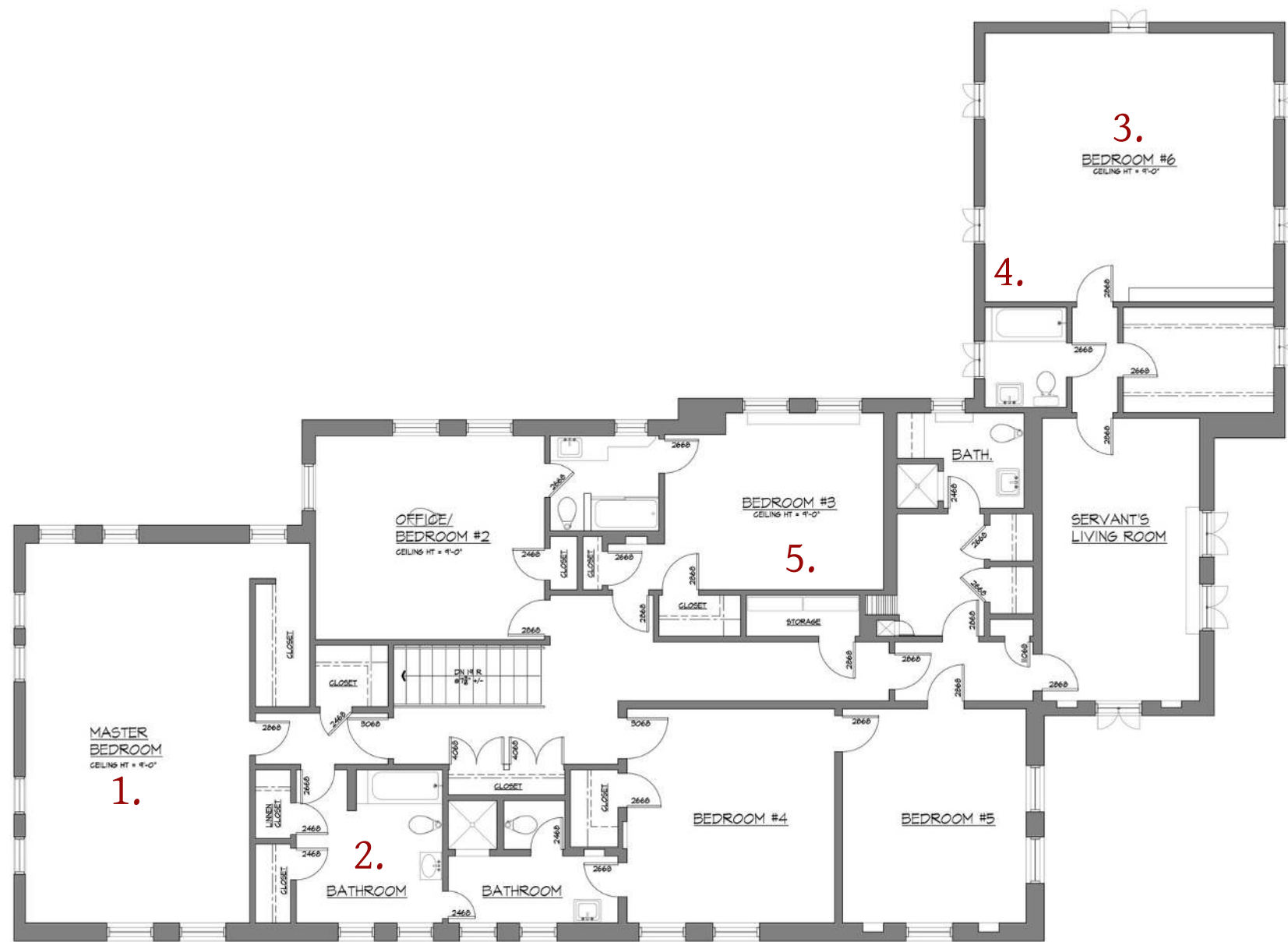


Before



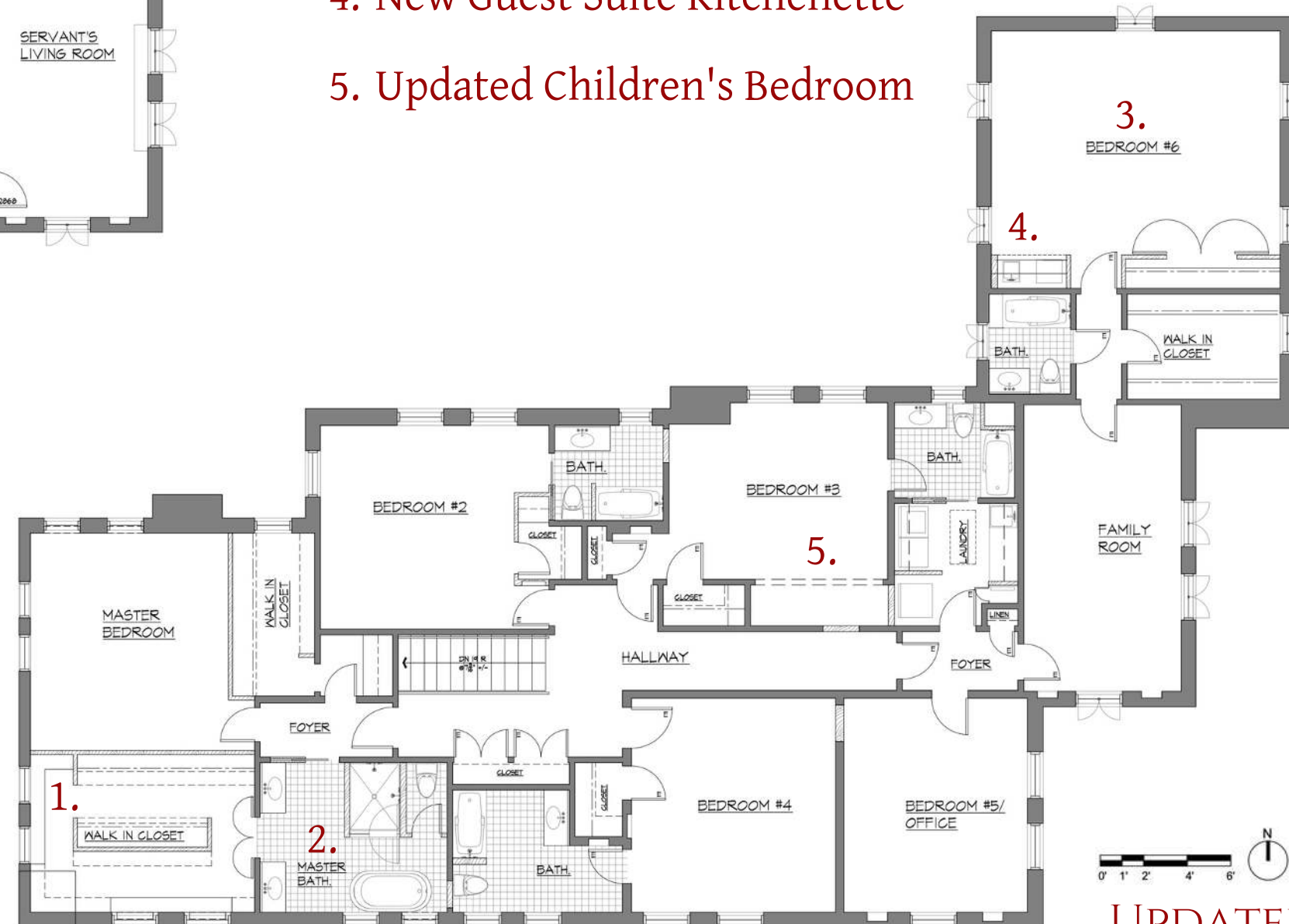
Bill Bonebrake Photography

PROJECT SCOPE: UPPER LEVEL FLOOR PLAN



LEGEND

- 1. New Owner's Walk-In Closet
- 2. New Owner's Bathroom
- 3. Updated Guest Suite
- 4. New Guest Suite Kitchenette
- 5. Updated Children's Bedroom



0' 1' 2' 4' 6' N 1 A1.3 UPPER LEVEL FLOOR PLAN SCALE: 1/4" = 1'-0"

PRE-EXISTING CONDITIONS

0' 1' 2' 4' 6' N 1 A2.3 UPPER LEVEL FLOOR PLAN SCALE: 1/4" = 1'-0"

UPDATED FLOOR PLANS

PROJECT SCOPE: NEW OWNER'S WALK-IN CLOSET



Before

An all new owner's suite closet was achieved through partitioning off part of owner's bedroom. The reorganized suite was created to meet the owner's design requests and included an updated "his" closet.

