

# APPENDIX A: CHARACTER-DEFINING FEATURES OF DENVER’S HISTORIC DISTRICTS

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## INTRODUCTION

### APPLYING CHARACTER-DEFINING FEATURES

Historic districts are important planning tools for the preservation of a group of buildings, structures and features with a shared past. Each historic building in a locally designated historic district has its own character-defining features, such as its architectural style, building materials, windows, porches, storefront, etc. Each historic district also represents an era of architectural styles, landscape elements, and site features which communicate the distinctive history of the district and those who inhabited the district. The unique qualities - or character-defining features - of individual locally designated historic districts are highlighted in this section.

### INCLUDED & EXCLUDED DISTRICTS

For the purposes of this appendix, districts that have individual design guidelines, as well as City-owned districts, including Parkways, and individual site features (like Smith's Ditch) are excluded. See "Additional Design Guidelines that May Apply" on page 88 of the Introduction for more information. Many of these districts require review through other city departments and cannot be solely addressed within the context of the Landmark Design Guidelines. Character-defining features may be developed for these districts in the future.

### ORGANIZATION

Each chapter within this appendix addresses one of Denver's unique historic districts and the elements that define the district. It is an illustrative guide, including maps and photographs, assembled through site work, and factoring in the district designation application, the district ordinance, historic maps, and Denver assessor data gleaned from the City's Geographic Information Systems (GIS).

Each district's set of character-defining features district has its own page numbering system based on an abbreviation of the district's name (such as EPP-1 through EPP-4 for East Park Place Historic District).

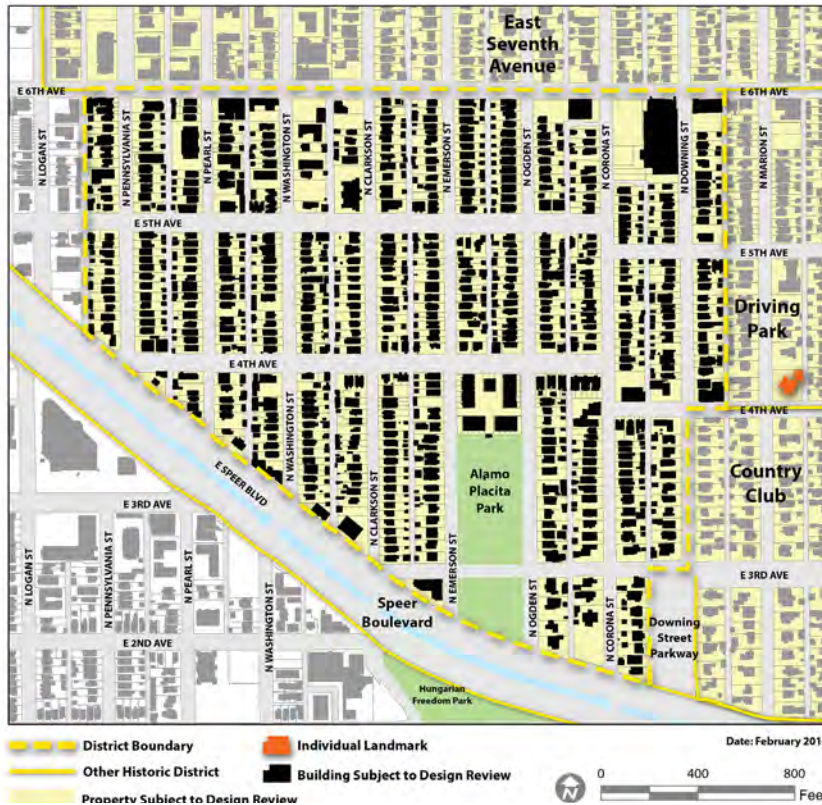
Photographs within this appendix are representational of the district at the time the character-defining features were developed, and may include some non-historical elements.

### DESIGN REVIEW

*All properties within a Historic District boundary are subject to Design Review, including contributing structures, individual landmark structures, non-contributing structures and vacant lots, as described on page 5 of the Introduction. When planning a preservation project or a new construction project, it is important to consider the character-defining features of the historic district in which a property is located. For more information on the relationship with the design guidelines, see "Character-defining Features" on page 16 of the Introduction.*

### SPECIAL CIRCUMSTANCES

*The character-defining features, as presented in this appendix, generally capture the most prevailing architectural and site features found within each historic district. In some instances, a structure and site within a district may be the exception to the character-defining features. This is common in eclectic and larger districts in which many different architectural styles can be found.*



## DISTRICT DESCRIPTION

Originally known as the Arlington Park Addition, the land encompassing the Alamo Placita Historic District was developed by the Arlington Park Land Improvement Company in 1889. One notable investor was Robert W. Speer, whose involvement in the neighborhood's development initiated his political career and led to his election as the Mayor of Denver in 1904. The northern part of the neighborhood, above 4th Avenue, was originally a middle-class residential development and was settled by a large number of Swedish, and later Greek, immigrants. Buildings in this first development area consist of Queen Anne, Classic Cottages, Denver Square, Dutch Colonial Revival, and a small number of Mission-Revival style and Bungalow homes, as well as a few early 20th-century commercial buildings along 6th Avenue. The southern part of the district, located below 4th Avenue, was home to the Arlington Park Amusement Park, which operated intermittently from 1892 to 1902. The City of Denver purchased a portion of the amusement park land for use as a public park in 1911, and the remainder was developed between 1915 and 1942 for residential use. Most of the buildings in the southern development area are Bungalow, Tudor, and Mission-Revival style homes clustered around Alamo Placita Park, designed in 1927 by landscape architect S.R. DeBoer.

## ORDINANCE

449, adopted 2000

No special provisions

## PERIOD OF SIGNIFICANCE

1889-1942

Source : Ordinance No. 449, Series 2000

Contributing structures are not included in the ordinance.

## LISTING CRITERIA

✓ History      ✓ Architecture      ✓ Geography

**History:** Representative of Denver's middle income families during an era of population growth for Denver. Association with Scandinavian and Greek immigrant groups. Strong association with Robert Speer.

**Architecture:** Features various architectural styles including Queen Anne, Bungalow, Denver Square, Dutch Colonial Revival, and a small number of Tudor and Mission-Revival style homes. Additionally this neighborhood is typical of Denver's expansion outward.

**Geography:** Located in the heart of the City, along the Cherry Creek water way and abutting Denver's nationally and locally designated parkway system. The centerpiece of the neighborhood is Alamo Placita Park, designed by landscape architect, S.R. DeBoer in 1927.





1. Streetscape fronting onto Alamo Placita Park. Note the open front lawns with the Denver Hill, and the Tudor style architecture typical of the later development of the neighborhood.



2. Streetscape composed of simplified Queen Anne structures with gambrel roofs. Note the uniform front yard setback, and the moderately sized open front yards.

## DISTRICT LAYOUT & COMPOSITION

### Streets & Streetscape

Streets are laid out in the traditional north-south, east-west grid creating long rectangular blocks. Alleyways run north-south within this district. Wide asphalt street with low curbs of historic sandstone and modern concrete. Historic driveway curb cuts onto streets are not common. Lots have a slope of varying pitch in the front yard, known as the Denver Hill.

### Sidewalks

Wide historic sandstone and new concrete sidewalks separated from the street with a tree lawn, 4' to 6' in width. Tree lawns contain small and mature trees.

### Land Uses

Predominately residential, with a small number of commercial structures along 6th Avenue, and near the intersection of Corona and 4th Avenue. A Denver park, Alamo Placita Park, is located between Ogden Street and Emerson Street, 4th Avenue and Speer Boulevard.

### Lot Sizes & Shapes

Lots vary greatly in size. The majority of lots are oriented on an east-west axis and are roughly 125' deep and range from 25' to 50' wide.

### Building Placement

Buildings primarily front onto the north-south streets in this district; however, buildings fronting onto the east-west streets are common. Buildings also front onto Speer Boulevard. Buildings on the north-south streets are often closer to the north property line to maximize southern exposure.

### Setbacks

Uniform front yard setbacks roughly 30' to 40' are consistent throughout the district. Side yards are narrow. Rear yards are large and often accommodate secondary structures.

## DESIGN REVIEW

*All properties within a historic district are subject to design review. When planning a preservation or construction project, it is important to consider the character-defining features of the district.*

*When reviewing proposed changes to a property, the Denver Landmark Preservation Commission uses the **Design Guidelines for Denver Landmark Structures & Districts** in combination with the character defining features of the historic district to evaluate the project's compatibility with the property and historic district.*

*The character-defining features document for each district generally captures the most prevailing architectural and site features found within the district. In some instances, a structure and site within a district may be the exception to the character-defining features.*



3. Several early 20th century commercial buildings are located on the south side of 6th Avenue with boxy, symmetrical massing.



4. Streetscape with Queen Anne style cottages. Note the architectural harmony of this block created by the steeply pitched roofs, projecting side entry porches, and overall harmony of the façades.



5. Mission-Revival style house with clay barrel tile roof accents.

## PRIMARY BUILDINGS

### Mass & Form

**Building Height:** Predominantly 1, 1 ½ and 2 stories.

**Building Shapes:** Single family and rowhouses with boxy shapes and symmetrical massing. Commercial buildings are also boxy and symmetrical.

### Materials

Brick construction is typical, executed with a variety of red and tan brick colors. Foundations are typically brick or stone.

### Roofs

Hipped and gabled roof forms dominate. A small number of gambrel roofs and cross-gable roofs are found in the district. Commercial buildings typically have flat roofs with parapets. Composite roofing material is common in lieu of historic wood shingles, though historic barrel and French clay tiles are found on the south side of the district. Tall brick chimneys are common on the Queen Anne structures. Small gable dormers are common on Bungalows and Classic Cottages. Small hipped or shed dormers are found on the sides of some Queen Anne homes.

### Entries & Doors

Offset entries are common, but central entries are also found in this district. Historic wooden doors with paneling and lights are common.

### Windows

Double-hung wood windows with a variety of light patterns are typical on most residential structures, though wood casement windows are also common on Bungalow and Tudor Revival homes. Windows in this district are vertically proportioned, but wide relative to their height. They are often arranged in double- and single-bay configurations. Leaded glass is commonly found in upper window sashes or transoms in the earlier homes in the district. Commercial buildings typically have large metal display windows. Masonry lintels and sills are typical.





6. Dutch Colonial Revival and Queen Anne style dwellings. Both houses have offset entries with projecting one-story porches, and tall chimneys.



7. Duplex structures in the Mission Revival style. Note the stepped parapet and the decorative corner tower at parapet that serves as the overall ornamentation on this simplified, one-story structure.



8. Bungalow with a projecting front gabled and trellised full-width porch. Note the half-timbered detailing in the front gable and the battered brick porch columns.

## PRIMARY BUILDINGS

### Porches

- Width:** Partial- and full-width porches are typical except on Tudor Revival-style homes.
- Height:** One-story porches are the most common, however, a small number of two-story porches are found in the district.
- Projecting:** Yes, though Bungalows can have either projecting porches or porches under the main roof.
- Shapes:** Raised square and rectangular forms with shed, hipped and gable roofs.
- Materials:** Masonry and wood foundations with wood columns or brick piers. Ornamentation is typically wood.
- Ornamentation:** Simplified ornamentation, such as Doric columns with simple balustrades. Cornice returns are a popular motif in the roof line of the porch on Queen Ann structures.

### Building Ornamentation

Buildings in the district have simplified ornamentation. Queen Anne homes have fish-scale shingles in forward facing gables and decorative barge boards. Bungalow style homes have exposed timbering and large overhanging roof eaves. Stepped and sloped parapets are common on duplexes and rowhouses. Parapets with integrated sign bands are typical on commercial buildings.



9. Alley streetscape with historic one-story masonry garages and a 1 ½-story carriage house, as well as modern garages. The historic garages and carriage houses typically match the ornamentation of the primary building.



10. Bungalow with a full-width porch under the main roof, and a multi-light dormer. Note the central steps and walkway leading in a straight path to the front entry.

## ACCESSORY STRUCTURES AND SITE FEATURES

### Outbuildings

- Detached:** Yes, and generally located in the rear yard on the north or south of the lot.
- Access:** Garages and secondary structures are accessed from the alleyways that run north-south within the district. A small number of corner properties have garages that can be accessed from the east-west streets.
- Height:** 1- and 1 ½-story garages and carriage houses.
- Size:** One-car garages are common.
- Shape:** Boxy massing with flat, hipped and gable roof forms.
- Materials:** Garages and carriage houses are brick and frame construction, typically matching the primary residence.

### Walkways

Historic sandstone and new concrete walkways about 3' wide are common. They lead in a straight path to the entryway and often include steps to accommodate the Denver Hill.

### Walls & Fences

- Front Yards:** Open front yards.
- Side & Rear Yards:** Wood fences enclose rear and side yards.
- Retaining Walls:** Retaining walls not common.







## DISTRICT DESCRIPTION

The Allen M. Ghost Historic District developed principally in the late 19th and early 20th century beginning in the 1860s when military veterans were granted permission to claim acreage from the federal government. In 1887 real estate agent Allen M. Ghost purchased the land and platted lots in the area that sold quickly due to the promise of streetcar service that was eventually established in 1888. Within the district the most common architectural styles are Queen Anne, Bungalow, Classic Cottage, Foursquare, and a small number of Tudor style structures. Brick masonry is the common building material. Often the Queen Anne Style homes feature fish scale shingles in the front facing gable with cornice returns. The Denver Square with Classical Revival elements and Craftsman Bungalow feature simpler architecture and ornamentation.

## ORDINANCE

Ordinance #402, adopted 2010.

No special provisions.

## PERIOD OF SIGNIFICANCE

Prior-to and including 1941.

Source: Ordinance #402, series 2010.

Contributing structures are included in the ordinance.

## LISTING CRITERIA

History       Architecture       Geography

**History:** Reflective of the growth and prosperity of Denver in the late 1800s and the importance of the streetcar suburbs, allowing for Denver citizens to live outside the downtown area. Associated with many prominent individuals including Howard C. Maloney, George W. Olinger, Sr., Rev. Thomas Bliss, John G. Prinzing, John D. Coplen, and Edward L. Brown.

**Architecture:** A distinct middle class neighborhood reflective of the building boom in the late 19th and early 20th centuries with Queen Anne, Craftsman Bungalows, Denver Square with Classical Revival elements, Tudor style, and Classic Cottage architecture.

**Geography:** A distinctive neighborhood in the West Highland neighborhood with uniformity of setbacks and landscape features providing a visual gateway into the neighborhood.



1. Streetscape with Queen Anne and Denver Square structures. Note the relatively shallow front yards on this street, the historic sandstone sidewalk separated from the street with a tree lawn.



2. Streetscape with Queen Anne style structures. Note the uniform front yard setback, the projecting front porches, and architectural harmony of this block.

## DISTRICT LAYOUT & COMPOSITION

### Streets & Streetscape

Streets follow the east-west, north-south grid pattern. Blocks oriented east-west with alleyways on an east-west alignment. Asphalt streets with low concrete curbs. Curb cuts for alleyways. Most yards at grade with mature vegetation in front yards.

### Sidewalks

Predominately wide sidewalks of historic red sandstone and modern concrete separated from the street with a tree lawn and mature trees.

### Land Uses

Predominately residential with two religious institutions, located at 3401 W. 29th Ave. and 2945 Julian St.

### Lot Sizes & Shapes

Lots are typically very narrow, averaging around 25 ft. in width. Lot depth is around 125 ft. Interior lots are smaller, with a small number of larger corner lots and shallow lots that front onto Irving St., Julian St., and Lowell Blvd.

### Building Placement

Buildings front primarily onto the east-west streets. The district's large block sizes allows for a small number of homes to front onto the north-south streets, they are typically located on the interior of the lots on Irving St., Julian St., and Lowell Blvd. Building placement ranges from center placement to closer to the property line on one side of the lot.

### Setbacks

Uniform front yard setbacks. Landscaped with a variety of softscape. Side yards of varying sizes. Some side yards are very narrow while other buildings occupy multiple lots with substantial and uniform distances between houses.

