

HISTORY COLORADO

COLORADO STATE REGISTER OF HISTORIC PROPERTIES
NOMINATION FORM**SECTION I****Name of Property**Historic Name Kistler Stables-Pheasant Ridge Aqua and Racquet ClubOther Names The Village Tennis, Riding and Swim Club, The Village Club**Address of Property**

[] address not for publication

Street Address 4601 E. Belleview Ave.City Cherry Hills Village County Arapahoe Zip 80121**Present Owner of Property**

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

Name Village Tennis, Riding and Swim Club, Inc.Address 4601 E. Belleview Ave. Phone (303) 771-8131City Cherry Hills Village State Colorado Zip 80121**Owner Consent for Nomination**

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

Preparer of NominationName Amy Unger and Erika Warzel Date October 2021Organization Clerestory Preservation (a joint venture between Clerestory Preservation, LLC and
Pine Street Preservation, LLC)Address 1822 S. Ivanhoe St. Phone (303) 847-5108City Denver State CO Zip 80224**FOR OFFICIAL USE:**Site Number 5AH.391311/18/21 Nomination Received1/21/22 Review Board Recommendation
☒ Approval ☐ Denial1/26/22 HC Board State Register Listing
☒ Approved ☐ DeniedListing Criteria ☒ A ☐ B ☒ C ☐ D ☐ E**Certification of Listing:** Deputy State Historic Preservation Officer HISTORY COLORADO

Date

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

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 RECREATION AND CULTURE/sports facility; SOCIAL/clubhouse

Current RECREATION AND CULTURE/sports facility; SOCIAL/clubhouse

Original Owner Florence Hughes Kistler

Source of Information Denver Post, October 7, 1935; Temple Hoyne Buell Architectural Records Collection, Denver Public Library Western History and Genealogy Department

Year of Construction 1936

Source of Information Temple Hoyne Buell Architectural Records Collection, Denver Public Library

Architect, Builder, Engineer, Artist or Designer Temple Hoyne Buell, architect

Morton Moore Herres, builder

Source of Information Temple Hoyne Buell Architectural Records Collection, Denver Public Library

Locational Status

☒ Original location of resource(s)

☐ Resource(s) moved to current location

Date of move _____

For Office Use Only

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

Architectural Style/Engineering Type: Spanish Colonial Revival

Period of Significance: 1936-1991

Level of Significance: ☒ Local ☐ State ☐ National

Multiple Property Submission: n/a

Acreage 9.47 acres

P.M. 6 Township 5S Range 67W Section 7 Quarter Sections S1/2 SE1/4 SW1/4

UTM Reference: Zone 13 Easting 505618 Northing 4386184 NAD83

Site Elevation: 5532 feet

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

SECTION III

DESCRIPTION AND ALTERATIONS

Overview

The Kistler Stables (now known as The Village Tennis, Riding, and Swim Club) in the City of Cherry Hills Village is comprised of several buildings and structures related to the property's development as a horse training and boarding facility and equestrian show center operated by Florence Hughes Kistler and her daughters Florence and Frances from 1936 to 1951 and its later redevelopment by real estate developer Robert H. Gaiser as the Pheasant Ridge Aqua and Racquet Club, a privately-owned members-only horse, tennis, and swim club, in the mid-1960s. The historic district consists of the 9.47-acre L-shaped parcel created when the 20-acre Kistler property was replatted by Gaiser as part of the Pheasant Ridge subdivision in 1967. In 1974, the Village Club became the owner and continued the established club use. Notable historic buildings and structures within the historic district, all built within the north half of the property and set back from Belleview Avenue at the south, include the 1936 Temple Buell-designed stone Stables (now Clubhouse), the ca. 1938 stone Outdoor Kitchen (thought to be designed by Buell), and the ca. 1938 stone Pump House (designer unknown, perhaps Buell). In 1984, the brick Pool Pavilion was constructed, replacing a ca. 1956-63 pool house and its 1967 addition. Its north wing was subsequently enlarged ca. 2002. In 1998 a large wood-frame stables building (built ca. 1940s) was destroyed by fire and was soon after replaced by the current metal North Stables building. A Manager's House was added to the property ca. 1940s and replaced in 2016. A ca. 1991 Tennis Pavilion, ca. 1999 Equipment Shed, and few small non-contributing sheds have also been added to the property outside the period of significance, which extends from 1936 to 1991. Tennis courts and horse paddocks and training ring, installed within the south half of the property in 1967 for the Pheasant Ridge Aqua and Racquet Club, have been maintained with their fencing replaced over time. Buildings and structures constructed in the 1930s as part of the original development that were later removed included equestrian jumping and show rings to the south of the 1936 Buell Stables (removed by 1956 and 1967, respectively). A Buell-designed poultry house at the property's original northwest corner was demolished prior to 1956; the site of this building was removed from the parcel during the 1967 replatting.

Narrative Description

The original formal entry to the Kistler property was near the northwest corner of Belleview Avenue and what is now Dahlia Street; this entrance was relocated further west when the southeast corner of the Kistler property was subdivided during the 1967 replatting. The current entrance from Belleview is a paved driveway that leads north to a parking area near the 1936 Stables/Clubhouse, which is accessed by a concrete walk. A narrower drive leads northeast to another gravel parking area between the North Stables and the Pool Pavilion. Mature trees are clustered around the Stables/Clubhouse and the Pool Pavilion area, as well as along the north property line. Grass lawns are maintained to the south of the Stables/Clubhouse.

Table 1. Kistler Stables Resources

Map Ref. #	Resource Name	Resource Type	Date(s) of Construction	Contributing Status
1	Stables/Clubhouse	Building	1936, interior remodeled ca. 1980s	Contributing
2	North Stables	Building	1998	Non-contributing
3	Equipment Shed	Building	ca. 1999	Non-contributing
4	Pool Pavilion	Building	1984; ca. 2003	Non-contributing

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

Map Ref. #	Resource Name	Resource Type	Date(s) of Construction	Contributing Status
5	Lifeguard/Security Station	Building	ca. 2002	Non-contributing
6	Swimming Pool	Structure	1975	Contributing
7	Outdoor Kitchen	Structure	ca. 1938	Contributing
8	Pump House	Building	ca. 1938	Contributing
9	Manager's House	Building	2016	Non-contributing
10	Tennis Pavilion	Structure	ca. 1991	Contributing
11, 12	Tennis Courts	Structures (2)	ca. 1967	Contributing
13	Paddleball Court	Structure	ca. 1993-99	Non-contributing
14	Paddleball Shed	Building	2016	Non-contributing
15	South Paddocks	Structure	ca. 1967	Contributing
16, 17	Loafing Sheds	Structures (2)	ca. 1993-99	Non-contributing
18	Tack Shed	Building	ca. 2015	Non-contributing

1. Stables/Clubhouse, contributing building, 1936, interior remodeled ca. 1980s (Photos 1-9, 28-29)

Measuring 145' x 39', the 1936 Stables/Clubhouse building is oriented slightly off a north-south axis, with the front entrance facing south-southwest (referred to as south for the purposes of this description). The building is constructed of timber framing with uncoursed, rounded cobblestone exterior walls and consists of three sections: a central, two-story section, 45' wide x 48' deep, with a front-gable roof of red clay tile; and two, one-story flat-roof wings, each 50' wide x 39' deep, to the east and west. Originally, the building housed fourteen horse stalls, garage, help's quarters, wash and tack rooms, and a reception room on the first floor, with a one-bedroom apartment and hay loft on the second floor of the central section. All windows and doors were originally wood, multi-light sashes and have since been replaced in the 1990s with vinyl sashes that match the original configuration, except with faux-muntins rather than true divided-lights, unless otherwise noted.

Central Section

The front (south) façade of the building features a central 10'-wide rounded-arch entrance flanked on either side by 8'-wide rounded arch windows. Each arch is outlined by cobblestones set in the otherwise uncoursed cobble wall face. Though originally featuring wood double doors set flush within the arch framing, the current entrance configuration consists of modern multi-light French doors with side lights set back a few feet within the arch, creating a sheltered area between the arch framing and entrance wall. Original lantern-style wrought-iron electric light fixtures are suspended from wrought-iron brackets on either side of the entrance arch. At the top of the bracket is a metal silhouette of a horse and rider jumping a fence, with a hound in front. The windows to either side of the entrance arch were originally multi-light rectangular wood casements with rounded multi-light sidelights and transoms to fill in the remaining space of the arch; these wood sashes were replaced with vinyl windows with faux-muntins that otherwise follow the original window design of casements surrounded by rounded sidelights and transoms. In front of each window is an original low stone planter constructed of the same cobble stone as the building.

Above the entrance arch at the second floor is a wide chimney, also of cobblestone, that rises above the gable peak and has clay chimney pots. The base of the chimney above the entrance arch is supported by corbelled stone. On either side of the chimney is a row of four multi-light vinyl casement windows, with each window set within an arched stone opening. The arch above each window is blind. A continuous course of cobblestone

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

creates the window sill, which traverses across the projecting chimney, visually connecting the two rows of windows on either side.

The east and west walls of the central section that look out over the flat roofs of the wings feature cobblestone that wrap the corners and continue for a few feet at the return, but are clad in stucco in the middle section. Four regularly-spaced, square, four-light casement windows are set within the stucco on each side.

The rear (north) wall of the central section is simplified from the front, with three, symmetrically placed, 8'-wide arches at the first floor. Two cobblestone buttresses extend upward between the arches to the second floor. The center arch features the original, single wood door made of diagonal planks, with a diamond-shaped light. The wall surrounding the door within the arch is filled with uncoursed cobblestone and is not set slightly back from the arch's cobblestone outline unlike the arches on either side. These flanking arches originally contained a pair of square casement windows set within the top of the arch, with the top of the frames curved to meet the arch. The east opening's sash has been infilled at an unknown date with horizontal boards, and accommodates a gas line connecting to a meter set at grade below. The west opening has been expanded at an unknown date to accommodate a modern paneled wood door, with the remainder of the arch wall filled with stucco. An electric panel is affixed to the wall east of the door. Similar to the front façade, a chimney at the second floor is set above the center arch of the first floor, with the chimney base corbelled out from the wall. In the original architectural drawings for the building, this chimney is indicated as serving a ventilation flue from the first floor, rather than a fireplace.¹ On either side of the chimney is an opening that originally had a diagonal-plank door to access the hayloft. These doors have since been replaced with a metal slider window to the east (with horizontal boards to infill the rest of the opening below), and a metal frame glass door to the west, which required a lengthening of the original opening. A metal hay hoist beam is still inset into the wall above the east window opening. The west door provides access from the interior to a metal fire escape with landing and stairs leading down to grade; another set of stairs leads from the landing up to the roof of the west wing. The fire escape and stairs to the west wing roof were presumably installed in 1967 when the roof-top terrace was constructed.

East Wing

The front (south) wall of the one-story east wing has three regularly-spaced arches, each 11'-wide, across its face. Each arch is outlined with cobblestone and has a slightly inset face from the wall. At the top of each arch is a pair of original, four-light, square wood casement windows, with the top of the frames curved to meet the arch. Stone *canales* (scuppers) set within the parapet wall above allow draining from the roof.

The east wall of the east wing also has three arches, each 9'-wide. Originally, the south and center arches accommodated full-width arched wood double doors made of diagonal planks with a diamond-shaped light in each leaf. The center door currently maintains this configuration, while the south door has had a person-sized, wood flush door with diamond-shaped light installed at its center, with the rest of the arch infilled with diagonal wood planks to mimic the original double doors. The arch at the north end of the wall has a pair of casement windows as seen on the wing's south side.

The north side of the east wing does not have the decorative arch stone work of the south side. Four regularly-spaced door openings provide access from the interior horse stalls to metal-pipe exterior paddocks. Each opening features a top-hung sliding door of horizontal boards. Although Buell's architectural drawings specified the doors to have diagonal plank veneer with a central diamond-shaped light, it is not clear if they were built as such.

¹ Copies of Buell's original design drawings for the Stable are included as Figures 3-7; as-built drawings were not uncovered during research.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

West Wing

The west wing originally had the same configuration of arches and openings as the east wing (except for slight differences in door and window patterns at the wing's west end), but has since had several openings modified to accommodate a change in program on the interior, from horse stalls to a lounge area. These alterations include replacement of the paired wood casement windows set in the arches on the south side with taller, nearly full-height vinyl faux-muntin casements, requiring expansion of the opening in the stone wall and infilling the curved top of the frame where it meets the arch. On the north side, much of which is currently obscured by vegetation, the sliding stall doors have been replaced with modern multi-light French doors. A stucco-clad chimney has also been installed to accommodate a non-historic fireplace. At the west end, which is also somewhat obscured by vegetation, the three arches maintain the pattern of center door flanked by windows as originally designed, but the entrance has been inset from the arch (as seen at the front entrance on the center section), with double French doors flanked by sidelights. Originally, the north window had the same paired wood casement windows at the top of the arch as seen on the east wing, and the south window had a taller pair of casement sashes. Both of these windows have since been replaced with matching vinyl faux-muntin casements, requiring a lengthening of the opening at the north, and infilling of the area where the frame met the curve of the arch above. A low metal railing was installed along the entire top of the parapet wall of the wing as part of a roof-top terrace constructed in 1967.

Interior

Original and historic interior finishes have largely been removed with the adaptation of the building for clubhouse use. However, the east wing has maintained its stables function and retains its horse stalls and much of the original finishes, such as dirt stall floors and wood stall half-walls with painted metal rebar at the upper half (Photo 32). The upper story apartment retains its fireplace with parabolic-arched brick surround (Photo 33). Interior stairs to the upper floor appear to have changed position when the upper floor was remodeled in 1967, and the hay loft opened to the former apartment space and finished to be an all-purpose activity room. The west wing's stables were removed and the wing was opened and finished to accommodate one large lounge area in the 1980s.

2. North Stables, non-contributing building, 1998 (Photos 10-12)

The North Stables building was constructed in 1998 to replace an earlier, ca. 1940 wood-frame shed-roof stable building (see Figures 15 and 26) that was destroyed by a fire that same year in which thirteen horses lost their lives. The current building was erected nearly in the exact location as the previous one, measuring approximately 40' north-south x 180' east-west. The building is clad in standing seam metal siding and has a monitor roof of the same material. Translucent panels clad the monitor sidewalls, allowing light into the interior. Each side of the building lengthwise houses twelve horse stalls, which each have a top-hung sliding door allowing access to exterior metal-pipe paddocks on the north and south sides. The ends of the building each have double top-hung sliding doors. A similar door is on the south side, halfway between the twelve stall doors. Opposite this door on the north side is a small shed-roof extension. Due to its construction date after the period of significance, the building is considered non-contributing.

3. Equipment Shed, non-contributing building, ca. 1999 (Photo 13)

An Equipment Shed, measuring approximately 40' x 30', sits to the northeast of the North Stables building near the north property line. The building has painted plywood-panel siding and a side-gable roof of red clay tiles. Double sliding doors are on the south and east sides. Due to its construction date after the period of significance, the building is considered non-contributing.

4. Pool Pavilion, non-contributing building, 1984, ca. 2003 (Photos 14-16)

The Pool Pavilion, constructed ca. 1984, has an L-shaped footprint, with the north wing measuring approximately 70' long x 45' wide and the east wing 68' long x 40' wide; the two wings open onto the swimming pool area to the east. The north wing houses the pool changing rooms and is clad in red brick in a running

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

bond pattern with double courses of soldier bricks near the eave line. The side-gable roof has red clay tiles. In approximately 2003 the wing was expanded with a 10' x 25' addition at the northwest corner, which extended the gable roof to the west, to accommodate an equipment room and a cell-phone tower. The cell-phone tower is disguised within what appears to be a ventilation stack with louvered vents that sits on the ridgeline; this stack has its own gable roof of red clay tiles. The north side of the wing has a single personnel door to the west and a pergola extension that rests on red brick columns and which shelters the main entry point to the pool area. The west side overlooking the parking area is blank, while the east side overlooking the pool and pool deck has two entry points for men and women's changing rooms. A flat roof section connects the north wing to the east wing, which is an open-air pavilion that shelters picnic tables and a barbecue area on the west side; the barbecue is enclosed by a brick wall on its west side. The gable roof trusses rest on brick columns, with the roof clad in red clay tiles. Due to the expansion of the north wing after the period of significance, the building is considered non-contributing.

5. Lifeguard/Security Station, non-contributing building, ca. 2002 (Photos 14, 16)

The Lifeguard/Security Station is a small hip-roof building that sits to the north of the pool pavilion and is clad in board-and-batten siding and asphalt composition shingle roofing. Window openings on the west, south, and east sides do not have glazing and are closed with single shutters, which hinge from the bottom of the frames, during inclement weather and the off season. Due to its construction date after the period of significance, the building is considered non-contributing.

6. Swimming Pool, contributing structure, 1975 (Photos 15, 17)

The Swimming Pool measures 83' x 45' and replaced a smaller pool constructed in 1967, which had replaced a pool constructed by the Kistlers ca. 1938. A concrete deck surrounds the pool, which is oriented north-south lengthwise. A smaller children's wading pool measuring 16' x 24' is to the west of the main pool.

7. Outdoor Kitchen, contributing structure, ca. 1938 (Photos 17-20)

The Outdoor Kitchen is an open-air structure comprised of a circular terrace with a kitchen alcove at the north side and curved side walls with built-in benches along the east and west sides of the terrace. The alcove and side walls are constructed of uncoursed rounded cobblestone that matches the 1936 Stables/Clubhouse building (Map Reference 1).² The circular terrace measures approximately 32' in diameter, while the rounded-arch alcove is roughly 15' tall x 20' wide, and the semi-circular side walls are each approximately 4'6" high and 22' long. The built-in benches are of flagstone supported by curved flagstone brackets. Flagstone pavers make up the terrace floor, which was originally accessed by two low stone steps that curved to complete the circle of the terrace's footprint; these steps have been removed or laid over with the current concrete pool deck.

The alcove shelters a central fireplace constructed of laid flagstone with a segmental arch; cast iron doors have been added to the fireplace at an unknown date. On either side of the fireplace, and set back above it, are various ovens and grills set into cobblestone walls that extend out from the alcove's curved interior sides. Each side wall is capped with cast concrete, while the top surface of the fireplace, also originally of concrete, has been replaced with flagstone. In front of the east oven a modern gas grill has been installed at an unknown date, which likely necessitated the removal of the concrete surface and installation of the current flagstone. A battered chimney rises at the back wall of the alcove, extending several feet beyond the top of the alcove arch where it is capped by flagstone and clay chimney pots. On the face of the chimney within the alcove, above the kitchen ovens, a horseshoe-shaped medallion is framed by wrought iron brackets, which in turn support a large hanging wrought iron lantern. Below the lantern is a wrought iron bracket used to support cooking ware above the fireplace. On either side of the alcove's recessed area, where the curve of the arch meets the side walls, is a wood plank door; these doors are currently fixed, but presumably provided access to storage space. Non-

² Although the design of the Outdoor Kitchen is very similar to the 1936 Stables, whether it was also designed by Temple Buell has not been verified to date.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

original brackets are set into the stone masonry above the storage doors; these brackets may have been used to secure a canvas canopy seen in a historic photo from 1967 (see Figure 25). A small flagstone niche, original to the structure, sits on the built-in bench to the side of the east storage door. On the rear (north side) of the alcove there is a small cast iron door, presumably for ash removal from the ovens.

8. Pump House, contributing building, ca. 1938 (Photos 21-22)

The Pump House sits near the west edge of the property, beyond the pool area. Grassy areas in between feature concrete slabs for children's tennis and basketball. Mature deciduous trees surround the pump house itself. The building sits on a raised concrete foundation, measures approximately 8' x 12', and is constructed of the same rounded cobblestone as the Stables/Clubhouse and Outdoor Kitchen. The wood-shingle-clad gambrel roof extends nearly to grade, becoming the north and south walls of the building, and features cobblestone shed-roof dormers with circular window openings. Both dormer windows have been boarded over. The west and east walls also display cobblestone, with the west side accommodating a full-height arched doorway, which has also been boarded over. The east side is blank. Except for a ca. 1940s aerial photograph, historic photos of the pump house have not been found to date, thereby preventing the ability to confirm window and door details.

9. Manager's House, non-contributing building, 2016 (Photo 23)

To the northwest of the Stables/Clubhouse is the Manager's House, which measures approximately 40' x 55'. Although the building was constructed in 2016, its location is the same as an earlier residence with attached garage documented in a ca. 1940s aerial photograph (see Figure 9). The one-story house has a low-slope gable-on-hip asphalt shingle roof and sits on a raised concrete foundation. The walls are clad in stucco, with a veneer of faux rounded cobblestone applied at the corners, including at the inset entry on the east side, and an inset window on the south. Next to the entrance on the east is a modern single-car garage door. Windows are one-by-one vinyl sliders. Due to its construction date after the period of significance, the building is considered non-contributing.

10. Tennis Pavilion, contributing structure, ca. 1991 (Photo 24)

The Tennis Pavilion sits to the southwest of the Stables/Clubhouse looking out over the tennis courts to the west and measures approximately 20' x 30'. The post-and-beam structure supports a shed roof clad with red clay tiles. Side walls clad with beadboard are at the north and east sides, but otherwise the structure is open. A triangular pergola extends from the south side.

11, 12. Tennis Courts, contributing structures (2), ca. 1967 (Photos 25-27)

Two sets of three tennis courts, each measuring 180' x 120', sit at the west edge of the property. The Tennis Courts are enclosed by tall chain-link fencing with wind screens on all sides, except for the east side of the north set, which is open to the Tennis Pavilion. Although the courts were refinished and had new fencing installed in 2020 (a common practice for maintaining tennis courts), they retain their original size, configuration, and location as first constructed in ca. 1967 for the Pheasant Ridge Aqua and Racquet Club and are therefore considered contributing.

13. Paddleball Court, non-contributing structure, ca. 1993-99 (Photo 28)

An approximately 60' x 30' Paddleball Court, constructed in the 1990s, sits north of the tennis courts. The court is enclosed on all sides by tall wood posts with attached netting. Due to its construction date after the period of significance, the structure is considered non-contributing.

14. Paddleball Shed, non-contributing building, 2016, moved 2021 (Photo 28)

A pre-fabricated gable-roof Shed, measuring approximately 10' x 12', was installed in 2016 immediately adjacent to the rear of the Stable/Clubhouse. In late 2021, the Shed was moved from its previous location just north of the Stables/Clubhouse to north of the Paddleball Court. Single-light windows are on the Paddleball

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

Shed's east side, and a door is on the north. Due to its construction date after the period of significance, the building is considered non-contributing.