PROJECT SCOPE: NEW OWNER'S BATHROOM



Before



Bill Bonebrake Photography



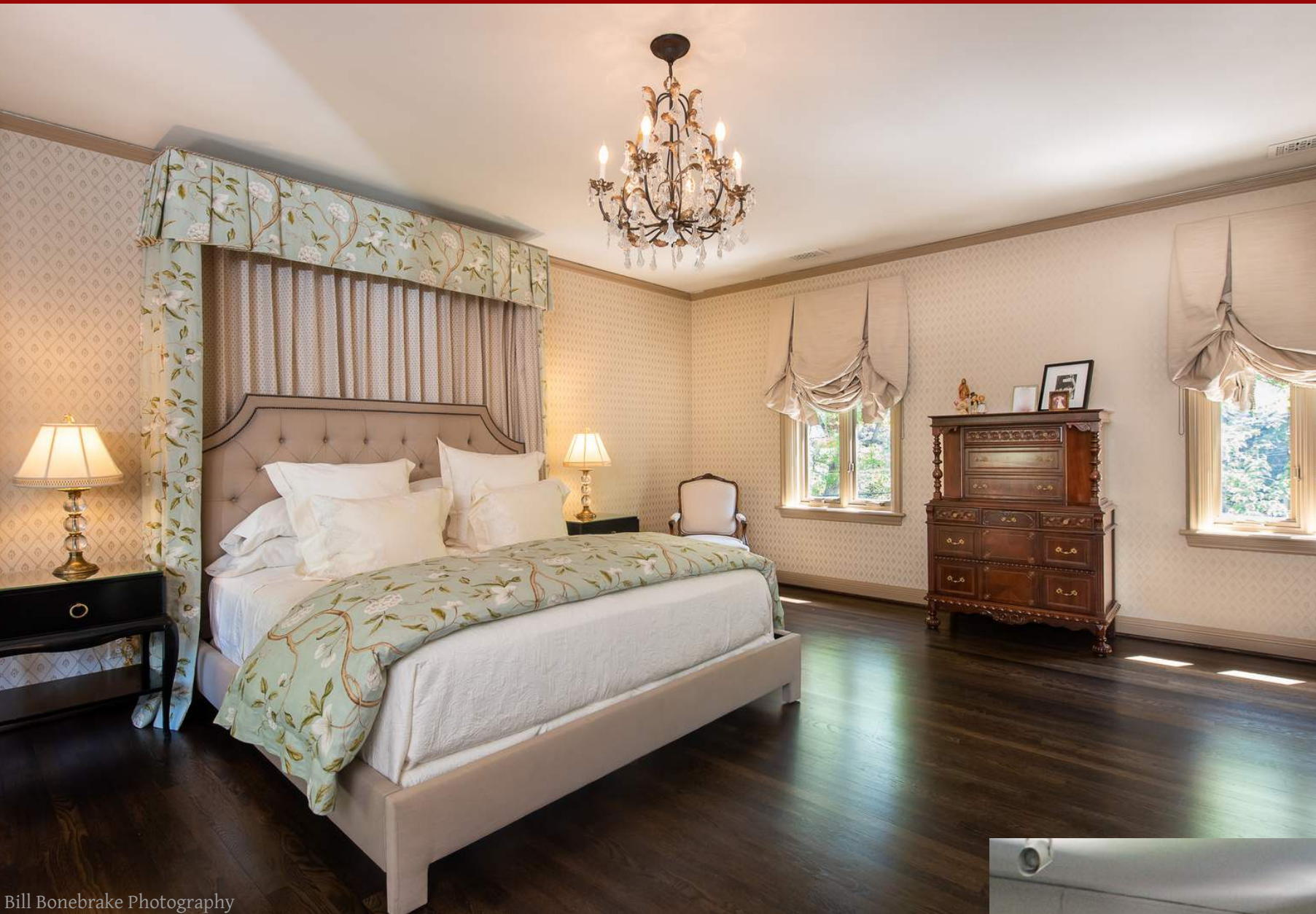
Before



Bill Bonebrake Photography

A new owner's bathroom was added to the existing space to create modern convenience.. Renovations include new flooring, fixtures, finishes, and furnishings.

PROJECT SCOPE: UPDATED GUEST SUITE



Bill Bonebrake Photography



Bill Bonebrake Photography

A unique aspect of this guest suite is the new kitchenette. The mini frig, sink, and cabinets make for a luxurious stay.

The guest suite received all new flooring, fixtures, and finishes. The closet was reorganized and updated fixtures and finishes were installed with the existing bath.