## DESIGN REVIEW

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3. *Simplified Classic Cottage.* Note the masonry porch piers, the large overhanging roof eave, the dormer window in the hipped roof, and the jack-arch window



4. *Queen Anne cottage.* Note the decorative fish-scale shingles and barge boards in the forward facing gable, the spindle columns and fretwork on the projecting front porch, the arched windows on the first floor with decorative jack arch and corbels.

## PRIMARY BUILDINGS

### Mass & Form

**Building Height:** Varying from one- to two-story residences.

**Building Shapes:** Predominately single family residences with a few duplexes. A few homes have been converted into small apartments. Boxy residences with relative symmetry and no complex massing.

### Materials

Red or beige brick is the dominant material, though a small number of wood frame buildings can be found.

### Roofs

Forward facing gable roofs and hipped roofs with hipped roof dormers most prevalent. A small number of gambrel roofs can also be found. Overhanging eaves are prominent. Boxed eaves are typical on most styles, with exposed rafters and purlins on Craftsman Bungalow style. Composite roofing material is common.

### Entries & Doors

Typically an offset front traditionally sized single entry with a transom window above a wooden door. Doors often feature lights.

### Windows

Large rectangular first-floor single one-over-one windows are common, although grouped windows can be found on the front facade. Decorative lintels (wood or stone) are common; most have stone sills. Single, double, grouped and tripartite windows have a less vertical and "square" line appearance due to the group arrangement. Historically, windows were recessed in the wall (not flush).





5. Tudor style structure. Note the decorative chimney, the arched porch and window elements, and the multi-divided light windows.



6. Queen Anne style structure with a forward facing gambrel roof. Note the masonry porch columns, the triple window bay, and fish-scale shingles in the gable.

## PRIMARY BUILDINGS (continued)

### Porches

- Width:** Partial and full width porches are common. Queen Anne and Classic Cottage homes generally feature partial-width porches, while other styles have full-width porches. A few of the Queen Anne homes within the district feature wrap-around porches.
- Height:** One-story porches are common. Two-story porches are only seen on the Queen Anne homes where the porch is very narrow.
- Projecting:** Predominately projecting porches.
- Shapes:** Raised square and rectangular porches with shed, gable, and hipped roofs.
- Materials:** Masonry foundations are common with wood columns or brick piers.
- Porch Ornamentation:** Delicate spindle work columns on Queen Anne structures, Classical columns and wood railings on a variety of architectural styles. Brick piers are on a small number of structures.

### Building Ornamentation

Fish-scale shingles in front gables is common. Ornamentation in this district is simplified and typically limited to the porch, the gable, or around the windows. Half timbering is found on some Craftsman Bungalow styles. Decorative barge boards are typical on Queen Anne homes with forward facing gables.



7. Streetscape with Queen Anne style structures. Note the non-historic, low profile wood fencing enclosing the front yards on this block, the narrow walkways leading in a straight path to the slightly offset front entry, and larger front yards of these properties.



8. Typical alleyway. Note the low one-story masonry garages with single bays, the flat roofs concealed by parapet walls and the orientation of the structure at the rear of the lot.

## ACCESSORY STRUCTURES & SITE FEATURES

### Outbuildings

- Detached:** Yes. Typically located in the rear corner of the lot.
- Access:** Facing onto the east-west alleyways.
- Height:** Typically one story in height.
- Size:** Single bay.
- Shape:** Square garages with gable roofs and flat roofs with parapets common.
- Materials:** Masonry construction, typically to match the primary structure. A number of garages feature non-historic stucco.

### Walkways

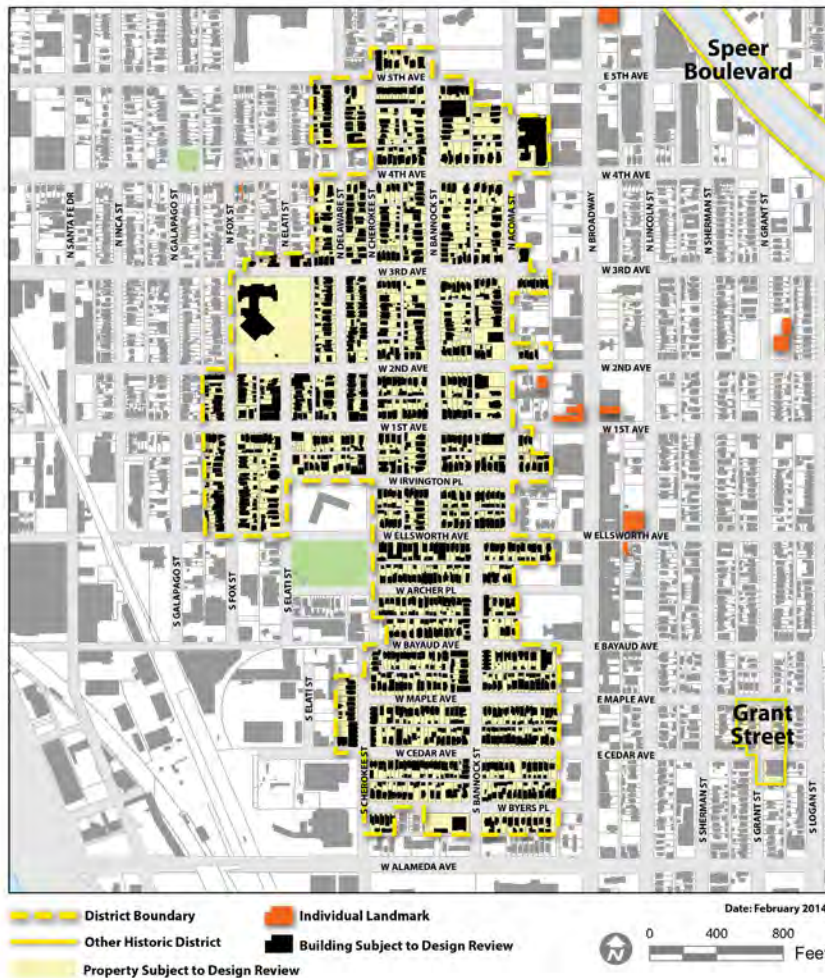
Located in a straight path leading up to the front door, occasionally a few steps incorporated to accommodate the front yard slope. Typically 3-4 feet wide and constructed of sandstone or concrete.

### Walls & Fences

- Front Yards:** A small number of non-historic, low profile, open style metal or wood front yard fences.
- Side & Rear Yards:** Wood fences enclose rear and side yards.
- Retaining Walls:** Retaining walls not common.







## DISTRICT DESCRIPTION

This is a historically middle-class neighborhood in the South Side, an area annexed by Denver in 1883, consisting of more than 20 tightly interwoven residential subdivisions. The earliest development dates from the 1870s, and includes a few wood-frame worker houses on the south end of the district. Late 1880s streetcar service stimulated growth until the Silver Crash of 1893. This era is represented by many Queen Anne style homes and Victorian eclectic variations. After the economy recovered, less elaborate styles became the norm. Baker includes several residences designed by notable Denver architects William Lang and Marshall Pugh. The District is very intact and includes churches, schools and commercial buildings.

## ORDINANCE

Ordinance #896, adopted 2000.

No special provisions.

## PERIOD OF SIGNIFICANCE

1873-1937.

Source: Ordinance No. 896, Series 2000.

Contributing structures are not included in the ordinance.

## LISTING CRITERIA

History  Architecture  Geography

**History:** Associated with the historical development of Denver from 1873 to 1937, providing worker and middle-class housing during eras of rapid population growth. Baker was the home of prominent Denver residents, including William Byers, John Dailey, Sadie Likens, and Alice Polk Hill.

**Architecture:** Represents a mix of popular late 19th and early 20th century styles, including Queen Anne, Victorian eclectic, Classic Cottages, Shingle style, Denver Squares with Classical Revival elements, and Bungalows. A few instances of Colonial Revival and Gothic Revival are present, as well as a few other styles. Many of the structures within the district were designed by notable Denver architects, master builders and craftsmen.



1. Street view of Queen Anne style homes within the district. Note the forward facing gables, one story porches with shed and gable roofs, the large windows, asymmetrical appearance of the front façade and overall architectural harmony of this block. Middle porch is original; two flanking porches are early 20th century additions – historic but not original.



2. Street view of several styles that occur in Baker. In the foreground Classical Revival Denver Squares followed by two-story Queen Anne with gambrel roof and a smaller one-story Queen Anne in the distance. Note the uniformity of this block created by a uniform setback, the sandstone sidewalk and the overall harmony of classical ornamentation on these structures.

## DISTRICT LAYOUT & COMPOSITION

### Streets & Streetscape

Principal streets are on a north-south east-west grid. Orientation of alleyways varies from block to block; some blocks lack alleys, resulting in a unique layout. Asphalt streets are common, with a variety of street widths. Some streets, such as Bannock, are very wide while other streets are a more traditional width. Curb cuts are very uncommon unless they are associated with older carriage houses that face onto primary streets.

### Sidewalks

Wide historic sandstone sidewalks separated from the street with a large tree lawn, 5' to 10' in width. Mature trees often in the tree lawn.

### Land Uses

Residential uses predominate in the district. Commercial and institutional buildings are also present, typically on corners and larger lots. These include two schools, the Mission Revival Byers-Alameda School (1902), 108 W. Byers Place, and the Collegiate Gothic Fairmont Elementary School (1924), 520 W. 3rd Ave. Also present are five late 19th and early 20th century masonry churches of various styles including the unusual stone 1891 St. Peter's Episcopal Church, 126 W. 2nd Ave., with Medieval and English Cottage influences. Two-story commercial brick buildings are found on several corners internal to the neighborhood. Baker's unique layout allowed for a number of secondary structures to front onto primary streets. These structures often had commercial uses.

### Lot Sizes & Shapes

Rectangular shaped lots in varying sizes due to the assortment of subdivisions, land uses and various orientations of lots within the neighborhood; generally speaking, lots are narrow on the street with greater depth to the rear.

### Building Placement

Buildings are oriented both north-south and east-west, varying from block to block. Buildings on north-south streets tend to be oriented to the north of the lot, while buildings on east-west streets tend to be centrally located or to one side of the lot.

### Setbacks

Uniform front yard setbacks, varying from block to block, creating a consistent street wall. Front yards are shallow, historically open and at-grade. Narrow side yards result from the narrow lot configuration. The rear yards are larger to accommodate garden space and secondary structures.





3. Queen Anne style structures transitioning into the Shingle style. Note how these structures have more symmetry than traditional Queen Anne styles, the continuous wood shingle surface and simpler porches.



4. Historic commercial development within Baker. Note the two story massing, the recessed central entry with offset side entry, the storefront windows with transoms above and the decorative cornice.



5. One-story Italianate rowhouse with two separate entries. Note the decorative cornice, low hipped porch roofs, stone sills, and absent front yard.

## PRIMARY BUILDINGS

### Mass & Form

**Building Height:** Predominantly one- to two-story structures.

**Building Shapes:** Single family residences and smaller duplex and multi-family housing. Rectangular forms are very common, although churches and a few Queen Anne homes have asymmetrical forms. Many homes have identical rectangular shapes with nested front gables or other architectural details applied to street sides.

### Materials

Brick construction typical with wood ornamentation. Foundations are typically brick or stone.

### Roofs

Forward facing gable(s), and combined gable and hipped roof types are common on Queen Anne, Victorian eclectic and Bungalow homes. Roofs on Italianate examples are typically flat with decorative raised parapets, while a few Dutch Colonial influenced homes feature gambrel roofs, and roofs on Denver Squares are typically hipped with broad overhanging eaves.

Most roofs have boxed eaves; many Queen Anne and Victorian eclectic examples feature decorative barge boards. Front and side hipped dormers are common on Classic Cottages and Denver Squares; some front gabled homes have gabled side dormers. Composite roofing material is common as a replacement to wood shingles.

### Entries & Doors

Offset forward facing single entries, some with transoms. Doors are typically solid wood or with a single glass pane above with paneling below. Wood doors with transoms common. A small number of entries have side lights.

### Windows

Double hung one-over-one wood windows are common. Historic bay windows on a number of structures. Windows are typically tall and narrow, often grouped or paired. Arched windows and diamond pane windows in dormers are common. Framed windows are often in the upper gable. Stone headers and lintels are common. Historically, windows were recessed in the wall (not flush).





6. Typical Queen Anne development within the district. Note the forward facing gable with fish-scale shingles and decorative sunburst and barge board, the projecting front porch with cross gable roof with a matching fish scale shingles and sunburst motif, and the arched ground-floor window.



7. Queen Anne Cottage within the district. Note the simplicity of design with a primary pyramidal roof and a forward facing gable with barge boards.

## PRIMARY BUILDINGS (continued)

### Porches

- Width:** Partial and half width porches are typical on Queen Anne, Classic Cottages, Italianate and Victorian eclectic buildings; however, a few examples of these styles feature full width or wrap-around porches. Full width porches are more common on early 20th-century homes, such as Bungalows and Denver Squares.
- Height:** One story typical. Narrow two story porches are only on the Queen Anne and Victorian eclectic homes.
- Projecting:** The majority of porches within this district are projecting. A small number of the Queen Anne homes have engaged second story porches. Stoops are common, particularly on the Italianate style structures with flat roofs and raised parapets.
- Shapes:** Raised square or rectangular shaped with gable, shed, and hipped roofs; some shed and hipped roofs have decorative front gables. Gable roofs are typical on Queen Anne and Victorian eclectic examples, and also on Bungalows. Hipped and shed roofs are common on most other styles. A number of 19th-century Victorian-era homes feature Bungalow front-gabled porches added in the early 1900s.

### Porches (continued)

- Materials:** Masonry foundations with wooden columns and railings are common. Brick piers and raised porch wall with stone caps are common on Bungalow porches.
- Porch Ornamentation:** Turned, and simple square and round porch columns, some with Doric capitals, are common. Queen Anne and Victorian eclectic homes often have wooden spindle work, decorative brackets, and other ornamentation. Bungalows typically have exposed gable trusses.

### Building Ornamentation

Fish-scale shingles are common in forward facing gables. Half-timbering is common in gables in simpler Queen Anne style homes. A transition from highly ornate Queen Anne to the Shingle style, with shingle surfaces and simpler ornamentation defines the transition in styles post Silver Crash. Corner quoins and decorative parapets are found on the Italianate homes.



8. Typical alley streetscape in Baker. Note the primary structure that is built almost to the alley, a result of Baker's irregular street and alleyway pattern, and the one-story secondary structure with gable roof in the background.



9. Masonry Queen Anne structures with conical towers. Note the historic walkway leading in a straight path to the offset entry.

## ACCESSORY STRUCTURES & SITE FEATURES

### Outbuildings

- Detached:** Yes.
- Access:** On the alleyways. However, because of Baker's unique street layout a number of larger carriage houses face onto principal streets. Many of these larger secondary structures have been converted into residential units.
- Height:** One- to two-story garages/historic carriage houses.
- Size:** Smaller garages and carriage houses associated with the interior lots. Larger carriage houses on corner properties.
- Shape:** Boxy masses with flat roofs and raised parapets and forward facing gables are common; a small number of hipped roofs.
- Materials:** Brick and masonry construction.

### Walkways

Historic sandstone and modern concrete walkways 3 to 4 feet in width are common, leading in a straight path to the front door. At grade walkways are typical. Walkways with 2 to 3 steps to accommodate small front yard slopes are less common in northern part of the district.

### Walls & Fences

- Front Yards:** A small number of properties have low historic wrought iron fencing; later low chain link and other open-style fencing is found but not common.
- Side & Rear Yards:** Wood and iron fencing enclosing side and rear yards.
- Retaining Walls:** Not common. Some very low stone retaining walls in north end of the district.

