

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

# NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

|                  |            |
|------------------|------------|
| FOR NPS USE ONLY |            |
| RECEIVED         |            |
| DATE ENTERED     | 08-09-1979 |

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

## 1 NAME

HISTORIC

Centennial Hill; Enterprise Hill; Clements Addition

AND/OR COMMON

Clements Historic District

*5DV105*

*T.35 R.68W S.34*

*A.13/501550/4399670*

*B.13/501450/4399580*

*C.13/501400/4399540*

*D.13/501490/4399730*

## 2 LOCATION

STREET & NUMBER

CITY, TOWN

Denver

STATE

Colorado

\_\_\_ VICINITY OF

CODE

08

\_\_\_ NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

1

COUNTY

Denver

CODE

031

## 3 CLASSIFICATION

| CATEGORY                                     | OWNERSHIP                                   | STATUS  | PRESENT USE  |
|--|---|---|--|
| <input checked="" type="checkbox"/> DISTRICT | <input type="checkbox"/> PUBLIC             | <input checked="" type="checkbox"/> OCCUPIED          | <input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM                       |
| <input type="checkbox"/> BUILDING(S)         | <input checked="" type="checkbox"/> PRIVATE | <input checked="" type="checkbox"/> UNOCCUPIED        | <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK                          |
| <input type="checkbox"/> STRUCTURE           | <input type="checkbox"/> BOTH               | <input type="checkbox"/> WORK IN PROGRESS             | <input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE |
| <input type="checkbox"/> SITE                | <input type="checkbox"/> PUBLIC ACQUISITION | <input type="checkbox"/> ACCESSIBLE                   | <input type="checkbox"/> ENTERTAINMENT <input checked="" type="checkbox"/> RELIGIOUS       |
| <input type="checkbox"/> OBJECT              | <input type="checkbox"/> IN PROCESS         | <input type="checkbox"/> YES: RESTRICTED              | <input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC                    |
|  | <input type="checkbox"/> BEING CONSIDERED   | <input checked="" type="checkbox"/> YES: UNRESTRICTED | <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION                |
|  |   | <input type="checkbox"/> NO                           | <input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:                          |

## 4 OWNER OF PROPERTY

NAME

See Continuation Sheets

STREET & NUMBER

CITY, TOWN

Denver

\_\_\_ VICINITY OF

STATE

Colorado

## 5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Denver City and County Courthouse

STREET & NUMBER

1445 Cleveland Place

CITY, TOWN

Denver

STATE

Colorado

## 6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Colorado Inventory of Historic Sites

DATE

Ongoing

\_\_\_ FEDERAL  STATE \_\_\_ COUNTY \_\_\_ LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Colorado Historical Society; 1300 Broadway

CITY, TOWN

Denver

STATE

Colorado 80203

**MAPPED**



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Clements Historic  
CONTINUATION SHEET District ITEM NUMBER 4 PAGE 1

1. H. H. Thomas House (2104 Glenarm Place) William R. & Kay Lynn James  
2104 Glenarm Place  
Denver, Colorado 80205
2. MacFarlan-Woods House (2112 Glenarm Place) Edwin C. & Juanita Likes  
c/o Edwin C. Likes  
800 South Main Street  
Lamar, Colorado 81052  
  
Elizabeth L. Railey  
c/o Edwin C. Likes  
800 South Main Street  
Lamar, Colorado 81052
3. Will C. Thomas House (2120 Glenarm Place) Evelyn L. Johnson  
2120 Glenarm Place  
Denver, Colorado 80205
4. Morey House (2126 Glenarm Place) Petter J. & Judith M. Horton  
2126 Glenarm Place  
Denver, Colorado 80205
5. Drinkwater House (2146 Glenarm Place) The Richardson Agency  
926 Insurance Exchange Building  
910 15th Street  
Denver, Colorado 80202
6. Hudson House (2148 Glenarm Place) John R. Coffey  
1130 East 7th Avenue  
Denver, Colorado 80218
7. McElvenny House (2152 Glenarm Place) Bernard Blecker  
3091 South Josephine Street  
Denver, Colorado 80210
8. Heusi House (2158 Glenarm Place) Bernard Blecker  
3091 South Josephine Street  
Denver, Colorado 80210
9. Walter House (2160 Glenarm Place) Rubetta Marshall  
c/o Tommy Cavaness  
1711 East 32nd Avenue  
Denver, Colorado 80205



