

# United States Department of the Interior National Park Service National Register of Historic Places Registration Form

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

## 1. Name of Property

historic name Park Hill

other names/site number 5DV9035

## 2. Location

street & number Bounded by Colorado Blvd., E. 26<sup>th</sup> Ave., Dahlia St., and E. Montview Blvd. [N/A] not for publication

city or town Denver [N/A] vicinity

state Colorado code CO county Denver code 031 zip code 80207

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [ ] does not meet the National Register criteria. I recommend that this property be considered significant [ ] nationally [ ] statewide [X] locally. ([ ] See continuation sheet for additional comments.)

Signature of certifying official/Title \_\_\_\_\_ State Historic Preservation Officer \_\_\_\_\_ Date \_\_\_\_\_

Office of Archaeology and Historic Preservation, Colorado Historical Society  
State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria.  
([ ] See continuation sheet for additional comments.)

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

## 4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

- entered in the National Register  
[ ] See continuation sheet.
- determined eligible for the  
National Register  
[ ] See continuation sheet.
- determined not eligible for the  
National Register.
- removed from the  
National Register
- other, explain  
[ ] See continuation sheet.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Park Hill  
Name of Property

Denver, Colorado  
County/State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not count previously listed resources.)

Contributing	Noncontributing	
1124	57	buildings
0	1	sites
0	0	structures
0	0	objects
1124	58	Total

**Name of related multiple property listing.**  
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register.**

0

**6. Function or Use**

**Historic Function**

(Enter categories from instructions)

Single Dwelling  
 Commerce/Trade  
 Religion

**Current Functions**

(Enter categories from instructions)

Single Dwelling  
 Commerce/Trade  
 Religion

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

see continuation sheet

**Materials**

(Enter categories from instructions)

foundation Concrete  
 walls Brick  
 Stucco  
 roof Asphalt  
 Terra Cotta  
 other

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

Park Hill  
Name of Property

Denver, Colorado  
County/State

**8. Statement of Significance**

**Applicable National Register Criteria**  
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**  
(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**  
(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**  
(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey  
# \_\_\_\_\_
- recorded by Historic American Engineering Record  
# \_\_\_\_\_

**Areas of Significance**  
(Enter categories from instructions)

Community Planning and Development  
Architecture  
\_\_\_\_\_  
\_\_\_\_\_

**Periods of Significance**  
1893 – 1954  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person(s)**  
(Complete if Criterion B is marked above).  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**  
See continuation sheet  
\_\_\_\_\_  
\_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:  
Colorado Historical Society  
\_\_\_\_\_  
\_\_\_\_\_

Park Hill  
Name of Property

Denver, Colorado  
County/State

## 10. Geographical Data

**Acreage of Property** 224

### UTM References

(Place additional UTM references on a continuation sheet.)

- |    |      |         |          |                            |
|----|------|---------|----------|----------------------------|
| 1. | 13   | 505130  | 4400319  | (NAD27)                    |
|    | Zone | Easting | Northing |                            |
| 2. | 13   | 505881  | 4400324  |                            |
|    | Zone | Easting | Northing |                            |
| 3. | 13   | 505885  | 4399527  |                            |
|    | Zone | Easting | Northing |                            |
| 4. | 13   | 505119  | 4399520  | [ ] See continuation sheet |
|    | Zone | Easting | Northing |                            |

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title Rebecca Dorward, Historian  
organization Greater Park Hill Community, Inc. date May 30, 2003  
street & number 2823 Fairfax telephone 303-388-0918  
city or town Denver state CO zip code 80207

## Additional Documentation

Submit the following items with the completed form:

### Continuation Sheets

#### Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

### Photographs

Representative **black and white photographs** of the property.