## DESIGN REVIEW

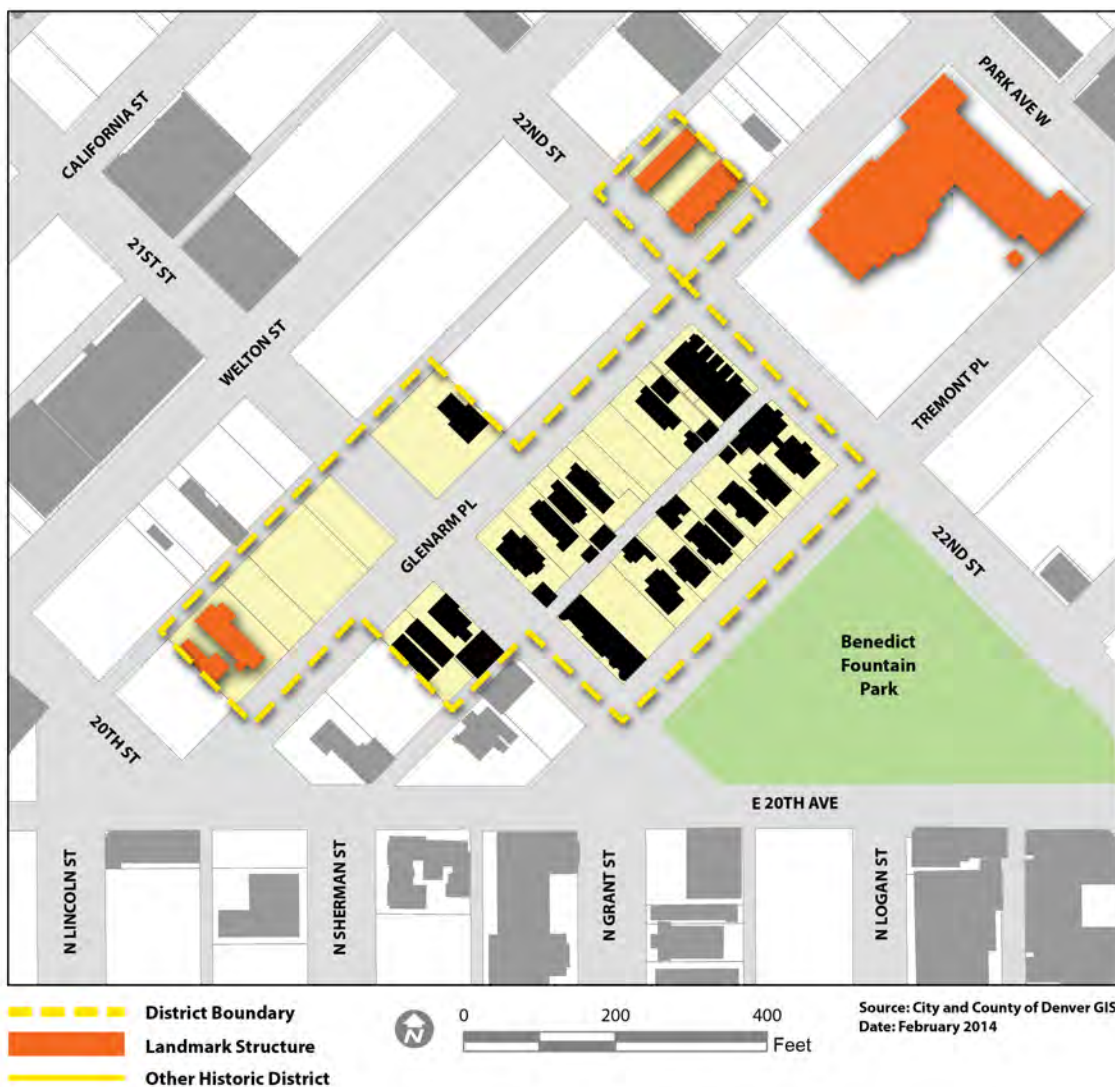
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## DISTRICT DESCRIPTION

Located just north of the existing downtown, Clements Historic District typifies high-style Queen Anne and Italianate architecture, and is one of the most intact collections of late 19th Century Victorian high-style residential architecture in Denver. It is representative of the City's rapid growth and middle class population of the 19th Century. The district maintains beautiful views of the Rocky Mountains to the west. The properties on the 2100 block of Tremont Pl. now front onto Benedict Park, which historically was housing stock. This district retains a high degree of integrity; some structures have been stuccoed, one non-historic driveway is present and non-historic chain link, wood, and iron fencing in front yards is present.

### ORDINANCE

Ordinance #335, #198 & #575, adopted 1975 & amended 1978 & 2009.

No special provisions.

### PERIOD OF SIGNIFICANCE

Prior-to and including 1930.

Source: Ordinance #68, series 2010.

Contributing structures are not included in the ordinance.

### LISTING CRITERIA

History       Architecture       Geography

History: Representative of the growing upper-middle class population in Denver who desired to be close to the downtown core without living in the bustle of the city.

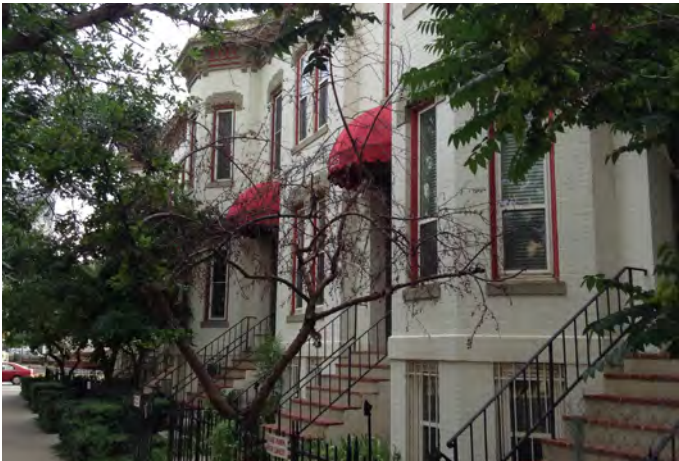
Architecture: Exemplifies elaborate Queen Anne style and refined Italianate style architecture popular at the turn of the century.



1. Tremont Pl. streetscape. Note the uniformity in the front yard setback, the brick buildings, and projecting front porches of these Italianate style structures.



2. Glenarm Pl. streetscape. Note the uniformity in the front yard setback, the brick buildings with fish scale shingle in the upper stories, and projecting front porches of these Queen Anne style structures.



3. Glenarm Pl. streetscape with the Italianate style rowhouse. Note the stoop entries onto the street.

## Streets & Streetscape

Streets are on the original Denver diagonal, following the S. Platte River. Alleyways run parallel to the street. Wide asphalt streets with historic low-profile curbs, and no historic curb cuts.

## Sidewalks

Wide historic sandstone and new concrete sidewalks separated from the street by a tree lawn with smaller trees.

## Land Uses

Predominately residential, with one religious institution, St. Andrew's Episcopal Church (c. 1908) located at 2015 Glenarm Pl.

## Lot Sizes & Shapes

Narrow rectangular lots with the traditional 125 ft. depth, a standard dimension for Denver lots.

## Building Placement

Buildings within this district primarily front onto the northeast-southwest streets; however, the Queen Anne rowhouse on 21st St. fronts onto one of the "side" streets and non-historic development fronts onto 22nd St.

## Setbacks

Uniform front yard setback with at-grade lots. Narrow side yards and larger rear yards to accommodate gardens and accessory structures.





4. Italianate style rowhouse on Glenarm Pl. Note the heavy roof cornice, elaborate window headers, and tall narrow windows.



5. Queen Anne rowhouse on 21st Street. Note the historic sandstone sidewalk, brick construction with stone foundation, steeply pitched slate roof, and the one story porches with fretwork and spindle columns.



6. Elaborate Italianate style single family residence on Glenarm St. Note the stone foundation and brick walls, the projecting offset front porch and entry, the tall, narrow wood windows with elaborate headers and sills, and the heavy decorative cornice.

## PRIMARY BUILDINGS

### Mass & Form

**Building Height:** Predominantly two- to three-story structures; one historic one-story house located at 2146 Glenarm Pl.

**Building Shapes:** Single-family and rowhouses. Complex shapes and asymmetrical masses and appearances on the Queen Anne buildings. The Italianate buildings are simpler in form, generally featuring a rectangular footprint and simple symmetrical massing. The Queen Anne structures often have turrets and towers, while the Italianate structures have bay window projections.

### Materials

Brick construction with stone foundations. Wood and stone ornamentation and details.

### Roofs

Forward facing gables and cross gables on the Queen Anne structures. Hipped roofs on the Italianate structures. Wood shingled roofs would have historically been found. The Queen Anne rowhouse on 21st St. maintains its original slate roof.

### Entries & Doors

Offset front entries with wooden doors. Some structures have double entry doors and some feature transoms above.

### Windows

Double-hung, one-over-one, wood windows with stone headers and lintels common, often grouped or paired. The Queen Anne structures have large windows while the Italianate homes feature taller, narrower windows. Historically, windows were recessed in the wall (not flush).

### Porches

- Width:** Partial width wooden front porches common; two full width front porches.
- Height:** One-story.
- Projecting:** Yes, typical. Row houses with stoop and inset entries also found.
- Shapes:** Raised square and rectangular shaped, with flat, shed and gabled roofs.
- Materials:** Typically wood; some masonry foundations and piers.
- Porch Ornamentation:** Queen Anne style buildings feature delicate spindle columns and fretwork, while the Italianate porches have square columns with elaborate capitals.

### Building Ornamentation

Fish scale shingles in the forward facing gables, turrets, and projecting towers on the Queen Anne homes. The Italianate homes feature over hanging roof eaves, brackets, and heavy cornices.





7. Carriage house structures within Clements Historic District. Accessed from the alleyway, one-story in height and of brick construction with a flat roof.



8. Sidewalk and walkways on Glenarm Pl. Note the at-grade historic sandstone walkways and sidewalks. The sidewalk is about 4-6 ft. in width and the walkways are about 3-4 ft. in width and lead in a straight path to the entryway, note the open front yards with no fencing.

## ACCESSORY STRUCTURES & SITE FEATURES

### Outbuildings

- Detached:** Yes.
- Access:** Alley access with one historic carriage house fronting onto 21st St.
- Height:** One and two story garages/carriage houses.
- Size:** Large bays could fit one to two cars.
- Shape:** Rectangular with flat roofs.
- Materials:** Masonry and wood.

### Walkways

Walkways are flat, 3-4 ft. in width, often sandstone, and lead in a straight path to the front door.

### Walls & Fences

- Front Yards:** Historically no fencing.
- Side & Rear Yards:** Wooden fences enclose rear and side yards.
- Retaining Walls:** Not historically present.

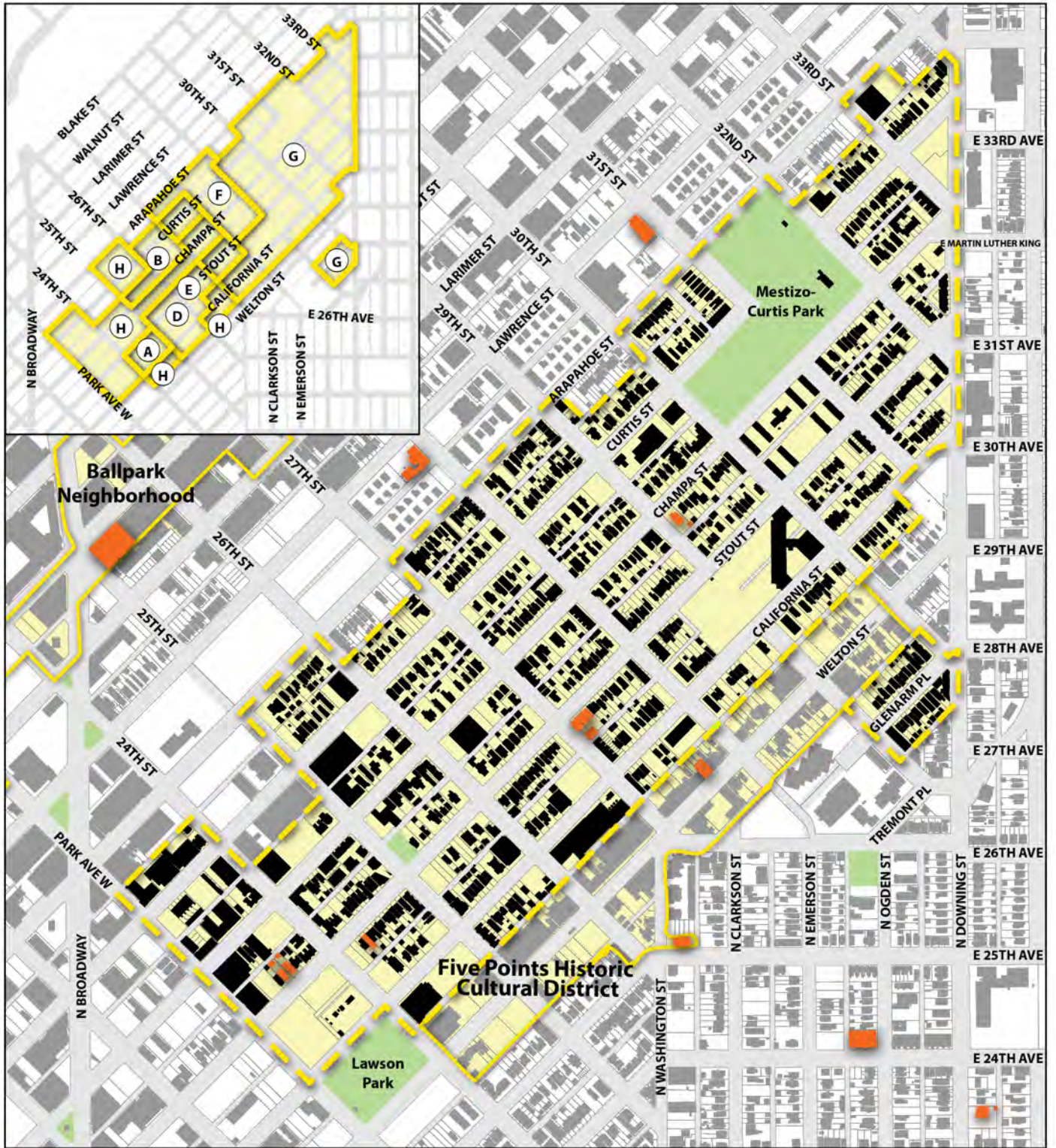
## DESIGN REVIEW

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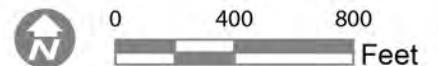
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- District Boundary
- Other Historic District
- Property Subject to Design Review
- Individual Landmark
- Building Subject to Design Review

Date: February 2014





## DISTRICT DESCRIPTION

Curtis Park, Denver's first street car suburb, is one of the city's oldest and most diverse residential areas. The neighborhood's heyday was from the late 1870s until 1893. The district is a showcase of architectural styles from that era, including Italianate, Eastlake, Queen Anne, and Victorian eclectic homes. Romanesque, French Second Empire and Gothic Revival buildings are also present, as well as a small number of Bungalow and Classical Denver foursquare homes representing the neighborhood's early 20th century build-out. Curtis Park includes an unusual mix of high style and vernacular homes, with large two-story residences for Denver's business elite located next door to quaint one-story Queen Anne cottages, duplexes and rowhouses built for the city's working and middle class. Altered homes, modern infill and vacant lots are scattered throughout.

## ORDINANCE

Curtis Park "A" #138, adopted 1995;  
Curtis Park "B" #87, adopted 1995; Curtis Park "C" #222, adopted 1997; Curtis Park "D" #367, adopted 1997; Curtis Park "E" #655, adopted 2007; Curtis Park "F" #437, adopted 2008; Curtis Park "G" #2, adopted 2010, Curtis Park "H" #326, adopted 2011.

No special provisions.

## PERIOD OF SIGNIFICANCE

Dependent upon which specific district, but generally ranging from the 1870s to 1926.

Source:

**Curtis Park "A"** - Prior to and Including 1910, Ordinance No. 575, Series 2009.

**Curtis Park "B"** - Prior to and Including 1925, Ordinance No. 575, Series 2009.

**Curtis Park "C"** - Prior to and Including 1915, Ordinance No. 575, Series 2009.

**Curtis Park "D"** - 1870-1891, Ordinance No. 367, Series 1997.

**Curtis Park "E"** - 1890-1910, Ordinance No. 655, Series, 2007.

**Curtis Park "F"** - 1870-1902, Ordinance No. 437, Series 2008.

**Curtis Park "G"** - Prior to and Including 1915, Ordinance No. 2, Series 2010.

**Curtis Park "H"** - Prior to and Including 1915, Ordinance No. 326, Series 2011.

Contributing structures are not listed in the ordinances for Curtis Park "A," Curtis Park "B," Curtis Park "C," Curtis Park "D" and Curtis Park "E." Contributing Structures are listed for Curtis Park "F," Curtis Park "G" and Curtis Park "H."