15. South Paddocks, contributing structure, ca. 1967 (Photo 29)

Fourteen Paddocks, each measuring approximately 60' x 25' and constructed of wood posts with metal pipe fencing, are laid out in two rows of seven at the south half of the property. The north row of the paddocks look out over a fenced riding area to the north; to the east of the south row is a training ring, and to the west are two fenced grazing areas.

16, 17. Loafing Sheds, non-contributing structures (2), ca. 1993-99 (Photo 30)

Two identical Loafing Sheds, each measuring 22' x 25', sit at the north edge of the paddocks' grazing areas, just south of the tennis courts. The sheds are clad with painted plywood panels and are open to the south. Their side-gable roofs have metal simulated-red-clay tiles. Due to their construction date after the period of significance, the structures are considered non-contributing.

18. Tack Shed, non-contributing building, ca. 2015 (Photo 31)

A pre-fabricated "Tuff Shed" gambrel-roof Tack Shed, measuring approximately 10' x 12', was installed ca. 2015 northeast of the Stables/Clubhouse. A large door is on the west side. Due to its construction date after the period of significance, the building is considered non-contributing.

INTEGRITY

The Kistler Stables maintains a high degree of historic integrity as associated with its origins as a private recreational horse facility and its subsequent development into a club for equestrian, tennis, and swimming recreational activities. Despite small changes, the design, materials, and workmanship of architect Temple Buell's vision for the 1936 Stables are still readily apparent, as are the character-defining features of the similarly-designed Outdoor Kitchen and Pump House, specifically the highly textured surfaces of their cobblestone masonry featuring corbelled and arched courses. Although most of the windows of the Stables have been replaced, almost all maintain their original openings and multi-light patterning and are able to convey their overall historic design. Original wrought-iron light fixtures remain on the Stables and Outdoor Kitchen. The stone masonry continues to display the skilled workmanship of its construction and unusual material choice.

Although the setting surrounding the Stables and Village Club has become more densely developed, the district's internal setting retains historic integrity to the property's period of significance, which extends from 1936 to 1991, encompassing its evolution from a rural 1930s equestrian facility into a riding, tennis, and swim club that served the surrounding residential subdivisions from the 1960s to today. Vegetation such as mature trees and grass lawns remain. Resources such as the Tennis Courts and South Paddocks, installed in ca. 1967 in place of the previously existing show rings and paddocks during the property's redevelopment as the Pheasant Ridge Aqua and Racquet Club, remain in their historic location and display their historic design. The Swimming Pool and Tennis Pavilion were installed or expanded within the period of significance and also retain their integrity of location, design, and materials. Other resources such as the North Stables and Manager's House, though non-contributing due to their construction dates, replaced similar buildings of the same function and size in their same location and continue to convey the equestrian facility's historic functional layout. Overall, these aspects of integrity maintain the overall feeling and association of the property with the development of equestrianism and country club recreation in south Denver and its lasting impact on Cherry Hills Village.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

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 | Architecture |
| <input type="checkbox"/> Archaeology –
prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law |
| <input type="checkbox"/> Archaeology –
historic | <input checked="" 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 checked="" type="checkbox"/> Social History |
| | | <input type="checkbox"/> Transportation |

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

SIGNIFICANCE STATEMENT

(Provide a summary paragraph that includes level of significance, applicable criteria, areas of significance, and justification for the period of significance.)

Criterion A: Entertainment/Recreation

The Kistler Stables-Pheasant Ridge Aqua and Racquet Club is locally significant under Criterion A for Entertainment/Recreation for its historic association with equestrianism and country club recreation in Cherry Hills Village from the 1930s through the present day. In the late-nineteenth century, horse sports emerged as a common means of recreation and entertainment among the city's wealthy residents. Following upon the success of New York's annual National Horse Show, first held in 1883, Denver hosted its first "society" horse show in 1899. The three-day event established the horse show as one of the premier social events among white wealthy Denverites and encouraged greater interest in horse clubs and riding for pleasure and sport among the city's privileged residents.

Participation in riding and horse shows grew exponentially in the 1930s as interest in "country living" grew and many wealthy society families established large estates outside the city's urban core in areas like Cherry Hills Village. In 1937, the *Denver Post* reported that "the riding club is fast becoming a social institution in Denver" with nearly a dozen clubs operating in the city. Clubs not only held rides and hunts, but also suppers, breakfasts, dances, teas, picnics, and other events. Equestrianism was particularly influential in what would become Cherry Hills Village, a community expressly developed to appeal to residents seeking an aristocratic lifestyle in an English country house setting. Built in 1936 by wealthy divorcée Florence Hughes Kistler for her daughters, Florence and Frances Kistler, both accomplished riders who competed regularly in local and regional horse shows, the Kistler Stables exemplifies this period in the development of Cherry Hills Village.

The Kistlers operated the stables as a business through 1951, offering boarding, training, and professional instruction in riding and jumping. They also hosted horse shows, rodeos, and other social activities for equestrian enthusiasts on site, often followed by a barbecue meal at the large outdoor kitchen. The stables also served as the headquarters for at least two horse clubs during the 1930s and '40s, the Chevy Chase and Bit and Spur clubs.

By the 1950s, the riding stables established south of Denver during the 1920s and '30s had closed or moved to more rural areas due to the growth of the city and commercial development pressure. The Cherry Hills Country Club no longer maintained horse facilities on its property and other stables in the Cherry Creek area that catered to riding clubs and hosted horse shows were replaced by the Cherry Creek Shopping Mall and other commercial businesses. The Kistler Stables was one of the few equestrian facilities in the area to survive, becoming the privately-owned, members-only Pheasant Ridge Aqua and Racquet Club in 1967. Owner Robert H. Gaiser adapted the property to provide a greater variety of family-oriented social and recreational activities—remodeling the upper floor of the stone stable building to house clubhouse functions, constructing tennis courts, enlarging the pool house, and building a new swimming pool—but traditional riding and equestrian activities remained a key component of the club's appeal and the existing horse facilities were kept largely intact with modifications to paddocks and exercise rings.

In 1974, a group of members saved the club from closure, purchasing the property and renaming it The Village Tennis, Riding, and Swim Club in recognition of the fact that most members lived in Cherry Hills Village or Greenwood Village. The Village Club retained the functional layout and building locations established by the Kistlers and Gaiser, and traditional equestrian activities remain a central part of the club's offerings today. Horses continue to be kept in a portion of the historic cobblestone stable building designed by Temple Buell and a new stable building was rebuilt on the footprint of a historic wood-frame secondary stable building

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

destroyed by fire in 1998. The club also offers its adult and youth members the opportunity to participate in other sports traditionally associated with country clubs, specifically recreational and competitive tennis and swimming. The 1936 cobblestone stables, ca. 1938 cobblestone outdoor kitchen and terrace, ca. 1967 tennis courts, ca. 1967 paddocks, 1975 swimming pool, and 1984 pool pavilion all remain a vital part of the club's recreational programs and retain good integrity to the period of significance for Entertainment/Recreation, which extends from 1936, when the stone stable building was completed, to 1991, thirty years before present day, in-keeping with State Register Review Board guidance when no more appropriate end date exists.

Criterion A: Social History/Women's History

Built in 1936 for divorcée Florence Hughes Kistler for her daughters, Florence and Frances Kistler, both accomplished riders who competed regularly in local and regional horse shows, the Kistler Stables is locally significant under Criterion A for Social History, specifically Women's History, for its association with equestrian clubs for young girls and women between 1937 and 1951.

During the 1930s and '40s, organized sports were largely the domain of boys and men, with few comparable choices for women. For the Denver area's wealthy women and girls, however, participation in riding clubs provided a rare opportunity to train for and compete in a high-profile sport. The first local riding club for young women in the Denver area was likely the Wolcott Riding Club, formed in 1911. In the 1920s, clubs formed at other private schools for girls and at riding stables in south Denver, including the Cherry Hills Saddle Club. The riding clubs regularly held horse shows at various venues and participated in the city's larger shows such as the annual show held in conjunction with the National Western Stock Show. The majority of participants in these riding clubs were society women and their daughters and the number of clubs for women far outstripped the number for boys and young men. Club activities were organized by local wealthy female "sponsors," and functioned much like sororities, with prospective members participating in a rush process and successful pledges initiated into the club at a special event.

Headquartered at the Kistler Stables beginning in 1937, the Chevy Chase Riding Club was one of the most active equestrian clubs in Denver for girls and young women under age 18, growing from five members in 1931 to 150 members by 1937. The Kistler Stables provided the Chevy Chase club with horses and riding equipment and hosted its annual horse show at the stables. Beginning in 1948, the Bit and Spur Riding Club was also headquartered at the Kistler Stables, sponsored by Frances Kistler Parfet. Throughout the 1930s and '40s other riding clubs for young women held rides, luncheons, teas, and other events at the Kistler Stables, including the Denver Equestrian Association, Hunt Riding Club, Picadero Riding Club, and Cherry Hills Hillbillies Riding Club.

The Chevy Chase Riding Club, and others like it, provided young girls and women with the opportunity to engage in "tomboyish" pursuits without compromising their status as "lady-like" members of Denver's upper-class society. By supporting riding clubs and female equestrianism, the Kistler Stables helped legitimize female participation in sport at a time when athleticism was not seen as a desirable quality in young women. The period of significance for Women's History extends from 1937, when the Chevy Chase Riding Club moved its headquarters to the Kistler Stables, and ends in 1951, when the property was sold by Florence Kistler and its known associations with organized riding clubs for young women ended.

Criterion C: Architecture

The cobblestone stable building on the Kistler Stables-Pheasant Ridge Aqua and Racquet Club property is locally significant under Criterion C for Architecture as a distinctive example of the early work of master

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

architect Temple Hoyne Buell. Born in 1895 and a graduate of the University of Illinois and Columbia University's architecture programs, Buell served in World War I and practiced briefly in Chicago before moving to Denver in 1921 for health reasons related to his military service. In 1923, he opened an architectural practice in Denver that quickly grew into one of the most prominent and prolific firms in the region, designing more than 300 residential, commercial, educational, and governmental buildings from the 1920s through the 1980s. Buell's work is widely recognized by architects and historians for its eclectic character and long-lasting impact on Colorado's built environment. Table 2 documents a selection of Buell's recognized work.

Table 2. Selected Buildings Designed by Temple H. Buell

Building	Location	Site ID	Date	Status
Manzanola Junior-Senior High School	Manzanola, Colorado	5OT.891	1925	Otero County Landmark
Fels House	Denver, Colorado	5DV.167.97	1925	Contributing to the Country Club National Register Historic District
Fruitdale Elementary School	Wheat Ridge, Colorado	5JF.2084	1927	National Register
Ovid High School (Revere Junior-Senior High School)	Ovid, Colorado	5SW.78	1928	State Register
Paramount Theater	Denver, Colorado	5DV.190	1930	National Register
Horace Mann Middle School	Denver, Colorado	5DV.2077	1931	Denver Historic Landmark
Catherine Mullen Memorial Nurses Home	Denver, Colorado	5DV.2266	1934	Denver Historic Landmark
U.S. Custom House expansion (with G. Meredith Musick)	Denver, Colorado	5DV.153	1935	National Register
Leslie J. Savage Library, Western State College	Gunnison, Colorado	5GN.2366	1939	State Register
Lincoln Park Homes	Denver, Colorado	5DV.2955	1940	Demolished
Denver Medical Depot	Denver, Colorado	5DV.5142	1942	National Register
Cherry Creek Shopping Mall	Denver, Colorado		1950-54	Extensively altered

Completed in 1936, the Kistler stable building is representative of a transitional period in Buell's design career, when he began to move away from a highly personal style characterized by the inventive use of brick

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

ornament, toward expressions of the Spanish Colonial Revival style, which enjoyed great popularity in the western United States during the 1930s.

In early commissions such as the 1931 Horace Mann School (5DV.2077, Denver Historic Landmark, listed 1995) and 1933 Catherine Mullen Memorial Nurses Home (5DV.2266; Denver Landmark, listed 2006), Buell utilized a relatively pedestrian material, brick, in a creative and surprising manner, creating visually arresting buildings influenced by the Art Deco movement and characterized by highly textured surfaces. By the late 1930s, however, Buell had moved away from this vocabulary. His Spanish Colonial Revival designs for Berthoud Hall at the Colorado School of Mines, completed in 1937, and the 1939 Leslie J. Savage Library (5GN.2366, Colorado State Register, listed 1993) at Western State College in Gunnison signaled a new phase in Buell's career.

The stable building Buell designed for Florence Hughes Kistler in the mid-1930s, exhibits characteristics of both phases in his career. Envisioned in his drawings as a stucco-clad building, the stable featured a number of Spanish Colonial Revival design characteristics including red clay roof tiles, flat-roof parapeted wings with *canales* (traditional Hispano projecting roof drains), wrought-iron light fixtures, round-arch door and window openings, multi-light casement windows, wood plank doors, an arched fireplace, and quatrefoil windows in the main entrance doors. Buell included the option to utilize cobblestone instead of stucco, the typical wall surface for Spanish Colonial Revival buildings, and Florence Kistler chose the former. Working with smooth cobblestone provided by Kistler, Buell harnessed his past expertise designing highly textured and visually complex surfaces to create a cobblestone building that is distinctive within his documented body of work.

The outdoor kitchen and terrace on the Kistler Stables-Pheasant Ridge Aqua and Racquet Club property, constructed ca. 1936-38, is locally significant under Criterion C for Architecture as a distinctive example of a cobblestone structure constructed for outdoor cooking and entertaining. Oral history attributes design of the structure to Temple Hoyne Buell, architect of the cobblestone stable building, and the two resources share the same design vocabulary. The drawings prepared for the Kistler family in 1935, however, do not include plans for the outdoor kitchen and terrace and no record of Buell's involvement in its design has been uncovered to date. Regardless of who is responsible for its design, the structure is highly distinctive given its circular form, large size, and inventive use of cobblestone.

Both the stable and outdoor kitchen and terrace retain sufficient integrity to convey their architectural significance. The period of significance for Architecture is 1936-38, extending from completion of the stable building to completion of the outdoor kitchen and terrace shortly after.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

DEVELOPMENTAL HISTORY / ADDITIONAL HISTORIC CONTEXT INFORMATION (if appropriate)

Early Occupants of Arapahoe County

The Kistler Stables, later the Pheasant Ridge Aqua and Racquet Club and since 1974 The Village Tennis Riding and Swim Club or simply The Village Club, is located in the southwestern quarter of Section 7, Range 67W, Township 5S, approximately seven miles south of downtown Denver in Cherry Hills Village, a small affluent community in southwestern Arapahoe County.

Arapahoe County is Colorado's oldest county, established in 1855 in what was then the western edge of the Territory of Kansas. Archaeological evidence, including the presence of prehistoric mammoth, camel, horse, and bison bones, along with primitive tools and a hearth at the Lamb Spring site (5DA.83) approximately 6.5 miles southwest of Cherry Hills Village, suggests that humans have occupied the area for at least 12,000 years. Early indigenous groups led nomadic lives, hunting large game and gathering native plants for subsistence and raw materials for tools and weapons, and the period after 1 BCE was marked by development of the bow and arrow, pottery production, semi-permanent settlements, and increasingly varied food sources.³ Apache-speaking people moved from northern North America into the area around 1200 CE, becoming the dominant cultural group by the 1500s. In the early 1700s, their descendants were forced south by the Comanche people, who were joined by the Kiowa people, with whom the Comanche formed an alliance. By 1826, these groups in turn had been pushed south of the Arkansas River by the Arapaho and their allies, the Cheyenne.

French fur trappers and Euro-American traders were operating in the area during this time and rumors of gold along the eastern foothills of the Rocky Mountains began to circulate. In the 1850s, discoveries in what would become the Denver area proved the rumors true and by 1859 prospectors had flooded into the region. The gold rush was made possible in part by the 1851 Treaty of Fort Laramie between the United States and indigenous nations that included the Cheyenne and Arapaho, which sought to establish safe passage for white settlers traveling west through the Platte River basin. Emboldened by the treaty and driven westward by declining economic opportunities in the east, prospectors, entrepreneurs, and settlers moved into the Platte River Basin in violation of the treaty and conflict between the primarily white immigrants and indigenous people resumed.

The subsequent 1861 Treaty of Fort Wise effectively removed the Cheyenne and Arapaho from the tribal territory established by the Treaty of Fort Laramie in exchange for a considerably smaller territory along the Arkansas River between the northern boundary of New Mexico and Sand Creek. Ten days after the treaty was signed, the Territory of Colorado was formed by the U.S. federal government on February 28, 1861. The new territory included the western portion of the Territory of Kansas, which included Arapahoe County.

Signed into law on May 20, 1862, the Homestead Act promoted permanent settlement of the west by American citizens, granting 160 acres of "unappropriated public lands" at \$1.25 per acre plus a fee of \$10.⁴ Passage of the act further increased the pressure on indigenous tribes as more and more settlers moved west, eventually leading to the Sand Creek Massacre on November 29, 1864, which resulted in the death of over 230 peaceful Cheyenne and Arapaho, including about 150 women, children, and elderly, and displacement of the Cheyenne and Arapaho from territorial Colorado in 1865.

³ BCE (Before the Common Era) and CE (Common Era) are alternatives to the notations BC and AD, respectively.

⁴ Act of May 20, 1862 (Homestead Act), Public Law 37-64, 12 Stat. 392; Record Group 11, General Records of the United States Government 1778-2006, National Archives.

Arrival of the Railroad and Establishment of the Greenwood Ranch

The Pacific Railroad Act of 1862 and its amendments granted large tracts of public land to railroad companies to subsidize construction of railroads in the western United States. Though the railroad first reached Denver in 1871, the Kansas Pacific Railway Company and the Union Pacific received more than 100,000 acres of land in the Denver area via the Pacific Railroad Acts between 1879 and 1897, including substantial acreage in what would later become Cherry Hills Village.

After the Union Pacific and Kansas Pacific merged in 1880 at the behest of investor Jay Gould, speculators showed increased interest in developing the Kansas Pacific's land grants. Given the area's dry climate, access to sufficient water was critical to the success of farming operations east of the South Platte River—and to enticing settlers to purchase land. To provide increased access to water east of Denver, plans were made during the late 1870s to construct an extensive irrigation canal, the High Line Canal, with goals of irrigating more than 70,000 acres of land.⁵

Gould enlisted American James Duff and Englishman James W. Barclay in the project and in 1879 Duff contracted with the Union Pacific to purchase approximately 120,000 acres of land adjacent to the South Platte River. Duff and Barclay's Platte Land Company provided capital to the Colorado Mortgage and Investment Company, parent company to the Northern Colorado Irrigation Company. The Northern Colorado Irrigation Company would construct and manage the canal and the mortgage company would sell the adjacent land.⁶

Completed in 1883, the more than seventy-mile canal snaked northeast from the South Platte River at Waterton Canyon southwest of Denver to First Creek, approximately fourteen miles east-northeast of the city. The High Line Canal did not live up to its full promise, but did encourage individuals such as John H. Perryman and Cyrus G. Richardson to acquire land and establish farms and ranches in the Cherry Hills Village area.

Born in Phillips, Maine, on December 31, 1841, Cyrus Greenwood Richardson grew up on the family farm before attending Waterville College near Augusta, Maine. After graduating in 1864, Richardson studied law at the University at Albany in upstate New York before moving to St. Louis, Missouri, where he opened a practice in 1866. The following year Richardson and New York native and State Normal School at Albany graduate Julia Frances Tibbals were married in St. Louis. Richardson's health began to fail, prompting the family to relocate to Colorado in 1869 to take advantage of the dry climate.⁷ The couple settled in Denver and Cyrus opened a successful law practice. Richardson acquired a significant amount of acreage previously granted to the Union Pacific and Kansas Pacific railroads. His holdings comprised two parcels, the Richardson Ranch, occupying more than 4,000 acres east of Sand Creek near present-day Aurora, and the Greenwood Ranch, an 800-acre ranch straddling the High Line Canal, occupying a large portion of what is today Cherry Hills Village and the land on which Kistler Stables stands today (Figure 1).

Country House Development After World War I and the Founding of Cherry Hills Country Club

In 1902, the Colorado Legislature voted to divide Arapahoe County into a number of smaller counties, thus establishing the current boundaries of Arapahoe, Adams, Denver, Washington, and Yuma counties. The community of Littleton, established in 1872 on the eastern bank of the South Platte River, became the county seat of the new, significantly smaller, Arapahoe County. At the time, the area south of East Hampden Avenue

⁵ Historic American Engineering Record, Highline Extension Canal (HAER No. CO-67), National Park Service, 4.

⁶ Ibid.

⁷ W.B. Vickers, *History of the City of Denver, Arapahoe County and Colorado* (Chicago: O.B. Baskin & Co. Historical Publishers, 1880), 560-61.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

(Colorado Highway 285) and west of University Boulevard remained largely rural. A few subdivisions had been platted in the area, including Rufus Clark's ambitious Clark Colony subdivisions south of East Bellevue Avenue, but little in the way of significant homebuilding had taken place. The surrounding metro area was growing, but its population was concentrated further north closer to downtown Denver and to the west in Littleton and Englewood.

After World War I, interest in the area increased as wealthy residents of Denver's urban neighborhoods sought relief from the congested city at rural summer homes. In 1919, successful Denver banker and businessman Alexis Caldwell Foster and wife Alice Eddy (Fisher) Caldwell purchased a 160-acre parcel at the southeast corner of University Boulevard and East Hampton Avenue and hired the prominent architectural firm of Fisher and Fisher to design a 14,500-square-foot Colonial Revival home for the family (5AH.222; NRIS.98000294, National Register listed April 1, 1998). The Foster estate, which the family referred to as Alcynka Farm, featured extensive grounds designed by well-known landscape architect Saco Rienk DeBoer. DeBoer's plan for the estate included formal gardens, stone walkways, sculpture, lily pools, and several fountains. It was the area's first mansion and set a precedent for future development in the area.⁸ The Fosters also co-owned an additional eighty acres on the south side of Quincy Avenue with the George Gano family where they kept horses.⁹ In 1920, Ethel and George Gano built an impressive Tudor Revival home designed by Fisher and Fisher on the adjacent parcel south of the Foster estate (5AH.213).¹⁰

In 1921, reportedly unhappy with the social atmosphere and crowds at the Denver Country Club, George Gano, Alexis Foster, and five other members of the Denver Country Club began to envision a men's-only golf course for "serious" golfers. In January 1922, Foster leased a 100-acre farm southwest of his home owned by C.I. Passover for that purpose, with an option to purchase the land at a later date. Over the next several months the group acquired the Navratil and Lockhart tracts, consolidating 272 acres southwest of Hampden and University under the ownership of the Greenwood Land Company. The Cherry Hills Country Club would occupy the southern portion of the tract with the northern portion reserved for residential development. The group hired nationally-known golf course architect William S. Flynn to design a championship course, architect Merrill H. Hoyt completed plans for the clubhouse and other club buildings, and Saco DeBoer designed the landscape surrounding the clubhouse. The new club, named "Cherry Hills Country Club" after a cherry orchard that stood on a small knoll on the grounds, held its grand opening in September 1923.¹¹ Activities at the club were initially restricted solely to golf; however, the Cherry Hills Saddle Club, organized by George Harris, was permitted to lease club land from the Greenwood Land Company for \$10 per year. A three-mile bridle path, stables designed by Hoyt, a show ring, and an exercise ring were constructed on the leased land in 1924.¹²

According to architectural historians Thomas H. and R. Laurie Simmons, the south of the city "attracted Denver socialites eager for a second home with a country life, expansive estates, mountain views, and privacy" and the opening of the Cherry Hills Country Club added to the area's appeal.¹³ The owners of the farms and ranches in the area began to sell their land to developers and wealthy individuals.