### Additional Items

(Check with the SHPO or FPO for any additional items)

## Property Owner

(Complete this item at the request of SHPO or FPO.)

name \_\_\_\_\_  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**

Park Hill Denver, Colorado

Section number 7 Page 1

---

**ARCHITECTURAL CLASSIFICATIONS**Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals

- Tudor Revival
- Mission/Spanish Colonial Revival
- Colonial Revival
- Other: Dutch Colonial Revival

Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements

- Prairie School
- Bungalow / Craftsman
- Other: Foursquare

## Modern Movements

- Other: Minimal Traditional

**DESCRIPTION**

The original Park Hill neighborhood is a historic residential neighborhood located east of the downtown Denver business district, due east of Colorado Blvd. (a main north-south thoroughfare) and also due east of the Denver Museum of Nature and Science. The southern boundary is E. Montview Blvd., the northern boundary is E. 26<sup>th</sup> Avenue, and the eastern boundary is the west side of Dahlia Street. This historic residential neighborhood began development shortly before the year 1900, and quickly became one of the most popular residential neighborhoods in the Denver metro area, not only catering to middle class and working class families, but the elite as well. Rapid construction before and after World War I created by the time of America's entrance into World War II in 1941, a large neighborhood of approximately 600 residences composed of brick and stucco (with wood trim). Apart from the dwellings, a small shopping area was created along a ½ block of 23<sup>rd</sup> Avenue, a small park was built at the same intersection, and St. Thomas Episcopal Church was constructed as well as a branch library.

A wide variety of residential housing forms, styles and sizes occur in the Park Hill, representing the popular architectural styles of the late nineteenth and early twentieth centuries. These dwellings vary from small two-bedroom single-bath bungalows, to large three-or-more bedroom Craftsman styles, to small and large Tudor Revival and Colonial Revival forms, to multi-story architect-designed mansions. The majority of these residences are in good to excellent condition and maintain a high degree of historic integrity.

The district streets form a large rectangular grid of north-south residential streets and east-west through streets. Most of the residences face east and west along the north-south streets that have double alphabetical names such Dahlia and Dexter. Numbered avenues run east-west parallel and north of the main boulevard named Montview. The numbered avenues are called 22<sup>nd</sup>, 23<sup>rd</sup>, 25<sup>th</sup> and 26<sup>th</sup> avenues. As these blocks are east of Broadway, their addresses contain the "East" directional notation. The blocks are uniform in size with 46 lots per block. Single lots are 25 ft. wide and 125 ft. deep, however, the houses were all built on at least 1.5 lots, and many were built on four lots. The houses have uniform set-backs approximately 40 ft. from the front of

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**

Park Hill

Denver, Colorado

Section number 7 Page 2

---

the lots, with a single or double garage at the rear opening to an alley. Nearly all the blocks contain 12 ft. wide alleys maintained by the city. Certain blocks on Albion and Ash Streets do not contain alleys and have single or shared driveways from the street to the rear of the backyards where most of the garages are located. Most of the front yards are planted in grass, bushes and large trees, and a narrow parking lawn occurs between streets and sidewalks.

This residential neighborhood has the appearance of an established middle class urban subdivision along most of its streets. Mature trees planted in the garden strip between the street and sidewalk dominate the spring and summer streetscapes. At the southwestern corner, the largest dwellings occur and the ones most likely to have been architect-designed. Toward the middle of the district, the majority of dwellings are bungalows featuring wide facade porches with two or more brick piers, double pitched roofs, central dormers and overhanging eaves, commonly with brackets, exposed rafter tails and vergeboards. All of the dwellings are constructed of either brick or stucco, with varying amounts of wood siding, shingles, and a false half-timbering. Some are constructed of cinder block with a facing of brick or stucco. The majority of windows are double-hung sash with multi-lights in the upper sash. Many Tudor dwellings contain casement windows, and certain houses contain more than one type of window.

Noncontributing resources fall into two categories: those in which extensive alterations after the period of significance have greatly lessened their historic integrity; and those constructed after the end of the period of significance in 1954. This second group of resources constructed after 1954 amounts to only five dwellings.

In the Park Hill historic district, the most prevalent styles and types of residential housing are:

- Bungalow, traditional and Craftsman styles
- Tudor Revival dwelling, with many variations and sizes
- Foursquare, with many variations
- Colonial Revival and Georgian styles
- Mixed styles that combine elements of the Foursquare and Bungalow, and Tudor and Bungalow
- Mission Revival
- Minor numbers of Spanish Revival and Mediterranean, Classic Cottage, Edwardian, and English Revival Cottage

In addition, several duplexes were built in the 1920s, some taking the form of two single-story dwellings sharing a common wall, while two duplex dwellings were shaped like two-story houses with each floor containing one residence. The shopping center along 23<sup>rd</sup> Avenue between Cherry and Dexter Streets presents an unusual situation and is discussed below in the Dexter Street and 23<sup>rd</sup> Avenue section.