## LISTING CRITERIA

History       Architecture       Geography

**History:** One of Denver's oldest and most intact residential neighborhoods, created as part of the building boom following the arrival of the railroad in 1870.

**Architecture:** Representative of the popular 19th-century Italianate and Queen Anne styles, with other late 19th- and 20th-century styles present.

**Geography:** One of the earliest residential neighborhoods in Denver, representing a range of social and economic backgrounds as demonstrated in the diverse sizes and types of housing in the neighborhood.



1. Streetscape within Curtis Park with eclectic architecture that characterizes the district. Note the simplified Queen Anne cottage in the foreground with orange brick façade in contrast with the elaborate, large Italianate duplex structure in the background with brick façade, stone stringcourses, window headers and sills.





2. Typical streetscape within Curtis Park. Note the uniform front-yard setback of the Queen Anne structure on the left and the Italianate structures on the right, the at-grade front yards and the narrow side yards.



3. A corner view of a Victorian eclectic structure with a primary entrance featuring front gabled porch on the named primary street (shown on left) and a larger full-width porch facing onto the secondary street (shown on right).

## DISTRICT LAYOUT & COMPOSITION

### Streets & Streetscape

Streets are laid out on the original Denver diagonal, following the South Platte River. Wide asphalt streets with historic sandstone curbs. Most yards are at grade with mature vegetation in front yard.

### Sidewalks

Wide historic sidewalks of sandstone are common, separated from the street by a tree lawn with mature trees.

### Land Uses

Predominantly residential with a small number of commercial, institutional and religious structures historically, including a Gothic Revival church (1887) at 2501 California St., the State Armory (1890) at 2565 Curtis St. and Fire Station #10 (1928) at 3201 Curtis St. The neighborhood includes the city's first park, now called Mestizo-Curtis Park.

### Lot Sizes & Shapes

Many lots are 25 feet in width and 125 feet in depth, the traditional dimension for Denver lots, although there is variation of lot sizes throughout the neighborhood.

### Building Placement

Buildings within Curtis Park primarily front onto the named streets, although often smaller homes and rowhouses face onto the numbered streets.

### Setbacks

Uniform front setbacks common from block to block with shallow front yards typical. Multi-family buildings on corners often have reduced setbacks. Narrow side yards resulting from narrow lots with larger rear yards commonplace. On some larger lots, houses are located on the south side of lots. On some numbered streets, houses are on small lots with little to no side setbacks on the alley side.

## DESIGN REVIEW

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4. Multi-family Victorian eclectic dwelling fronting onto a primary street. Note this repeating projecting towers, the arched windows on the first floor with decorative headers, the transoms above the single entry door, and the decorative pattern roof.



5. Typical early 20th-century commercial development within the district, featuring brick construction and raised parapet hiding a flat roof.

## PRIMARY BUILDINGS

### Mass & Form

**Building Height:** One to two stories in height. Raised foundations and tall ceiling heights provide for tall houses, over 30 feet high, on some blocks.

**Building Shapes:** Single-family residences are prevalent with multi-family row houses and duplex forms intermixed. Massing is blocky and rectangular on most homes, although projecting bays, corner towers and asymmetrical forms are also common on larger two-story homes and buildings.

### Materials

Predominately unpainted brick construction with a small number of stone and frame structures. Foundations are typically brick or stone. Brick structures are typically smooth cut, earth-tone orange brick. Wood siding, porches and details.

### Roofs

Hipped and flat roofs typical on the Italianate-style buildings while Queen Anne and Eastlake style houses typically feature a front gabled roof, sometimes with flared roof eaves. Some mansard, conical, raised decorative parapets and complex hipped and gabled roofs are also found. Some Italianate houses feature broad overhanging eaves with decorative brackets; a few include ornamental iron roof cresting. Dormers are rare. Composite shingles are the most frequently used modern roofing material, imitating original wood shingle roofs.

### Entries & Doors

Offset front entries accessed by raised porches. Wooden single and double doors common; some Italianate examples feature narrow double doors. Most original doors have one or two panes of glass above, with wood paneling below, although some doors are full paneled. Doors with transoms are common; some have sidelights. Multi-family structures have smaller projecting porches, stoops or recessed entries.

### Windows

Individual double-hung, one-over-one wood windows common, although framed window pairs in gable ends, window transoms, and other variations are also found. Most structures feature tall narrow windows, although some paired and arched windows are wider and more rectangular in form. Rounded and segmental arched lintels are common, although other variations such as wooden pedimented lintels, stone drip molds and horizontal stone lintel bands are also found. Highly decorative masonry headers and lintels contribute to building ornamentation. Historically, windows were recessed in the wall (not flush).





6. Typical Eastlake influenced structure within the district. Note the gable front with decorative bargeboards, wrap around one-story porch, elaborate leaded glass windows, tall chimneystack, and decorative stone banding.



7. Typical brick Italianate structure within the district. Note the decorative cornice, the tall narrow windows with elaborate stone window headers and sills, the low pitched roof, rectangular projecting forward bay and stone foundation.



8. Religious institution within the district in the Gothic Revival style. Note the projecting entry tower with steeple, the pointed arched windows with decorative leaded glass and emphasis on verticality.



9. One-story Queen Anne Cottage within the district. Note the raised stone foundation, the paired window bays with arched brick headers, the decorative cornice and brackets and the forward facing gable with a sunburst motif.





10. One-story multi-family Italianate dwelling facing onto a side street. Note the building mass aligns with the sidewalk, the decorative cornice, the segmental arched window and covered stoop entries.



11. Two-story classic Romanesque multi-family stone dwelling facing onto a primary street. The large arched windows, projecting rounded bays and small gable-front arched porches are noteworthy.

## PRIMARY BUILDINGS (continued)

### Porches

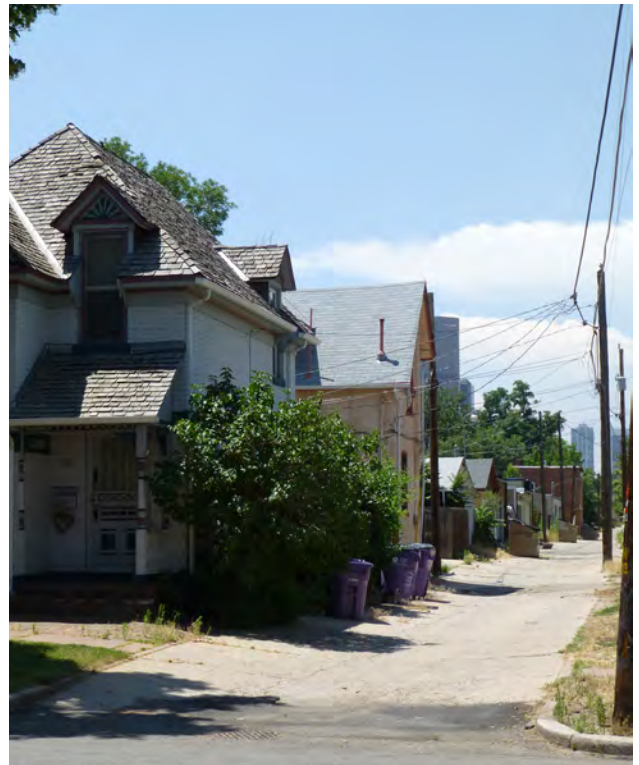
<b>General</b>	A large number of homes in the district are missing original porches or have heavily altered porches.
<b>Width:</b>	Partial-width and full-width porches common. The Queen Anne style houses often feature partial-width or wrap-around porches while the Italianate-style homes typically have full- or partial-width porches.
<b>Height:</b>	Typically one story.
<b>Projecting:</b>	Yes, typical. Row houses with stoop and inset entries also found.
<b>Shapes:</b>	Raised rectangular and square shaped with gable, hipped, flat, and shed roofs; some shed roofs on Victorian- and Eastlake-style homes feature small pedimented gables.
<b>Materials:</b>	Masonry and wood foundations common. Wooden columns, railings and ornamentation.
<b>Porch Ornamentation:</b>	Queen Anne-style buildings feature wooden spindle columns, brackets and fretwork, while Doric Classical columns are more common on Italianate examples.

### Building Ornamentation

Multiple surfaces, typically with fish scale shingles or other combined ornamentation in front gable of Queen Anne and Victorian eclectic homes. Decorative bargeboards and other applied ornamentation also common. Italianate structures often feature decorative brick banding, ornate and prominent cornices with decorative brackets. Eastlake influenced examples include jigsawed bargeboards and decoration.



12. Elaborate Victorian eclectic home with Italianate influences. The sandstone sidewalk with straight path leading to offset entry on raised front porch is typical.



13. An alley streetscape within the district. Note the primary structure fronting onto the numbered streets with relatively small side-yard setback next to the alley, the two-story carriage house behind the primary structure on the numbered street, the smaller one-story carriage houses in the background, and the service nature of this alley streetscape that allows the district to be free of power lines on the primary and secondary streets.

## ACCESSORY STRUCTURES & SITE FEATURES

### Outbuildings

- Detached:** Yes.
- Access:** Located on the alleyway. A few carriage houses face onto the east-west streets.
- Height:** One- to two-story garages/carriage houses.
- Size:** Typically single bay openings, however double and triple bays are common within this district.
- Shape:** Boxy, rectangular shapes. Flat roofs with parapets, gable roofs, and hipped roofs.
- Materials:** Typically masonry construction, matching the primary residence.

### Walkways

Walkways are straight, typically 3 to 4 ft. in width, often sandstone and lead in a straight path to the front door.

### Walls & Fences

- Front Yards:** Typically open front yards. Some homes have low historic open style wrought iron fencing. Chain link fences are also common but typically are outside the period of significance.
- Side & Rear Yards:** If historic wrought iron fencing is present, it often encloses the side yard. Wood fencing often encloses rear and side yards.
- Retaining Walls:** Not historically present.







## DISTRICT DESCRIPTION

The East Park Place Historic District consists of one block along East Park Place, just west of City Park. The district includes brick Denver Square homes with Vernacular Classical Revival and Craftsman detailing designed or influenced by architect Frank S. Snell, with the exception of 2007 E. Park Place (a Bungalow). Construction in the district began in the early 1900s and concluded by 1920. The district is tied together by a uniformity of design, scale, materials, and landscaping, with homes retaining a high degree of integrity.

### ORDINANCE

Ordinance #1093, adopted 1993.

No special provisions.

### PERIOD OF SIGNIFICANCE

Prior to and including 1920

Source: Ordinance #68, series 2010.

Contributing structures are not included in the ordinance.

### LISTING CRITERIA

History       Architecture       Geography

History: One of the first planned real estate developments in Denver; associated with architect Frank S. Snell.

Architecture: Foursquare plans characterized by a transitional period of architectural styling, with Vernacular Classical Revival and Craftsman influences.

Geography: A distinctive urban design in which one traditional Denver city block is bisected with east-west streets and alleys to accommodate dense single-family housing.



1. Streetscape of East Park Place. Note the uniform spacing of houses and front setbacks with open lawns to the moderate sloping Denver Hill and street below.



2. Streetscape of East Park Place. Note the street curb and sidewalk framing a generous street lawn with regularly placed mature trees. Concrete steps bisecting the Denver Hill lead to inviting front porches and individual homes.

## DISTRICT LAYOUT & COMPOSITION

### Streets & Streetscape

The district consists of a single city block bisected east-west by East Park Place. The asphalt street with concrete curbs leads to street lawns and sidewalks on either side, with sidewalks creating an edge for the sloped Denver Hill and open front yards. Historic concrete alleys to the north and south are seldom used. Shared historic drives and curb cuts with low concrete curbs are located to the east and west of homes to access garages.

### Sidewalks

Concrete sidewalks separated from the street by a buffer lawn with regularly spaced large growth shade trees.

### Land Uses

Exclusively residential uses.

### Lot Sizes & Shapes

Rectangular lots, approximately 70 feet wide by 115 feet deep.

### Building Placement

Houses face north-south onto E. Park Place, with the exception of two houses, one on the northwest corner of Vine St. and E. Park Pl. and the other on the southeast corner of Race St. and E. Park Pl. which face east and west respectfully. Buildings are generally centered on the lot.

### Setbacks

Uniform setbacks and moderate front yards with a gentle slope towards the street. Houses are freestanding and uniformly spaced with generous side yards and pocket sized rear yards resulting from the street layout and relatively shallow depth lots found in this district.

## DESIGN REVIEW

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3. Vernacular Classical Revival Denver Square. Note the relatively austere brick building with hipped roof, symmetrical placed windows, stone window sills, diamond pane windows, and classical Doric porch columns providing architectural relief.



4. Craftsman Denver Square. Note the more decorative features and details, including front dormer window, broad overhanging roof eaves supported by brackets, corner brick quoins, and corbelled masonry piers supporting a full-width bracketed porch.

## PRIMARY BUILDINGS

### Mass & Form

**Building Height:** Two stories in height, with the exception of the one-story Bungalow.

**Building Shapes:** Single family residences. Boxy forms dictated by the interior four-over-four room arrangements.

### Materials

Unpainted brick of various colors including tan, yellow, and red, with ornate brick patterns creating depth and detailing on building façades.

### Roofs

Houses feature hipped or pyramidal roofs occasionally broken with hipped dormer window, and typically featuring broad overhanging eaves. Wood shingle roofs were historically prevalent.

### Entries & Doors

Single central entries with some homes featuring a large sidelight.

### Windows

Double-hung, one-over-one wood windows are typical, although original beveled or leaded glass windows of smaller size and squarer shape are found. Stone lintels are common. The Craftsman Bungalow has horizontal tripartite picture windows on street façades.

### Porches

**Width:** Full façade front porches common; one partial width front projecting porch and two wrap-around porches on street façades.

**Height:** One story.

**Projecting:** Yes.

**Shapes:** The Vernacular Classical Revival homes feature Colonial Revival details varying from curved porches to classical columns, while the Craftsman style homes feature more substantial rectangular porches and detailed woodwork.

**Materials:** Brick bases, to match the primary structure, with stone caps. The Vernacular Classical Revival homes feature wood porch columns; Craftsman style porches have brick porch piers.

**Porch Ornamentation:** The Vernacular Classical Revival porches have simplified porch entablatures and Doric columns; 2030 E. Park Place features a broken pediment. The Craftsman style porches feature larger over-hanging roof eaves supported by brackets, and brick columns with corbelled detailing.

### Building Ornamentation

Simplified ornamentation, limited to differentiation in brick banding on the façade. Some homes have corner quoins. Bracketed roofs and corbels are common. Porches are the most ornate feature of houses in this District.



5. A historic curb cut onto East Park Place leads to a shared driveway with one-story accessory structures in the back ground.



6. Streetscape on East Park Pl. Note the straight walkways and wide concrete sidewalks. The low wood planter box is a modern addition to the district.

## ACCESSORY STRUCTURES & SITE FEATURES

### Outbuildings

**Detached:** Yes.

**Access:** Accessed from East Park Place with shared driveways.

**Height:** One story in height.

**Size:** Small single bay garages.

**Shape:** Boxy with flat roofs concealed by a raised parapet roof.

**Materials:** Brick construction coordinated with the primary structures.

### Walkways

Concrete walkways located in the center of the lot lead from front porches in a straight path to the sidewalk, with several foot wide stairways of several steps breaking the Denver Hill.

### Walls & Fences

**Front Yards:** Historically no fencing. The Denver Hill is broken in a few places with low retaining walls.

**Side & Rear Yards:** Wood fences enclose rear and side yards.

**Retaining Walls:** Not historically present.



# Morgan's Subdivision Historic District Character-defining Features



## DISTRICT DESCRIPTION

This small addition, designed as a neighborhood for those wishing to move east from Capitol Hill, was predominantly occupied by the social elite of Denver. The land was purchased in 1887 by Samuel P. Morgan from the Catholic Church, who historically had used the land as a cemetery. The majority of the homes located in the district were built between 1910 and 1930 in the styles popular during the City Beautiful movement, including Classical Revival, Mediterranean Revival, and Tudor styles as well as a Denver Square with Craftsman ornamentation. These high-style homes were often designed by prominent Denver architects including Fisher and Fisher, Maurice Biscoe, Biscoe and Hewitt, and Burnham Hoyt.