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10. Hall House/Carriage House (416 22nd Street) Archdiocese of Denver, Inc.  
1665 Grant Street  
Denver, Colorado 80203
11. Hall House (2161 Tremont Place) Archdiocese of Denver, Inc.  
1665 Grant Street  
Denver, Colorado 80203
12. Roberts House II (2151 Tremont Place) Charles A. & Ann R. Hillestad  
2151 Tremont Place  
Denver, Colorado 80205
13. Pierce House (2147 Tremont Place) Robert L. & Janet R. Bendixen  
2147 Tremont Place  
Denver, Colorado 80205
14. Trufant House (2137 Tremont Place) Don G. & Dianna Sue Parker  
2137 Tremont Place  
Denver, Colorado 80205
15. Lowthian House (2135 Tremont Place) Foster Investment Company  
1080 Sherman Street  
Denver, Colorado 80203
16. Roberts House I (2127 Tremont Place) Alfonso M. & Esther R. Fajardo  
2127 Tremont Place  
Denver, Colorado 80205
17. Loper House (2121 Tremont Place) William E. & Elizabeth R. Trautvetter  
2121 Tremont Place  
Denver, Colorado 80205
18. The Kingston (401-415 21st Street) Edward F. Ryan  
Kingston Row Townhouses: Units 1-3  
Post Office Box 10601  
Denver, Colorado 80210  
  
Howard C. Hazel  
Kingston Row Townhouses: Units 4 & 6  
401 21st Street  
Denver, Colorado 80205  
  
W. Lewis Barlow IV  
Kingston Row Townhouses: Unit 5  
405 21st Street  
Denver, Colorado 80205



# 7 DESCRIPTION

| CONDITION                                |                                       | CHECK ONE                                   | CHECK ONE   |
|--|---------------------------------------|---|---|
| <input type="checkbox"/> EXCELLENT       | <input type="checkbox"/> DETERIORATED | <input type="checkbox"/> UNALTERED          | <input checked="" type="checkbox"/> ORIGINAL SITE |
| <input checked="" type="checkbox"/> GOOD | <input type="checkbox"/> RUINS        | <input checked="" type="checkbox"/> ALTERED | <input type="checkbox"/> MOVED    DATE _____      |
| <input type="checkbox"/> FAIR            | <input type="checkbox"/> UNEXPOSED    |   |   |

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DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

See continuation sheets



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Located on the northeast perimeter of downtown Denver and a few blocks north of the state capitol, the Clements Historic District is a relatively untouched island of late nineteenth century homes in a sea of parking lots, commercial structures, and modern institutional housing. The district consists of eighteen structures and a few vacant lots all of which combined have the ambience, feelings, and associations of what was a residential area for middle class business and professional families. There are no intrusions in the district.

The boundaries of the district are well-defined. They consist of 21st Street on the southwest, Tremont Place on the southeast, 22nd Street on the northeast, and Glenarm Place on the northwest. These boundaries are easily justified. Across from the district boundary along 21st street lie a group of modern commercial buildings and historic properties which appear to be irreversibly altered by recent conversion. Across from the boundary along Tremont Place is a block-long vacant lot, the result of recent demolitions. Across from the boundary along 21st Street lies a partially paved lot created after recent demolitions. And across from the boundary along Glenarm Place lies a huge parking lot and a single house remaining from the late nineteenth century. North and east of the district one can look across the empty spaces to modern institutional buildings.