The topography of the district is relatively flat, having been platted on the top of a wide hill that overlooked the city of Denver. The 2000 block of Cherry shows the most relief, with the dwellings on the east side of the street standing perhaps more than 10 feet above the street and those on the west side between 5 and 10 feet above the street.

**National Register of Historic Places  
Continuation Sheet**

**United States Department of the Interior  
National Park Service**

Park Hill

Denver, Colorado

Section number 7 Page 3

No resources within the district were previously listed in the National Register of Historic Places. The St. Thomas Episcopal Church is a designated Denver Landmark from 1977. The Park Hill Branch Library on the corner of Dexter Street and Montview Blvd., is also a designated Denver Landmark having received its designation in 1989.

**INDIVIDUAL PROPERTY DESCRIPTIONS**

Description format:

<b>Property address</b>	Historic Name	Const. Date	Contributing Status
Architect/Designer (Builder)		Style	Photo No.
Property Description			

The Park Hill district extends south to north from Montview Blvd., the start of the 2000 block of addresses, to 26<sup>th</sup> Avenue, which concludes the 2500 block of addresses. In a local peculiarity of address assignments, there are no 2100-series or 2400-series addresses in the district.

In certain cases, the original building permit and or tax records were not available due to record-keeping practices of the period, or damage to the records. If no primary source information was available, the historic name was left blank and an approximate year of construction was taken from the City and County of Denver online property records. In such cases the construction date was designated "circa."

The number in brackets following the contributing status indicates the number of resources on the property. All residential garages are classified as either contributing or noncontributing.

Original building permits often indicate an architect and/or a builder. In some cases, the "architect" is actually an unlicensed designer. In other cases, the builder may also serve as the designer and be indicated as the "architect" in the building permit. In other cases, the builder acted as designer but is only recorded as a "builder" on the building permit. In the descriptions below, the actual status of each property designer and builder is noted where known.

Unless otherwise indicated in the descriptions below, all roofs in the district are composed of asphalt shingles.

**COLORADO BOULEVARD PROPERTIES** Total Contributing : 53      Noncontributing: 1

<b>2000 Colorado Blvd.</b>	1954	Contributing (1)
Architect unknown	Minimal Traditional	
This modern single-story dwelling features an unusual scalloped or undulating roof, rectangular casement windows, a wide wood balcony above the lower level attached double garage that wraps around the north side of the house. An entrance to basement is next to the double garage, the main entrance and additional windows are obscured by trees, full basement.		

<b>2020 Colorado Blvd.</b>	1952	Contributing (1)
Architect unknown	Minimal Traditional	
This single-story dwelling features a hipped roof, with attached single garage on north end		

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 4

of house, front hipped gable contains entrance and a large single light window with stone sill, door projecting slightly from façade with decorative brickwork, small gable over door, stairs to door from larger to smaller, contrasting colors of bricks form a V-shape from top of door gable downward, southeast half of façade is obscured by pines, chimney in back, full basement.

**2024 Colorado Blvd.**

1909

Contributing (2)

Architect unknown

Foursquare

Photo #36

This 2.5-story brick Foursquare features a skylight visible in roof, overhanging eaves, second floor windows are 8/1 with brick surrounds, in center are French doors with iron balustrade, north window is obstructed by trees, brick course separating second from first floors, first floor large window is 12/1, entrance directly under French doors, northwest window is smaller rectangle, all have stone sills, some evidence of earlier full-width porch on façade with porch roof above, full basement and detached garage, mature landscaping.

**2036 Colorado Blvd.**

1910

Contributing (1)

Architect unknown

Mission Revival/Foursquare

Photo # 336

This 2.5-story brick residence features a hipped roof with narrow eaves and a cornice band, with a shaped parapet façade dormer with paired 1/1 sash windows set in stucco walls, and a north side chimney. The second floor façade features two paired 1/1 sash windows with stone sills, a decorative sill course, and a terra cotta medallion at the southwest corner. The first floor contains a slightly recessed entry door and French doors to the north with two sidelights.