Before



Before

PROJECT SCOPE: UPDATED CHILDREN'S BEDROOM

Converting a closet (which was originally a servant's stair with sky light) created a unique office niche in this bedroom. Renovations also included a new closet and bathroom.



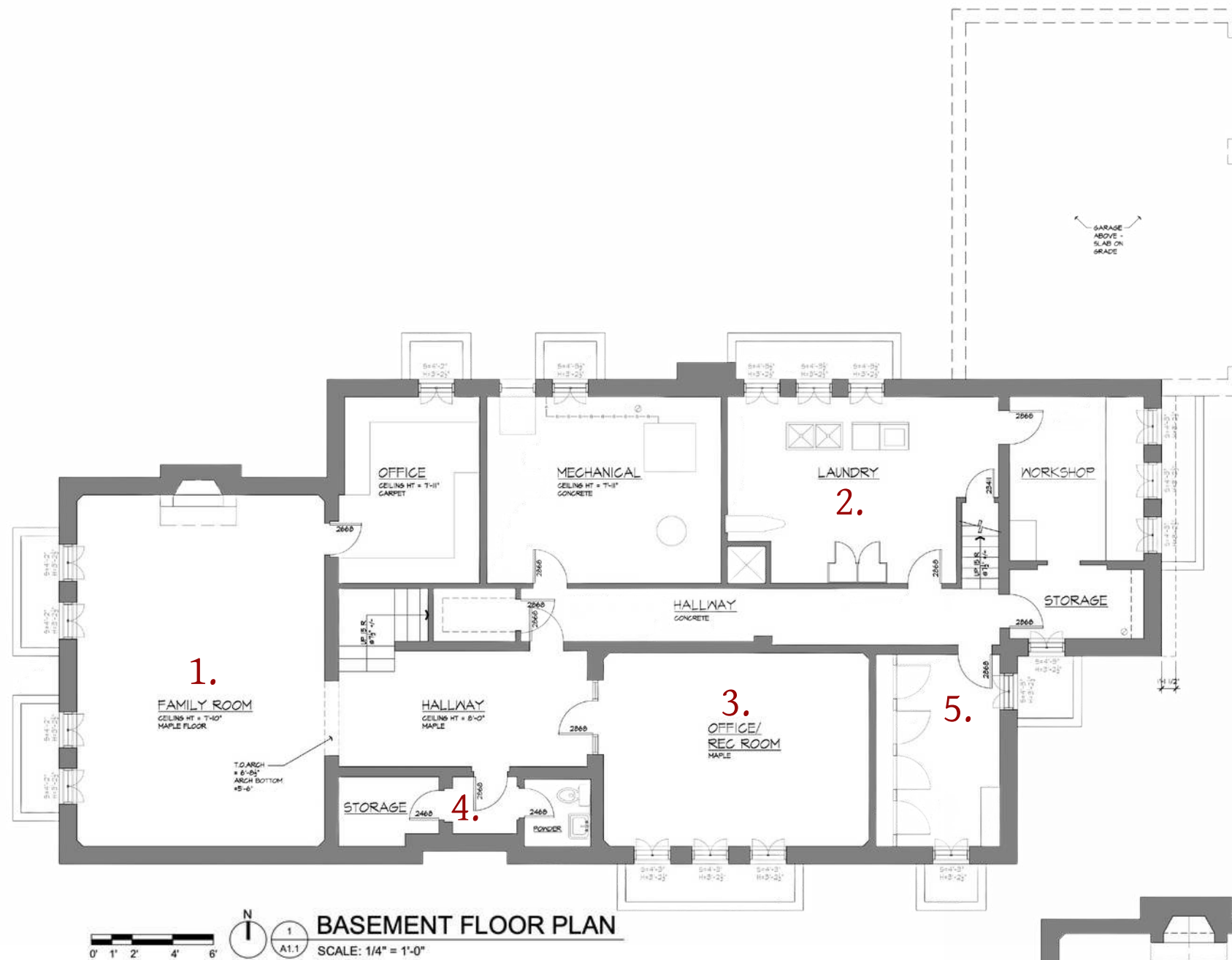
Before



PROJECT SCOPE: BASEMENT LEVEL FLOOR PLAN

LEGEND

1. Updated Family Room
2. New Game Room
3. New Exercise Room
4. New Sauna
5. New Wine Cellar



PRE-EXISTING CONDITIONS



UPDATED FLOOR PLANS

PROJECT SCOPE: UPDATED ENTERTAINMENT SPACES



Bill Bonebrake Photography

Many updates were made in the basement including removing the suspended ceiling, reorganizing mechanical (hot water heating), and adding all-new fixtures, finishes, and furnishings. Each space was reorganized to accommodate a modern family.