Despite the changes on surrounding blocks, the Clements Historic District still retains its integrity as the last remaining block of Clements Addition to the City of Denver. Here are some very fine examples of Victorian architectural styles. The most notable are the Queen Anne and Italianate structures which are similar to those in the Curtis-Champa Historic District now listed in the Register. The structures in the Clements District also reflect the penchant for eclecticism seen throughout late nineteenth century Denver. The most notable individual structures are the H. H. Thomas House (#1) listed in the Register on May 30, 1975; it is a home designed by William Quayle and anchors the southwest corner. A second important building is the Kingston (#18), a red brick row house in the Queen Anne style, which anchors the southeast corner of the district. A third important structure is the Hall House (#11) which holds down the corner of 22nd Street and Tremont Place.

Complete List of Structures Contributing to the Integrity of the District:

1. H. H. Thomas House (2104 Glenarm Place): Architect--William Quayle, 1883, two story brick (National Register, May 30, 1975).
2. McFarlan-Woods House (2112 Glenarm Place): 1883, predominately Italianate in design, two story front porch, widely spaced brackets supporting the eaves, ornamental iron fence enclosing the front lawn; carriage house at the rear.



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3. Will C. Thomas House (2120 Glenarm Place): 1888, brick house similar in style to Morey House (#4); entire second story covered with wooden shingles above an offset course, second story front window capped by a semi-circular fan.
4. Morey House (2126 Glenarm Place): 1888, two-story brick with a double front gable; front, second story window capped by arched pediment supported by brackets.
5. Drinkwater House (2146 Glenarm Place): 1885, one-story brick with double frontend gable.
6. Hudson House (2148 Glenarm Place): n.d., two-story brick with porch, curvilinear gable.
7. McElvenny House (2152 Glenarm Place): 1875, small one-story frame house with brick store front.
8. Heusi House (2158 Glenarm Place): 1874, small one-story brick house.
9. Walter House (2160 Glenarm Place): circa 1875, one-story, gabled roof, clapboard siding.
10. Hall House Carriage House (416 22nd Street): 1871, two and one-half story brick, modernized to some degree.
11. Hall House (2161 Tremont Place): 1871, two-story brick house with steep pitched roof flattened at the top; two-story gabled bay window on one side; corbelled bricks beneath the eaves.
12. Roberts House II (2151 Tremont Place): 1886 and 1890, gabled brick; basically Queen Anne style, dominated by tower at one corner of main facade; trefoil border supports the eave of the front porch. Architect Morris Stuckert drew the plans for the 1890 addition of a two-story bay window.
13. Pierce House (2147 Tremont Place): 1879, now covered with clapboard shingles, but originally brick on the first story and scalloped shingles on the upper story; bay window on the second story front and a two-story bay on one side; double brackets support the eaves; original front porch now bricked in.
14. Trufant House (2137 Tremont): 1882, this two-story brick house is the only gambrel roofed house in the district and still retains the original sheet metal. Because the Lowthian House (#15) next door was built so close, the chimney of the Trufant House makes a curve around the eave of the Lowthian House.



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15. Lowthian House (2135 Tremont Place): 1883, Italianate architecture, low pitched hip roof and deep bracketed eaves, one-story bay window on the front, small wooden front porch, two-story bay on one side of the building.
16. Roberts House I (2127 Tremont Place): 1883, Italianate style similar to Lowthian House (#15).
17. Loper House (2121 Tremont Place): 1880, architects--Nichols & Canman, two-story brick with stone foundation, truncated hip roof; flat roof of front porch supported by turned wood posts; spindle frieze beneath the eave of the porch.
18. The Kingston (401 to 415 21st Street): 1890, basically Queen Anne style, 6-unit row house with symmetrical combination of a number of contrasting architectural elements, slate roof mansardic with dormer windows; three stories high, brick with stone trim and foundation; at both ends semi-cylindrical towers capped with gray slate bonnets with twin finials; wooden front porches on each unit.