**2050 Colorado Blvd.**

1910

Contributing (2)

Architect unknown

Tudor Revival/Bungalow

Photo # 337

1.5-story brick dwelling with a cross-gabled roof, overhanging eaves and brackets, half-timbered second floor, brick first floor, front gable is half-timbered with a centered row of three rectangular windows with center window wider than side windows, green awning obscures view, first floor has two rectangular windows with awnings on either side of an entrance porch with gable, half-timbered under porch gable, brick porch supports, lattices, awning above entrance to porch, door obscured, full basement, driveway to rear detached garage.

**2070 Colorado Blvd.**

Circa 1908

Contributing (2)

Architect unknown

Classical Revival/Eclectic

This two-story dwelling features four prominent two-story columns. The attic door and window feature unusual shed-like dormers, attic windows on sides include two round windows with white brick tabs surrounding a Palladian window with brick keystone, parapeted brick gable ends, flat balcony/roof above second floor, wide frieze decorated with circles above each column, four massive two-story Doric columns, metal balustrade, complementary pilasters, second floor front windows are French doors trimmed in white, side windows are 1/1 sash with keystones above the flat roof of the porte cochere, main entrance is centered here with a decorative window on each side containing a keystone and round-arch above the lintel, then window with white sill, driveway from Colorado Blvd. through porte to detached garage, full basement.



# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 5

- 2080 Colorado Blvd.** 1951 Contributing (1)  
 Architect unknown Minimal Traditional  
 Single-story red brick dwelling features side gabled façade with front gable over the single attached garage, siding in gable, entrance next to the attached garage, overhanging eaves create a full width cover over full width front porch, four decorative metal porch supports, two front windows contain a single center light and four side lights, no basement.
- 2090 Colorado Blvd.** 1951 Contributing (1)  
 Architect unknown Minimal Traditional  
 Single-story red brick dwelling with a hipped roof, wing on the northwest with a hipped roof and a large window with a single center light and two sidelights, door obscured, possibly no basement.
- 2200 Colorado Blvd.** 1929 Contributing (2)  
 Architect unknown Bungalow Photo # 338  
 This single-story typical brick bungalow features a cross gabled roof with exposed rafter ends, wood siding under the eaves, with a front gable over the entrance portico, next to the tapering brick chimney. The windows are paired 1/1 sash with stone sills, full basement, detached garage opening to 22<sup>nd</sup> Avenue.
- 2210 Colorado Blvd.** 1929 Contributing (2)  
 Architect unknown Bungalow Photo # 338  
 This tan brick single-story bungalow features a side gabled roof with overhanging eaves, a front gabled entrance porch that is open to the side yard, door on the south side, small entrance window next to front fireplace with decorative brickwork, set of three 8 light sash windows with a smaller multi-light sash window to the left, a second fireplace toward the rear, full basement, detached rear garage.
- 2220 Colorado Blvd.** 1929 Contributing (2)  
 Architect unknown Bungalow  
 This red brick single-story bungalow features a hipped roof with bracketed eaves, covered entrance porch with round-arched brick entry and gable with simple vergeboards, one set of three 8-light sash windows and one smaller 6-light sash window with metal bars, chimney in front near entrance, two basement windows in front, second fireplace at rear, detached rear garage.
- 2230 Colorado Blvd.** 1929 Contributing (1)  
 Architect unknown Tudor Bungalow  
 This red brick single story Tudor bungalow features a round-arched entry at front porch, entrance gable with painted vergeboards, overhanging eaves and exposed rafter ends, varying eave heights and south side flared, front window is a set of three rectangular 8-light casements, chimney on south side centered in gable, another fireplace chimney toward the back, roof line is typical of single story Tudor cross-gabled houses.
- 2234 Colorado Blvd.** 1908 Contributing (2)  
 Architect unknown Foursquare  
 This two-story tan brick Foursquare features an attic dormer with a hipped roof and flared eaves, matching the larger flared eaves of the hipped roof, set of three single light casement

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 6

windows in dormer, second floor windows are 1/1 sash, with single-light transoms, small interior windows are also 1/1 sash, typical Foursquare window arrangement, a two-story bay is located on the south side, the first floor has an enclosed porch with a shallow hipped roof, probably a replacement of the original porch roof (ghost line connecting second floor window sills is visible across façade), original brick porch supports and brick balustrade were incorporated in the enclosure, the row of 1/1 sash windows seem to sit on the brick balustrade, original first floor façade windows probably remain behind the enclosure. Detached rear garage.