⁸ Ron Sladek, Foster-Buell Estate National Register Nomination, NRIS.98000294, August 1997.

⁹ Klasina VanderWerf, *High on Country: A Narrative History of Cherry Hills Village from the Early Beginnings to 1975* (Englewood, Colorado: Cherry Hills Land Preserve, 2007), 20.

¹⁰ Ibid.; Sally Pearce, Colorado Cultural Resource Survey Form, Gano Mansion (AH.213), 1982.

¹¹ VanderWerf, 26-27; Bruce A. Gustin, "Cherry Hills Golf Course Will Open Next Saturday," *Denver Post*, September 1, 1923, 27.

¹² *Denver Post*, December 7, 1924; VanderWerf, 27.

¹³ Thomas H. and R. Laurie Simmons, Historic Residential Subdivisions of Metropolitan Denver, 1940-1965 Multiple Property Documentation Form, 2010, <https://www.historycolorado.org/sites/default/files/media/document/2017/654.pdf>.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

Real estate developer Henry C. Van Schaack, a member of the Cherry Hills Country Club board of directors, established the Country Homes Land Company and began selling parcels north of the country club, later known as the "Country Homes" neighborhood or "The Circle" after the circular layout of its streets. Denverites who enjoyed gardening, horses, and other rural pursuits, bought acreage and built large residences reminiscent of English country homes. With a minimum lot size of two-and-a-half acres, the area retained a quiet and bucolic feel.¹⁴ Homes built in the area during the 1920s include the \$125,000 home on five-acres built for Peg and James Churchill Owen (no longer extant); the mansion designed by Burnham and Merrill Hoyt for James Dreher Maitland at 9 Sunset Drive and completed in 1925 (AH.1431; NRIS.98001130, listed September 3, 1998); and the residence at 3901 S. Gilpin Street designed by Merrill Hoyt for Persis and William R. Owen and completed in 1923.¹⁵ All were designed in the Tudor Revival style in an apparent nod to the English country lifestyle.

By the 1930s, the area surrounding the Cherry Hills Country Club was a mix of older family farms, like John N. and Kate Perryman's farm established in 1887 (now the Devonshire Heights neighborhood), country homes owned by upper class Denverites, and hobby farms like the more than 190-acre property co-owned by the Shafroth, Toll, and Waring families east of University Avenue between Quincy Avenue and Bellevue, formerly part of Cyrus and Julie Richardson's Greenwood Ranch.¹⁶ The Richardson estate apparently began selling portions of the ranch to interested buyers after Julia Richardson's death in 1924.¹⁷

On October 7, 1935, the *Denver Post* announced that the "[latest] to succumb to the lure of country life is Mrs. Florence H. Kistler who recently purchased a twenty-acre tract on East Bellevue [sic] beyond the Cherry Hills Country club where she plans to keep the Kistler horses, and later may build a small house."¹⁸ The undeveloped land purchased by Kistler, formerly part of Greenwood Ranch, lay north of Bellevue Avenue and east of the High Line Canal.

By the time Kistler purchased the land and made plans for a country retreat, interest among Denver's white elite in country homes had grown exponentially. In 1937, the *Denver Post* reported that the "exodus to the suburbs borders on a stampede" and provided a who's who list of prominent Denverites who lived in the area near the Cherry Hills Country Club, or planned to build there in the coming months. The article also speculated on what drew them there:

The vicinity south of the city with its unobstructed view of the foothills and back range seems to be favored by the smart set and attractive homes with spacious gardens dot the countryside.

The love of the country has been the reason for many moving into the country but for others the accessibility to golf links and riding stables has played its part in inducing Denverites with a young family to select suburban locations for their homes.¹⁹

For Florence Hughes Kistler, who had raised chickens at the family's Diamond K Ranch in the late 1920s, and her daughters Florence and Frances, both accomplished equestrians, the opportunity to

¹⁴ VanderWerf, 29-30.

¹⁵ Ron Sladek, Maitland Estate National Register Nomination, NRIS.98001130, March 1998; VanderWerf, 31, 161.

¹⁶ VanderWerf, 15-17, 171.

¹⁷ "Mrs. Richardson, Denver Resident For 54 Years, Dies," *Denver Post*, March 9, 1924, 75.

¹⁸ *Denver Post*, October 7, 1935.

¹⁹ "Unsurpassable View Lures Many to Country Homes," *Denver Post*, August 8, 1937, 19.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

develop their own chicken farm and horse stable in the south Denver countryside must have been an appealing prospect in addition to a fashionable choice.²⁰

The Florence Hughes Kistler Family

Born on June 24, 1879, Florence Marie Hughes grew up in Mattoon, Illinois, approximately 200 miles south of Chicago, with her parents, James and Julia (Chrisman) Hughes, sister Columbia, and brothers Arlington and James Jr.²¹ In February 1903, she wed Frank Emerson Kistler in New Orleans, Louisiana.²² Born in Greensboro, North Carolina, on March 22, 1882, Frank Kistler grew up on a farm in Van Buren, Arkansas, and later moved to Claremore, Oklahoma.²³ He left school after the eighth grade and went to work in the oil and gas fields and spent many years with the Texas Company (later Texaco), assisting in the location and development of oil and gas fields in Texas, Oklahoma, Wyoming, and the Dakotas.²⁴ During the early years of their marriage, Florence and Frank Kistler lived in Texas, and welcomed son Hughes (b. 1907), daughters Julia (b. 1910) and Florence (b. 1916).²⁵ In 1917, the Kistlers moved to Denver, where Frank formed the Producers and Refiners Corporation and a third daughter, Frances, was born. The Kistler family lived first at 765 York Street until ca. 1920, when the family purchased the 1917 Mediterranean Revival home at 190 High Street just north of the Denver Country Club (contributing to the Country Club Historic District, NRIS.79000579, National Register listed July 10, 1979) from Sidney W. Sinsheimer, vice president and general manager of the Holly Sugar Corporation.²⁶

The Producers and Refiners Corporation's initial venture was highly successful, locating a large reservoir of natural gas in the Big Sand Draw region of Wyoming.²⁷ By 1923, the company enjoyed an estimated worth of \$50 million.²⁸ Kistler expanded operations, constructing an oil refinery and establishing the company town of Parco, now known as Sinclair, Wyoming, approximately eighty miles southwest of Casper in 1924-25. Kistler hired the architecture firm of Fisher and Fisher, architects of the Cherry Hills Country Club, to design the town, which was described in 1925 as "truly an oasis in an otherwise drab desert territory," a thoroughly modern model city built to be "idealistic in character, both from the utilitarian and architectural point of view."²⁹ Florence Kistler was involved in the development of the town as well, gifting the Fisher and Fisher-designed Community Church to the city in 1925.³⁰ The following year, the Frank E. Kistler Foundation was formed with an

²⁰ Ruth McCabe, "Matron Runs Chicken Farm," *Denver Post*, September 14, 1927, 18.

²¹ U.S. Census Records, 1870, 1880, 1900, accessed via Ancestry.com.

²² New Orleans, Louisiana, U.S., Marriage Records Index, 1831-1964, accessed via Ancestry.com.

²³ Highlands Ranch Mansion and Historic Park, "Owners & Families," <https://highlandsranchmansion.com/owners-and-families/>; "Kistler, Founder of Early Oil, Gas Company, Is Dead," *Casper Star-Tribune* (Casper, Wyoming), November 16, 1960, 1.

²⁴ Ibid.

²⁵ U.S. Census Records, 1910, 1920, accessed via Ancestry.com.

²⁶ Denver, Colorado, City Directory, 1918, 1919, 1920, accessed via Ancestry.com; Sharon Elfenbein, Historic Denver, Inc., Country Club Historic District National Register Nomination, NRIS.79000579, May 1978.

²⁷ *Casper Star-Tribune* (Casper, Wyoming), November 16, 1960, 1.

²⁸ <https://highlandsranchmansion.com/owners-and-families/>.

²⁹ In 1987, the Parco Historic District was listed in the National Register of Historic Places (NRIS.87000918) for its architectural significance and association with the development of the energy industry in Wyoming. Robert G. Dill, "Birth of Parco is Fulfillment of Dream of Frank E. Kistler," *Denver Post*, August 2, 1925, 63; W. E. Fisher, "Beautiful Parco Architecture Always Impresses the Visitor," *Denver Post*, August 2, 1925, 63. *Rocky Mountain News*, August 1925, quoted in Parco National Register Nomination.

³⁰ "Community Church of Parco, Gift of Florence Hughes Kistler of Denver," *Denver Post*, August 2, 1925, 73.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

endowment of \$130,000 to support educational, charitable, and religious causes. Florence Kistler joined her husband on the foundation's board of directors.³¹

In keeping with the trend that saw wealthy Denverites spending time at "country homes" outside the city, the Kistler family maintained a summer residence, Rainbow Ranch, near Estes Park, and in 1926, purchased Waite Phillips's Highland Ranch, located approximately fourteen miles south of downtown Denver, renaming it the Diamond K Ranch.³² Acquisition of the 20,000-acre working ranch presumably provided an opportunity for Florence and her daughters to indulge their love of horses.

In 1929, Frank and Florence Kistler's marriage of twenty-six years ended in a messy and very public divorce. Rumors of a romantic affair between Frank Kistler and wealthy Denver widow Leana (Oakes) Antonides began circulating in early January, before the couple's seemingly sudden divorce on January 28 in Juarez, Mexico. The divorce was quickly followed by Frank Kistler's marriage to Antonides in Honolulu, Hawai'i, on February 15. Kistler and his new wife took up residence at the Diamond K Ranch, while Florence remained at the family home at 190 High Street.³³ In the divorce settlement Florence Kistler received \$75,000 cash, a monthly alimony payment of \$2,500 for life, income from a \$250,000 trust fund, the home at 190 High Street, the Rainbow Ranch in Estes Park, and custody of the couple's three daughters. The children received monthly payments of \$750 until marriage, and upon their mother's death, the income from the trust fund.³⁴ The divorce settlement was finalized in July 1929, and Florence Kistler was able to move on with her life.³⁵

In the following years, the Kistler name remained in the news, but for very different reasons. Daughter Florence had been showing horses competitively since she was a young girl, and by the 1930s her accomplishments as a rider were frequently featured in the *Denver Post*. At the time, Denver was "stepping in line with metropolitan cities and displaying unusual interest in horse shows" and the Kistlers were prominent members of the horse set. Florence regularly competed in shows held by groups such as the Denver Equestrian Association, often taking first place.³⁶ Her sister, Frances, was also an accomplished competitive rider.

Given her daughters' accomplishments as horsewomen, and the increased interest in equestrian pursuits and country life among many of Denver's upper-class residents, it is not surprising that Florence Kistler decided to purchase acreage southeast of the Cherry Hills Country Club in 1935. The parcel's proximity to the High Line Canal was also likely appealing, as the road adjacent to the canal provided a convenient pathway for longer trail rides. Kistler engaged well-known architect Temple Buell to draw plans for a stable building and chicken house to be built on her new property. An active member of Denver's well-to-do society, Buell enjoyed country life and had acquired the Foster property northeast of the Cherry Hills Country Club in 1935, after Alexis Foster experienced financial setbacks during the Great Depression. He was a logical choice to assist Kistler with the development of her stables.

³¹ "Educational Foundation is Incorporated," *Denver Post*, January 3, 1926, 6.

³² <https://highlandsranchmansion.com/owners-and-families/>; *Denver Post*, February 15, 1929, 4.

³³ "Mrs. Antonides And F.E. Kistler Wed in Hawaii: Divorce of Oil Man Announced on Same Day," *Denver Post*, February 16, 1929, 1, 7.

³⁴ "Kistler's Bride Freed of 'Exile' By First Wife," *Denver Post*, April 26, 1929, 1, 16; Frank Kistler's love life remained fodder for the local papers when Sybil Stokes, a showgirl in Florenz Ziegfeld's revue, sued Kistler, claiming he had promised to marry her before marrying Antonides, "Girl Says Kistler Has Paid," *Denver Post*, May 15, 1929, 1, 3.

³⁵ "Frank Kistler Settles with Former Wife," *Denver Post*, July 22, 1929, 8.

³⁶ *Denver Post*, October 12, 1930; A. G. Gertz, "Florence Kistler Rides to Victory at Horse Show," *Denver Post*, January 20, 1933; *Denver Post*, January 13, 1934, 1.

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

Architect Temple Hoyne Buell

Born on September 9, 1895, in Chicago, Illinois, to parents Charles C. and Maude (Hoyne) Buell, Temple Hoyne Buell attended Lake Forest Academy before graduating from the University of Illinois in 1916 with a bachelor's degree in architecture. Buell received a master's degree in architecture in 1917 from Columbia University in New York.³⁷

During World War I, Buell enlisted in the army, serving as a Second Lieutenant in the 101st Trench Mortar Battery, Twenty-Sixth Infantry Division, American Expeditionary Force. After a promotion to First Lieutenant, Buell assumed command of his unit and was exposed to phosgene gas at the Battle of Château-Thierry in 1918, effectively ending his time in combat. Buell returned to the United States, serving as an adjunct instructor at the Trench Artillery School in Fort Barrancas, Florida. With his lungs severely affected by the poison gas, Buell resigned from the army in 1919 and returned to Chicago, briefly joining the well-established architectural firm of Benjamin H. Marshall and Charles E. Fox, best known as the designers of luxury hotels and apartments buildings. In 1920, Buell left Marshall and Fox to work with Cornelius W. Rapp and George L. Rapp at the firm Rapp and Rapp, well-known for their atmospheric theater designs.³⁸

On April 6, 1921, Buell wed Chicago socialite Marjorie McIntosh.³⁹ Born on February 19, 1897, McIntosh grew up in the city with her father, Scottish immigrant Harry Milne McIntosh, a wealthy oil man, and her mother, Wisconsin native Callae (Mackey) McIntosh.⁴⁰ Shortly after their marriage, the young couple moved to Denver, renting the house at 1133 Race Street (no longer extant) near Cheesman Park.⁴¹ Buell's lungs remained weak after the war and he had developed tuberculosis and it was hoped that the move to Denver for treatment would provide a cure.⁴²

After recovering his health, Buell opened an architectural practice in the National Bank Building, incorporating the firm as T.H. Buell and Company in 1923.⁴³ A member of the Denver Country Club, Cherry Hills Country Club, Chamber of Commerce, and many other business, professional, and social organizations, Buell used his considerable social skills and connections to his professional advantage.

Early commissions included a number of schools, including the 1927 Fruitdale Grade School in Wheat Ridge, Colorado (5JF.2084, NRIS.13000078, National Register listed March 20, 2013). The building's textured ornamental brickwork foreshadowed a design characteristic that would soon set Buell's work apart from that of other Denver architects.

Buell established himself as a master architect with his soaring Art Deco design for Denver's Paramount Theater, completed in 1930 (5DV.190, NRIS.80000893, National Register listed November 21, 1980). In his

³⁷ Cook County, Illinois, U.S., Birth Certificates Index, 1871-1922, accessed via Ancestry.com; History Colorado Office of Archaeology and Historic Preservation, "Temple Hoyne Buell," Architects of Colorado Biographical Sketch, November 22, 2007.

³⁸ State Historical and Natural History Society of Colorado, *History of Colorado* (Denver: Linderman Co., Inc., 1927), 442-43.

³⁹ Cook County, Illinois Marriage Indexes, 1912-1942, accessed via Ancestry.com; "Marjorie McIntosh to Be Bride Today of Temple Buell," *Chicago Tribune*, April 6, 1921, 19.

⁴⁰ Ibid.; Harry Milne McIntosh Obituary, *Chicago Tribune*, September 4, 1932; "Marjorie McIntosh Buell," <https://www.findagrave.com/memorial/118336976/marjorie-buell>.

⁴¹ Denver, Colorado, City Directory, 1922, accessed via Ancestry.com.

⁴² History Colorado Office of Archaeology and Historic Preservation, "Temple Hoyne Buell," Architects of Colorado Biographical Sketch, November 22, 2007.

⁴³ State Historical and Natural History Society of Colorado, 443.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

design for the exterior, Buell took advantage of terra cotta's material properties, using it to create a highly textured façade of glossy white tiles punctuated by narrow bays featuring intricate floral and geometric ornament. The result was a visually striking building that exhibited a strong sense of verticality and an overall feeling of richness.

When designing the 1931 Horace Mann School (5DV.2077) and 1933 Catherine Mullen Memorial Nurses Home (5DV.2266; Denver Landmark, listed 2006), considered by many the masterpieces of his early work, Buell took his interest in textured surfaces to a new level of exuberant expression. Working with a relatively pedestrian material, brick, Buell creatively positioned the bricks to create a visual and textural richness that was unprecedented in Denver. In 1936, Buell employed the same technique at the Morgan School in Montrose (5ME.4744) and the Fruita Junior High School (5ME.2278), but in an increasingly restrained manner.

By the late 1930s, Buell had moved away from these experiments in the potential of brick ornamentation and his designs for Berthoud Hall at the Colorado School of Mines, completed in 1937, and the State Register-listed 1939 Leslie J. Savage Library (5GN.2366) at Western State College in Gunnison demonstrated the influence of Spanish Colonial Revival architecture at this moment in his career. Buell's aesthetic shifted again, when he applied Modernist principles in his design for the Lincoln Park Homes (demolished), an early public housing project constructed by the Denver Housing Authority between 1940 and 1942. Buell's work would continue to follow Modernist principles throughout the remainder of his active design career.

Buell's offices were located in the former Physicians and Surgeons Building at 730 14th Street (5DV.1721; no longer extant), designed by architect E. F. Fassett for Dr. Arnold Stedman in 1891. Buell purchased and remodeled the building in 1934, renaming it the Buell Building, and it remained the firm's headquarters through 1989.⁴⁴ At its height, T. H. Buell and Company employed a staff of approximately fifty that included architects and draftsmen, site and master planners, engineers, construction supervisors, and administrative personnel. Buell held architecture licenses in Colorado, New Mexico, Texas, Nebraska, Wyoming, and Utah, and the firm completed designs for more than 300 buildings during the twentieth century. T. H. Buell and Company grew into one of the most prominent architecture and planning firms in the region, producing eclectic designs for schools, commercial buildings, government buildings, and homes.⁴⁵

Anticipating Denver's future growth, Buell had the business sense and financial means to invest in vacant land south of the city center near Cherry Creek in the 1920s and 30s.⁴⁶ In 1935, Temple and Marjorie Buell moved to the general area, purchasing the Alexis Foster estate near the Cherry Hills Country Club. The Buell family moved to the sprawling country acreage where they continued to raise their four children, Callae Mackey, Temple Hoyne, Jr., Beverly Milne, and Marjorie Daphne Buell.⁴⁷ The Buells kept horses at the Cherry Hills Saddle Club stables and quickly became important members of the local community and its social circles.⁴⁸ Temple Buell was instrumental in the development of Cherry Hills Village and its incorporation in 1945 and

⁴⁴ Ron Emrich, Stedman Building/Physicians & Surgeons Building/Buell Building Denver Inventory Form, 5DV.1721, June 19, 1990, on file at History Colorado.

⁴⁵ History Colorado Office of Archaeology and Historic Preservation, "Temple Hoyne Buell," Architects of Colorado Biographical Sketch; Rocky Mountain PBS, "Temple Hoyne Buell," Colorado Experience, Season 7, Episode 8, February 13, 2020.

⁴⁶ Ibid.

⁴⁷ Ron Sladek, Foster-Buell Estate National Register Nomination.

⁴⁸ VanderWerf, 27.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

served on Cherry Hills Village Planning Commission and various other local and regional planning commissions during the 1950s.⁴⁹

In 1954, after decades of zoning battles and political maneuvering, Buell completed construction of the Cherry Creek Shopping Mall on property he had purchased in 1925, bordered by the Denver Country Club, Cherry Creek, and the Denver Polo Club. Buell transformed the former city dump site into what is considered one of the first pedestrian shopping malls in the country, spurring additional growth and transforming the landscape along Cherry Creek.⁵⁰

Buell received numerous awards over his career, including the Columbia Alumni Medal and the Colorado Chapter of the American Institute of Architects Architect of the Year in 1988.⁵¹ A member of the American Institute of Architects since 1923, he was named a Fellow of the American Institute of Architects (FAIA) in 1983.⁵² A generous philanthropist, Buell established the Temple Hoyne Buell Foundation in 1962, to support his charitable interests, which included support for architectural education and health related programs. Prior to his death in 1990 at age 94, Buell donated \$6 million for the design and construction of a new building for the School of Architecture and the Department of Landscape Architecture and Urban and Regional Planning at his alma mater, the University of Illinois at Urbana-Champaign and \$600,000 to help establish the Temple Hoyne Buell Center for the Study of American Architecture at Columbia University.⁵³

Construction of the Kistler Stables, 1935-1951

At the time Buell met with Florence Kistler to discuss plans for her stable building, he was one of Denver's leading architects, and if Kistler did not know Buell personally at the time, she certainly knew him by reputation. In 1935, she commissioned Buell to design "a horse barn and a poultry house" to be built on her newly acquired twenty-acre property near the Cherry Hills Country Club.⁵⁴

Buell provided Kistler with a rectangular-plan building that housed all the utilitarian functions of a horse barn within an attractive Spanish Colonial Revival-style exterior. A variation on the traditional transverse frame barn, Buell's symmetrical design featured a two-story gable-roof central block with hay loft flanked by one-story flat-roof wings containing the majority of the horse stalls. A central corridor extended the full-length of the barn from large arched double-leaf barn doors at the ends of the wings. Stalls and other functional spaces were arranged on either side of the transverse corridor. The central block contained two stalls, a horse bathing area, tack room, and a small reception room. Space in the wings was reserved primarily for stalls, six in each wing, along with a garage in the east wing and a staff room in the west wing. A residential living space, complete with bedroom, living room, bathroom, and kitchen was included on the second floor of the central block, with the remaining unfinished space functioning as a hay loft. In a somewhat counterintuitive decision, Buell included a fireplace in the residential space adjacent to the hay loft.