Complete List of Compatible Modern Structures:

None

Complete List of Intrusions Detracting from the Integrity of the District:

None



# 8 SIGNIFICANCE

| PERIOD  | AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW |   |   |  |
|---|--|---|---|--|
| <input type="checkbox"/> PREHISTORIC          | <input type="checkbox"/> ARCHEOLOGY-PREHISTORIC  | <input type="checkbox"/> COMMUNITY PLANNING     | <input type="checkbox"/> LANDSCAPE ARCHITECTURE | <input type="checkbox"/> RELIGION            |
| <input type="checkbox"/> 1400-1499            | <input type="checkbox"/> ARCHEOLOGY-HISTORIC     | <input type="checkbox"/> CONSERVATION           | <input type="checkbox"/> LAW                    | <input type="checkbox"/> SCIENCE             |
| <input type="checkbox"/> 1500-1599            | <input type="checkbox"/> AGRICULTURE             | <input type="checkbox"/> ECONOMICS              | <input type="checkbox"/> LITERATURE             | <input type="checkbox"/> SCULPTURE           |
| <input type="checkbox"/> 1600-1699            | <input checked="" type="checkbox"/> ARCHITECTURE | <input checked="" type="checkbox"/> EDUCATION   | <input type="checkbox"/> MILITARY               | <input type="checkbox"/> SOCIAL/HUMANITARIAN |
| <input type="checkbox"/> 1700-1799            | <input type="checkbox"/> ART                     | <input type="checkbox"/> ENGINEERING            | <input type="checkbox"/> MUSIC                  | <input type="checkbox"/> THEATER             |
| <input checked="" type="checkbox"/> 1800-1899 | <input checked="" type="checkbox"/> COMMERCE     | <input type="checkbox"/> EXPLORATION/SETTLEMENT | <input type="checkbox"/> PHILOSOPHY             | <input type="checkbox"/> TRANSPORTATION      |
| <input checked="" type="checkbox"/> 1900-     | <input type="checkbox"/> COMMUNICATIONS          | <input type="checkbox"/> INDUSTRY               | <input type="checkbox"/> POLITICS/GOVERNMENT    | <input type="checkbox"/> OTHER (SPECIFY)     |
|   |  | <input type="checkbox"/> INVENTION              |   |  |

SPECIFIC DATES 1870s to 1890

BUILDER/ARCHITECT Various

## STATEMENT OF SIGNIFICANCE

The Clements Historic District is significant for its architectural features which reflect the housing types found in middle class neighborhoods of late nineteenth century Denver. The District is also significant because its early property owners played important roles in commerce and education in Colorado.

Like many cities and towns in the state, Denver owed its origin to the Pike's Peak Gold Rush, which began late in 1858. The city prospered because its location made it ideal as the main service point for the mines in the mountains to the West, for agriculture on the plains to the East, and as the transportation nexus for the inter-montane region. With the arrival of the first railroad in 1870, the city grew more rapidly creating a greater demand for housing. Five years before, in 1865, Alfred Clements had platted an addition on a bluff northeast of town, a site which commanded a superb view of the mountains. As the city expanded, it annexed what became known as Clements Addition and the first home, the Hall House (#11) was constructed in 1871. Of the eighteen buildings in the district, six were constructed in the 1870s, ten in the 1880s, the Kingston in 1890, and the remaining one unknown, though definitely in this period. Eventually, street car lines entered the area giving it ready access to downtown. For decades Clements District was a solid middle class neighborhood, but during the mid-twentieth century it seriously deteriorated, many homes fell into decay, and a substantial number were torn down. Except for a few other isolated structures all that remains of Clements Addition today is this one block which in the 1970s has undergone a considerable revitalization and now houses the families of lawyers, businessmen, and others, many of whom work downtown.