- 2240 Colorado Blvd.** 1929 Contributing (2)  
 Architect unknown Tudor Revival  
 This two-story house rises from a concrete foundation and features a main side gable and smaller front gable, central chimney and side chimney in back, second floor is stucco half-timbered, front gable has a set of three rectangular 1/1 sash windows, the other window is double, 1/1 sash, first floor has two narrow single light windows on either side of the entrance, with French doors of four lights each, with a small iron balustrade. The entrance projection has a gabled roof, light-colored stonework surrounding the door of heavy brown wood and a Tudor arch. A driveway leads to the detached rear garage.
- 2248 Colorado Blvd.** 1907 Contributing (1)  
 Architect unknown Foursquare  
 This two story Foursquare features a hipped roof, with an attic dormer that has hipped roof with siding walls, chimneys located on both sides of house, attic window double casement with 12 lights each, two large second-story windows 8/1sash with stone sills, two small windows have 6/1 sash with stone sills. Enclosed-porch shed roof probably a later addition along with the porch siding walls and windows.
- 2262 Colorado Blvd.** 1951 Contributing (2)  
 Architect unknown Minimal Traditional  
 This Minimal Traditional red brick ranch features a "U" shape with white trim on windows and door, front wings have hipped roofs, overhanging eaves at entrance and front single light window, other windows casement, white wood trim under gable ends. Detached garage.
- 2272 Colorado Blvd.** 1908 Contributing (2)  
 Architect unknown Foursquare  
 This two-story brick Foursquare features a hipped roof, attic dormer has hipped roof and brackets, second floor windows are French doors opening to the balcony, porch roof has exposed rafters ends, corner porch supports are brick, extend above the balcony, other porch supports are white wood, much thinner and contrasting, white wood balustrade on first floor porch, driveway from Colorado Blvd. to large garage in back.
- 2282 Colorado Blvd.** 1932 Contributing (2)  
 Architect unknown Tudor Revival  
 This Tudor Revival two-story features a gabled roof, false half-timbering on the second level, with central chimney, brackets under front gable eaves, front gable second floor with a rectangular multi-light window located directly over the main entrance of red brick with brown trim, other windows are multi-light, iron fence near Colorado Blvd. Detached garage.

Pho

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill Denver, Colorado

Section number 7 Page 7

- 2290 Colorado Blvd.** Circa 1910 Contributing (2)  
 Architect unknown Foursquare  
 Two-story gray brick building at the corner of Colorado Blvd. and E. 23<sup>rd</sup> Ave.
- 2300 Colorado Blvd.** 1952 Contributing (2)  
 Architect unknown Minimal Traditional Photo # 341  
 This single-story brick dwelling with a partial basement features a hipped roof, two hipped gables, overhanging eaves, entrance is under front gable and corner of front gable is supported by decorated metal support on a brick pedestal, front gable window has middle light and two side casements, picture window south of entrance has a large fixed light and two 1/1 lights, southwest window is same as front gable window; central fireplaces; and a detached garage.
- 2318 Colorado Blvd.** 1925 Contributing (1)  
 Architect unknown Dutch Colonial Revival Photo # 340  
 This two-story dwelling features a side gambrel roof, small attic windows on north and south sides, a full-width shed dormer in façade with three dormer windows, 6/6 sash, main floor of façade has center entrance with two white column supports for small entrance gabled roof, door has two sidelights, main floor paired windows are 6/6 sash with stone sills, single story wing on the north has set of three windows, 4/4 sash each, hipped roof, decorative brickwork under windows, a chimney on each side, full basement with four front windows.
- 2324 Colorado Blvd.** 1925 Contributing (2)  
 Architect unknown Colonial Revival Photo #340  
 This two-story brick dwelling features a side-gabled tile roof with a chimney at each gable peak, a symmetrical façade with central door and a south two story wing. The second-story side windows are pairs of 8 light casements with side shutters, the central window is a smaller multi-light, all have stone sills, the south wing is a open porch with awning cover. The main floor windows are alike, two sets of three multi-lights with two 4/4 sash and the central light is 6/6 sash, above each window is a segmental arch with decorative details. The entrance has brick stairs to the narrow porch, elliptical fanlight with sidelights, decorative urns resting on brick supports. A set of four multi-light windows with stone sills is in south wing, full basement, detached rear garage.
- 2334 Colorado Blvd.** 1925 Contributing (2)  
 Architect unknown Italian Renaissance Photo # 339  
 This two-story dwelling features a hipped tile roof with central fireplace, bracketed eaves. The asymmetrical façade is three ranked, the second floor façade has three 9/9 sash lights with simple surrounds, the entrance is on the left in a shallow projection from the main wall, two first floor windows are rectangular, nearly floor to ceiling, single lights, with simple surrounds, decorative diamond details in brickwork between floors in line with the windows, basement windows are found in the façade. Detached rear garage.
- 2344 Colorado Blvd.** 1927 Contributing (2)  
 Architect unknown Italian Renaissance Photo # 339  
 This two-story dwelling features a hipped tile roof, with brackets under eaves, an asymmetrical façade with three second floor windows equidistant from each other, and the three first floor windows directly under the second floor windows, the second floor windows