⁴⁹ VanderWerf, 43-51. American Institute of Architects, *American Architects Directory* (New York: R.R. Bowker, 1956), 72.

⁵⁰ Ron Sladek, Foster-Buell Estate National Register Nomination; History Colorado Office of Archaeology and Historic Preservation, "Temple Hoyne Buell," Architects of Colorado Biographical Sketch; Rocky Mountain PBS, "Temple Hoyne Buell."

⁵¹ "Temple Hoyne Buell," Architects of Colorado Biographical Sketch.

⁵² American Institute of Architects, AIA Historical Directory, "Temple Hoyne Buell," <https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/36773555/ahd1005770>.

⁵³ Buell Foundation, "Our History," <https://buellfoundation.org/about-us/our-history/>; Buell Foundation, "Our Founder," <https://buellfoundation.org/about-us/our-founder/>.

⁵⁴ Temple Hoyne Buell, "Kistler Stable and Poultry House Architectural Drawings," Temple Hoyne Buell Architectural Records, Denver Public Library Western History and Genealogy Collection, Box 13 and Photo Box 7, Folder: FF25, 1935.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

During the 1930s, many architects in the western United States drew inspiration from Spanish Colonial antecedents, including Buell. The exterior of the Kistler Stables featured a number of Spanish Colonial Revival design elements including red roof tiles, flat-roof parapeted wings with canales (traditional Hispano projecting roof drains), wrought-iron light fixtures, round-arch openings, multi-light casement windows, wood plank doors, arched fireplace, and quatrefoil windows in the main entrance doors. Buell presented two options for the exterior wall surface—stucco, a typical feature of Spanish Colonial Revival buildings, or cobblestone. Florence Kistler chose the latter and provided the material, which according to the current owners was handpicked natural stone from Silver Plume.⁵⁵ The choice of cobblestone allowed Buell to express his penchant for highly textured surfaces and the creative use of common building materials.

The rectangular-plan, flat-roof, stucco-clad chicken house (demolished before 1956) was similarly detailed in the Spanish Colonial Revival style and featured a garage, work space, and second-floor living space at its west end and six bays for housing chickens to the east.

The project was put out to bid in November 1935 and the following month Florence Kistler signed a contract with Morton M. Herres, owner of the Herres Construction Company, to construct the two buildings for \$23,277.⁵⁶

Born in Denver in 1892, Morton Moore Herres was the son of Lula and Otto Herres, a successful owner of laundry enterprises.⁵⁷ Morton grew up with his four siblings in the family home at 1728 Race Street near City Park and attended the University of Denver before joining the U.S. Army and serving as a First Lieutenant in a field artillery unit during World War I.⁵⁸ After the war, he started a construction business and was involved with his brother, F. Willard Herres, and Harry W. Newcomb in the Newcomb Realty Company, between 1920 and 1929.⁵⁹ Announcements in the *Denver Post* suggest the Herres Construction Company began building primarily brick bungalows, including a number of houses in the 600 block of Jackson Street, as well as smaller commercial buildings.⁶⁰ In 1925, he presumably built the modest two-story brick home at 2360 N. Colorado Boulevard that he occupied until his death in 1959.⁶¹

The business appeared to be successful and in 1927 Herres constructed a two-story Spanish Colonial Revival stucco-clad house in the new Park Lane Square residential subdivision north of the Denver Country Club. The eighteen-room mansion was designed by well-known Denver architect Jules Jacques Benois Benedict.⁶² The following year, Herres constructed three more mansions for members of Denver's wealthy elite in Park Lane Square: a two-story, ten-room Tudor Revival brick and stone house with a tile roof designed by architect Henry A. Koch for James M. Patterson at 450 Westwood Drive; a two-story, "Norman style" stone house at 500 Circle

⁵⁵ "Village Club History," undated, The Village Club Collection, Denver.

⁵⁶ Temple Hoyne Buell, "Specifications for the Entire Contract of A Horse Barn and a Poultry House," November 19, 1935, and Contract between Herres Construction Company and Mrs. Florence H. Kistler, December 3, 1935, Temple Hoyne Buell Architectural Records Collection, Denver Public Library Western History and Genealogy Department.

⁵⁷ "Otto Herres Dies," *Denver Post*, October 27, 1914.

⁵⁸ U.S. Census Records, 1910; Denver, Colorado, City Directory, 1900, "Mrs. Cobb's Wedding Causes Stir Among Denver Society," *Denver Post*, February 11, 1937, 19.

⁵⁹ Denver, Colorado, City Directory, 1920-1929.

⁶⁰ *Denver Post*, August 16, 1923; November 8, 1923; May 27, 1924; August 19, 1924; September 27, 1924; February 21, 1925; April 14, 1925; July 27, 1927; July 26, 1928; October 2, 1928; June 12, 1929; February 19, 1930; April 7, 1935; February 23, 1936; April 12, 1936; September 1, 1936; December 4, 1936; May 5, 1937.

⁶¹ Denver City Directory, 1959; "Morton Moore Herres," <https://www.findagrave.com/memorial/209799651/morton-moore-herres>.

⁶² "New Denver Residence," *Denver Post*, February 23, 1927. The house has been described as built for Herres in the past; however, the Herres family are documented as living at 2360 N. Colorado Boulevard from 1925 through the 1950s.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

Drive for furniture retailer Cyrus O. Teeter; and a two-story Colonial Revival brick house designed by architect Lester Varian for shoe retailer Harry Fontius.⁶³ Herres would go on to build other houses in the Park Lane Square neighborhood, including the Tudor Revival house at 485 Race Street.⁶⁴ At the time the company was engaged by Florence Kistler, its offices were located at 1558 Humboldt Street, in a new building constructed by Herres in 1935 (no longer extant).⁶⁵

Correspondence archived in the Temple Hoyne Buell Architectural Records Collection at the Denver Public Library Western History and Genealogy Department suggest construction of the stable and poultry house went relatively well, and by August 3, 1936, Buell had put together a punch list outlining the final details that needed to be completed or corrected.⁶⁶ On Friday, January 22, 1937, Florence Kistler held a “Midnight Feast” at the stable building, celebrating its completion.⁶⁷

In addition to the chicken house and stables building, Buell’s plot plan for the property, prepared in November 1935, included a show ring and jumping ring flanking the stables, a circular garden at the entrance to the stables, a house, and a tank house, all connected by curvilinear drives leading from two gateways on Bellevue Avenue, and a small “duck pond” near the chicken house (Figure 2).⁶⁸

The horse rings, garden, tank house, driveways and gateways were completed during the Kistler ownership period, which ended in 1951. Plans to build a house for the Kistler family were apparently abandoned early on. In the house’s intended location, Florence Kistler instead commissioned an impressive outdoor kitchen and terrace, constructed of the same cobblestone as the stables, shortly after completion of the stables. A photo of the impressive circular structure was featured on the invitations to a barbecue and dance held in honor of daughter Florence Kistler and her husband, Irving Snyder, on September 13, 1938.⁶⁹ Though the architectural drawings for the stable and chicken house do not include the outdoor kitchen and terrace, members of The Village Club credit Buell with its design. A small rectangular swimming pool was built adjacent to the outdoor kitchen and terrace, likely at the same time as the outdoor kitchen (Figure 9).

Additional buildings not included on Buell’s plot plan, but constructed on the property by Kistler included a large one-story wood-frame shed-roof barn, a small house with attached garage, and a shed, all located behind the stone stables building. A number of smaller sheds were built adjacent to the chicken house, and a round feature, perhaps a pond or sewage lagoon, and what appears to be a hay shed were built south of the poultry facilities (Figure 9).

The decision to forego construction of a fashionable country house on the property and the expansion of the horse facilities suggest that Florence Kistler and her daughters quickly came to view the property not as a private country retreat, but as a working poultry farm and equestrian facility, where they could also host events and entertain guests.

⁶³ “Three Park Lane Square Homes To Cost \$100,000,” *Denver Post*, May 16, 1925.

⁶⁴ *Denver Post*, January 26, 1930.

⁶⁵ Herres Construction Company letterhead, Temple Hoyne Buell Architectural Records Collection, Denver Public Library Western History and Genealogy Department.

⁶⁶ Temple Hoyne Buell Architectural Records Collection, Denver Public Library Western History and Genealogy Department.

⁶⁷ Invitation, Temple Hoyne Buell Architectural Records Collection, Denver Public Library Western History and Genealogy Department.

⁶⁸ No evidence has been found to date suggesting that Saco DeBoer or another landscape architect was involved in the plan’s development or its subsequent execution.

⁶⁹ Invitation, 1938, The Village Club Collection, The Village Club, Denver.

Equestrianism in Denver, 1880-1950

In the late nineteenth century, horse sports emerged as a common means of recreation and entertainment among Denver's wealthy residents. Flat racing (point-to-point races on a straight or oval track) and harness racing (horses racing at a trot or pace while pulling a driver in a lightweight two-wheeled cart called a sulky) grew in popularity. Around 1880, the Gentleman's Driving and Riding club formed in Denver and constructed a clubhouse, racetrack, and two stables north of Cherry Creek at 461 Humboldt Street (5DV.748), and in 1883 a mile-long race track was built in the center of Jewell Park along the South Platte River south of downtown Denver.⁷⁰ In 1888, the Overland Park Club (predecessor of the Denver Country Club) took over management of the Jewell Park racetrack, renaming it Overland Park, and around this time the Gentleman's Driving and Riding Club moved its headquarters to a new racetrack built in City Park on Denver's east side, holding its first races there in 1892.⁷¹

Groups promoting other horse sports emerged as well. English immigrants brought the game of polo to the western United States in the 1870s, and by the early 1900s the Denver Polo Club had formed, holding matches in City Park.⁷² In 1907, the Arapahoe Hunt Club formed in Denver, conducting hunts modeled after English fox hunts along Cherry Creek.⁷³

Prior to 1900, horse shows primarily involved the judging of animals based on conformation, with prizes awarded in categories such as "best stallion," "best pure-bred draft stallion," and "best brood mare."⁷⁴ In 1883, the first National Horse Show was held in Madison Square Garden in New York City. Founded by a group of influential east coast elites with a strong interest in horse sports, the membership of the National Horse Show Association of America served as the basis for the first New York Social Register in 1887.⁷⁵ The National Horse Show was regularly reported on in the *Denver Post*, as were similar shows held in Chicago and other large cities. By 1895, some Denverites hoped for a similar show in Denver, but the *Denver Post* argued that such an event was not in keeping with the character of the city:

The suggestions that a horse show should be held in Denver has been made. It has come probably from the fact that New York has one. The conditions are not at all similar. In the great Eastern city the horses which attract interest at the show are park horses, hunters, carriage horses, and a few others. At a horse show there is a display of fashionable cobs and shire horses with a few Shetland and Exmoor ponies. Such an exhibit could not be made in Denver and its suggestion must come from those not familiar with its character.⁷⁶

The concept of an eastern-style horse show found support in Colorado Springs, however, and on August 4, 1896, what was billed as the first horse show in the west took place at Roswell track as part of the city's annual Flower Carnival.⁷⁷ In articles leading up to the event, which featured a wide variety of classes including driving events and saddle horse judging, emphasis was placed on the social aspects of the competition:

⁷⁰ Barbara Norgren, Colorado Cultural Resource Survey Form for Gentlemen's Driving and Riding Club Stable (Coleman House), 5DV.748, November 1982; *Rocky Mountain News*, April 13, 1883.

⁷¹ Shelby Carr, "Denver Country Club." Colorado Encyclopedia, <https://coloradoencyclopedia.org/article/denver-country-club>; Norgren, Colorado Cultural Resource Survey Form for Gentlemen's Driving and Riding Club Stable.

⁷² *Rocky Mountain News*, August 17, 1902.

⁷³ Arapahoe Hunt, "The Arapahoe Hunt Club History," <https://arapahoehunt.com/history/>.

⁷⁴ *Rocky Mountain News*, May 4, 1890, 2; April 30, 1891, 4.

⁷⁵ National Horse Show, "History," <https://www.nhs.org/information/organization/history/>.

⁷⁶ "A Horse Show," *Denver Post*, November 8, 1895, 4.

⁷⁷ *Colorado Springs Gazette*, July 2, 1896, 5.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

During the late years horse shows have become very popular in the large Eastern cities, and have been made very important society events. It is proposed that the Colorado Springs horse show will be of a character to do credit to the city; and all that is necessary to ensure this success...is the participation by those having fine horses and turnouts, and the attendance of all our fair ladies in their smartest gowns.⁷⁸

Horse shows offered women an opportunity to participate, not just spectate, and became an arena for the expression of changing norms for society women. In 1897, the Chicago horse show offered a cash prize for female equestrians riding astride as opposed to sidesaddle. Characterized as “a concession to the new woman,” the event was reportedly a result of the fact that “in no other city are there as many women of recognized social position and wealth who are cross riders—that is, who ride astride instead of in the cramped, ungraceful position heretofore declared to be the only proper way for a woman to ride” and a first in the United States.⁷⁹

A “society horse show” in Denver was proposed in 1898 but did not come to fruition until September 1899, when the first eastern-style horse show was held in conjunction with the Festival of Mountain and Plain, a short-lived precursor to the National Western Stock Show.⁸⁰ In announcing the show, the organizing committee stated, “It is the intention to make this event strictly high-class and conduct it after the manner of such entertainments now given annually in Eastern cities.”⁸¹ The three-day event was a great success and established showing horses as a popular pastime among Denver’s society men and women. As the *Rocky Mountain News* reported in an article following the event, “The horse show’s the thing and nobody can be anybody unless they’re in it, either directly or by their presence.”⁸²

The Denver Horse Show Association was formed in 1900, and partnering with the Gentlemen’s Driving and Riding Club, the association established the multi-day annual horse show as a fixture of elite society’s social calendar. In 1907, the show became part of the National Western Stock Show, and “Society Night” at the horse show rapidly grew into one of the most fashionable events of the year.⁸³

In response, interest in horse sports increased and new riding clubs formed in the Denver area. In 1909, the Bit and Spur Club, formed for “men and women who love a horse, and who are devotees of horseback riding” and to “encourage the development of high-class saddle horses—also friendly equestrian contests of skill and endurance...” and was reportedly Denver’s first purely social club for horse enthusiasts. Membership was by invitation only and presumably restricted to white upper-class families.⁸⁴

The first club for young women was likely the Wolcott Riding Club, formed in 1911 by thirty-five students at the Wolcott School, a private school for girls and young women.⁸⁵ During the 1920s, clubs formed at other private

⁷⁸ Ibid.; *Colorado Springs Gazette*, July 9, 1896, 5.

⁷⁹ “Women and the Sidesaddle,” *Denver Post*, December 24, 1897, 2.

⁸⁰ *Denver Post*, May 20, 1898, 12; *Denver Post*, October 9, 1898, 10.

⁸¹ “Horse Show Preparations,” *Denver Post*, July 19, 1899, 10.

⁸² “Society Takes Up The Reins,” *Rocky Mountain News*, September 30, 1899, 1.

⁸³ “Denver to Get in Horse Show Circuit,” *Rocky Mountain News*, February 27, 1900, 10; *Rocky Mountain News*, August 31, 1900; Keith and Cheryl Chamberlain, *The First 25 Years at the National Western*, 5-6, <http://results.nationalwestern.com/history/files/first-25-years.pdf>; *Rocky Mountain News*, January 22, 1913, 3.

⁸⁴ *Denver Post*, May 30, 1909, 13; *Denver Post*, June 25, 1909, 2; *Denver Post*, June 13, 1909, 11.

⁸⁵ *Denver Post*, April 20, 1911, 3. The club was later known as the Hottentot Riding Club after “The Hottentot,” a film based on a horseracing-themed play by William Collier, debuted in 1922. The club continued to operate after the Wolcott School closed in 1924.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

schools, including the Kent School and St. Mary's Academy.⁸⁶ In 1922, the Denver Riding Academy opened at East 2nd Avenue and St. Paul Street near what is today the Cherry Creek Shopping Center, and the Cherry Hills Saddle Club was organized shortly after.⁸⁷ The clubs regularly held horse shows at various venues, often the Cherry Hills Saddle Club and Denver Polo Club's facilities, built in 1924, and participated in the city's larger shows such as the annual show held in conjunction with the National Western Stock Show.

By the late 1920s, the majority of participants in local riding clubs and shows appears to have been society women and their daughters. This shift may have been in part due to the rise of the automobile as the preferred mode of transportation among the wealthy elite, and the growth of automobile and motorcycle racing as a spectator sport. It was no longer necessary for families to keep horses, and riding increasingly became an activity done purely for pleasure by individuals with the free time and financial means to do so.

In 1927, the *Denver Post* declared that "[h]orseback riding is coming back with a vengeance" and that the number of riding clubs in the city had grown significantly. Riding was characterized as experiencing "a great revival" and described as "a frequent diversion among a coterie of young matrons who take delight in early rising, and riding among the subdeb and college set."⁸⁸

Participation in riding and horse shows further increased as interest in "country living" grew among Denver's elite and many wealthy society families established large estates outside the city's urban core. In 1937, the *Denver Post* reported that "the riding club is fast becoming a social institution in Denver" with nearly a dozen clubs operating in the city.⁸⁹ Clubs not only held rides and hunts, but also suppers, breakfasts, dances, teas, picnics, and other events. Riding clubs for adults at the time included the Arapahoe Hunt Club and Denver Equestrian Club and several for junior riders including the Chevy Chase, Hunt, Bit and Spur, Hottentot, Vagabond, Silver Spur, Bit and Bridle riding clubs and the H.P.D. Riding Club for boys.⁹⁰ Activities of the junior clubs were organized by local wealthy women, known as "sponsors," and functioned much like sororities and fraternities, with prospective members participating in a rush process and successful pledges initiated into the club at a special event.⁹¹ The clubs were headquartered at various stables in suburban Denver, such as the Cherry Creek stables at Colorado Boulevard and Exposition Avenue and the Cherry Hills Saddle Club.

Interest in riding clubs, horse shows, and horse sports in general continued through the 1940s, but began to wane after 1950. The stables, grandstand, and racetrack at City Park were replaced by ball fields in 1950. Commercial and residential development increased and larger suburban parcels where horses were once kept were sold for subdivision and redevelopment. Stables in the Cherry Creek area were replaced by commercial development, either closing or moving to less populated locations outside the expanding city.

Kistler Stables Operations, 1936-1951

After construction of the stable building and chicken house at the Kistler Stables was completed in 1936, Florence Kistler continued to live at 190 High Street but spent a considerable amount of time at the property, overseeing the raising of chickens. Daughters Florence and Frances focused on the horse operation with the assistance of a stable manager. Daughter Florence married Yale University graduate Irving George Snyder on September 19, 1936, at age 20, but remained very active in the Denver equestrian community and

⁸⁶ *Denver Post*, January 3, 1924, 13; *Denver Post*, October 5, 1923.

⁸⁷ *Denver Post*, June 18, 1922, 13; *Denver Post*, December 7, 1924.

⁸⁸ "Society Returning To Horseback Riding," *Denver Post*, February 16, 1927, 20.

⁸⁹ Florence Reynolds, "Riding Club Fast Becoming Major Social Institution," *Denver Post*, May 16, 1937, 22.

⁹⁰ *Ibid.*

⁹¹ *Denver Post*, September 28, 1931, 13; October 19, 1931, 19; April 3, 1932, 12.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

management of the Kistler Stables.⁹² At age 22, Frances Kistler married Courtland Edward Parfet, a Golden, Colorado, native and junior at the Colorado School of Mines, on December 7, 1941, shortly before Parfet joined the U.S. Army.⁹³ Like her sister, Frances Kistler remained very involved in the stable business and local equestrian circles after her marriage.

In April 1936, the *Denver Post* described operations at the Kistler Stables:

[Mrs. Kistler] is fully informed on farming and the welfare of the hundreds of chickens she has on the place is far more important to her than a rubber of bridge [a reference to the popular card game]. Then there are the horses. Most all of them are show animals that have carried off honors at state, county and national exhibitions. The blue-bloods are housed and fed carefully and their daily exercise is as much concern to Mrs. Kistler as to her daughter, Florence, who has established a reputation as one of the best horsewomen in the west.⁹⁴

During the 1930s, several horses entered by the Kistler Stables placed highly at the National Western Stock Show and other local horse shows.⁹⁵ The Kistler Stables appear to have considerable success showing five-gaited horses, including Vandalia King, Jitterbug, Lady Angelo, and Smiling Rose, and the decorated jumper, Mary Anderson, described as “one of the greatest jumping horses ever raised in Colorado.”⁹⁶ Early on, the stables were managed by Jimmy Lynch and by Missouri native Sanford Lester Pedicord, known as Lester, who would go on to open his own stables at 960 South Colorado Boulevard in 1942.⁹⁷ The Kistler sisters operated the stables as a business, buying and selling three- and five-gaited horses and jumpers, and boarding and training horses.⁹⁸

In addition to the stable operation, the sisters and their mother opened the property to use by local equestrian groups. In July 1937, the Chevy Chase and H.P.D. riding clubs moved their headquarters from the Cherry Hills Saddle Club to the Kistler Stables.⁹⁹

The Chevy Chase Riding Club was one of the most active equestrian clubs in Denver for girls and young women under age 18, growing from five members in 1931 to 150 members by 1937. The club was organized by Margaret W. Ballantine, daughter of Margaret G. and Norman S. Ballantine.¹⁰⁰ The Ballantines were well positioned in Denver’s upper-class society and deeply connected to Denver’s livestock industry.¹⁰¹ Born in

⁹² *Denver Post*, September 19, 1936, 8; *Denver Post*, July 21, 1937; Florence Kistler Snyder Obituary, *Rocky Mountain News*, January 27, 1990.

⁹³ *The Daily Sentinel* (Grand Junction, Colorado), March 12, 1941, 4.

⁹⁴ “Denver Women Delve Into Serious Pursuits,” *Denver Post*, April 26, 1936.

⁹⁵ *Denver Post*, February 2, 1939, 4.