Before

By relocating the laundry room, a new game room was created. This room received new built-in cabinets, a wet bar, new ceiling soffits, and new code-compliant egress windows.



Bill Bonebrake Photography

PROJECT SCOPE: NEW EXERCISE ROOM

Under-utilized basement space turned into a modern fitness facility with all new finishes. This also includes a new bathroom and sauna.



Before



Bill Bonebrake Photography

PROJECT SCOPE: NEW OUTDOOR ENTERTAINMENT SPACES



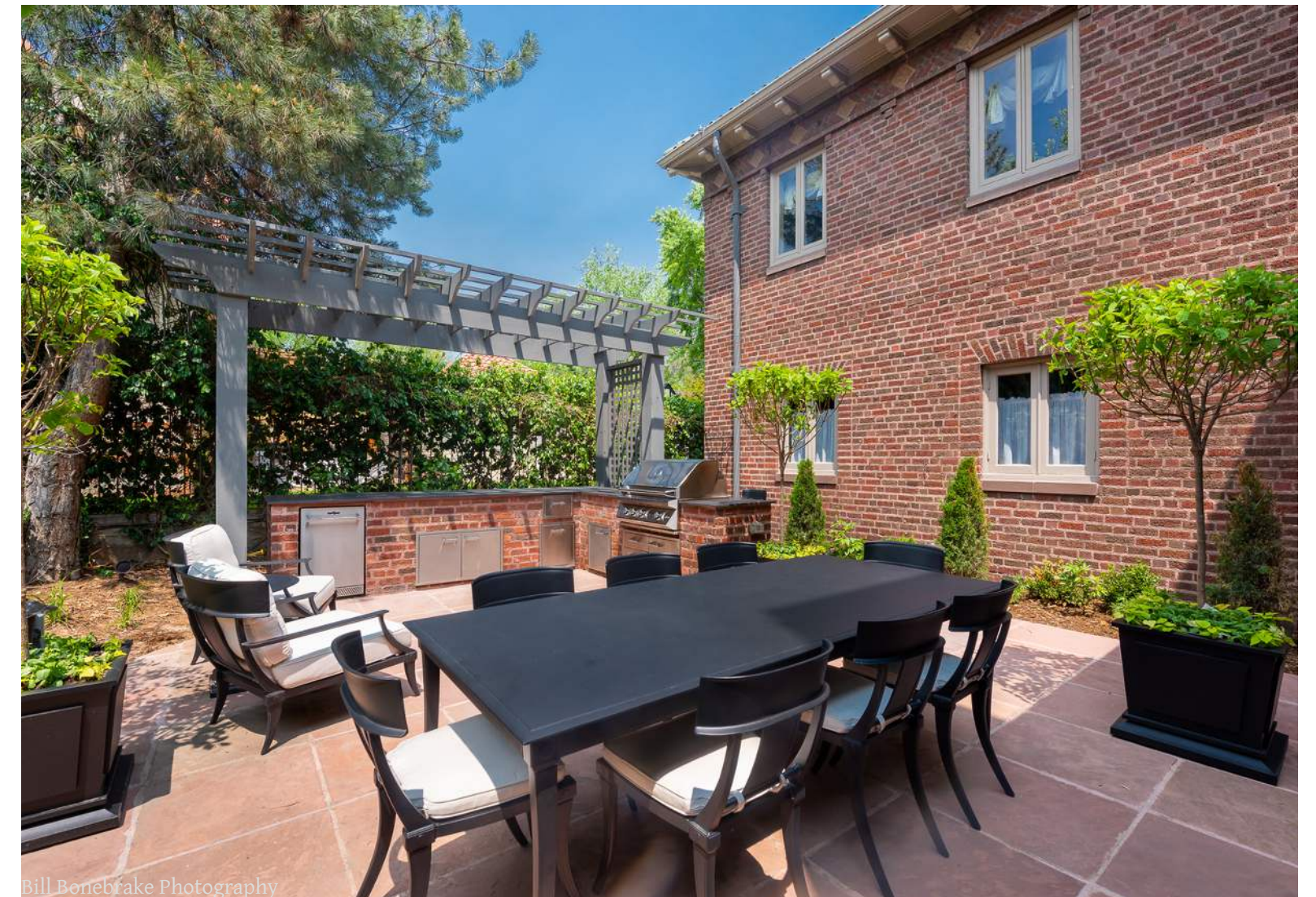
Exterior gathering spaces were created to include a patio, fire pit, pergola, and kitchenette for outdoor entertaining.