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 8

are equal size multi-light casements with awnings, the first floor façade has two larger multi-light windows with awnings, and the northwest multi-light window is smaller than the other two, the entrance is located between the northern two windows, the porch projects from the façade and has a hipped roof and awning, the fireplace is located in the front, between the middle and southern windows, the brickwork changes near the foundation, the corners are marked with simple quoins, partial basement, detached rear garage.

**2350 Colorado Blvd.**

1925

Contributing (2)

Architect unknown

Tudor Revival

Photo # 29

This two-story dwelling features a wide façade with a steeply pitched roof, overlapping front gables and eave lines the same height, three chimneys, second floor has two shed dormers with varying types of windows, the north dormer has 2 narrow rectangular single light windows just like the adjacent gable window, the front gable window is a wide single light rectangular window, behind it and to the south is the second dormer with a multi-light window, to the south of that window is a balcony over a first floor room, the first floor facade contains on the north a paired window, then a front gable with a round-arched door and contrasting stone tabbed door surround, the eave corner is of contrasting stone, a front gable projects out from this gable with the same stone eave corners, a large front window with a single light and two side lights under a hipped roof, and to the south of these gables are two identical windows of a single middle light and two side lights, partial basement, detached garage. The replacement windows detract somewhat from the historic character.

**2360 Colorado Blvd.**

1925

Contributing (1)

Architect unknown

Colonial Revival

Photo # 14

This two-story dwelling features a symmetrical façade with a side-gabled roof and chimneys at both gable ends, modillions under narrow eaves. Three identical second floor 6/6 sash lights, the first floor contains two identical 6/6 sash light windows, and the enclosed projecting entrance porch is located in the center, with a round-arched surround and tile roof pediment having modillions under eaves, stone eave corners, brick steps to door, a single story wing on the south side with multi-light windows and a metal balustrade above on the balcony, this wing wall also has modillions, two basement windows in façade, house has a full basement.

**2380 Colorado Blvd.**

Circa 1925

Contributing (2)

Architect unknown

French Eclectic

Photo # 14

This two-story dwelling with side wing on the south, features a hipped roof and separate hipped roof over wing, chimney toward the back, overhanging eaves, four second floor identical façade windows with 6/6 sash lights, front window in wing is narrow, 1/1 sash light, all have side shutters, decorative brick course connecting all sills, first floor window on northwest is multi-light with a decorative brick hood mold, the front entrance reached by concrete stairs to small porch, decorative hood over door with scalloped double brackets, two other first floor windows are round-arched with arched brick hood molds, multi-light windows with stone sills, no shutters, foundation of contrasting brick is visible, full basement, detached garage.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill Denver, Colorado