⁹⁶ *Denver Post*, July 14, 1940, 10.

⁹⁷ Kistler Stables letterhead, ca. 1936, Village Club Collection; VanderWerf, 96; V. Rottman, CDOT, Colorado Cultural Resource Survey Site or Property Reevaluation Form, Pedicord Stables, 5AH.145, June 1993.

⁹⁸ Kistler Stables letterhead, ca. 1936, Village Club Collection.

⁹⁹ “Riding Clubs Will Dance Friday,” *Denver Post*, July 22, 1937, 23.

¹⁰⁰ “New Riding Clubs Formed,” *Denver Post*, September 28, 1931, 13; “Chevy Chase Riding Club Plans Banquet,” *Denver Post*, August 29, 1937, 1.

¹⁰¹ Margaret’s grandfather, George W. Ballantine, was general manager of the Denver stockyards for many years and played a vital role in organizing the Western Live Stock Show in 1906, the first Denver stock show and predecessor of today’s National Western Stock Show. Her father, Norman, worked for his father at the Denver Union Stock Yard Company before establishing a ranching operation in Mesa County and organizing the Ballantine Land & Cattle Company in 1915. <https://nationalwestern.com/about/history/>; Wilbur Fiske Stone, *History of Colorado*, Volume 4 (Chicago: The S.J. Clarke Publishing Company, 1919), 660-61.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

1915, Margaret Ballantine began competing at a young age as a member of various horse clubs, including the Cross Country Riding Club, of which Florence Kistler was also a member in 1927.¹⁰²

The Kistler Stables provided the Chevy Chase club with new horses and riding equipment and was reportedly making plans in 1937 to construct a swimming pool on the property, for use by the family, guests, and members of the riding clubs.¹⁰³ In August 1937, the Chevy Chase Riding Club held its annual horse show at the stables. Mrs. Florence Kistler oversaw management of the show, which was open to junior and senior riders and featured three- and five-gaited classes, children's classes, and a gymkhana (a competition consisting of speed events such as barrel racing and timed games for riders on horses). At the close of the event, Mrs. Kistler hosted a "grill supper" for the owners, riders, and spectators on the property.¹⁰⁴

Other riding clubs held rides, luncheons, teas, and other events at the Kistler Stables, including the Denver Equestrian Association, Hunt Riding Club, Picadero Riding Club, and Cherry Hills Hillbillies Riding Club.¹⁰⁵

After the start of World War II, Kistler held a highly publicized rodeo and horse show at the stables to benefit the American Red Cross war relief fund and "aid those who have been left hungry, sick and homeless by the European war."¹⁰⁶ Held on July 21, 1940, the rodeo took place in a recently completed 300' x 200' show ring west of a smaller jumping ring. More than 5,000 spectators were anticipated to attend. The rodeo featured more than forty of the best cowboys from across Colorado participating in a variety of events including bronc busting, steer wrestling, and calf roping.¹⁰⁷ Loyce "Shorty" Creed, a well-known Colorado rodeo cowboy, directed the rodeo.¹⁰⁸ The horse show, held under floodlights that evening, featured more than forty accomplished riders and their horses competing in classes for three- and five-gaited horses, hunters and jumpers, boy and girl riders, and combination horses (entrants judged in both harness and saddle events).¹⁰⁹ Denver society families showing horses at the event included the Ballantines and Buells. The event raised between \$3,000 and \$4,000 for the Red Cross.¹¹⁰

After World War II, the Kistler Stables offered classes and private instruction in horsemanship and continued to board, rent, train, and sell horses. William L. Gabriel, a former employee of the Denver Riding Academy, managed the stables.¹¹¹ Visitors could purchase ten rides for \$8.00, not including meals, or breakfast and a two-hour ride for \$1.40. On Sundays the stable offered a turkey or chicken dinner at 1:00 pm and a two-hour ride for \$1.70.¹¹² The stables continued to host rodeos and horse shows, such as the event put on by the Free Booters Riding Club in June 1946 sponsored by Frances Kistler Parfet and Florence Kistler Snyder and judged by Temple Buell's daughter Callae Buell.¹¹³

¹⁰² "Youthful Riding Club Members Stage Colorful Horse Show," *Denver Post*, May 8, 1927, 16.

¹⁰³ "Riding Clubs Will Dance Friday," *Denver Post*.

¹⁰⁴ "Riding Club's Horse Show is Aug. 29," *Denver Post*, August 24, 1937, 19.

¹⁰⁵ *Denver Post*, March 15, 1938; October 15, 1940; August 7, 1940; May 12, 1939; December 4, 1939

¹⁰⁶ *Denver Post*, July 3, 1940, 3; July 14, 1940, 10.

¹⁰⁷ *Denver Post*, July 14, 1940, 10.

¹⁰⁸ *Denver Post*, July 19, 1940, 31.

¹⁰⁹ *Denver Post*, July 19, 1940, 31.

¹¹⁰ *Denver Post*, July 22, 1940, 27.

¹¹¹ Denver, Colorado, City Directory, 1933, 1941, 1945.

¹¹² Undated advertisement, ca. 1945-1951, The Village Club Collection.

¹¹³ Free Booter Riding Club First Annual Horse Shoe[sic] program, 1946, The Village Club Collection; *Denver Post*, October 4, 1940, 18.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

Beginning in 1948, the Bit and Spur Riding Club was headquartered at the Kistler Stables, sponsored by Parfet.¹¹⁴ That same year, daughter Florence and her family moved to Stamford, Connecticut, and Frances Kistler's marriage to Courtland Parfet appears to have ended around this time, precipitating her move to Glenwood Springs, where her father Frank Kistler had relocated after suffering financial setbacks during the 1930s.¹¹⁵ Florence Kistler was in her seventies, and in 1951 decided to sell the property.¹¹⁶ She died the following year of a heart attack.¹¹⁷

Berger Family Ownership, 1951-1966

Florence Kistler sold the stables to Edward M. and Marie K. Berger.¹¹⁸ Edward Berger operated a furniture repair and restoration business at 387 Corona Street in Denver and the couple had three children when they purchased the stables property, an older daughter in her twenties, a teenage daughter, and a young son. The Berger family constructed a one-story ranch house in the southeast corner of the property, addressed as 4747 E. Bellevue Avenue and still extant today, where they resided. The Kistler stables and show ring were reportedly leased to former stable manager Lester Pedicord. The pool and outdoor kitchen became part of a public facility named Bellevue Park, and a pool house constructed between 1956 and 1963.¹¹⁹ By 1956, the stone chicken house designed by Temple Buell and completed in 1936 had been demolished and the jumping ring and exercise ring east and west of the main stable building appear to have been abandoned (Figure 20). Pedicord opened the Pedicord Stables at 6483 S. Platte Canyon Road (5AH.145) in 1956 and may have stopped leasing the property around that time.¹²⁰ The 1936 stone stable building, the shed-roof wood-frame stable building, and other outbuildings north of the stone building remained intact. The Berbers' son, Edward, participated in 4-H Club and raised sheep on the property. The family kept at least one horse, but does not appear to have been heavily involved in the local equestrian scene.¹²¹

Pheasant Ridge Aqua and Racquet Club, 1967-1973

In 1966, real estate developer Robert H. Gaiser purchased the approximately fifteen-acre portion of the property that included the stable buildings, pool and outdoor kitchen.¹²² The Berbers appear to have retained the 4.85-acre parcel at the southeast corner of Florence Kistler's original twenty-acre parcel and remained at 4747 E. Bellevue Avenue until at least 1970.¹²³ Gaiser also acquired the twenty-acre parcel to the north and replatted the area as the Pheasant Ridge subdivision in April 1967.

Pheasant Ridge followed the Gaiser Construction Company's development of the Gaiser Holly Ridge subdivision south of Yale Avenue and west of S. Monaco Parkway in southeast Denver in 1960. Prior to moving to Denver, Robert Gaiser and his father, also named Robert, developed property in Shaker Heights and Cleveland, Ohio, and in Forest Hills, New York. The new subdivision included twenty-three building sites

¹¹⁴ Bit and Spur Riding Club Constitution, 1948, The Village Club Collection.

¹¹⁵ "Kistler, Founder of Early Oil, Gas Company, Is Dead," *Casper Star-Tribune*, November 16, 1960, 1.

¹¹⁶ Stamford City Directory, 1949, 1950.

¹¹⁷ Florence Hughes Kistler Obituary, *Denver Post*, July 18, 1952, 32.

¹¹⁸ VanderWerf, 116; Polk's Denver Suburban Directory, 1970; Denver, Colorado, City Directory, 1947.

¹¹⁹ "Village Club History," The Village Club Collection; VanderWerf, 116.

¹²⁰ Rottman.

¹²¹ *East Denver Journal*, November 13, 1952.

¹²² VanderWerf, 117.

¹²³ Polk's Denver Suburban Directory, 1970.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

comprising twenty-five acres in the area west and north of the stables. The large lots arrayed along the newly constructed street named Carriage Lane ranged in price from \$18,000 to \$25,000.¹²⁴

The remaining land south and east of the residential area containing the surviving Kistler buildings was redeveloped as the Pheasant Ridge Aqua and Racquet Club, a family-oriented private club with a focus on providing exclusive opportunities for horse riding, swimming, and tennis. The new club provided an alternative to the Cherry Hills Country Club, which was primarily focused on golf, and Pheasant Ridge provided health club facilities (likely in the pool house) in addition to professional instruction in swimming, tennis, and riding.¹²⁵

In 1967, Gaiser undertook a remodeling of the existing buildings, that included an addition to the existing pool house constructed during the Berger ownership period, construction of a new swimming pool, and remodeling of the stone stable building to provide space for socializing and exercising. This work included construction of the roof-top deck with wrought-iron railing on the west wing and presumably the extensive remodeling of the second-floor hay loft and residential space to create an open-plan area suitable for social gatherings and other functions.¹²⁶ In addition, the large show/rodeo ring constructed prior to 1940 was replaced by the six tennis courts present today and the area south of the stables reconfigured to its current general appearance (Figure 22).

In 1968, families could join the club for an initial fee of \$1,500 and a monthly fee of \$25. The number of memberships was capped at 190, with twenty memberships set aside for “bachelors.”¹²⁷ In a 1968 *Denver Post* article on the club, Gaiser described his vision:

There’s no residential concept quite like this.... This is escape—an old world atmosphere in a terrific setting only minutes from downtown.... It is a new way of life, not new perhaps to those who started it, but new to the new generation on-the-go. Our dedication is to bring the family together in interesting and exciting activities, but with a strong accent on privacy as well.¹²⁸

The Village Club, 1974-Present Day

The Pheasant Ridge Aqua and Racquet Club proved unprofitable, and Gaiser closed the club in 1973. Three of its members, Bill Cooper, Frank Sargent, and Roland Wilson, approached Gaiser with an offer to purchase the club facilities. The purchase was contingent on recruiting an additional eleven families to co-sign the loan and convincing seventy-six additional families to join the club within sixty days. The effort succeeded within the allotted time frame and Tom Bowman was elected as the club’s first president, with the fourteen founding families serving as the board of directors.¹²⁹ The private, non-profit, member-owned club was renamed The Village Tennis, Riding, and Swim Club in recognition of the fact that the majority of its members lived in Cherry Hills Village or Greenwood Village to the south. Robert and Nadine Gaiser supported the club by becoming members, as did descendants of Lester Pedicord and his wife Virginia.¹³⁰

¹²⁴ Willard Haselbush, “New Private Club—Spendor, Plus,” *Denver Post*, June 3, 1968, 46.

¹²⁵ Ibid.

¹²⁶ Arapahoe County Build Permit Records, <https://citizenaccess.arapahoegov.com/CitizenAccess/Default.aspx>.

¹²⁷ Haselbush.

¹²⁸ Ibid.

¹²⁹ “Village Club History,” The Village Club Collection. The fourteen founding families included: Chuck and Lynn Babb; Morris and Karen Bol; Tom and Shirley Bowman; Bob and Marty Bushey; Bill and Anne Cooper; Jerry and Alice Freeman; Shel and Ellen Friedman; Don and Kay Harlen; Lynn and Diana Hornbrook; Bob and Char Irick; Sy and Ellie Katz; Frank and Sherry Sargent; Marlis and Shirley Smith; and Roland and Ginny Wilson.

¹³⁰ Ibid.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

In 1975, enough capital had been raised to replace the existing swimming pool, which was not regulation length and could not be used for sanctioned swimming meets. In the early 1980s, plans were made by president Jeff Welborn and members John Hellgren and Roland Wilson to construct a pool pavilion and remodel the stone stable building. Construction of the pavilion was completed in 1984 and the remodeled interior of the stone stable building decorated by Mary Grow and Ginny Wilson. All of the architectural and interior design work, with the exception of drafting fees and direct costs, was donated by club members.¹³¹

On November 9, 1998, the wood-frame shed-roof stables north of the stone stables was destroyed by fire, resulting in the death of thirteen horses. A new metal stables with horse stalls and tack rooms was built in the same location and now shelters approximately twenty-four horses.¹³²

More recent improvements include construction of a tennis pavilion and paddle ball court adjacent to the tennis courts; new landscaping, walkways, and parking lot improvements; and the entrance was enhanced with a sign and light posts. All the work was supported by the volunteer efforts of club members. In 2016 a new stable manager's house was constructed, replacing the residence built during the Kistler ownership period.¹³³

Today, The Village Club has 225 family and senior members and continues to offer the opportunity to participate in recreational and competitive sports traditionally associated with country clubs. The club offers equestrian lessons and camps; tennis instruction and opportunities for competitive league play, including United States Tennis Association (UTSA) teams for adults and the Village Cup Junior Tennis Team for youth; swim lessons; and competitive swimming opportunities for youth as part of the Shark Swim Team, which competes with other swim teams in the local country club league.¹³⁴

¹³¹ Arapahoe County Tax Assessor Records; "Village Club History," The Village Club Collection.

¹³² James G. Johnson, AIA, "The Village Club—Clubhouse and Outdoor Kitchen, Historical Narrative," March 9, 2021.

¹³³ Arapahoe County Tax Assessor Records; "Village Club History," The Village Club Collection.

¹³⁴ The Village Club, "Welcome to the Village Club," <https://www.villageclubco.org/>.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

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Name of Property

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Arapahoe County
County

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COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

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COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

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COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

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COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

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COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

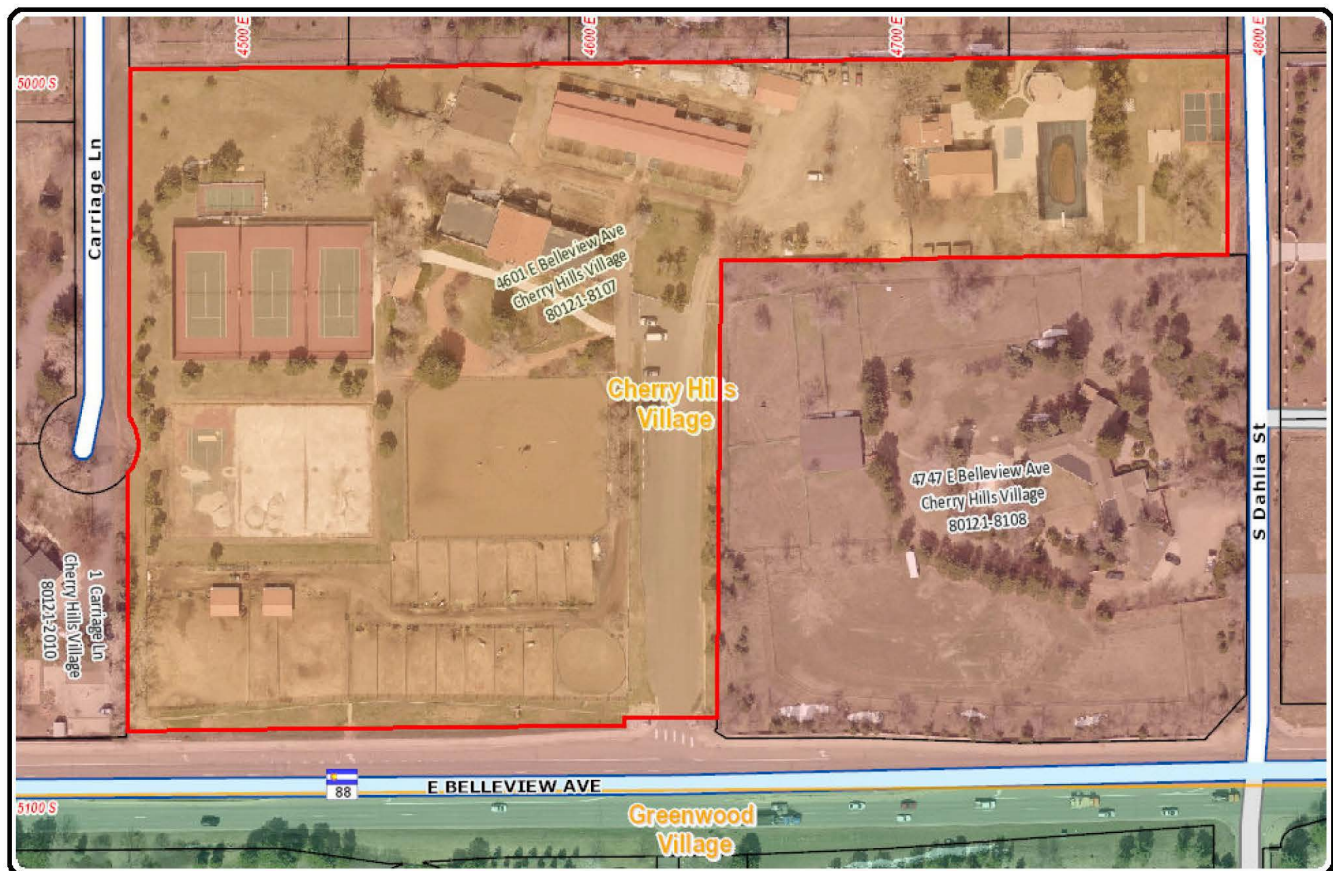
Arapahoe County
County

SECTION V

GEOGRAPHICAL DATA

Verbal Boundary Description of Nominated Property (describe the boundaries of the nominated property)

The boundary of the nominated district is the current parcel boundary for The Village Club property addressed as 4601 East Bellevue Avenue, Cherry Hills Village, Colorado. The boundary was established in 1967 when Florence Kistler's property was replatted by Pheasant Ridge Aqua and Racquet Club owner Robert H. Gaiser and is delineated on the map below. The boundary encompasses the 9.47 acres that retain the extant resources from the period of significance of 1936-1991 associated with the original Kistler Stables through the Pheasant Ridge Aqua and Racquet Club development.



2075-07-3-01-025



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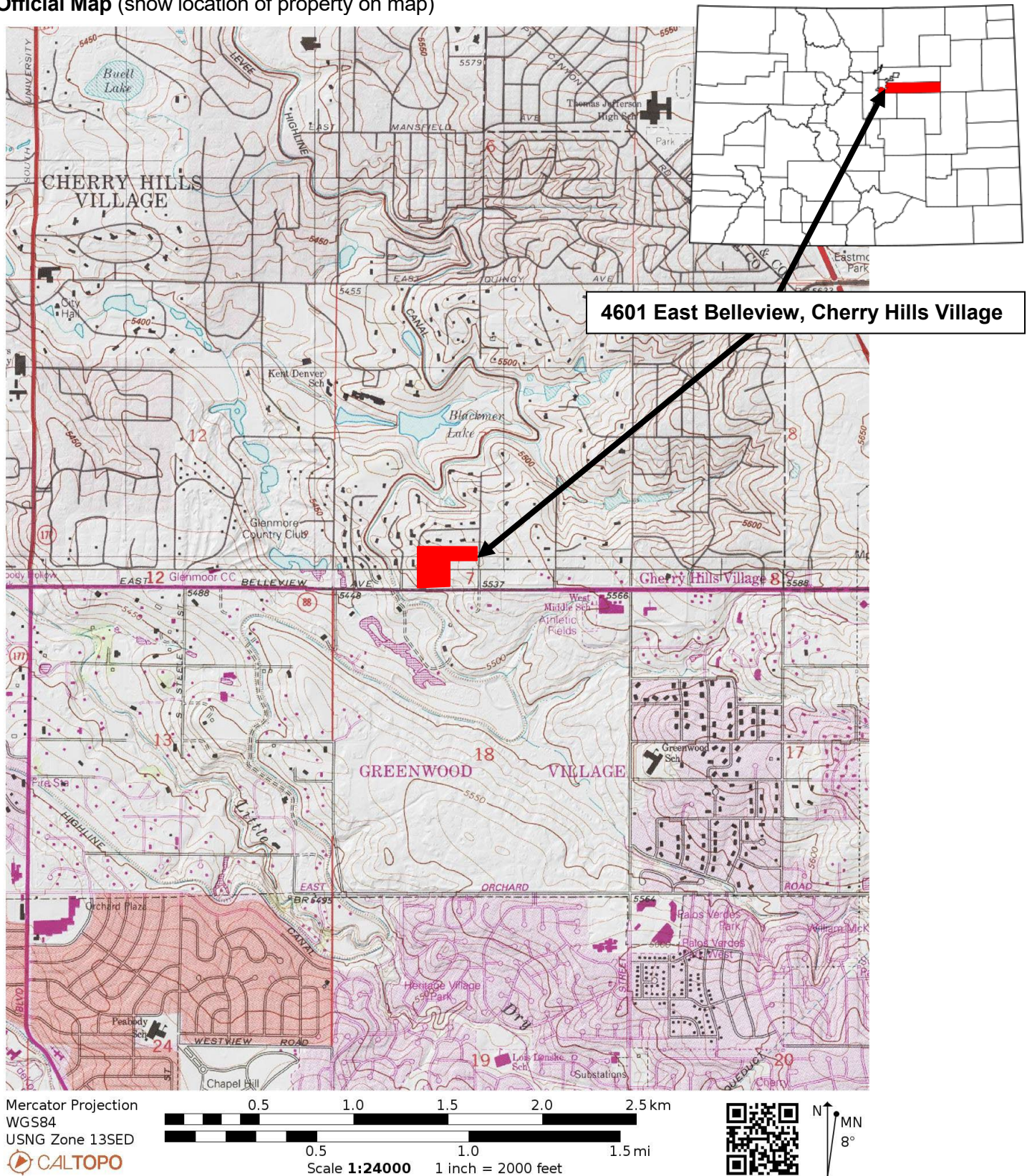
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COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

Official Map (show location of property on map)



COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

Site Map



①	Stable/Clubhouse	1936/ca. 1980s	⑥	Swimming Pool	1975	⑬	Paddleball Court	ca. 1993-99
②	North Stables	1998	⑦	Outdoor Kitchen	ca. 1938	⑭	Shed	2016
③	Equipment Shed	ca. 1999	⑧	Pump House	ca. 1938	⑮	South Paddocks	1967
④	Pool Pavilion	1984/ca. 2003	⑨	Manager's House	2016	⑯⑰	Loafing Sheds	ca. 1993-99
⑤	Lifeguard/Security Station	ca. 2002	⑩	Tennis Pavilion	ca. 1991	⑱	Shed	ca. 2015
			⑪⑫	Tennis Courts	1967/2020			

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

SECTION VI

PHOTOGRAPH LOG

The following information pertains to photographs numbers 1-29, except as noted:

Name of Property: Kistler Stables-Pheasant Ridge Aqua and Racquet Club

Location: 4601 E. Belleview Ave., Cherry Hills Village, Colorado

Photographer: E. Warzel

Date of Photographs: June 23, 2021 (unless noted otherwise)

Photo No.	Description of View and Direction of Camera
1	South and east sides of 1936 Stables/Clubhouse, with east wing, concrete walk, and grass lawns in foreground; camera facing northwest.
2	South side of Stables/Clubhouse showing two-story central section with west and east wings; camera facing north.
3	South side of Stables/Clubhouse, showing west wing and two-story central section; camera facing northeast.
4	Close-up of south side of Stables/Clubhouse two-story central section showing main entrance; camera facing north.
5	East side of Stables/Clubhouse; camera facing west.
6	North side of Stables/Clubhouse, showing stable doors of east wing leading to exterior paddocks; camera facing west/southwest (taken November 17, 2021).
7	Close-up of north side of Stables/Clubhouse two-story central section; camera facing north (taken November 17, 2021).
8	North side of west wing of Stables/Clubhouse, showing stucco chimney and railing added to parapet; camera facing south (taken November 17, 2021).
9	West side of Stables/Clubhouse; camera facing north/northeast (taken November 17, 2021).
10	Overall view of North Stables south side, with east side of Stables/Clubhouse at left, wood fencing and parking area in foreground, and Tack Shed (Map Ref.# 18), in middle distance; camera facing north.
11	East side of North Stables; camera facing west.
12	Detail of stable doors and paddocks of North Stables, showing west end of south side; camera facing north/northwest.
13	Equipment Shed, south and east sides; camera facing north/northwest.
14	North wing of Pool Pavilion, showing west and north sides. Gravel parking in foreground, with Lifeguard/Security Station in distance beyond trees; camera facing southeast.
15	Pool Pavilion, north and east wings, east side. Swimming Pool in foreground, with south edge of Outdoor Kitchen terrace at right; camera facing west.
16	Lifeguard/Security Station, south and east sides, with Pool Pavilion's north wing at left; camera facing north/northwest.
17	Swimming Pool with Outdoor Kitchen beyond in distance; camera facing north.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

- 18 Outdoor Kitchen, with west side wall in foreground and alcove beyond; camera facing northeast.
- 19 South side of Outdoor Kitchen; camera facing north (taken November 17, 2021).
- 20 North side of Outdoor Kitchen, showing west edge of alcove; camera facing east/southeast.
- 21 Pump House, north and east sides; camera facing southwest.
- 22 West side of Pump House with boarded-over entrance; camera facing east.
- 23 Manager's House, east and south sides; camera facing northwest.
- 24 Tennis Pavilion, east and south sides, with Tennis Courts beyond; camera facing northwest.
- 25 Northeast corner of north Tennis Courts; camera facing southwest. (Photo by A. Unger.)
- 26 Northeast corner of south Tennis Courts; camera facing southwest (taken November 17, 2021).
- 27 Interior of north Tennis Courts; camera facing northwest (taken November 17, 2021).
- 28 Paddleball Court and Shed; camera facing west (taken November 17, 2021).
- 29 Northeast corner of Paddocks, with fence riding area in foreground and individual paddocks beyond at left. Loafing Sheds and Tennis Courts in distance at center and right. Camera facing southwest.
- 30 Loafing Sheds south of Tennis Courts; camera facing west (taken November 17, 2021).
- 31 Tack Shed, west and south sides; camera facing northeast. (Photo by A. Unger.)
- 32 Interior of east wing of Stables/Clubhouse, with horse stalls at right. An enlarged copy of Figure 11 (ca. 1936 view of stables interior) has been applied to the upper half of the west wall in distance. Camera facing west/northwest. (Photo by A. Unger.)
- 33 Detail of parabolic-arched fireplace on second floor of Stables/Clubhouse; camera facing south.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

HISTORIC PHOTOGRAPHS & FIGURES LOG

(Insert available digital images of historic photographs and figures illustrating the property over time. Include captions with source information.)

Figure No.	Caption
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- | | |
|----|---|
| 1 | Detail from Willits Farm Map, 1899. Location of Kistler Stables indicated by red star. (Denver Public Library Western History and Genealogy Collection) |
| 2 | Temple Hoyne Buell's plot plan for the Kistler property. (Denver Public Library Western History and Genealogy Collection) |
| 3 | Temple Hoyne Buell's design for the south (front) elevation of the stables. (Denver Public Library Western History and Genealogy Collection) |
| 4 | Temple Hoyne Buell's design for the north (rear) elevation of the stables. (Denver Public Library Western History and Genealogy Collection) |
| 5 | Temple Hoyne Buell's designs for the east and west elevations of the stables. (Denver Public Library Western History and Genealogy Collection) |
| 6 | Temple Hoyne Buell's floorplan for the first floor of the stables. (Denver Public Library Western History and Genealogy Collection) |
| 7 | Temple Hoyne Buell's floorplan for the second floor of the stables. (Denver Public Library Western History and Genealogy Collection) |
| 8 | Temple Hoyne Buell's drawings for the Kistler poultry house (no longer extant). (Denver Public Library Western History and Genealogy Collection) |
| 9 | Aerial photograph of the Kistler Stables ca. 1940s. (Collection of The Village Club) |
| 10 | Kistler Stables, ca. 1936. (Collection of The Village Club). |
| 11 | Kistler Stables interior, ca. 1936. (Collection of The Village Club). |
| 12 | A woman, likely Frances Kistler, on the terrace in front of the outdoor kitchen, ca. 1938. (Collection of The Village Club) |
| 13 | Kistler Stables, ca. 1938. Rider is likely Frances Kistler. (Collection of The Village Club). |
| 14 | An unidentified rider takes her horse over a jump in front of the stables ca. 1940s. (Collection of The Village Club) |
| 15 | Kistler Stables, ca. 1940s. (Collection of The Village Club). |
| 16 | The front page of the October 9, 1938, <i>Denver Post</i> society section featured local "equestriennes," including Frances Kistler. Stories about local horse shows and equestrians often appeared in the <i>Denver Post</i> society pages during the 1920s and '30s. (<i>Denver Post</i>) |
| 17 | The stone stable building was depicted in advertisements for the Kistler Stables and on its letterhead. (Collection of The Village Club) |
| 18 | 1940 advertisement for a rodeo held at the Kistler Stables. (<i>Denver Post</i> , October 6, 1940) |
| 19 | 1947 photograph of the Kistler Stables bus outside the stables. (Collection of The Village Club). |
| 20 | 1956 aerial photograph of the Kistler Stables after acquisition by the Berger family in 1951. Nomination boundary in white. (Historic Aerials, www.historicaerials.com) |

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

- 21 1963 aerial photograph of the Kistler Stables prior to acquisition by the Gaiser family in 1966. Nomination boundary in white. (Historic Aerials, www.historicaerials.com)
- 22 1970 aerial photograph of the Kistler Stables after redevelopment as the Pheasant Ridge subdivision and Pheasant Ridge Aqua and Racquet Club. Nomination boundary in white. (Historic Aerials, www.historicaerials.com)
- 23 *Denver Post* photo of exercise ring and stone stable accompanying a June 3, 1968 article on the Pheasant Ridge Aqua and Racquet Club (Bill Wunsch/*Denver Post*)
- 24 *Denver Post* photo of rooftop deck and tennis courts accompanying a June 3, 1968 article on the Pheasant Ridge Aqua and Racquet Club (Bill Wunsch/*Denver Post*)
- 25 *Denver Post* photo of pool area and outdoor kitchen accompanying a June 3, 1968 article on the Pheasant Ridge Aqua and Racquet Club (Bill Wunsch/*Denver Post*)
- 26 Wood frame shed-roof horse barn ca. 1984-98, prior to destruction by fire in 1998. (Collection of The Village Club)
- 27 Stable manager's house ca. 1984-98. Replaced in 2016. (Collection of The Village Club)
- 28 Stables and tennis pavilion, ca. 1984-98. (Collection of The Village Club)
- 29 1975 swimming pool, outdoor kitchen in background, ca. 1984-98. (Collection of The Village Club)
- 30 1984 pool pavilion and wading pool, ca. 1984-98. (Collection of The Village Club)
- 31 Architect Temple Hoyne Buell ca. 1920s (History Colorado, PH.PROP.4924)
- 32 Brick ornamentation at the 1933 Catherine Mullen Memorial Nurse's Home (Masonry of Denver, www.masonryofdenver.com)
- 33 The 1939 Savage Library designed by Temple Buell. Spring 1958 photograph. (Gunnison County Library Collection)

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

HISTORIC PHOTOGRAPHS & FIGURES

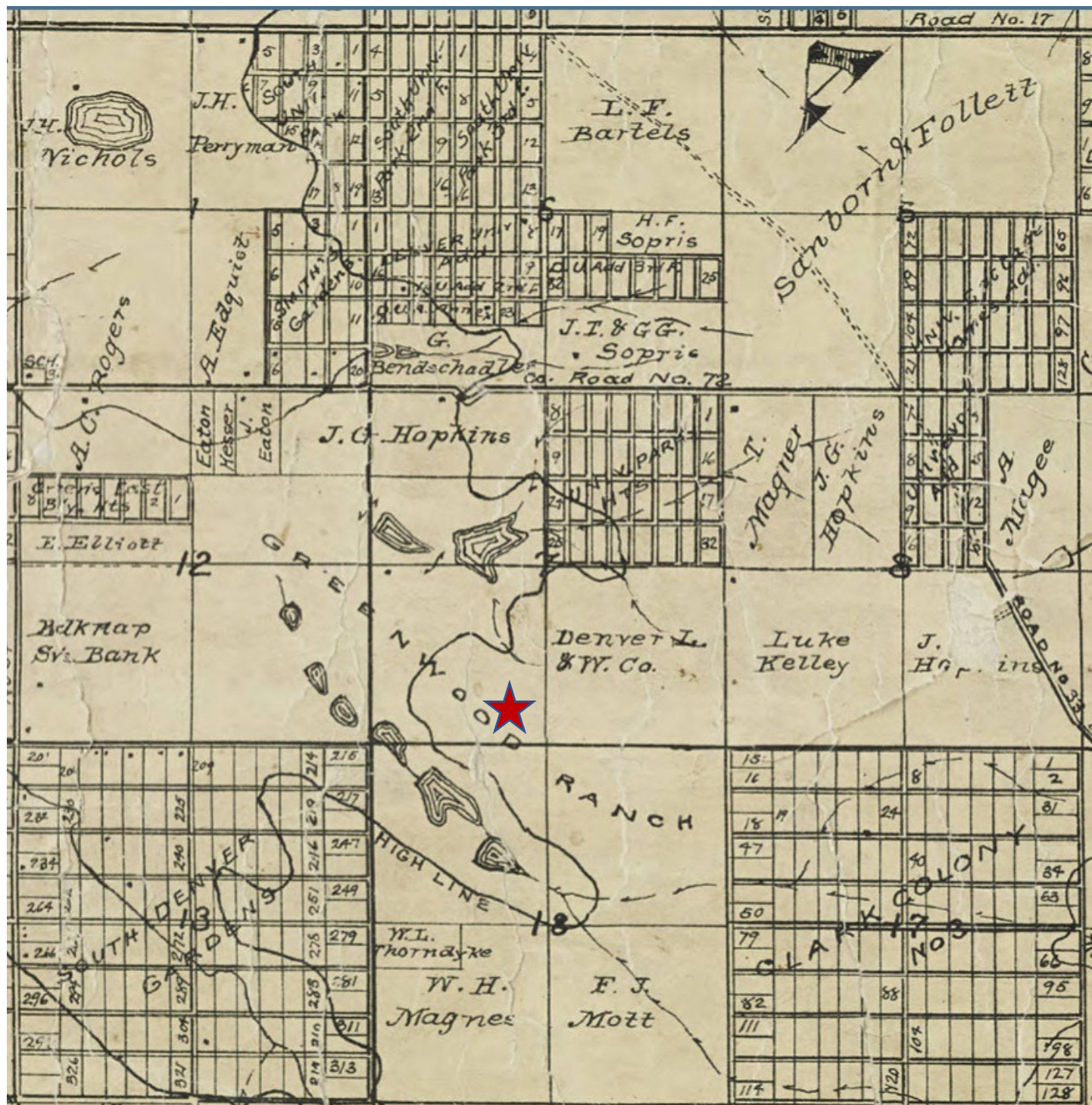


Figure 34: Detail from Willits Farm Map, 1899. Location of Kistler Stables indicated by red star. (Denver Public Library Western History and Genealogy Collection)

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

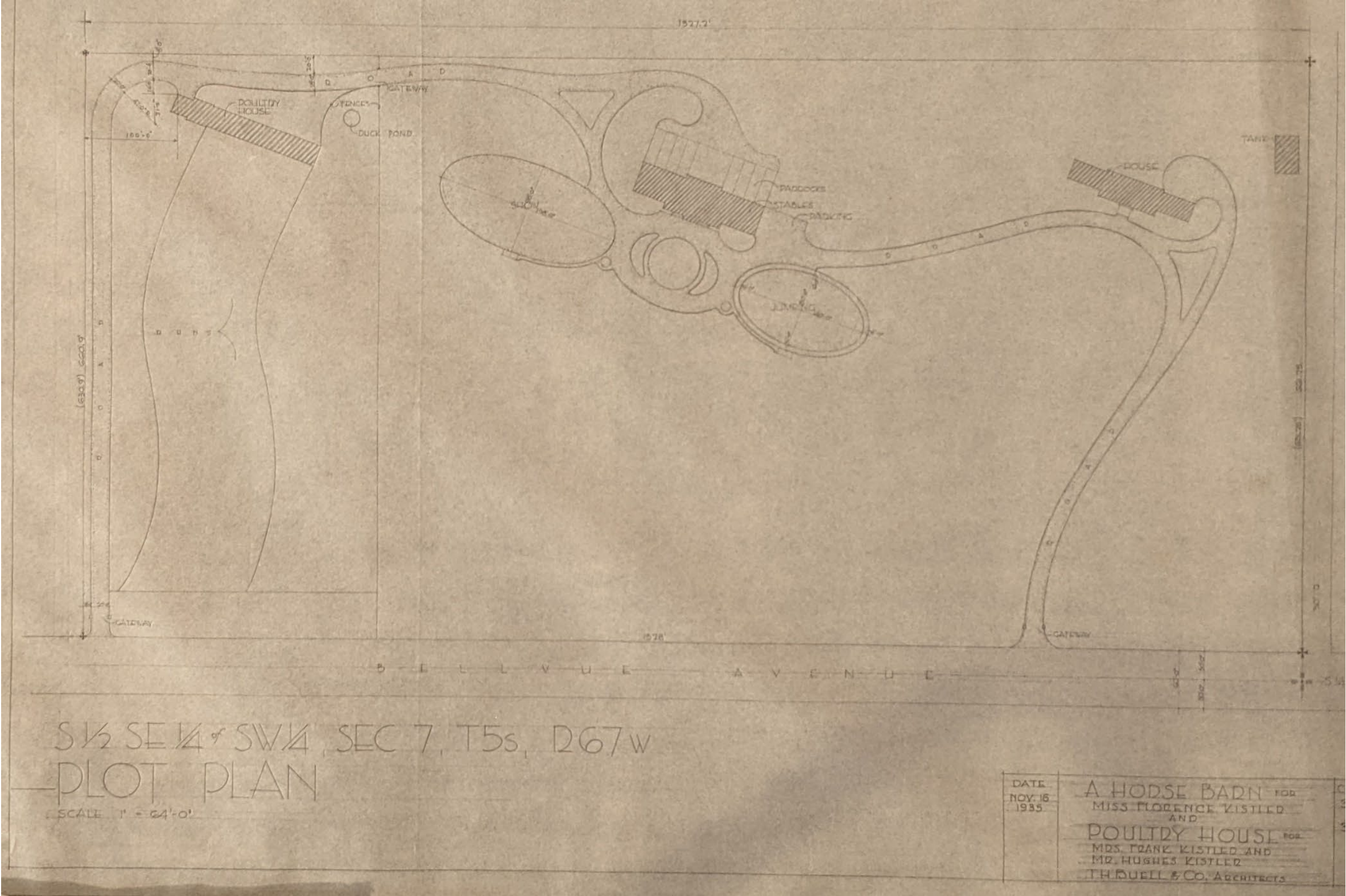


Figure 35: Temple Hoyne Buell's original plot plan for the Kistler property. (Denver Public Library Western History and Genealogy Collection)

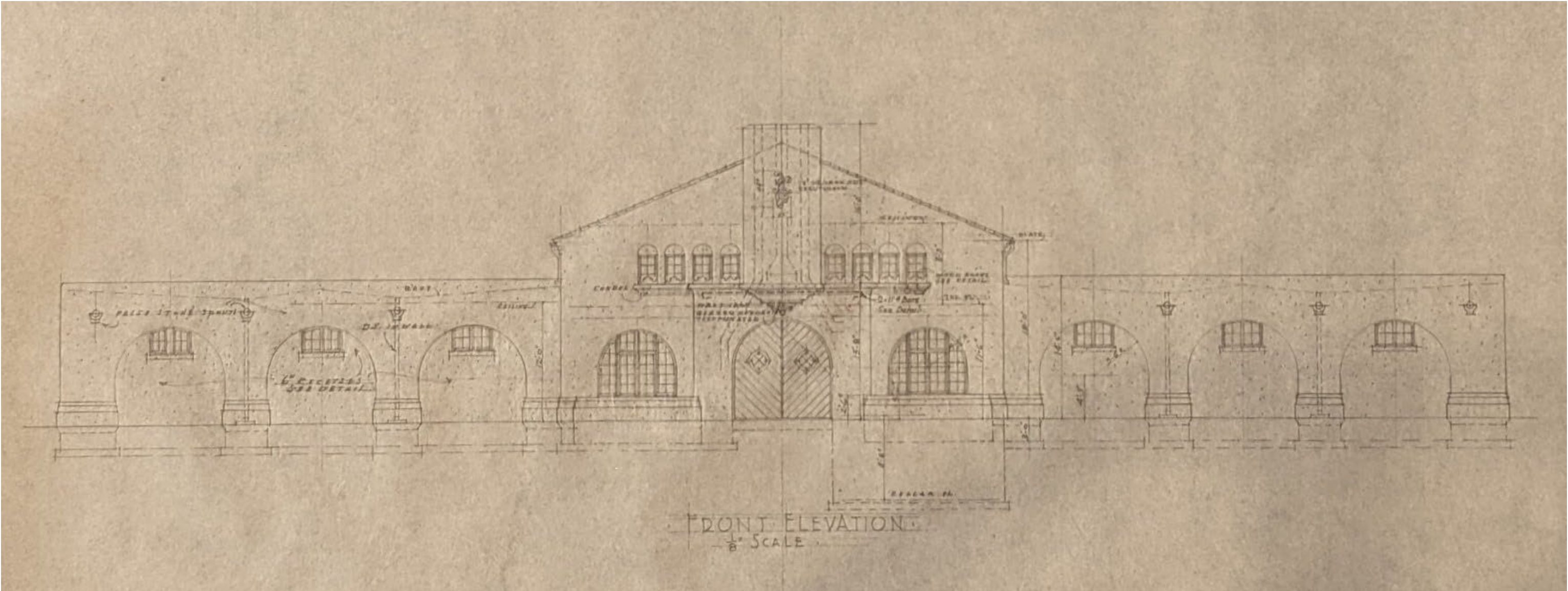


Figure 36: Temple Hoyne Buell's original design for the south (front) elevation of the stables. (Denver Public Library Western History and Genealogy Collection)

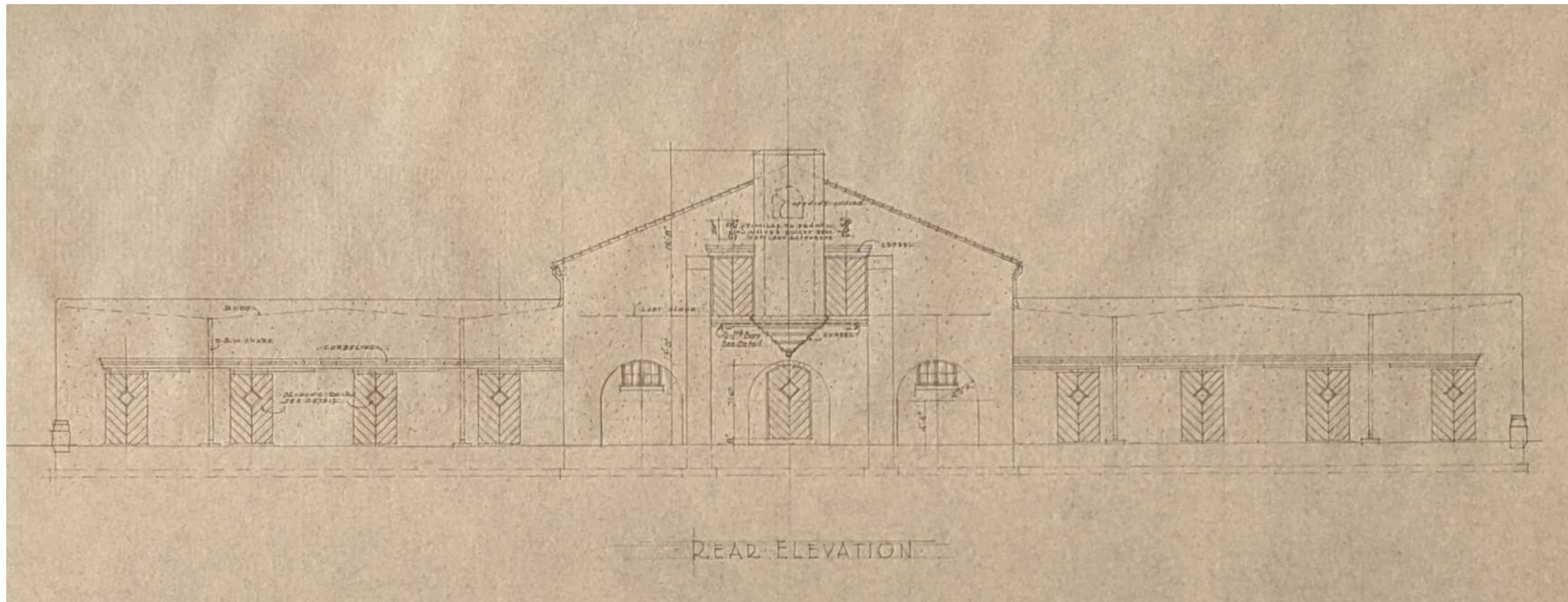


Figure 37: Temple Hoyne Buell's original design for the north (rear) elevation of the stables. (Denver Public Library Western History and Genealogy Collection)