## ORDINANCE

10, adopted 1978

No special provisions

## PERIOD OF SIGNIFICANCE

Period of Significance not stated in the ordinance.

Contributing structures are not included in the ordinance.

01-27-16 — DENVER, COLORADO

## LISTING CRITERIA

History       Architecture       Geography

History: Morgan's Subdivision is associated with numerous persons who had a significant influence on local Denver history.

Architecture: The district is associated with a number of prominent early Denver architects and designed with a distinctive architectural character influenced by the City Beautiful movement.

# Morgan's Subdivision Historic District Character-defining Features



1. Represents a typical streetscape within Morgan's Subdivision with a sloped large front yard and wide pedestrian sidewalk separated from the street with a tree lawn and mature trees. Note the slightly atypical smaller sidewalk abutting the curb.



2. This square corner lot has a large front and side yard with mature trees. Note the historic type of fencing typically found in the district.

## DISTRICT LAYOUT & COMPOSITION

### Streets & Streetscape

The streets are laid out on a north-south and east-west grid, with north-south alleyways. Cheesman Park serves as the district's western boundary and the Denver Botanic Gardens as the northern boundary. The district has moderately wide asphalt streets with low curb profiles and very few historic curb cuts.

### Sidewalks

The district features wide modern concrete sidewalks separated from the street with a tree lawn and mature trees. Occasionally, there are discontinuous sections of secondary, smaller sidewalks that abut the curb.

### Land Uses

Historically residential.

### Lot Sizes & Shapes

The district contains a combination of square and rectangular lots. On the rectangular lots, the narrow, smaller side fronts the street.

### Building Placement

Generally, buildings front onto the north-south streets with the exception of some structures on E. 8th Avenue and E. 9th Avenue, which front the east-west streets.

### Setbacks

The lots are predominantly sloped throughout the district, with occasional at-grade lots. Within each block, there is generally a uniform front yard setback, with a moderate to large front yard setback on the north-south streets. The structures located on the north side of E. 9th Avenue are characterized by larger yards and setbacks on the front and sides with relatively small rear yards, as the structures are adjacent to Cheesman Park and the Denver Botanical Gardens.

## DESIGN REVIEW

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# Morgan's Subdivision Historic District Character-defining Features



3. The Denver Square style residence with Craftsman ornamentation illustrates the boxy massing and the common red brick construction found throughout the district. While generally they have central entrances and no porches, note the full width porch and offset entry.



4. This Mediterranean Revival style structure has a stucco façade, a low-pitched barrel tile clay roof, and a central entry with decorative pediment, symmetrical window bays, and multiple chimneys.



5. This Classical Revival style structure has the typical red brick construction, symmetrical façade, triangular pediment surrounding the central entry, and dormer windows in the gable roof.

## PRIMARY BUILDINGS

### Mass & Form

**Building Height:** Predominantly two- to three-stories in height.

**Building Shapes:** Large single-family residences with boxy, generally symmetrical massing.

### Materials

The most predominate materials are red brick and stucco.

### Roofs

Hipped, gable, and cross gable forms are the most common roof types. Historically barrel tile clay roofs, slate, or cedar shingles were common.

Gable and hipped dormers are found on the front and sides of Classical Revival style buildings and occasionally on Tudor and Denver Square style buildings.

### Entries & Doors

Central entries are very common within this district; however, there are a small number of off-set side entries, particularly on Tudor style structures. Arched entry doors and doors with side and fanlights are common. Simple wood panel doors are often found in the district, some, with lights in the upper portion.

### Windows

Divided light, double-hung wood windows are common throughout the district. Paired windows, arched windows, leaded glass and diamond-pane windows are found throughout the district. Dormer windows are also common. There are frequently symmetrical window bays along the façade. Windows are often characterized by stone sills and decorative headers, with a jack arch or a keystone element. Overall, the windows tend

# Morgan's Subdivision Historic District Character-defining Features



6. Note the asymmetrical massing with an offset entry, the red brick construction with stucco and timber framing accents, the decorative chimney, and the leaded glass casement windows on the Tudor Style structure.



7. The Classic Revival style structure with a large central walkway to the portico entry is typical. Note the historic fenced in front yard with masonry foundation, concrete coping, and iron fence above.

## PRIMARY BUILDINGS (continued)

### Porches

While the district is generally characterized by a lack of porches, portico stoop entries and simple arched entryways are common. Numerous different types of Classical pediments are found throughout the district, including broken pediments, arched pediments, bracket-supported pediments, and Classical double porticos. However, a small number of homes feature front and/or side porches. Those porches, when present, generally extend the full width along the building façade with either masonry foundation and piers, or wood foundations and columns. Hipped roofs are common for porches.

### Building Ornamentation

Nearly all the structures are high-style with the typical ornamentation of each style. Classical ornamentation, including symmetrical facades, dentils in the cornice and Classical orders are commonly found on the Classical Revival style houses. The Tudor Revival style houses typically are asymmetrical, with exposed half-timber, steeply pitched roofs, and cross gables. On the Mediterranean Revival style houses, stucco facades, arched windows, and lower pitched roofs with barrel tile clay are typical. A Denver Square with Craftsman ornamentation and a Prairie influenced house both have horizontal lines, overhanging eaves, and offset or side entrances. Decorative chimneys are common throughout the district.



# Morgan's Subdivision Historic District Character-defining Features



8. This detached garage has roof and parapet, red brick construction that matches the primary residence, and alleyway location is typical.



9. This alley-facing attached garage mimics the roof line and brick cladding of the primary residence.

## ACCESSORY STRUCTURES AND SITE FEATURES

to be characteristic of the types typically found in the distinct architectural style of the building.

### Outbuildings

- Detached:** Yes, nearly half the structures feature detached garages. Generally, the remainder of properties have attached garages.
- Access:** The garages predominantly face the alleyway; however, a small number face the street.
- Height:** Both single and multi-story garages are found within the district.
- Size:** Generally, the garages are small to moderate in size and could fit one or two cars.
- Shape:** While some attached garages are incorporated into the architecture of the primary structure, the remainder of both attached and detached garages are typically boxy, rectangular shapes with flat roofs with parapets, hipped roofs, or gable roofs.
- Materials:** The garages generally match the material and style of the primary residence.

### Walkways

The walkways are often wide, four to five feet, and frequently have a number of steps to accommodate the front yard slope. There is a variation in materials, with sandstone pavers and non-historic concrete or brick pavers.

### Walls & Fences

- Front Yards:** Front yards are typically fairly large, often enclosed with historic fences. The fences typically have masonry, brick, stone, or stucco foundations and piers with open cast iron fencing above. Concrete coping often cap the brick foundations and piers.
- Side & Rear Yards:** The size of yards varies depending on the configuration of lot. The square lots generally have larger side yards and the smaller, rectangular lots typically have small side yards. Side and rear fencing is prevalent, often made of brick and iron. Non-historic wood fencing is frequently found enclosing rear yards along the alley.
- Retaining Walls:** Historically, the front and side yard fences often incorporate retaining walls. A small number of historic concrete or concrete block retaining walls are found within the district.





# Potter Highlands Historic District Character-defining Features



## DISTRICT DESCRIPTION

Potter-Highlands represents a broad range of architectural styles, indicative of the district’s two distinct periods of development: the first beginning in 1874 up to the Silver Crash in 1893 and the second from the 1896 annexation of the area to Denver until the mid 1940s. The architectural styles include Queen Anne, Craftsman Bungalow, Classic Cottage, and a small percentage of Denver Squares, Colonial and Dutch Revivals, Mission, and Prairie styles. Potter Highlands features a unique layout, most commonly found only in the Highland Neighborhood of Denver, which is large square blocks with historic interior carriage lots. The majority of the structures are brick masonry. A few of the oldest structures are wood frame.

### ORDINANCE

Ordinance #89, adopted 1993.

No special provisions.

### PERIOD OF SIGNIFICANCE

Prior-to and including 1943.

Source: Ordinance #254, series 2007.

Contributing structures are not included in the ordinance.

### LISTING CRITERIA

History       Architecture       Geography

History: Part of the development and heritage of the City and State of Colorado. Originally part of the town of Highland, which was established in 1875. The district is associated with many local pioneers.

Architecture: Many distinctive architectural styles and a unique pattern of development incorporating square blocks and interior carriage lots.



1. Streetscape with Queen Anne structures. Note the historic sandstone sidewalk separated from the street with a buffer lawn, the uniform front yard setback with shallow front yards, and the architectural harmony on this block.



2. Streetscape with Craftsman Bungalow structures. Note the uniform modest front yard set back, the dormer windows in the roof, and architectural harmony on this block.

## DISTRICT LAYOUT & COMPOSITION

### Streets & Streetscape

North-south and east-west streets on a grid creating square blocks with alleys running north-south and east-west. This street pattern and square block layout creates interior carriage lots. Asphalt streets with low concrete curbs and curb cuts for alleyways.

### Sidewalks

Historic sandstone and concrete sidewalks, separated from the street with a tree lawn and mature trees.

### Land Uses

Predominately residential with a small mixture of commercial structures located historically around Federal Blvd., Clay St., Zuni St. and West 32nd Ave. West 38th Ave. became a commercial corridor in the late 1930s.

### Lot Sizes & Shapes

Residential lots vary in size within Potter Highlands. Corner lots are generally larger while lots located on the interior of the block are smaller and narrow. Parcels are generally rectangular in shape. However, some parcels have been expanded to encompass the historic carriage lot. Standard lot size is 25' x 125'.

### Building Placement

Due to the square blocks, created by the street layout, properties front onto both the north-south and east-west street. House placement varies by block; particularly on north to south streets, houses often were placed closer to north property line to maximize southern sun exposure.

### Setbacks

Terraced front lawns are common. Front yards are often landscaped with mature trees. Buildings within the district are mostly freestanding with narrow side yards. Backyards are large within this district.

## DESIGN REVIEW

*All properties within a historic district are subject to design review. When planning a preservation or construction project, it is important to consider the character-defining features of the district.*

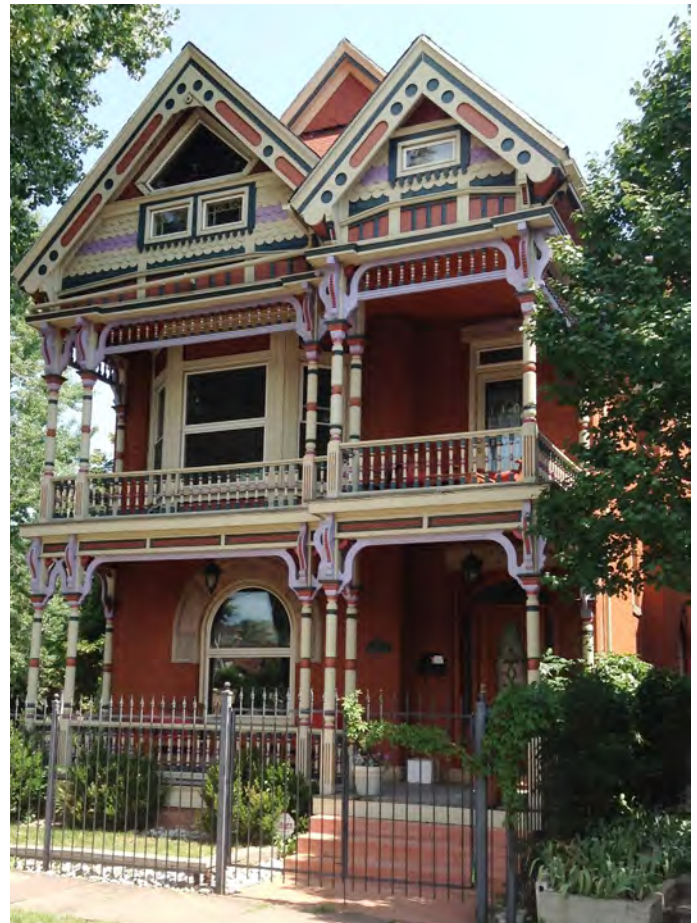
*When reviewing proposed changes to a property, the Denver Landmark Preservation Commission uses the **Design Guidelines for Denver Landmark Structures & Districts** in combination with the character defining features of the historic district to evaluate the project's compatibility with the property and historic district.*

*The character-defining features document for each district generally captures the most prevailing architectural and site features found within the district. In some instances, a structure and site within a district may be the exception to the character-defining features.*





3. Simplified Queen Anne structure fronting onto W. 34th Ave. Note the gambrel roof with wood shingles, simple spindle columns and the wood windows.



4. High-style Queen Anne on Bryant St. Note the two-story porch with spindle columns and balustrade, fretwork, the forward facing eave with decorative barge-boards, and fish scale shingles

## PRIMARY BUILDINGS

### Mass & Form

**Building Height:** One- story to two-stories in height common.

**Building Shapes:** Boxy massing generally symmetrical in form. Some Queen Anne structures within the district have corner turrets and towers, breaking up the front façade symmetry.

### Materials

The oldest structures are wood frame, built prior to the Denver ordinance requiring all buildings to be constructed of brick. Brick construction dominates within this district.

### Roofs

Roofs are typically gabled, hipped roofs or flat roofs with a parapet. Overhanging eaves prominent. Boxed eaves on most styles; exposed rafters and purlins on Craftsman Bungalow style. Composite roofing material common.

### Entries & Doors

Typically a single offset, front entry with a wooden door.

### Windows

Wood double-hung vertically-oriented windows with stone sills and decorative headers in stone and wood common. The high-style Queen Anne houses have bay windows and curved glass in the round turrets. Some houses retain their original leaded glass. Large first floor single windows are common. Craftsman windows have divided lights in the top sash. Historically, windows were recessed in the wall (not flush).



5. Italianate duplex on Alcott St. Note the decorative cornice on the parapet concealing the flat roof, the tall narrow double-hung windows with decorative headers and sills, and doors with transoms above.



6. Craftsman Bungalow. Note the dormer window in the hipped roof, the masonry porch foundation and piers, the differentiation in brick from the foundation to the primary wall, and the offset entryway.

## PRIMARY BUILDINGS (Continued)

### Porches

<b>Width:</b>	Partial and full width porches common.
<b>Height:</b>	The high Queen Anne structures within this district typically feature a two-story porch. One-story porches are common on simpler Queen Anne houses with narrower porches.
<b>Projecting:</b>	Projecting porches prominent.
<b>Shapes:</b>	Raised square and rectangular porches with shed, gable, and hipped roofs.
<b>Materials:</b>	Wood and brick masonry porches with either wood columns or brick piers respectively.
<b>Porch Ornamentation:</b>	The Queen Anne style houses with delicate fretwork and spindle columns. Wood classical columns on many styles and brick piers on the Craftsman Bungalow houses. Wood railings or brick half walls typical.

### Building Ornamentation

The high-style Queen Anne structures in this district have elaborate ornamentation on the porches, in the front facing gables, and roofing material. Fish scale shingles are common in front facing gables. Craftsman detailing on later bungalows within the district.





7. Streetscape within Potter Highlands. Note the historic walkways that are offset leading in a straight path to the entry door.



8. Historic carriage lot within Potter Highlands. Note the open space in the middle surrounded by one-story garage structures.

## ACCESSORY STRUCTURES & SITE FEATURES

### Outbuildings

- Detached:** Yes.
- Access:** Most carriage houses and garages are accessible from the alleyway. However, corner carriage houses and garages are often accessible from the street.
- Height:** One-story in height.
- Size:** Single bay.
- Shape:** Small and boxy in shape. Low profile gable and flat roofs are common. A few structures feature pyramidal roofs.
- Materials:** Brick construction.

### Walkways

Historic sandstone and modern concrete walkways, leading in a straight path. Often with steps to accommodate the front yard slope. Typically 3-4 feet wide.