Before



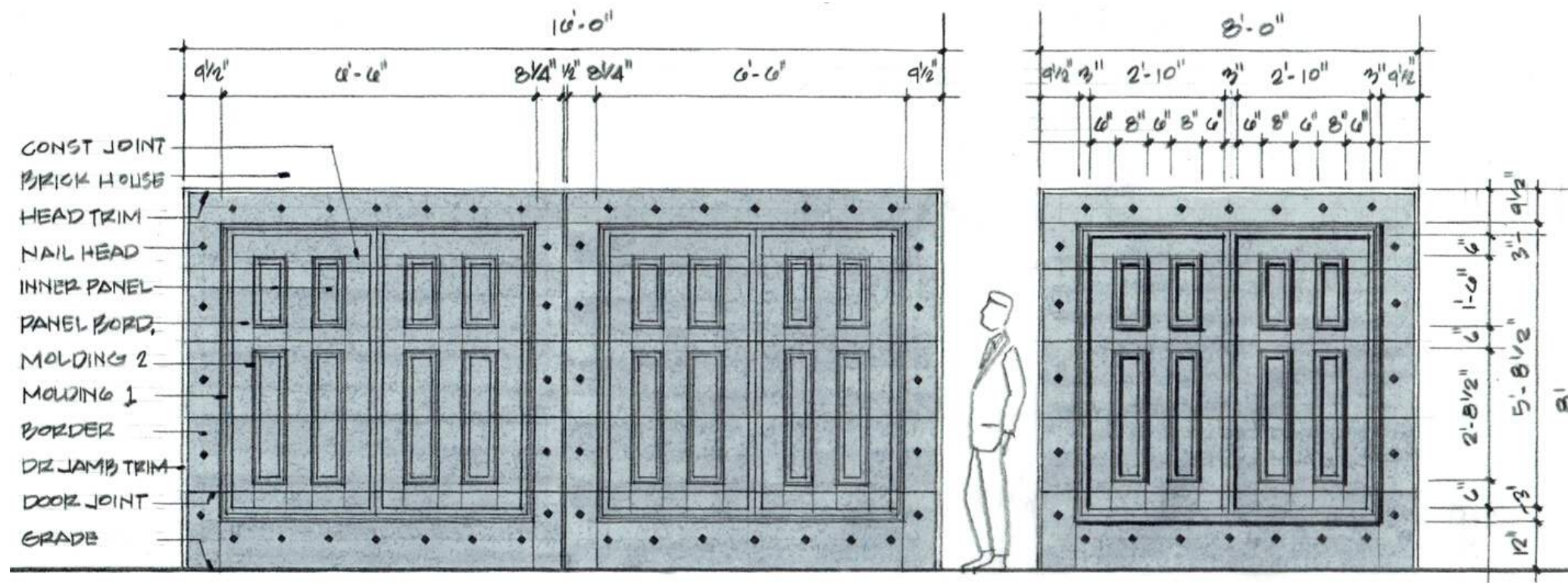
Before



Bill Bonebrake Photography

PROJECT SCOPE: NEW GARAGE DOORS

GARAGE DOOR ELEVATIONS



Before

New period-correct garage doors were designed in coordination with the Landmark Preservation. Design inspiration was taken from the original front door. Materials included: steel with wood overlay and metal accents.

CITY AND COUNTY OF DENVER	
COMMUNITY PLANNING AND DEVELOPMENT	
LANDMARK APPROVAL	
COA#	2022-COA-000028
Date:	06/27/2022
Signature:	<i>Karen Bryant</i>

WHAT MAKES A HOUSE A HOME



The primary function of a house is to provide shelter for the family that resides in it. More importantly, each house provides a home environment for the family that it nourishes through:

*Together,ness,
individual pursuits,
and inspired futures*

for the present and for generations to come.



ARCHITECT

Bormann Eitemiller Architects

CONTRACTOR

BOA Construction

INTERIOR DESIGN

Melody Di Piazza Interiors

PHOTOGRAPHER

Bill Bonebrake Photography

RESIDENCE AT EAST 7TH AVE

DENVER, CO COMPLETED 2022 9,424 SQ FT