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

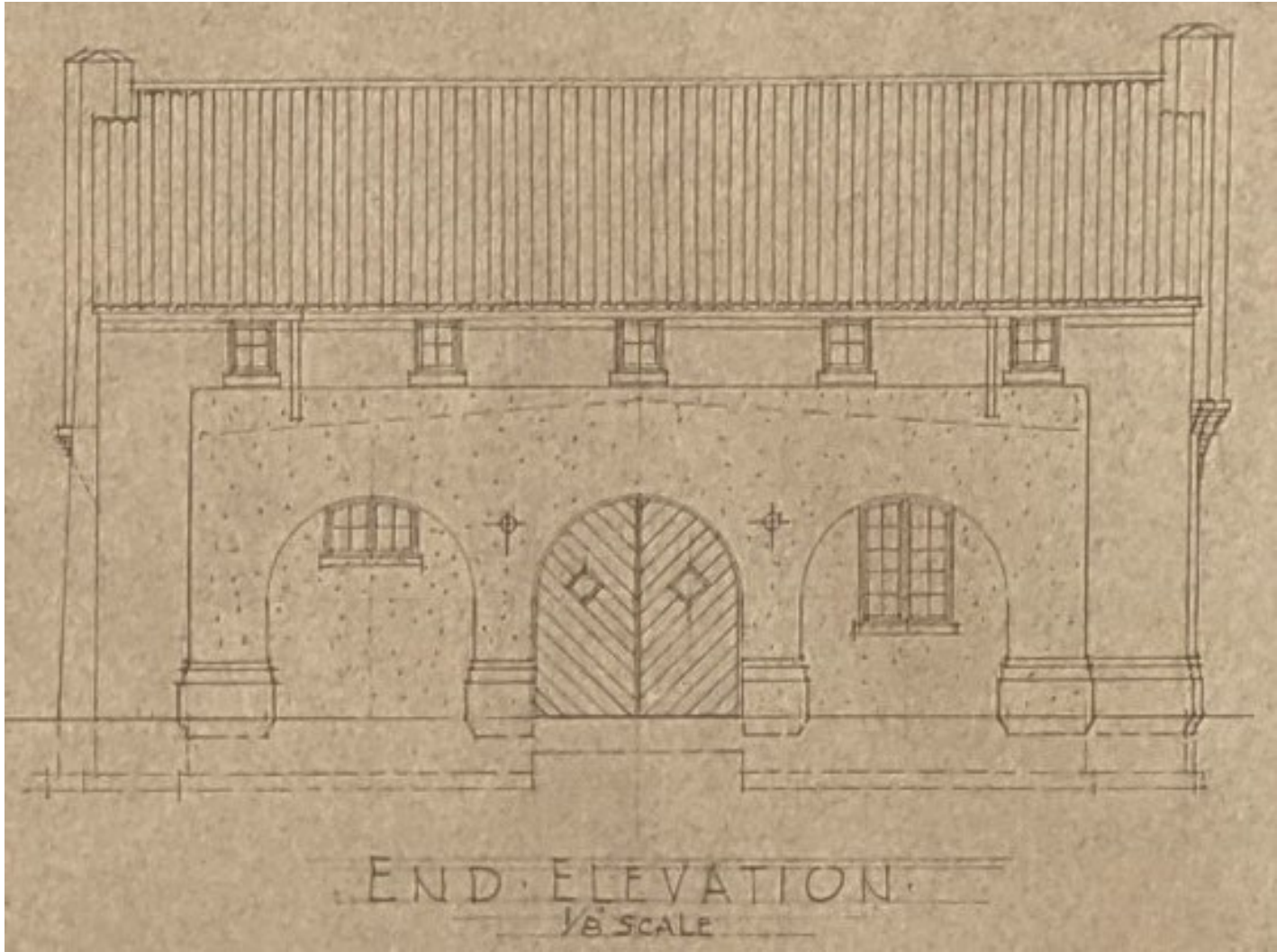
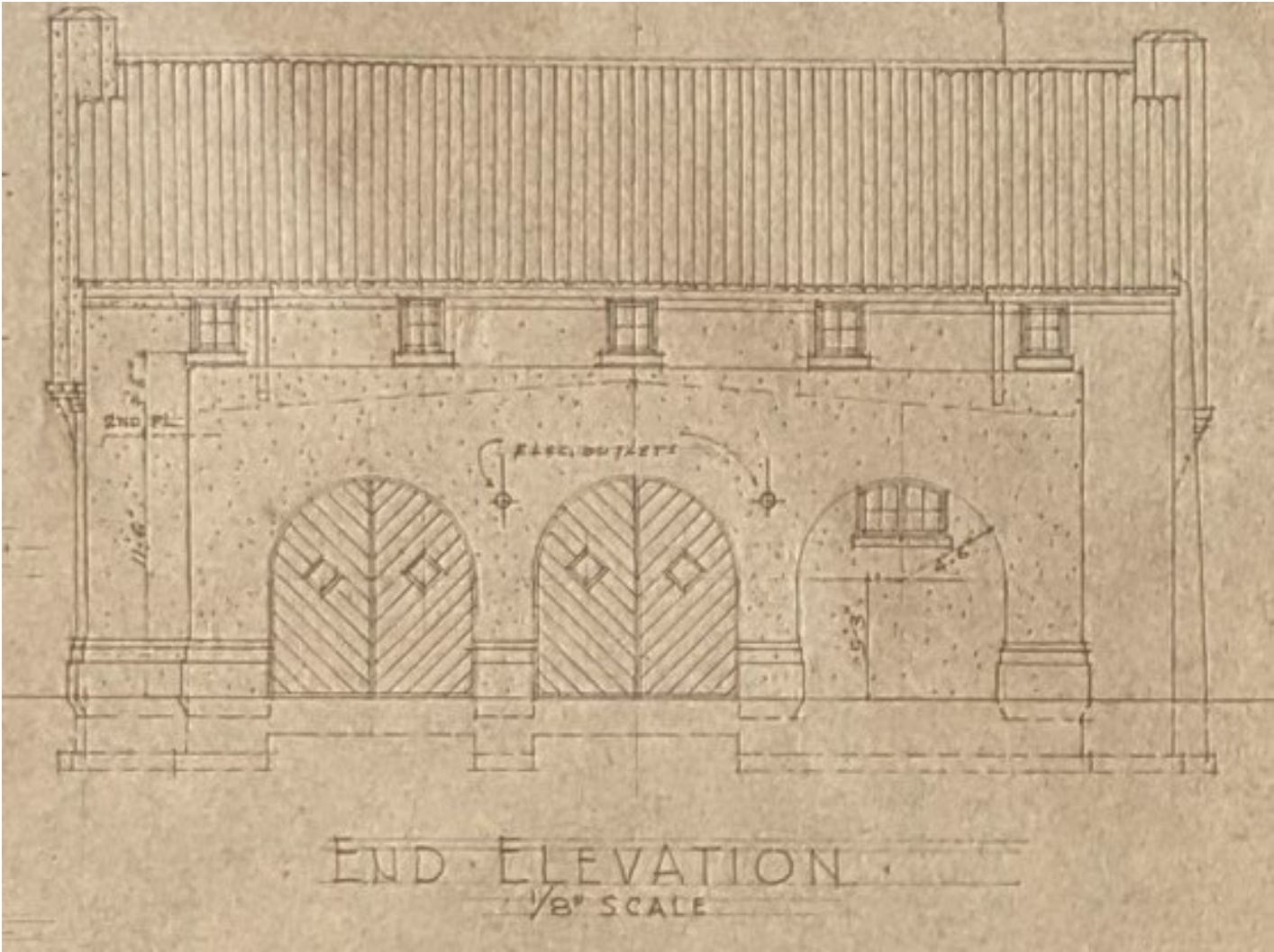


Figure 38: Temple Hoyne Buell’s original designs for the east and west elevations of the stables. (Denver Public Library Western History and Genealogy Collection)

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

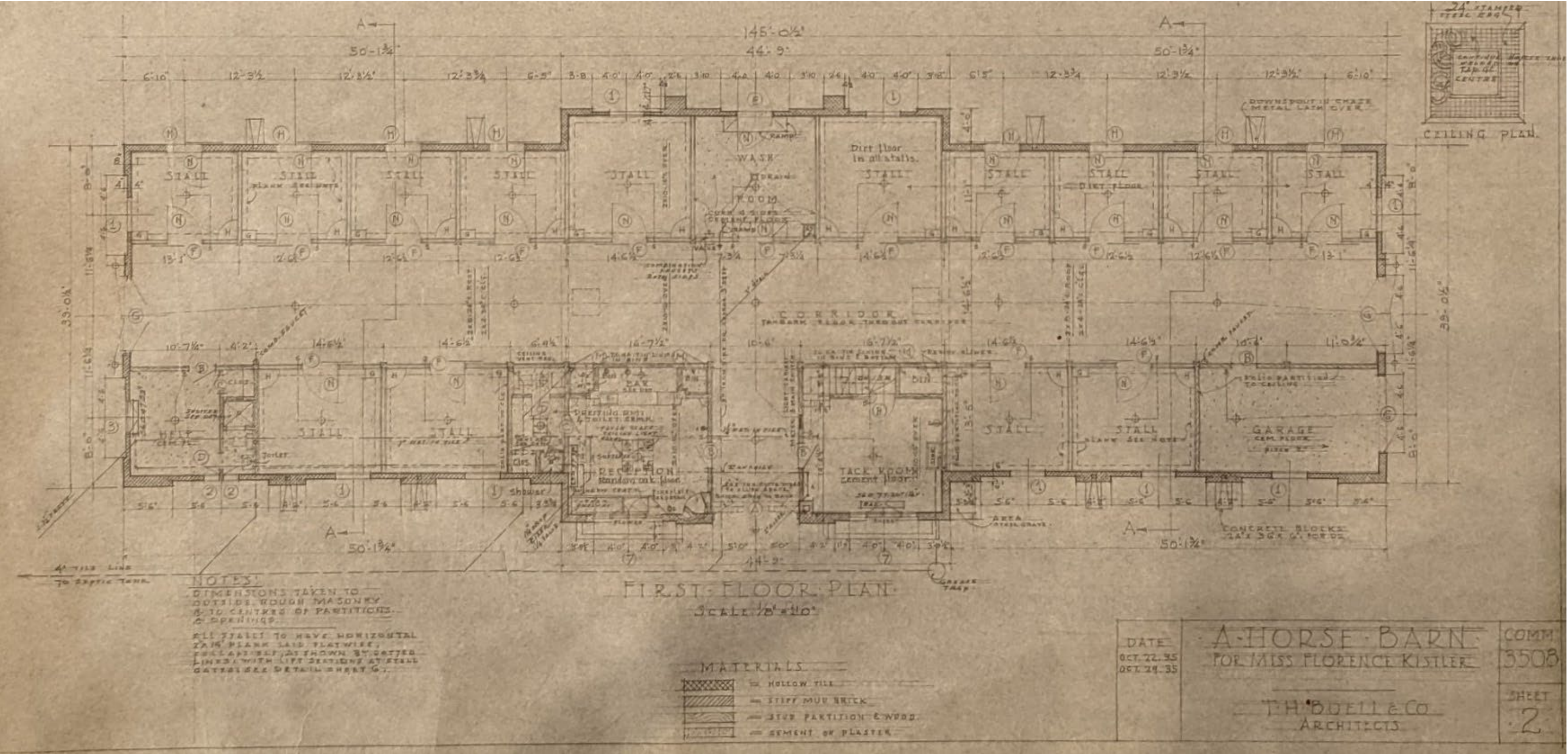


Figure 39: Temple Hoyne Buell's original floorplan for the first floor of the stables. (Denver Public Library Western History and Genealogy Collection)

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

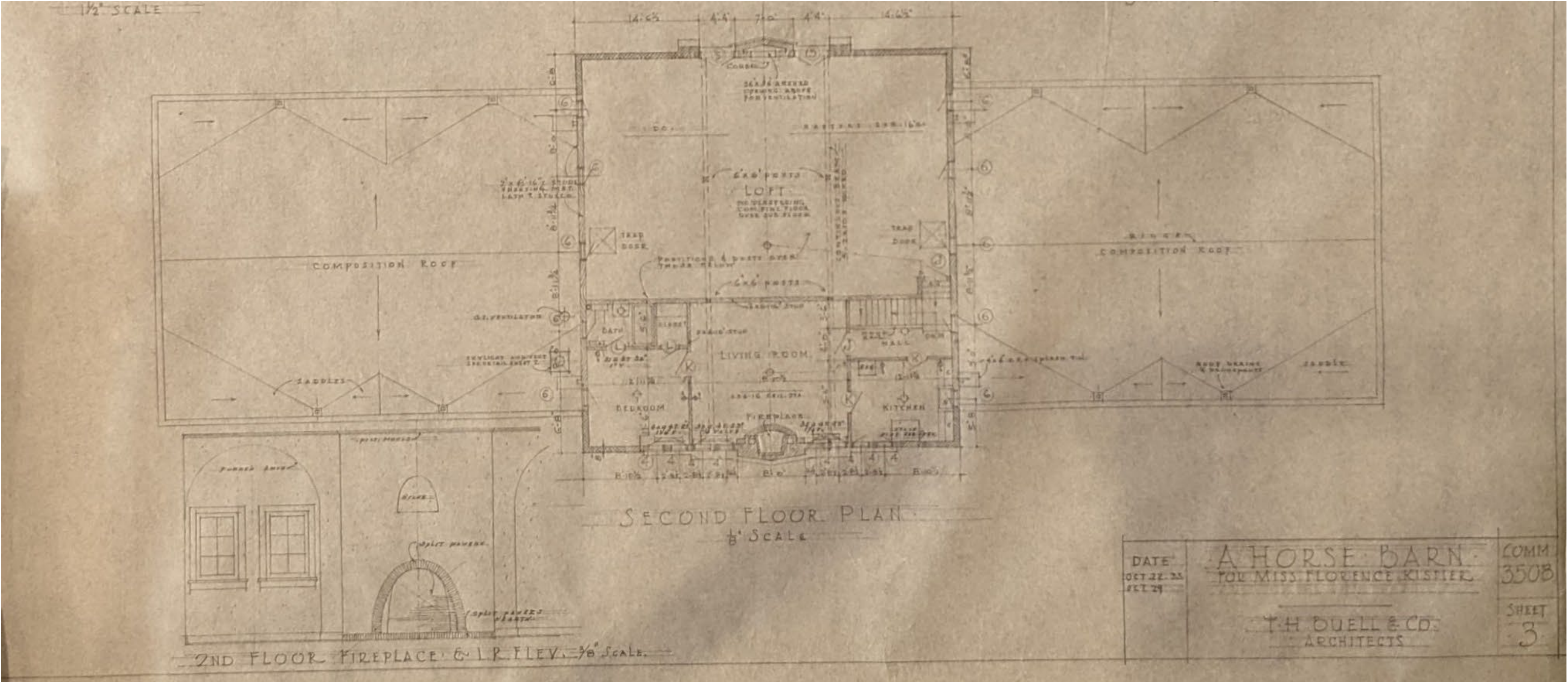


Figure 40: Temple Hoyne Buell's original floorplan for the second floor of the stables. (Denver Public Library Western History and Genealogy Collection)

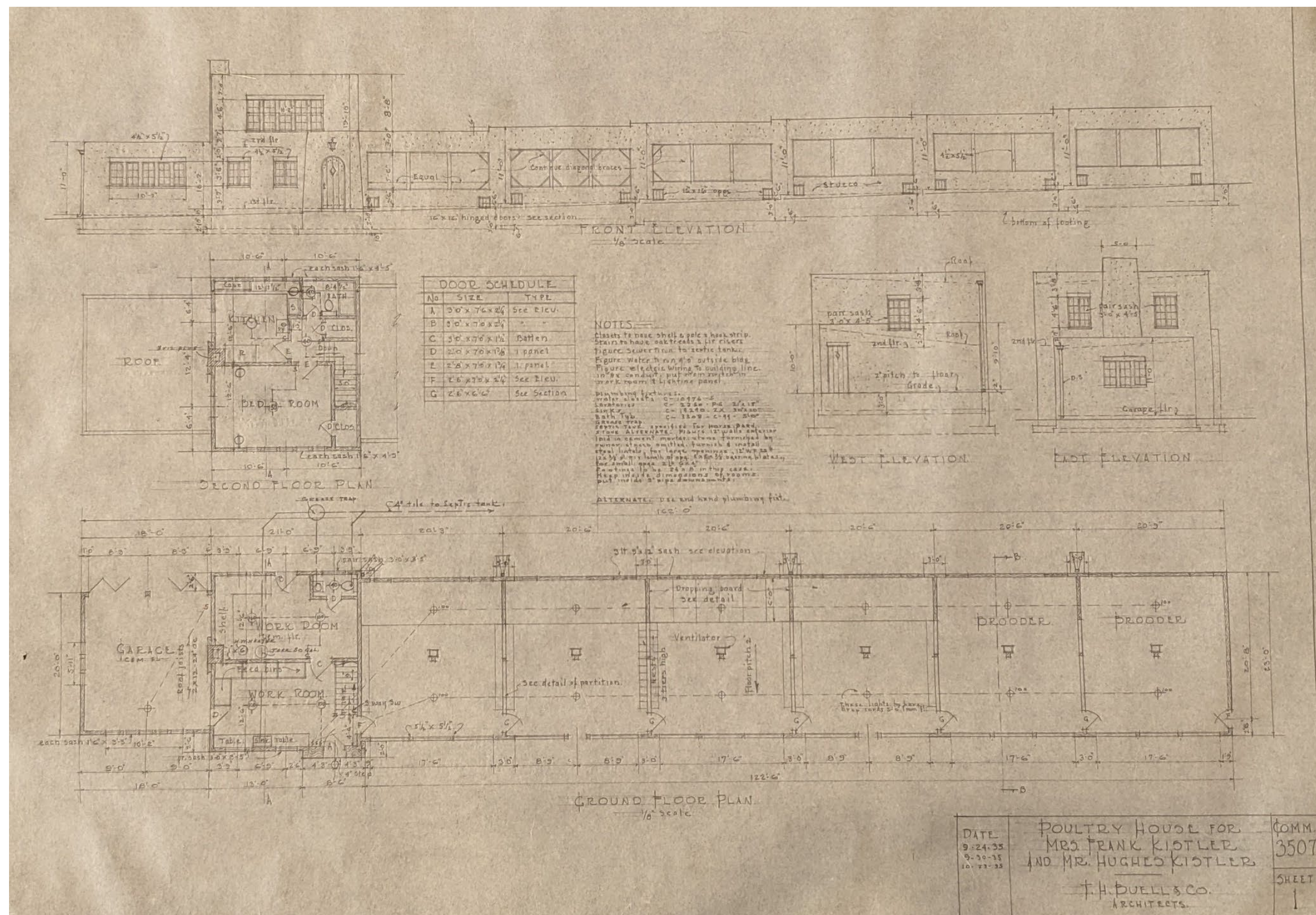


Figure 41: Temple Hoyne Buell's original drawings for the Kistler poultry house (no longer extant). (Denver Public Library Western History and Genealogy Collection)

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

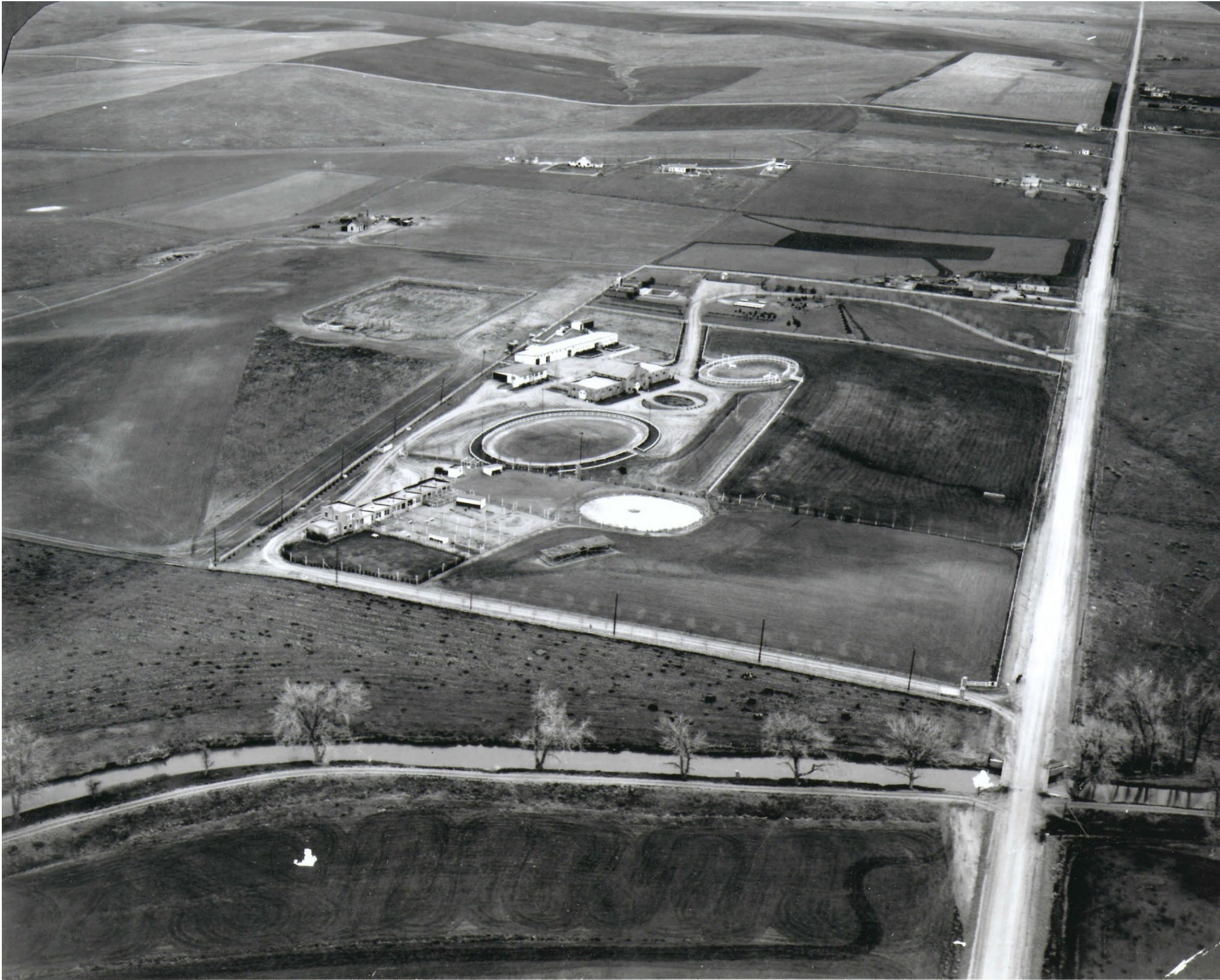


Figure 42: Aerial photograph of the Kistler Stables ca. 1940s. (Collection of The Village Club)

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County



Figure 43: Kistler Stables, ca. 1936. (Collection of The Village Club).