Many of the early residents of the District were important in Colorado's development. Callie Brinker was an opera star who sang in Central City, Denver, and elsewhere and who lived with her husband, Will Thomas, in structure #3. Chester Morey, who lived at 2126 Glenarm Place (#4), was president of Morey Mercantile, helped found the Great Western Sugar Company, and was instrumental in founding Manual Training High School. John H. Drinkwater of 2146 Glenarm Place (#5) was an important real estate broker and an influential member of the Chamber of Commerce. Lucious E. Hall, who built and lived in structure #11, was the Denver representative of the Singer Manufacturing Company. DeWitt Roberts, who lived at 2151 Tremont Place (#12), was principal of the Broadway School and later helped found and incorporate the town of Ordway, county seat of Crowley County; his son, Harold D. Roberts, who was born and lived in the house, was a principal figure in Denver's efforts to bring water over the mountains from Blue River on the western slope. William B. Trufant of 2137 (#14) was the superintendent of Union Depot for fifteen years. Thomas Lowthian of 2135 Tremont Place (#15), held mining interests in Colorado, Alaska, and Mexico. Edward J. Loper, who built the house at 2121 Tremont Place (#17), was a vinegar manufacturer who later sold out to J. C. Kuner & Sons. And Arthur S. Miller, a real estate developer



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who built the Kingston (#18), built so many apartment buildings in Denver that he was known as "Apartment House Miller."

From an architectural perspective Clements District has many good buildings that display the Queen Anne and Italianate styles of Victorian America. These designs were very prominent in early Denver, a city that rose from the barren plain to national importance during that era. The houses in the district with their gables, towers, construction materials, and decorative elements all compare favorably with those in the Curtis Park Historic District, now listed in the Register, and with other city neighborhoods not yet so designated. The area unquestionably retains a late nineteenth century feeling. As a corollary to the architecture at least two structures in Clements District are notable for their architects: the H. H. Thomas House (#1), designed by William Quayle, and the Loper House (#17), designed by Nichols & Canman; most of the work by these men appears to have been demolished.



# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 4 acres

QUADRANGLE NAME Englewood, Colorado

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 

|      |         |   |          |   |   |   |   |   |   |   |   |   |   |   |
|------|---------|---|----------|---|---|---|---|---|---|---|---|---|---|---|
| 1    | 3       | 5 | 0        | 1 | 5 | 5 | 0 | 4 | 3 | 9 | 9 | 6 | 7 | 0 |
| ZONE | EASTING |   | NORTHING |   |   |   |   |   |   |   |   |   |   |   |

B 

|      |         |   |          |   |   |   |   |   |   |   |   |   |   |   |
|------|---------|---|----------|---|---|---|---|---|---|---|---|---|---|---|
| 1    | 3       | 5 | 0        | 1 | 4 | 5 | 0 | 4 | 3 | 9 | 9 | 5 | 8 | 0 |
| ZONE | EASTING |   | NORTHING |   |   |   |   |   |   |   |   |   |   |   |

C 

|      |         |   |          |   |   |   |   |   |   |   |   |   |   |   |
|------|---------|---|----------|---|---|---|---|---|---|---|---|---|---|---|
| 1    | 3       | 5 | 0        | 1 | 4 | 0 | 0 | 4 | 3 | 9 | 9 | 6 | 4 | 0 |
| ZONE | EASTING |   | NORTHING |   |   |   |   |   |   |   |   |   |   |   |

D 

|      |         |   |          |   |   |   |   |   |   |   |   |   |   |   |
|------|---------|---|----------|---|---|---|---|---|---|---|---|---|---|---|
| 1    | 3       | 5 | 0        | 1 | 4 | 9 | 0 | 4 | 3 | 9 | 9 | 7 | 3 | 0 |
| ZONE | EASTING |   | NORTHING |   |   |   |   |   |   |   |   |   |   |   |

E 

|      |         |  |          |  |  |  |  |  |  |  |  |  |  |  |
|------|---------|--|----------|--|--|--|--|--|--|--|--|--|--|--|
|      |         |  |          |  |  |  |  |  |  |  |  |  |  |  |
| ZONE | EASTING |  | NORTHING |  |  |  |  |  |  |  |  |  |  |  |