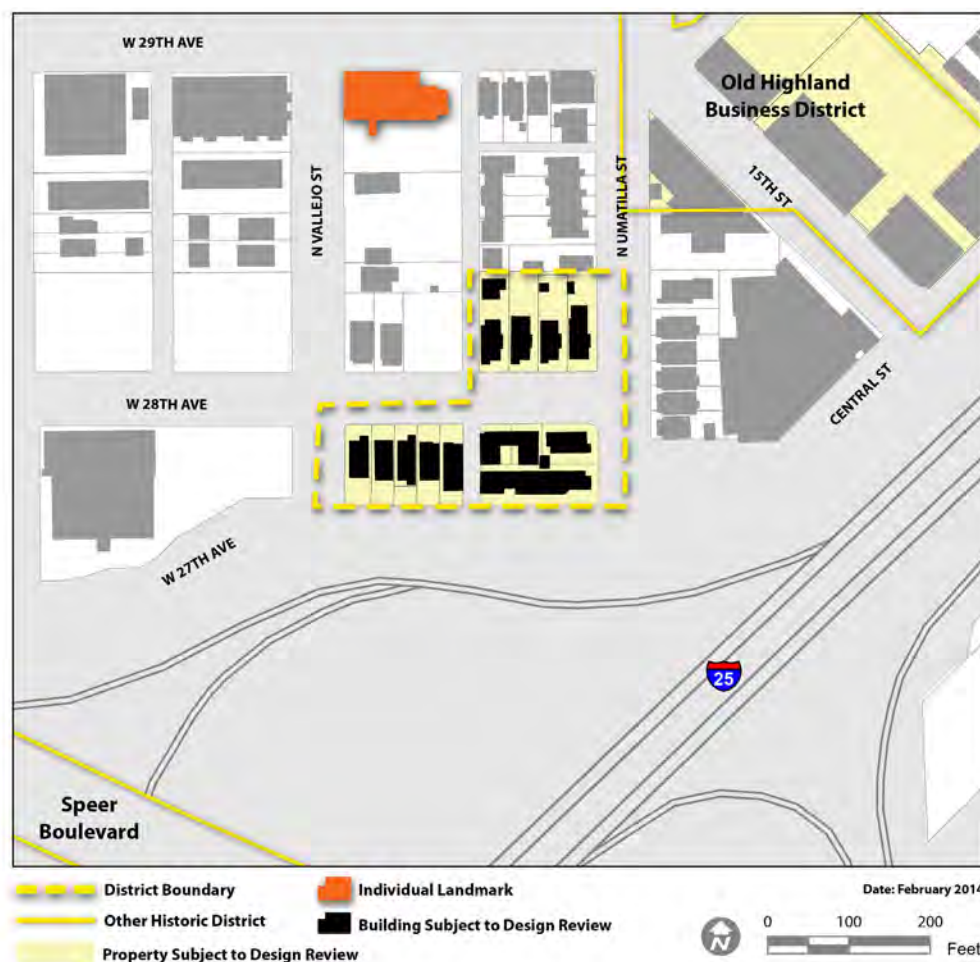
### Walls & Fences

- Front Yards:** A small number of low metal or wood front yard fences
- Side & Rear Yards:** Wood fences most commonly enclose rear and side yards.
- Retaining Walls:** Retaining walls modify the common Denver Hill found in the front yard.





# West 28th Avenue Historic District Character-defining Features



## DISTRICT DESCRIPTION

West 28th Avenue Historic District is also known as Stonemen’s Row, due to the construction of duplexes and homes by master stone craftsmen. Three prominent stonemasons built the 8 two-story Richardsonian Romanesque influenced homes that make up Stonemen’s Row on the south side of the 2100 block of W. 28th Ave and at 2753 Umatilla St. The structures date from 1891-1893 and typically feature facades of quarry-faced or dressed ashlar red sandstone and rhyolite, with brick on the side and back walls; the exception to this is the duplex at 2140-42 W. 28th Street which has brick facades with red sandstone accents. The 4 houses on the north side of W. 28th Ave. were developed by Charles E. Dearborn, a prominent carpenter/building in the 1890s. These brick two-story homes are all Queen Anne style, with virtually identical plans, but possessing differentiated decorative elements.

### ORDINANCE

Ordinance #185 & #892, adopted 1979 & amended 1994.

No special provisions.

### PERIOD OF SIGNIFICANCE

Prior-to and including 1900.

Source: Ordinance #575, series 2009.

Contributing structures are not included in the ordinance.

### LISTING CRITERIA

History       Architecture       Geography

History: Representative of the growing housing needs of the city in the late 19th and early 20th Century; exemplifies the cultural, political, social, and historic heritage of northwest Denver.

Architecture: Significant examples of fine craftsmanship containing unique elements of design and materials.

Geography: W. 28th Avenue is a distinctive hilltop area, overlooking the City of Denver.

# West 28th Avenue Historic District Character-defining Features



1. Streetscape of Stonemen's Row. Note the uniform setback with projecting stone stoops, the small front yard, and old growth trees in the buffer lawn.



2. Streetscape on the north side of the district with Queen Anne Style buildings. Note the uniform setback and the large front yard, when compared to the front yards on Stonemen's row.

## DISTRICT LAYOUT & COMPOSITION

### Streets & Streetscape

W. 28th Ave. runs east-west through the district. Umatilla St. and Vallejo St. serve as the north-south streets. The setback is roughly 30' in this district from the street. Most homes in this district feature a front yard space with old growth trees, however on the block west of Umatilla St.; on the south side of W. 28th Ave. no front yards are present. Low curb profile of modern concrete and historic granite. A historic curb cut for the alleyway in the middle of W. 28th Avenue.

### Sidewalks

Wide flagstone and concrete sidewalks separated from the street with a buffer lawn with old growth trees.

### Land Uses

Exclusively residential, with no commercial, institutional or industrial buildings present.

### Lot Sizes & Shapes

Lots vary in size from block to block, but generally are 100' to 150' long and 25' to 40' wide. Rectangular lots, with the exception of the three properties just west of Umatilla St. on the south side of W. 28th Ave. where the lots are square.

### Building Placement

Buildings are oriented towards the east-west street with the exception of the stone structure at 2753/55 Umatilla St. On Stonemen's Row the buildings are placed on the east side of the lot and the Queen Anne structures are placed on the west side of the lot.

### Setbacks

Uniform front yard setback from block to block creating a "street wall." Very narrow side yards with minimal landscaping. Large rear yards historically designed for garden space.

## DESIGN REVIEW

All properties within a historic district are subject to design review. When planning a preservation or construction project, it is important to consider the character-defining features of the district.

When reviewing proposed changes to a property, the Denver Landmark Preservation Commission uses the **Design Guidelines for Denver Landmark Structures & Districts** in combination with the character-defining features of the historic district to evaluate the project's compatibility with the property and historic district.

The character-defining features document for each district generally captures the most prevailing architectural and site features found within the district. In some instances, a structure and site within a district may be the exception to the character-defining features.



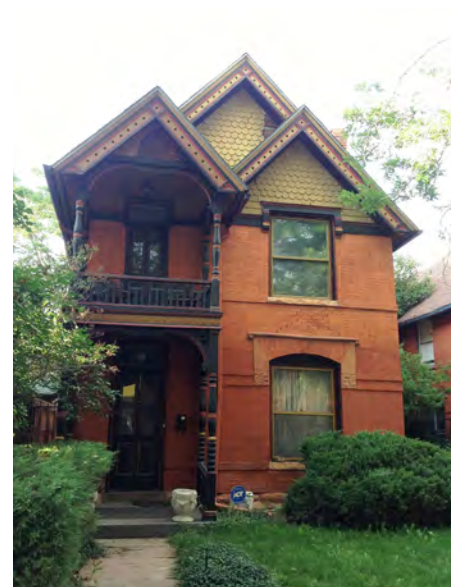
# West 28th Avenue Historic District Character-defining Features



3. Romanesque style building on Stonemen's Row. Note the masonry façade, tall narrow windows, and the semi-circle arch motif in the building parapet.



4. Romanesque style building on Stonemen's Row. Note the masonry façade, the Romanesque style column capitals, the semi-circle arch motif over a Palladian-esque window motif, and the heavy cornice.



5. Queen Anne structure on the north side of the district. Note the two-story front porch with spindle columns, fish scale shingle and decorative bargeboards in the forward facing gable, the decorative stone banding, window sills and headers.

## PRIMARY BUILDINGS

### Mass & Form

**Building Height:** Two stories in height.

**Building Shapes:** Boxy single family and duplex residences.

### Materials

Stonemen's Row is constructed of rusticated red sandstone and rhyolite, with brick on the side and back walls; the exception to this is the brick duplex at 2140-42 W. 28th Ave. The Queen Anne homes on north side of W. 28th Ave. are of brick construction.

### Roofs

On Stonemen's Row flat roofs with raised decorative and often triangulated parapets are standard. The Queen Anne homes on the north side of W. 28th Street, feature forward and side facing gables.

### Entries & Doors

Offset entries with transoms are common on all structures in this district. Doors on Stonemen's Row were originally paneled or paneled with upper glass light; doors on Queen Anne homes were paneled with upper glass light.

### Windows

One-over-one double hung wood sash windows with transoms above are common on Stonemen's Row, with some arched windows; plate glass and casement windows are not original. Wider one-over-one wood sash windows are common on the Queen Anne homes. Windows within this district have stone headers and sills.

# West 28th Avenue Historic District Character-defining Features



6. Streetscape of Stonemen's Row. Note the raised masonry porch forms on both these structures, with heavy Romanesque columns and detailing, the wingwalls and the second-story balcony on the structure in the background and the one-story configuration of the porch in the foreground.



7. Second-story porch detail of a Queen Anne style building. Note the spindle columns, decorative balustrade, ornate barge boards, and the decorative fish scale shingles and sunburst motif in the forward facing eave. Also note the wood panel door with large decorative lights and transom.

## PRIMARY BUILDINGS (Continued)

### Porches

- Width:** Partial width porches are typical.
- Height:** Stonemen's Row has raised one story porches, some with second story balconies. The Queen Anne style homes are raised one-step at first story, and originally all featured two-story partial width porches similar to 2061 E. 28th Ave.
- Projecting:** The Queen Anne style homes have projecting porches. On Stonemen's Row there is a mix of projecting porches and inset stoops.
- Shapes:** Generally boxy in shape, with flat roofs on Stonemen's Row. Gable roofs on the Queen Anne structures.
- Materials:** On Stonemen's row, rusticated sandstone and rhyolite to match the construction of the primary structure. Wooden porches on the Queen Anne homes.
- Porch Ornamentation:** On Stonemen's Row, heavy Romanesque style stone columns, balustrades and wingwalls with foliated column capitals and brackets. The Queen Anne homes have delicate spindle work columns, brackets and balustrades, with partial sunburst pattern in upper porch gable.

### Building Ornamentation

- On Stonemen's Row the architecture is Romanesque Revival style with ornate foliated carvings, plaques and column capitals; segmental arch motifs; minarets; and robust stone porch and balcony features.
- The Queen Anne Structures in this district feature windows with stone lintels and decorative hood molds; spindle work on porches; decorative side chimneys with basket weave pattern; and forward facing roof gables with wooden fish scale shingles and perforated barge boards. Historically, windows were recessed in the wall (not flush).



# West 28th Avenue Historic District Character-defining Features



8. Stonemen's Row with accessory garages. Note the small bays, single bay opening, the flat roof and the brick construction. In this portion of the district, the structure align with the sidewalk, eliminating walkways.



9. Walkways on Stonemen's Row. Note the shallow front lawns.

## ACCESSORY STRUCTURES & SITE FEATURES

### Outbuildings

**Detached:** Mostly detached secondary structures in rear or on-street parking. However, two attached carriage houses front onto W. 28th Avenue at the property line on the south side of the street.

**Access:** The secondary structures in this district are not accessible via the alleyway.

**Height:** One story.

**Size:** Single bay.

**Shape:** Rectangular

**Materials:** Brick construction.

### Walkways

Located in a straight path to the side of the property to align with the front door. A few entries about an expanded sidewalk.

### Walls & Fences

**Front Yards:** Historically no fencing. One home features non-historic iron fencing.

**Side & Rear Yards:** Wood fences enclose rear yards.

**Retaining Walls:** Historically no fencing. One non-historic retaining wall on 2753/55 Umatilla Street.







## DISTRICT DESCRIPTION

The Witter-Cofield neighborhood, once in the Town of Highlands, is a streetcar suburb with an eclectic mixture of homes built predominately from 1880 through the early 1940s. To a greater extent than other residential areas of its time, Witter-Cofield housed a mixture of Denver’s wealthy, upper middle and working class citizens. It’s not uncommon to see a large ornate Queen Anne-style residence adjacent to a cluster of simple Victorian pyramidal cottages and early 20th century row homes. Queen Anne is the predominant style of architecture; however, scattered examples of Denver Square and Bungalow homes are found, often with Classical or Craftsman detailing. Dutch Colonial style and other early 20th century revival styles are also found in the district.

## ORDINANCE

#29, series 1993

No special provisions

## PERIOD OF SIGNIFICANCE

Prior to & including 1943

Source : Ord. #254, series 2007

Contributing structures are not identified in the ordinance

## LISTING CRITERIA

- History
- Architecture
- Geography

**History:** Representative of the growing housing needs of the city in the late 19th and early 20th century, and the expansion of the Town of Highlands and then the City of Denver (annexed in 1896).

**Architecture:** Representative of a variety of late 19th and early 20th century architectural styles. Portrays the diversity of styles, dates and sizes of structures characteristic of Northwest Denver.



1. Streetscape with larger residences fronting onto deep open yards. Note the Queen Anne style home with decorative detailing on left and a Denver Square residence with little ornamentation on right.



2. The long side of this lot faces onto 24th Avenue, accommodating a linear structure with individual row house units facing onto the avenue. This simple rowhouse is located next door to a large Queen Anne style residence.

## DISTRICT LAYOUT & COMPOSITION

### Streets & Streetscape

Streets are laid out in the traditional north-south, east-west grid. Wide asphalt streets have low-profile concrete curbs, with curb cuts uncommon. The district's square-shaped blocks allow properties to front onto both north-south and east-west streets. Alleyways run north-south and east-west on most blocks, creating interior carriage lots. Some lots are at grade with the sidewalk and tree lawn, while others slope up from the sidewalk edge to accommodate the Denver Hill.

### Sidewalks

Historic sandstone and modern concrete sidewalks are wide and separated from the street with a broad landscaped lawn.

Some blocks have mature trees in the street lawn, while others do not.

### Land Uses

Primarily residential with two commercial nodes along the historic 23rd Avenue street car line, one religious institution at 2246 Irving Street, and the early 20th century portion of the Boulevard School at 2352 Federal Boulevard.

### Lot Sizes & Shapes

Historically, lots vary in size, with small single family homes on smaller lots and larger homes on lots as large as 12,000 square feet. Lots in the interior of blocks are generally small and narrow, while corner lots are typically larger and more square-shaped.

## DESIGN REVIEW

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*When reviewing proposed changes to a property, the Denver Landmark*

*Preservation Commission uses the **Design Guidelines for Denver Landmark Structures & Districts** in combination with the character defining features of the historic district to evaluate the project's compatibility with the property and historic district.*

*The character-defining features document for each district generally captures the most prevailing architectural and site features found within the district. In some instances, a structure and site within a district may be the exception to the character-defining features.*





3. Front setbacks vary from block to block. On this block, the front setback is small but uniform. Note the tight arrangement of homes with narrow side yards.



4. A "honeymoon" or alley house is shown deeply setback from the street, ready to accommodate a new house on front portion of lot in the future.

## DISTRICT LAYOUT & COMPOSITION (CONTINUED)

Lots accommodating duplexes and row houses are typically wide, with the long side of the lots facing the street. Mid-block carriage lots are roughly square, typically 85 by 90 feet in size.

### Building Placement

Buildings front onto both north-south and east-west streets (due to the square design of the district's blocks). While houses at corners can face either direction, houses on Federal Boulevard face east onto the street. House locations on lots vary from block face to block face.

### Setbacks

Variations in front setbacks, with general consistency on block faces or half block faces between alleys. Corner row houses occasionally break the front setback pattern of the street. Typical front setbacks on block faces vary from under 20' to more than 35' from back of sidewalk to front porch. Front setbacks often appear very large due to deep street lawns separating the street curb and sidewalk. On interior lots, a few "honeymoon" or alley houses have a more significant front yard setback, intended to accommodate a new house in front. Side yards tend to be narrow on interior lots, and larger on corner lots. Rear yards tend to be spacious and feature mature trees.