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County



Figure 44: Kistler Stables interior, ca. 1936. (Collection of The Village Club).

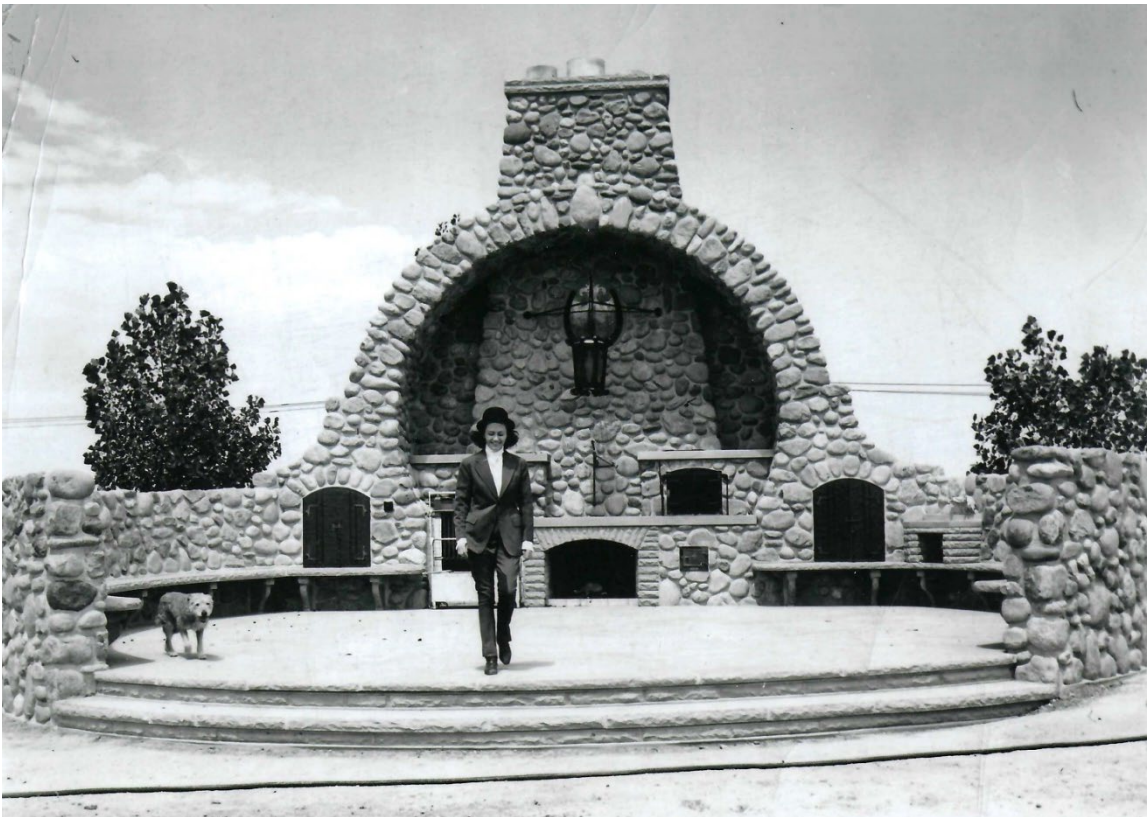


Figure 45: A woman, likely Frances Kistler, on the terrace in front of the outdoor kitchen, ca. 1938. (Collection of The Village Club)

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County



Figure 46: Kistler Stables, ca. 1938. Rider is likely Frances Kistler. (Collection of The Village Club).

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County



Figure 47: An unidentified rider takes her horse over a jump in front of the stables ca. 1940s. (Collection of The Village Club)

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County



Figure 48: Kistler Stables, ca. 1940s. (Collection of The Village Club).

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

A WISE WIFE ALWAYS LETS HER HUSBAND HAVE HER OWN WAY...Whit's Wit

SERVICE.
"I've just called to complain you are over-seeing," said the lady in the postmaster's "The Denver Post" received a telegram all the way from London and when it opened it, the fun at the expense was all over.—MONTAGUE BLOOM.

THE DENVER POST

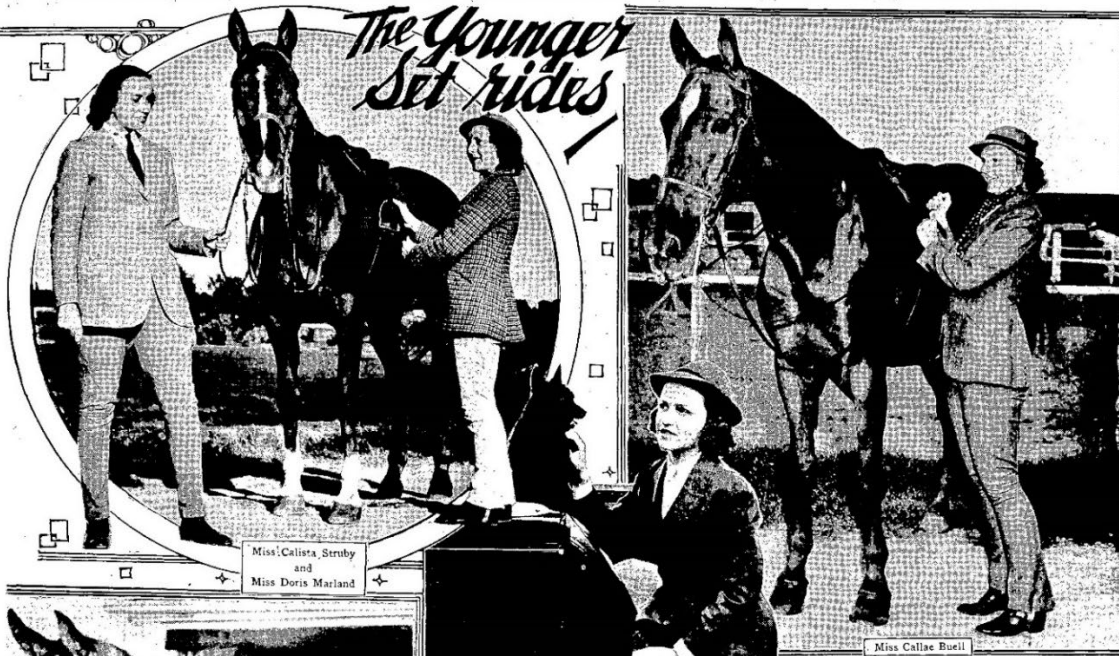
EASY.
The shorthand class had progressed to the point of speed dictation, and one of the students of the class became excited, exclaiming: "Why, it isn't hard to take speed dictation—so long as it doesn't have to be read back!"

FORTY-SEVENTH YEAR

DENVER, COLO., SUNDAY MORNING, OCT. 9, 1938

SECTION TWO

DENVER SOCIETY



Denver Equestriennes Inherit Riding Ability From Grandmothers

Descendants of Pioneers Ride Like Professionals Over Bridle Paths and Country Roads; 'Tomboyish' Girls Gain Health and Poise.

ALMOST any fine fall day, if one chooses to look, one can see on the bridle paths and country roads young equestriennes whose riding skill rivals that of professional horsemen and women. These great-granddaughters of the pioneer women who learned to ride a horse because it was necessary to do so in order to cross the prairie, have inherited the riding skill they developed and improved upon it with a more graceful technique.

Colorado is naturally good country for riding, and the younger members seem bound to take advantage of their opportunities. Most all young society folk today who have the least aptitude for horsemanship are members of riding or hunt clubs. Most of these clubs sponsor annual horse shows and contests, so that they may prove or improve upon their prowess, and thru these shows many prize winning riders have been developed.

Not only do these young horsewomen ride with skill, but they also are well versed in the intricacies of caring for their mounts. A good many of them are the proud owners of their own horses that they cherish with the care other girls lavish on favorite gowns or rare jewelry. Early school of a discipline of these instruments of torture is content with the established rule. Yet the amusing thing is that these girls in that they are equally at home in a ballroom or at a tea as they are in the saddle. It was once thought that a girl who enjoyed such "tomboyish" pleasures as riding or skating was bound to be boisterous and not quite ladylike, but this is not so today. In fact, many proud parents claim that their daughters acquire grace of carriage, slim figures, and radiant health thru their riding.

Menfolk Face Yearly Battle With Tuxedo

With the return of autumn, and the necessity for men of once again struggling into tuxedos or tails on formal occasions, a disconcerting murmur against these instruments of torture is heard. Early school of a discipline of these instruments of torture is content with the established rule. Yet the amusing thing is that these girls in that they are equally at home in a ballroom or at a tea as they are in the saddle. It was once thought that a girl who enjoyed such "tomboyish" pleasures as riding or skating was bound to be boisterous and not quite ladylike, but this is not so today. In fact, many proud parents claim that their daughters acquire grace of carriage, slim figures, and radiant health thru their riding.

Friends of Attractive Widow Are Wondering

WE COULDN'T HELP BUT NOTICE THAT—
FRRIENDS of an attractive and socially prominent widow can't seem to help taking notice of the fact that she has been keeping company with a friend of her late husband. The man in the case once lived here but is now making his home in the east. On a recent visit here he paid marked attention to the attractive widow and they were seen everywhere together. Soon after his departure the widow began wearing a diamond ring that she claimed she bought herself—but friends will wonder.

AN amusing incident that happened recently in an exclusive residential district proved the old adage that a pretty young girl can get away with almost anything. The young lady in question, driving her open car too fast, was stopped by a traffic cop, also young. The girl remembered him as an old schoolmate and exclaimed: "How nice of you to stop me! You must have been so glad to see me again after all these years as I am to see you," and drove off.

SOCIAL EVENTS

In and About the Town
For the Week of Oct. 9 to Oct. 15

SUNDAY

Pro Monica supper and musical.
Denver Athletic club dinner lecture.
Miss Mary Margaret McGivray meets John Moxley in Santa Fe.
Mr. and Mrs. Horace W. Bennett, informal luncheon at Wolhurst.
Mr. and Mrs. Wilbur Bradford, cocktail party.
(Turn to Page 7—Col. 1.)

Figure 49: The front page of the October 9, 1938, *Denver Post* society section featured local "equestriennes," including Frances Kistler. Stories about local horse shows and equestrians often appeared in the *Denver Post* society pages during the 1920s and '30s. (*Denver Post*)

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

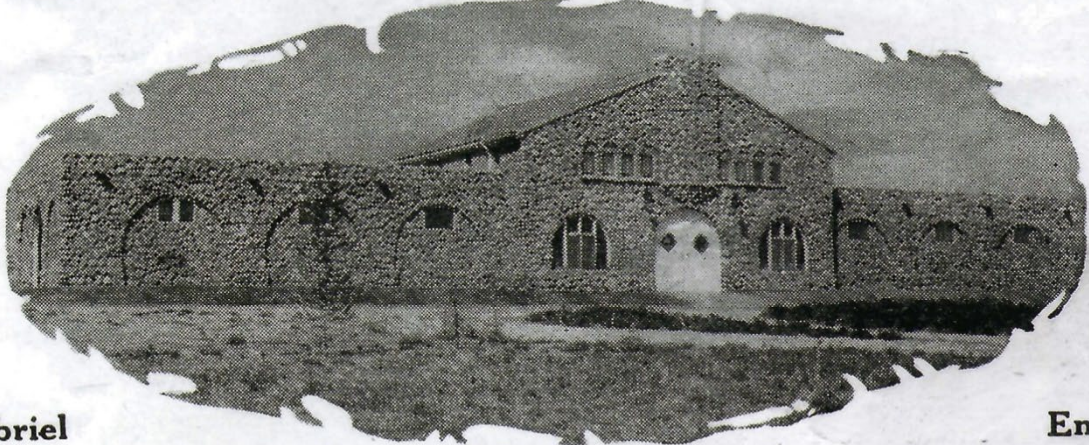
**BOARDED
RENTED**

**K
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HORSES

**TRAINED
SOLD**

**S
T
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L
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S**



**Bill Gabriel
Manager**

Class and Private Instruction

**Englewood
1226**

 Come out to Ride at the Beautiful
Kistler Stables on East Belleview 
W. L. GABRIEL, Manager



Rates:---10 Rides, \$8.00, Not Including Meals
For Reservations, Phone Englewood 1226

 **Breakfast and Two hour Ride \$1.40**
Sunday, 1 P. M. Turkey or Chicken
Dinner and Two Hour Ride, - \$1.70 

Figure 50: The stone stable building was depicted in advertisements for the Kistler Stables and on its letterhead. (Collection of The Village Club)

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

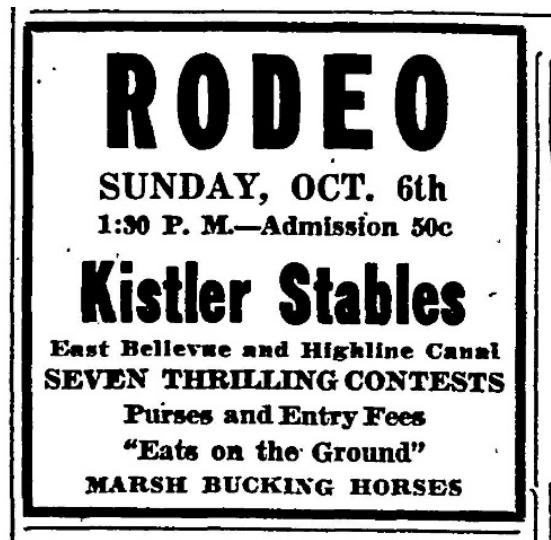


Figure 51: 1940 advertisement for a rodeo held at the Kistler Stables. (*Denver Post*, October 6, 1940)



Figure 52: 1947 photograph of the Kistler Stables bus outside the stables. (Collection of The Village Club).

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

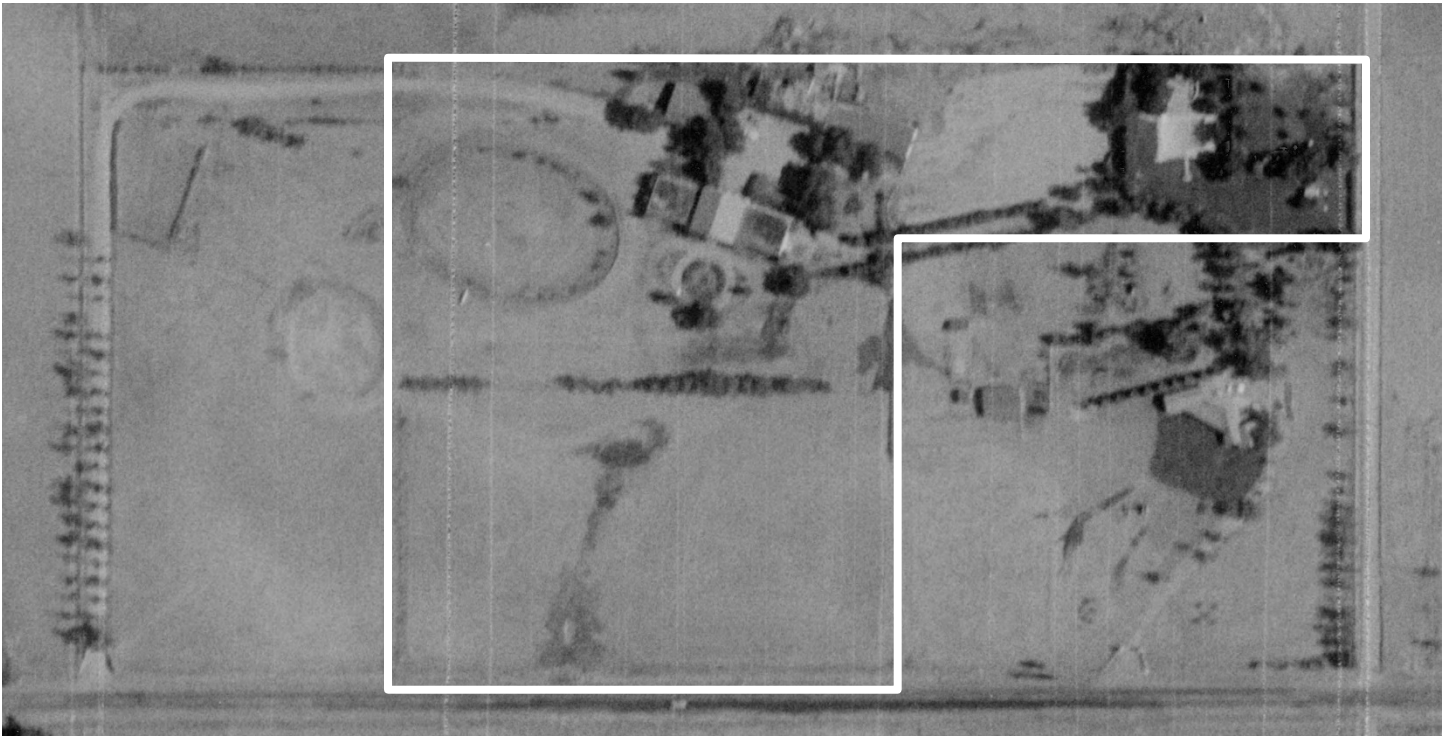


Figure 53: 1956 aerial photograph of the Kistler Stables after acquisition by the Berger family in 1951. Nomination boundary in white. (Historic Aerials, www.historicaerials.com)



Figure 54: 1963 aerial photograph of the Kistler Stables prior to acquisition by the Gaiser family in 1966. Nomination boundary in white. (Historic Aerials, www.historicaerials.com)

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County



Figure 55: 1970 aerial photograph of the Kistler Stables after redevelopment as the Pheasant Ridge subdivision and Pheasant Ridge Aqua and Racquet Club. Nomination boundary in white. (Historic Aerials, www.historicaerials.com)

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County



Figure 56: *Denver Post* photo of exercise ring and stone stable accompanying a June 3, 1968 article on the Pheasant Ridge Aqua and Racquet Club (Bill Wunsch/*Denver Post*)



Figure 57: *Denver Post* photo of rooftop deck and tennis courts accompanying a June 3, 1968 article on the Pheasant Ridge Aqua and Racquet Club (Bill Wunsch/*Denver Post*)

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County



Figure 58: *Denver Post* photo of pool area and outdoor kitchen accompanying a June 3, 1968 article on the Pheasant Ridge Aqua and Racquet Club (Bill Wunsch/*Denver Post*)

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County



Figure 59: Wood frame shed-roof horse barn ca. 1984-98, prior to destruction by fire in 1998. (Collection of The Village Club)



Figure 60: Stable manager's house ca. 1984-98. Replaced in 2016. (Collection of The Village Club)

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County



Figure 61: Stables and tennis pavilion, ca. 1984-98. (Collection of The Village Club)



Figure 62: 1975 swimming pool, outdoor kitchen in background, ca. 1984-98. (Collection of The Village Club)

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County



Figure 63: 1984 pool pavilion and wading pool, ca. 1984-98. (Collection of The Village Club)

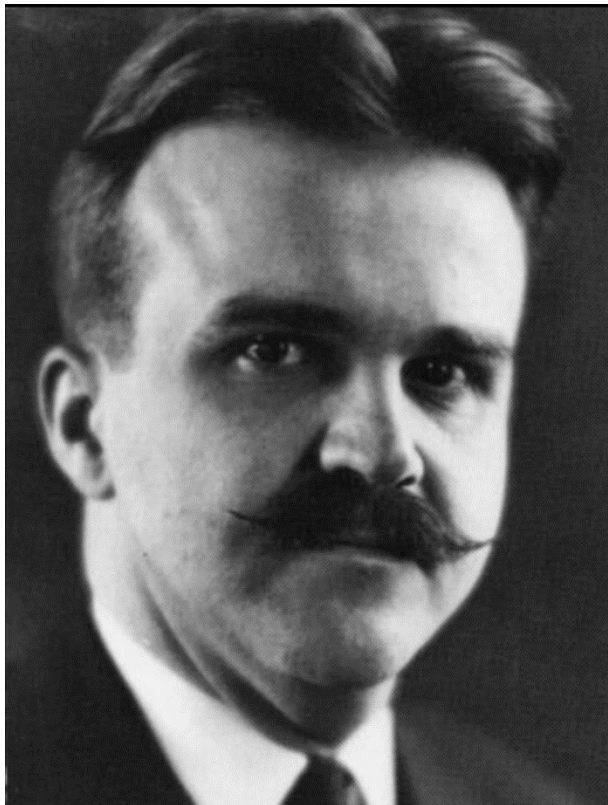


Figure 64: Architect Temple Hoyne Buell ca. 1920s (History Colorado, PH.PROP.4924)

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County



Figure 65: Brick ornamentation at the 1933 Catherine Mullen Memorial Nurse's Home (Masonry of Denver, www.masonryofdenver.com)



Figure 66: The 1939 Savage Library designed by Temple Buell. Spring 1958 photograph. (Gunnison County Library Collection)

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Kistler Stables-Pheasant Ridge Aqua and Racquet Club
Name of Property

Arapahoe County
County

SECTION VII

ADDITIONAL MATERIALS TO ACCOMPANY NOMINATION

Sketch Map(s)

Digital Images (separate files)

PDF of Current photos (see check-off list)

Owner Consent Form (Section VIII)

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.