F 

|      |         |  |          |  |  |  |  |  |  |  |  |  |  |  |
|------|---------|--|----------|--|--|--|--|--|--|--|--|--|--|--|
|      |         |  |          |  |  |  |  |  |  |  |  |  |  |  |
| ZONE | EASTING |  | NORTHING |  |  |  |  |  |  |  |  |  |  |  |

G 

|      |         |  |          |  |  |  |  |  |  |  |  |  |  |  |
|------|---------|--|----------|--|--|--|--|--|--|--|--|--|--|--|
|      |         |  |          |  |  |  |  |  |  |  |  |  |  |  |
| ZONE | EASTING |  | NORTHING |  |  |  |  |  |  |  |  |  |  |  |

H 

|      |         |  |          |  |  |  |  |  |  |  |  |  |  |  |
|------|---------|--|----------|--|--|--|--|--|--|--|--|--|--|--|
|      |         |  |          |  |  |  |  |  |  |  |  |  |  |  |
| ZONE | EASTING |  | NORTHING |  |  |  |  |  |  |  |  |  |  |  |

### VERBAL BOUNDARY DESCRIPTION

The District consists of one city block; it is bounded by 21st Street on the southwest, Tremont Place on the southeast, 22nd Street on the northeast, and Glenarm Place on the northwest. See the sketch and U.S.G.S. quadrangle maps that accompany the nomination.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

| STATE | CODE | COUNTY | CODE |
|-------|------|--------|------|
|       |      |        |      |
|       |      |        |      |

# 11 FORM PREPARED BY

NAME / TITLE

ORGANIZATION

Colorado Historical Society

DATE

May 1, 1979

STREET & NUMBER

1300 Broadway

TELEPHONE

(303) 839-3394

CITY OR TOWN

Denver

STATE

Colorado 80203

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*Arthur C. Johnson*

TITLE

State Historic Preservation Officer

DATE

*June 7, 1979*

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I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

KEEPER OF THE NATIONAL REGISTER

ATTEST:

DATE

CHIEF OF REGISTRATION



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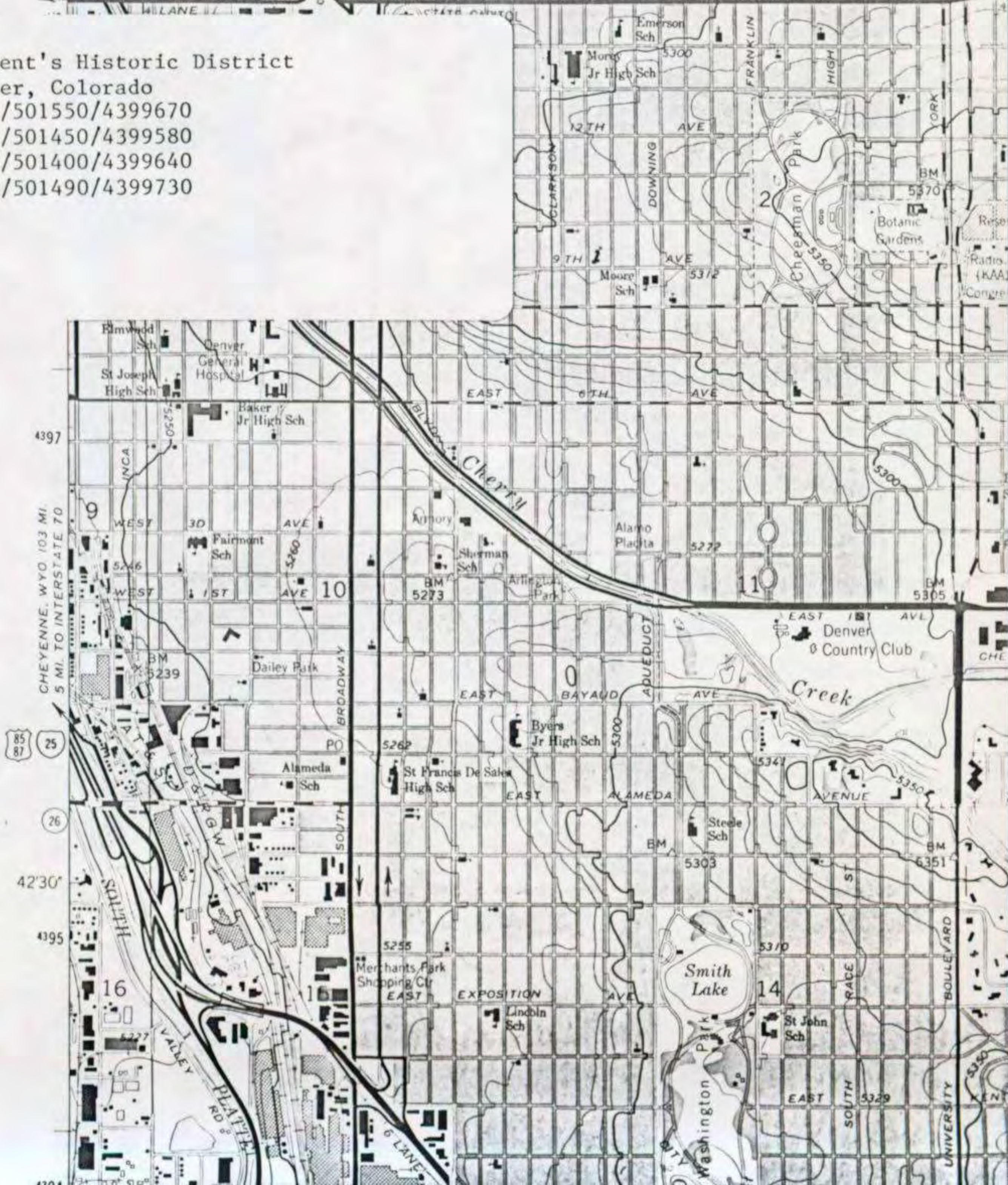


UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

4963 1 SE  
(ARVADA)



Clement's Historic District  
Denver, Colorado  
A-13/501550/4399670  
B-13/501450/4399580  
C-13/501400/4399640  
D-13/501490/4399730

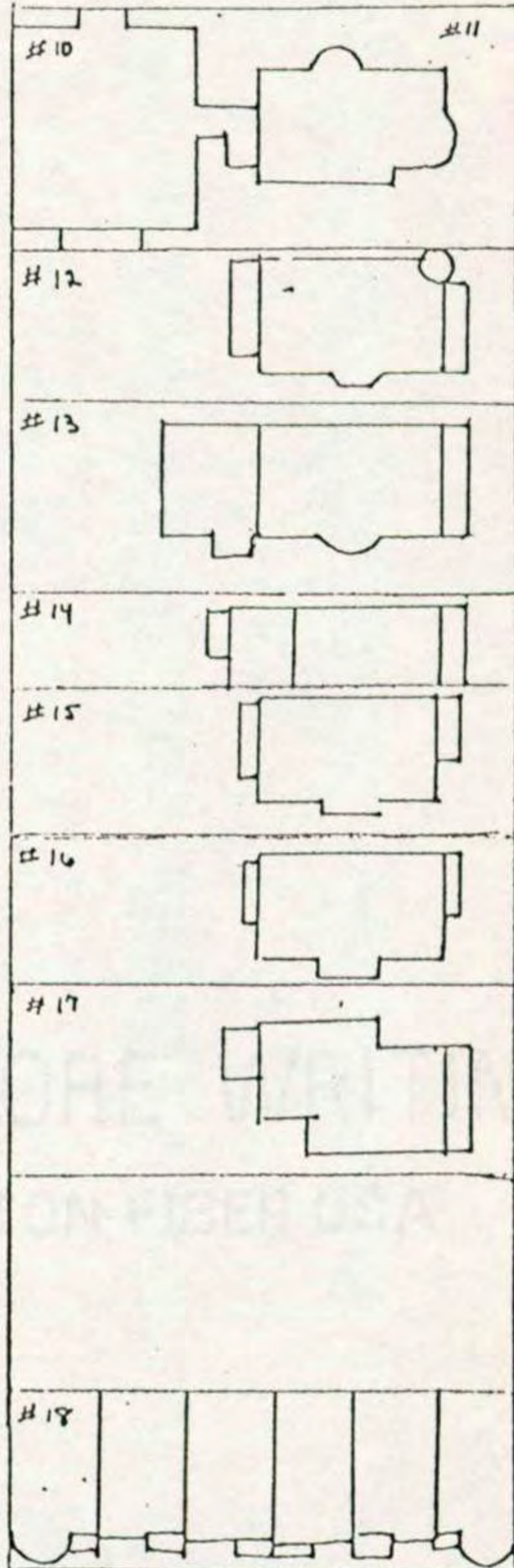
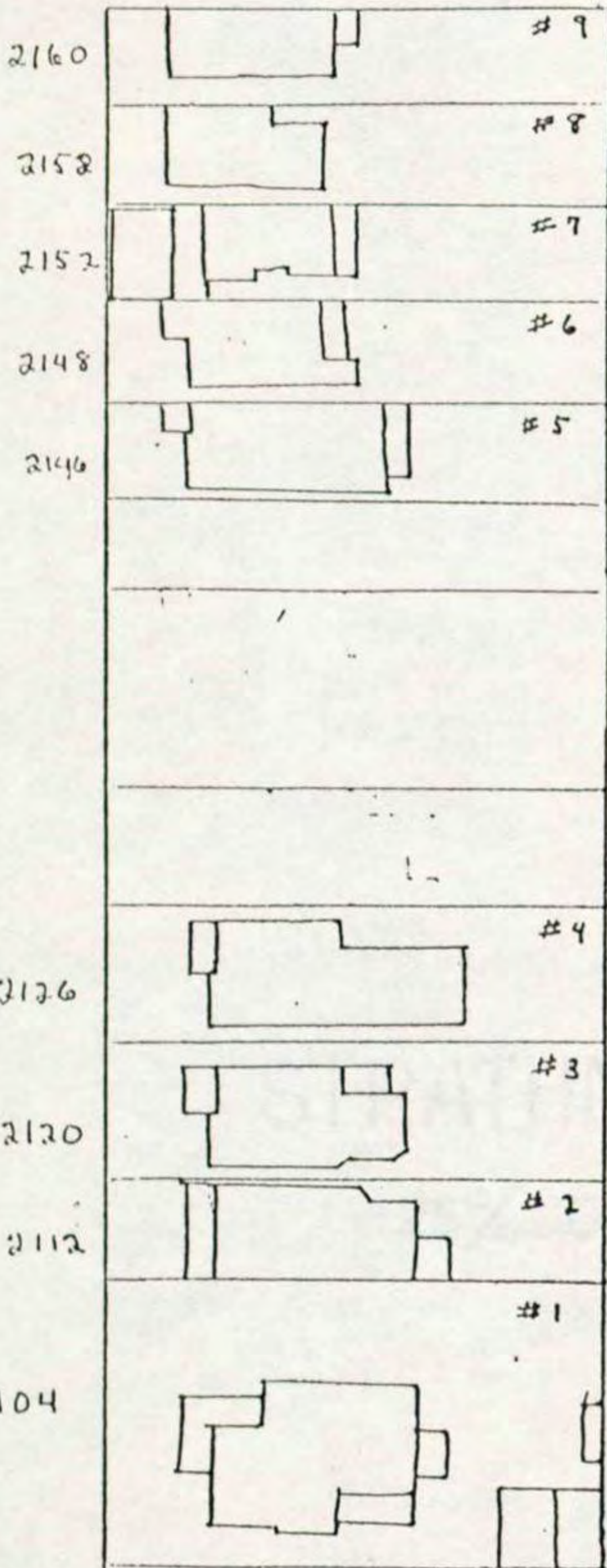




Allowed  
Redevelop-  
ment

22nd Avenue

416



Proposed City Park

21st Avenue

415

401