5. Red brick rowhouse with corbelled roof detailing and raised columns at roof parapet. Note steps leading from the sidewalk into the front lawn to accommodate the Denver Hill.



6. A small 20th century Bungalow with Craftsman detailing, including tapered brick porch columns and railings, and half-timbering details in front gable end. Note the paired windows on the front of the home.

## PRIMARY BUILDINGS

### Mass & Form

**Building Height:** Buildings are one to two-and-a-half stories in height. Duplexes and row houses are typically one-story, while most other homes are one to two stories in height. Commercial buildings are generally one story, although a two-story commercial building is situated at 23rd Ave. and Federal Blvd.

**Building Shapes:** Single family houses dominate the landscape, and are generally rectangular with the narrowest portion of the house facing the street. The larger Queen Anne style residences have more complex and irregular shapes, occasionally exhibiting rounded forms, towers, and projecting bays. Duplexes and row houses are rectangular with flat roofs and raised parapets; their entries face onto the lot's street-facing side. Flat roofed forms are uncommon for two story residential buildings.



7. One-story red brick commercial building with decorative raised roof parapet located on the 23rd Avenue streetcar line.

### Materials

Brick construction, typically red brick, with wood-frame gables above. A small number of wood-frame structures clad in wood siding are found in the district. Brick or stone foundations, and wood ornamentation are common. Concrete block and stucco are used occasionally and in small quantities.

### Roofs

Most roofs of single-family homes are hipped, hip and gable combinations, pyramidal, gabled or cross-gabled. Front-facing roof gables are common. Flat roofs with raised parapets are typical for one-story duplex and row houses, and for commercial buildings. A few one-and-a-half and two story single-family homes have mansard or flat roofs.

Dormers are typically small, to accommodate light in an attic or a small bedroom, with front-facing hipped shapes for Pyramidal cottages and Denver Square residences. Small side-facing gabled dormers are occasionally found on Period Revival and Queen Anne style homes. Shed dormers are unusual.

### Entries & Doors

Offset, front entries with wood doors and transoms above are typical on larger 19th century homes. Central entries are more typical on 20th century residences. Doors vary based on architectural style, although full wood paneled door, or 1/2 and 3/4 light doors, sometimes with multiple panels below, are common on 19th century homes. Simpler doors, with a single light, are common on 20th century residences.



8. Typical one-and-a-half story Victorian brick cottages with front-facing roof gables and partial width front porches. These shed-roofed wooden porches feature wooden fretwork and spindle columns. Note the fishscale pattering and bay window in gable ends.



9. Large two-story Queen Anne home located next door to Victorian cottage. Note the offset entries with partial width porches and arched window openings on these homes.

## PRIMARY BUILDINGS (CONTINUED)

### Windows

Tall one-over-one double hung windows are frequently found on 19th century homes, with rectangular but more square-shaped windows typical on 20th century houses. Window pairs and groupings are not uncommon. Arched windows and transoms, as well as leaded glass, can be found on Queen Anne style homes. Windows in masonry construction feature stone or brick sills and decorative stone lintels and arches, with decorative wood headers and sills common in upper roof gables.

### Porches

- Width:** Full façade and partial width projecting porches are common on single-family houses. A few houses have entries from rectangular side porches. Duplexes and row houses typically have small square-shaped porches marking each unit's entry.
- Height:** One to two stories in height depending upon architectural style and number of stories. One story porches are most common.
- Projecting:** Projecting porches are common.
- Shapes:** Raised square and rectangular shaped, with shed, hipped, conical and gabled roofs. Most pyramidal cottages and row houses feature linear shaped porches with shed or hipped roofs. Queen Anne style homes typically have partial width square porches with front gables. A few early homes have wrap around porches; a few have unusual five-sided shapes.

### Porches (continued)

- Materials:** Queen Anne style homes feature wooden porches. Later styles typically have brick and/or wooden porches.
- Porch Ornamentation:** Queen Anne style homes often have delicate wooden fretwork and spindle columns, although some feature more classical wooden columns on brick bases. The Denver Square and Bungalow homes often have Craftsman or Classical Revival style porches with brick columns, some with wood columns on brick bases. Bungalow porches are often front-gabled with open truss or half-timbered roof decoration. Pyramidal cottage and row house porches often are supported by simple round or square columns.

### Building Ornamentation

Ornamentation in this district is simplified and typically limited to the porch, the front roof gable or roof parapet, and/or around the windows. Typically, it includes fish scale shingles, wooden siding and decorative bargeboards on 19th century homes. Some Queen Anne style homes have more elaborate decoration, including conical towers, spindle work friezes and roof gable ornamentation, leaded glass windows, and projecting window bays. Brick pattering and corbelled details are common, particularly on 20th century homes.





10. A few high style Queen Anne residences are found in the district, such as the Frederic Neef House (individual Denver Landmark). Note the more complex roof shape and ornamentation, and elaborate window decoration and arched porch opening. The house has a low masonry retaining wall.



11. Typical two-story Queen Anne residence with open front yard and front sandstone walkway leading from sidewalk to front porch and door.





12. Partial view of carriage lot on right from alley. Note the typical one-story rectangular shaped brick garages.



13. The elaborate late 19th century Queen Anne style Half Moon House (an individual Denver Landmark) features a low historic masonry retaining wall. While not seen in this picture, the house's front walkway extends diagonally from the street corner, rather than at the center of the lot.

## ACCESSORY STRUCTURES AND SITE FEATURES

### Outbuildings

- Detached:** Yes.
- Access:** Access is almost always from the alleyways that run north-south and east-west. Most outbuildings are located on the rear of the property or on carriage lots.
- Height:** Outbuildings are typically one-story. Carriage houses up to two story in height are associated with some older construction.
- Size:** Historic carriage houses and garages are typically one or two bay.
- Shape:** Outbuildings are rectangular and boxy shaped with forward facing gables and/or flat roofs with parapets.
- Materials:** Brick and masonry construction are most common.
- Style:** Most historic outbuildings are modest; however, a few larger structures match the materials, design and style of the primary house and add to the district's character.

### Walkways

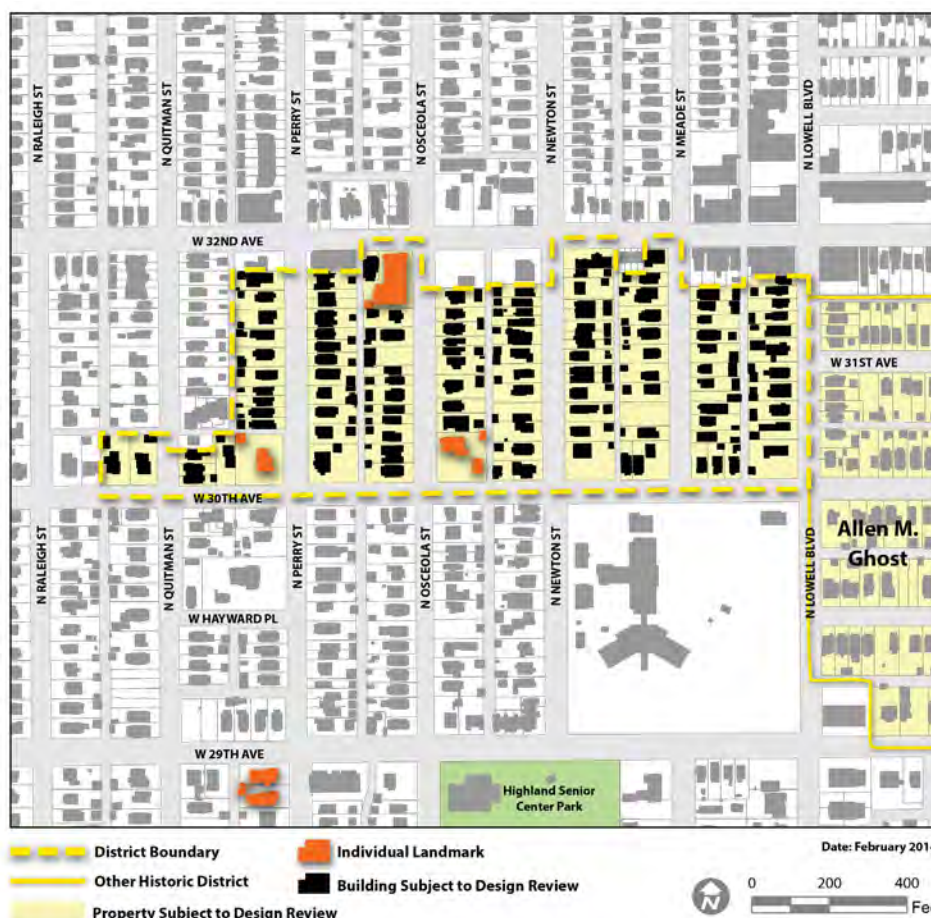
Walkways are typically located in the center or offset on the lot, leading from the sidewalk in a straight path to the front porch. Where the front yard is terraced or raised due to the Denver Hill, concrete or stone stairways are often cut into the grade to partially accommodate the slope. Walkways are typically narrow 3 to 4 feet wide, and can be stone or concrete. A few prominent Victorian homes have entries at the corner.

### Walls & Fences

- Front Yards:** Historically front yards are open with no fencing. A small number of non-historic wooden picket and iron fences enclose front yards.
- Side & Rear Yards:** Wooden fences enclose rear and side yards.
- Retaining Walls:** Low historic masonry retaining walls, typically under 3 feet in height, are occasionally found in front and side yards (for corner lots) to partially, but not entirely, contain the Denver Hill. Several grand homes have a low masonry retaining wall, typically a foot or less, on flat lots to define the property boundary.







## DISTRICT DESCRIPTION

The Wolff Place Historic District developed in the late 19th century and early 20th century in response to the growing population of Denver and the West Highlands Neighborhood. The district is defined by its distinctive pattern of large corner lots with high-style architectural styles framing rows of modest interior lots. The architecture, materials, craftsmanship, scale, and design of the district’s buildings correspond with tastes and lifestyles popular during the time of their construction. Most of the houses are constructed of brick atop stone or concrete foundations, although a small number of frame houses are located in the district. The most common architectural styles are Queen Anne, Classic Cottage, Craftsman Bungalow, and Denver Square with Classical Revival elements.

## ORDINANCE

Ordinance #751, adopted 2006.

No special provisions.

## PERIOD OF SIGNIFICANCE

1883-1926.

Source: Ordinance #751, series 20106

Contributing structures are not included in the ordinance.

## LISTING CRITERIA

History       Architecture       Geography

History: Representative of the growing housing needs of the city in the late 19th and early 20th Century and associated with Hiram G. Wolff, and other prominent citizens and civic leaders of Denver.

Architecture: Representative of a variety of late 19th and early 20th century architectural styles. A number of homes in the district were produced by notable architects, including Lang & Pugh, Arthur S. Wilson, and Matthew Wolter.

Geography: Situated in Northwest Denver to take advantage of the views towards the south of Sloan’s Lake, and characterized by large corner lots with modest interior lots. Borders the prominent commercial hub of W. 32nd Avenue and Lowell Boulevard.



1. Streetscape with Queen Anne style structures. Note the uniform front yard setback, the moderately large front yards and the architectural harmony of this block.



2. Streetscape with Denver Square style structures. Note the uniform front yard setback, the open front laws, wide historic sandstone side walk and the buffer lawn separating the sidewalk from the street.

## DISTRICT LAYOUT & COMPOSITION

### Streets & Streetscape

Streets are laid out on a grid, running north-south with corresponding alleyways. East-west streets serve as district boundaries and are not located on the interior of the district. Asphalt streets with a low curb profile. Driveway curb cuts are not common within this district. Most yards at grade with mature vegetation in front yards.

### Sidewalks

Predominantly wide sidewalks of historic sandstone and modern concrete infill separated from the street with a tree lawn. Mature trees common in the tree lawns.

### Land Uses

Residential with one religious institution, Highlands United Methodist Church located at 3131 Osceola Street.

### Lot Sizes & Shapes

Rectangular shaped lots with large corner lots with more modest interior lots. Lots are typically 125' X 25' within this district.

### Building Placement

Residential buildings typically front onto the north-south streets, with a few facing south onto West 30th Ave. Buildings are generally placed on the north side of the lot.

### Setbacks

Generally uniform front yard setbacks. Landscaped with a variety of plant material. Houses located on steep hills on west side of street and district. Interior lots are narrow, resulting in very narrow side yards. Corner properties have larger front and side yards.

## DESIGN REVIEW

*All properties within a historic district are subject to design review. When planning a preservation or construction project, it is important to consider the character-defining features of the district.*

*When reviewing proposed changes to a property, the Denver Landmark Preservation Commission uses the **Design Guidelines for Denver Landmark Structures & Districts** in combination with the character-defining features of the historic district to evaluate the project's compatibility with the property and historic district.*

*The character-defining features document for each district generally captures the most prevailing architectural and site features found within the district. In some instances, a structure and site within a district may be the exception to the character-defining features.*





3. Queen Anne style cottage. Note the complex roof form, the fish scale shingles, the stone foundation, the decorative banding, the arched window with semi-circle brick arch above, and the spindle column on the covered stoop entry.



4. Craftsman Bungalow. Note the masonry porch, the dormer window in the hipped roof, and the overall simple ornamentation.

## PRIMARY BUILDINGS

### Mass & Form

**Building Height:** One-story to two-and-a-half stories with larger three-story buildings on corner lots.

**Building Shapes:** Predominately single-family residences. Queen Anne style homes feature asymmetrical massing often with a tower. The Classic Cottage, Bungalow, and Denver Square with Classical Revival elements feature a symmetrical, boxy massing.

### Materials

Predominantly of red or beige brick masonry construction on stone or concrete foundations. A small number of wood frame structures. Raised stone and brick foundations are common.

### Roofs

Roofs are typically gable or hipped. A number of cross gabled roofs, found on the Queen Anne style homes. Roofing material is composite shingles. A few of the corner houses have tile and shake roofs. Overhanging eaves typically boxed except on Craftsman Bungalow style homes. Historically, flat roofs were used only on secondary structures. Small gabled dormers are typically located on the front of Classic Cottages and Bungalows, though side and rear dormers are also common in the district.

### Entries & Doors

Typically a traditionally-sized single offset entry with a wooden door. Some high-style homes have side lights.

### Windows

Single, double, grouped and tripartite windows are typical. These windows have a less vertical and "square" line appearance. Large rectangular windows with a one-over-one light pattern. Some Craftsman style windows feature divided lights in the upper sash. The high style Queen Anne homes have bay windows and curved glass in the towers. Large first floor single window common. Decorative lintels common; most have stone sills. Historically, windows were recessed in the wall (not flush).





5. High-style Queen Anne located on a corner lot. Note the two-story entry porch with pediment roof line on the first floor and a modified mansard roof on the second floor, the projecting oriel window tower with conical roof and decorative wood elements.



6. Gothic Revival Church. Note the arched windows with tracery, the crenellated side towers and the "castle-like" appearance of this structure.

## PRIMARY BUILDINGS (Continued)

### Porches

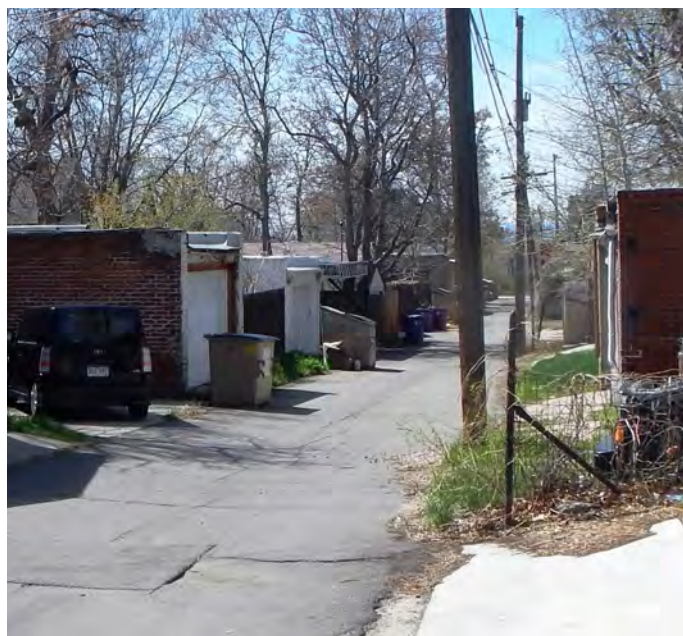
- Width:** Partial and full width porches within this district dependent upon the architectural style of the home. Wooden posts prominent.
- Height:** One-story porches. Two story porches are only seen on the Queen Anne homes where the porch is very narrow.
- Projecting:** Yes
- Shapes:** Raised square and rectangular porches with shed and gabled roofs.
- Materials:** Wood and brick masonry porches with either wood columns or brick piers respectively.
- Porch Ornamentation:** The Queen Anne style homes feature delicate fretwork and spindle columns with simple wooden railings. Craftsman Bungalow style porches have brick piers and half walls. The Classical Cottage and Denver Squares with Classical Revival elements feature simplified ornamentation with Classical order columns.

