

Home Builder/Development Co.: Hutchinson Homes
Office Location: Denver
Operating Dates: 1946-?
Principals: 1953-1961 - Ted Hutchinson

Information

Born in rural Adams County, Colorado, on June 12, 1896, Ted Hutchinson grew up on a farm in what is now Broomfield. He graduated from Denver's North High School and soon began studying at Colorado A&M (now CSU), but left because, as he said in a 1955 interview with the *Denver Post*, "I was anxious to make my way in the big world on the outside." The restless Hutchinson worked for a while in Boulder's tungsten mines, then, using his knowledge of farming, went into the grain elevator and grocery store business before setting out for Detroit and trying his hand at selling used cars. In 1929, he returned to Denver to establish a Dodge-Plymouth agency at Federal and Speer Boulevards, where he managed to hold on until 1932, when the deepening depression caused him to close his doors. It wasn't his first — or only — business failure; he later claimed to have worked his way through some forty businesses and found himself flat broke three times during his life (*Post*, 09/18/55).

He built his first home for sale in 1935 during the Great Depression. During World War II Hutchinson manufactured bomb and ammunition crates and grain storage bins for the military. When the war came to an end, Hutchinson opened a tavern. As Colorado's population experienced a postwar surge, Hutchinson was quick to recognize the need for affordable housing and, in 1946, began building apartment houses. Within the next few years he completed small housing projects in Aurora, East Denver and Brentwood.

Having gained valuable home construction management experience, in 1949 he launched the ambitious 540 acre development of University Hills. In 1953 he formally established Hutchinson Homes and, by the end of the year, was involved in other Denver area developments including Sharon Park, Sunny Acres and Mar Lee Manor. By 1955, having completed some 3,500 homes — with 2,000 more under development — the modest Hutchinson was considered Denver's biggest home builder. In conjunction with prominent area home builders K.C. Ensor and Franklin Burns, Hutchinson undertook the development of the 640 acres Harvey Park subdivision in southwest Denver (*Post*, 09/18/55). One of his most significant projects, Hutchinson Hills in southeast Denver, still bears his name.

Ted Hutchinson was a member of Denver's Urban Land Institute, the mayor's planning commission, and served as president of the Denver Home Builders Association. Always an avid reader of trade and business publications, he enjoyed hunting and fishing before arthritis limited his activities. In 1961, with his health failing, he retired from

the company he had founded and lived his last three years in La Jolla, California, where he passed away in 1965 at the age of 69 (*News*, 08/25/65).

Projects

| Development Name | Location | Building Types | Date | Status |
|----------------------------|--|----------------|-----------|--------|
| Sharon Park | | | 1952 | |
| Sunny Acres | | | | |
| Mar Lee Manor | | | 1950-54 | |
| Harvey Park | 1501 S. King (1953); 1902 S. Michigan Way (1954); 2890 S. Sheridan (1955); 3006 S. Sheridan (1957) | Ranch | 1953-58 | |
| University Hills | 2581 S. Bellaire (1953); 3500 S. Glencoe (1956) | Ranch | 1953-56 | |
| Applewood | 12805 W. 23 rd Ave. (1960); 12835 W. 23 rd Ave. (1961) | Split-level | 1960-61 | |
| Hutchinson Hills | 7791 E. Hampden Circle (1963) | Ranch | 1963-1977 | |
| Greenwood Mountain Village | 11992 W. Dakota Drive (1963) | Ranch | 1963-1973 | |

Reference Material

"Broke 3 Times, Ted Hutchinson City's Biggest Builder," the *Denver Post*, September 18, 1955.

"Home Builders in Denver Parade of Homes: 1953-1963," database Gearhart Center for Historic Preservation, Colorado Historical Society, Denver.

"Hutchinson Homes Founder Dies," the *Rocky Mountain News*, August 25, 1965.

"Parade of Homes Plan Book," Home Builders Association of Metropolitan Denver, 1959.

Site Files Database, Office of Archaeology and Historic Preservation, Colorado Historical Society, Denver.