### Building Ornamentation

Queen Anne homes feature fish scale shingles in front gables, elaborate ornamentation on the porches, and the forward facing gables, and roofing material. The Craftsman Bungalows feature simplified ornamentation with masonry elements and large overhanging eaves. Classical Cottage and Denver Squares with Classical Revival elements feature overall simplified ornamentation.



7. At-grade walkway leading in a straight path from the curb to the slightly off-set entry door to this Denver Square with Classical Revival elements. Note the dormer in the roof line and the classical Doric columns and the symmetry of the façade.



8. Typical alley way within Wolff Place. Note the low masonry one-story structures with single bay entries. The accessory structures on this alley feature flat roofs with parapets.

## ACCESSORY STRUCTURES & SITE FEATURES

### Outbuildings

- Detached:** Always
- Access:** Facing onto the alley.
- Height:** One story in height.
- Size:** Single bay garages.
- Shape:** Rectangular and square with front gable roofs and flat roofs with parapets.
- Materials:** Brick or stucco.

### Walkways

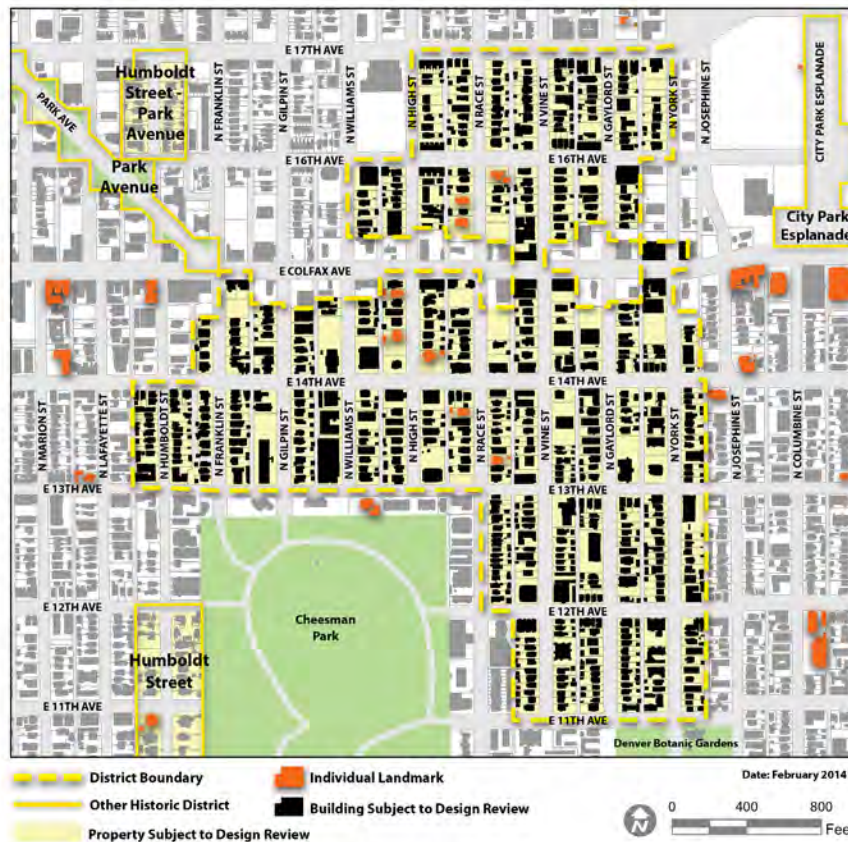
Sandstone and concrete walkways leading in a straight path from the sidewalk. Occasionally walkways will feature one to three steps to accommodate sloping lawns. Typically walkways are three to four feet wide.

### Walls & Fences

- Front Yards:** A small number of metal or wood front yard fences.
- Side & Rear Yards:** Wood fences enclose rear yards. Wrought iron fences enclosing side and rear yards are common on corner lots.
- Retaining Walls:** A few historic retaining walls are found at corner properties in the western end of the district, but they are not common.







## DISTRICT DESCRIPTION

The Wyman Historic District is a large district that represents the many architectural styles in fashion between the late 1800s through 1955. With the establishment of a streetcar line on Colfax Avenue to downtown in the 1880s, the neighborhood entered a building boom that came to a halt with the Silver Crash in 1893. Despite the poor economy, the neighborhood continued to slowly grow through the 1890s and by 1900 become a hub of activity for prominent Denver citizens thanks to its proximity to downtown and to city parks. The architectural character of the neighborhood is rich in a variety of turn-of-the-century styles, ranging from high-style mansions to vernacular cottages along with low-scale classical-revival apartment buildings and religious structures. Historic commercial buildings along Colfax Avenue largely date to the first three decades of the 20th century and are characterized by Spanish Revival and Vernacular Classical styles. Following World War II, development continued with the construction of small, mid-block apartment buildings. These buildings are typically low-scale masonry structures with strong horizontal lines and large windows.

## ORDINANCE

774, adopted 1993

No special provisions

## PERIOD OF SIGNIFICANCE

Prior to & including 1955

Source : Ordinance No. 68, Series 2010

Contributing structures are not included in the ordinance.

## LISTING CRITERIA

History       Architecture       Geography

History: Contributing to the heritage and cultural characteristics of the City and those of influence on society.

Architecture: Distinctive architecture styles representative of popular turn of the century styles, including Queen Anne, Greek Revival, Italianate, Gothic Revival, Exotic Revival, Dutch Colonial Revival, Shingle Style, Richardsonian Romanesque, Folk Victorian, and Denver Square dwellings with Classical Revival elements. Later development includes early 20th-century commercial architecture along Colfax Avenue, and small, mid-century apartment buildings. The district includes buildings designed by a number of influential architects and constructed by master builders who impacted the development of the City.

Geography: The district represents Denver's early social development as a result of water availability and access to downtown via the Colfax Avenue streetcar line.





1. Streetscape of Denver Squares. Note the uniform front yard setback, the open front yards with a small hill, and the wide sidewalks.



2. A Denver Square style home with Romanesque Revival elements and a Queen Anne home on the right. Note the narrow side yard and offset walkway.

## DISTRICT LAYOUT & COMPOSITION

### Streets & Streetscape

Streets run north-south and east-west in a typical grid with north-south alleys dividing city blocks in half, creating large rectangular blocks. Wide asphalt streets and narrow asphalt alleyways. Typically open front yards, mostly at grade on east-west streets and with a hill of varying slope on north-south streets.

### Sidewalks

Wide historic sandstone and new concrete sidewalks separated from the street with a tree lawn with mature trees.

### Land Uses

Mixed use with residential use dominating the northern and southern portions of the district, and historic commercial buildings centered along Colfax Avenue. Small historic apartment buildings and detached residences are mixed together on north-south streets, with larger homes on the east-west avenues. Religious buildings are primarily located at corners, including the First Divine Science Church at 1400 Williams St. (1922), St. Barnabas Episcopal Church at 1280 Vine St. (1891), Church in the City – Beth Abraham (formerly Beth HaMadrosh Hagodol) at 1580 Gaylord St. (1921), and Warren United Methodist Church at 1359 Gilpin St. (1909). Several medical and professional offices are located in converted houses on the north side of the district.

### Lot Sizes & Shapes

Historically lots were roughly 125 feet deep and roughly 50 feet wide. Lots were traditionally narrow and rectangular.

### Building Placement

This district is characterized by residential buildings fronting onto the north-south streets. Commercial structures and religious buildings commonly front onto the east-west streets.

### Setbacks

Uniform front yard setbacks occur on each block. Residential structures have somewhat narrow side yards with larger rear yards. Commercial structures do not have rear or side yards.

## DESIGN REVIEW

*All properties within a historic district are subject to design review. When planning a preservation or construction project, it is important to consider the character-defining features of the district.*

*When reviewing proposed changes to a property, the Denver Landmark Preservation Commission uses the **Design Guidelines for Denver Landmark Structures & Districts** in combination with the character defining features of the historic district to evaluate the project's compatibility with the property and historic district.*

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3. Early 20th-century apartment buildings are two to four stories high and are typically designed with an Eclectic or Classical Revival vocabulary. Many have raised foundations and barrel tile clay roofs, such as this one.



4. Typical Denver Square with Classical Revival elements. Note the classical wood columns supported on a pedestal at the full-width porch, and the corner masonry quoins.

## PRIMARY BUILDINGS - RESIDENTIAL

### Mass & Form

**Building Height:** Residential structures are mostly 1 ½, 2 and 2 ½ stories in height. Historic apartment buildings are two- to four-stories high.

**Building Shapes:** Detached single family residences are predominant, with historic apartment buildings intermixed. Symmetrical massing is common within this district.

### Materials

Predominately brick construction with a small number of stone and frame buildings. Single-family residential buildings have wood ornament. Raised brick or stone foundations are common on both residences and turn-of-the-century apartment buildings. Mid-century apartment buildings are typically simply-ornamented brick structures.

### Roofs

Dwellings have hipped, gable, pyramidal, or flat roofs with parapets. Historically the older structures would have had wood shingles. Some historic barrel tile clay roofs are also found within this district, especially on early 20th century apartment buildings. Front- and side-facing gabled and hipped dormers are typical on Denver Squares, Queen Anne and Shingle Style homes.

### Entries & Doors

Typically offset front entries with wooden doors.

### Windows

Tall one-over-one double hung windows are frequently found on 19th-century homes, with rectangular but more square-shaped windows typical on 20th-century houses. Window pairs and groupings are common. Arched windows and transoms, as well as leaded glass, can be found on Queen Anne style homes. Windows in masonry construction feature stone or brick sills and decorative stone lintels and arches, with decorative wood headers and sills common in upper roof gables.





5. The elaborate shingles covering the façade, the arched colonnade at the porch, the decorative bargeboards, and the bay window represent the divergence from the typical Queen Anne style to the Shingle Style.



6. Mid-century apartment buildings are generally two to four stories high and have simplified forms and ornament. They usually do not have porches or balconies.

## PRIMARY BUILDINGS - RESIDENTIAL (continued)

### Porches

<b>Width:</b>	Half-width and full-width porches are common on single-family dwellings and turn-of-the-century apartment buildings. Partial-width balconies are also common on turn-of-the-century apartment buildings. Mid-century apartment buildings typically do not have porches or balconies.
<b>Height:</b>	Porches are one to two stories in height. Balconies are up to three stories on turn-of-the-century apartment buildings.
<b>Projecting:</b>	Yes.
<b>Shapes:</b>	Single-family dwellings have raised porches that are rectangular or square shaped with flat, shed, or hipped roofs. A few curved porches with conical roofs are found in the district. Porches and balconies on historic apartment buildings typically have flat roofs.
<b>Materials:</b>	Porches and balconies have masonry foundations with wood columns and brick piers, and wood or masonry railings and ornamentation.
<b>Porch Ornamentation:</b>	Simplified ornamentation on porches and balconies. Doric columns and brick piers common, with large overhanging roofs. Roof brackets are occasionally found on porches in this district.

### Building Ornamentation

Within this district a number of styles are present, including Queen Anne, Shingle Style, and Denver Square with Classical Revival elements. The Queen Anne Style in this district is low style vernacular and represents a transition to the more Classical Denver Square. The Shingle Style in this district is very high style featuring continuous wood shingles, wavy wall surfaces, elaborate porches, rusticated stone, and low round arches. Denver Square homes have restrained Classical ornamentation, while early 20th-century apartment buildings have Vernacular Classical Revival or Eclectic Revival ornament. Mid-century apartment buildings have simple forms with limited ornamentation.





7. Commercial development in the district is centered around Colfax Ave. Commercial buildings are typically found on east-west streets, and do not have front, side or rear yards.



8. Commercial development on Colfax in the Spanish Revival Style. It is one-story high, has symmetrical massing, large display windows with transoms, and a barrel clay tile roof.

## PRIMARY BUILDINGS - COMMERCIAL AND INSTITUTIONAL

### Mass & Form

**Height:** Historic commercial and religious buildings in the district are 1 to 3 stories in height.

**Shapes:** Symmetrical massing is common for historic commercial and religious buildings in the district.

**Materials:** Predominantly brick construction with stone or terra-cotta trim.

**Roofs:** Commercial buildings often have flat membrane roofs concealed by a parapet wall, though several commercial buildings have sloped eaves clad with barrel-shaped clay tiles. Religious buildings have either flat roofs with parapets or gabled roofs.

### Commercial Elements

#### Articulation

##### Base:

Typically one story, with large display windows and transoms, recessed entries, and prominent masonry piers.

##### Middle:

For buildings taller than one story, the upper portion of the building is defined by punched windows with articulated masonry surrounds.

##### Top:

Commercial buildings commonly terminate in a projecting cornice, a sloped eave, or a stepped parapet.

##### Storefronts:

The ground floor is characterized by masonry piers flanking large plate glass windows, large transom windows, and recessed entries. Signage is traditionally located on this level of the building.

##### Upper floors:

For buildings above one story, the middle of the building façade is characterized by punched openings containing single-bay windows. Brick is the principal building material on this level with window openings typically framed by different colored brick or terra cotta.

##### Cornice/parapet:

Commercial structures terminate with an ornate, deeply projecting cornice, a sloped eave, or a simple, stepped parapet.



9. St. Barnabas Episcopal Church was designed in the Gothic Revival Style. Religious buildings are typically located at corners on east-west streets.



10. Beth HaMedrosh Hagodol was a Jewish synagogue in the Classical Revival Style that has been converted to a Christian church. Note the building's symmetrical massing, prominent entrance, brick façade and terra-cotta ornament.

## PRIMARY BUILDINGS - COMMERCIAL AND INSTITUTIONAL (continued)

### Entries & Doors

Recessed commercial entries typically have single or double doors with transoms. Building entries on side elevations provide access to the upper floors. They are not as deeply recessed as commercial entries. Doors on commercial buildings are typically glazed. Religious structures have prominently located doors that are typically unglazed wood.

### Windows

Commercial storefronts have large plate glass windows divided by mullions, with transoms above. Windows on the upper floors are residential in scale and have rectangular heads. They are typically double-hung wood windows, occasionally with divided lights in the upper sash. Religious buildings have multi-paned or leaded-glass windows.

### Building Ornamentation

Commercial buildings are a mix of Classical Revival and Eclectic Revival styles. Ornamentation is restrained, consisting of simple masonry string courses, decorative window lintels and articulated window surrounds. Most one-story commercial buildings have slightly recessed sign bands framed by contrasting brick.





11. Turn-of-the-century apartment development with projecting, symmetrical balconies. Note the sandstone sidewalk with a few steps leading to the front door to accommodate the front yard slope.



12. Single-family homes in the district have predominantly open front yards with historic sandstone walkways leading to the offset entries.



13. Alley streetscape within the Wyman Historic District. Note the one-story, single bay garages facing the alley.

## ACCESSORY STRUCTURES AND SITE FEATURES

### Outbuildings

<b>Detached:</b>	Yes.
<b>Access:</b>	Located on the north-south alleyways Garages face alleys.
<b>Height:</b>	1- and 1 ½-story garages and carriage houses.

### Walkways

Historic sandstone and modern concrete walkways 3 to 5 feet wide are common, often with a number of steps to accommodate the front-yard slope.

### Walls & Fences

<b>Front Yards:</b>	Typically open front yards. Some higher style Queen Anne and Shingle Style homes feature historic wrought iron fencing on a low masonry base.
<b>Side &amp; Rear Yards:</b>	Wood fences enclose rear and side yards.
<b>Retaining Walls:</b>	Not historically present.