Section number 7 Page 9

- 2398 Colorado Blvd.** 1917 Contributing (1)  
 Architect unknown  
 This 2.5-story tan stucco dwelling features an irregular red tile roof, decorative front door enclosure, an attached 2-car garage in the basement level off 25<sup>th</sup> Avenue.
- 2500 Colorado Blvd.** 1926 Contributing (2)  
 Architect unknown Tudor Revival Photo # 12  
 This two-story brick house features a hipped tile roof, front gable with varied eave-line heights, arched entry porch with soldier course and keystone or shield, larger paired windows are 8 light casements, smaller second floor windows are diamond light casements, some windows are slightly arched, small front gable is half-timbered, creating a cantilever, side wing is two-storied, with some stucco on second floor. Full basement and detached garage.
- 2530 Colorado Blvd.** 1948 Contributing (1)  
 Architect unknown Minimal Traditional  
 This brick dwelling features a nearly-flat roof with a single story wing to the north, a recessed entrance, single light casement windows with iron bars, thin metal pole porch supports, wide eaves, front yard bermed around main floor, dug out for basement, retention wall opposite the berm.
- 2540 Colorado Blvd.** 1925 Contributing (1)  
 Architect unknown Italian Renaissance/Foursquare Photo # 11  
 This two-story brick dwelling features a symmetrical façade with a pyramidal tile roof and central chimney, modillions under narrow eaves. The second floor windows and balcony door are 8/1 paired sash lights, directly above those on the first floor. The half-width façade porch has heavy square brick porch supports that extend above the porch roof in a version of the Park Hill Porch, with decorative brick details, and the metal railing connects these piers. The first floor façade windows are the same 8/1 paired sash lights. The concrete porch has several concrete stairs leading up, and two decorative urns on bricks at the porch stairs.
- 2550 Colorado Blvd.** 1927 Contributing (1)  
 Architect unknown Colonial Revival  
 This two story Colonial Revival brick dwelling features a side gable roof with chimneys on the north and south gable ends, modillions or brackets under eaves, four second floor 8/8 sash lights, the main floor had two sets of three 8 light, 16 light, 8 light windows, the side wing has rows of windows and a hipped roof.
- 2560 Colorado Blvd.** 1929 Contributing (2)  
 Architect unknown Classical Revival Photo # 10  
 This interesting two-story brick residence features a main side gabled roof with a cornice band that includes dentils and modillions, with a pedimented front gable with a round design inside. The pedimented façade porch roof is supported by four Doric-like columns. Two second floor doors open to a balcony with a small 8 light window in between, two other second floor windows are 6/6 sash with iron safety bars. On the first floor are two paired 6/6 sash windows with iron bars, a centered door with half-lights and a sunburst design in wood over door. The columns stand on brick pedestals, and there are two side chimneys. The

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 10

yard contains mature trees and shrubs, a stone retaining wall near the street, and a detached garage in the rear.

**2586 Colorado Blvd.** 1978 Noncontributing (1)  
Architect unknown Modern Movements  
Single-story church structure, narrow rectangular windows, cross over front door and front porch roof, thin porch supports, several doors, another porch and roof at other gable end.

**ALBION STREET PROPERTIES** Total Contributing: 136 Noncontributing: 7

**2020 Albion St.** Circa 1910 Contributing (2)  
Architect unknown Foursquare  
This 2-story Foursquare has a 1-car garage at the back of the property.

**2021 Albion St.** 1911 Contributing (2)  
Henry W. Huntington Foursquare Photo # 30  
This eclectic/foursquare 2.5-story brick residence features a symmetrical design utilizing a hipped roof with flared eaves. A central façade attic dormer has a hipped roof with flared eaves, brick dormer walls with quoins, a three-part casement window with decorative brick sills, the roof flare reaches toward the center of the dormer on both sides. The second floor contains two large corner 1/1 sash windows and three smaller 1/1 sash windows, all with a brick course connecting the sills. Below the sills the central hipped roof over the entrance connects to the façade with overhanging eaves and exposed rafters. Two rectangular brick piers support the entrance roof, and two stone lions decorate the brick stair rails. The first floor façade windows are 1/1 sash with the porch roof eaves overhanging the windows slightly, and a brick sill course, with decorative quoins at the corners. It has a foundation of contrasting bricks, a full basement and a garage in back.

**2030 Albion St.** 1913 Contributing (2)  
Architect unknown Tudor Revival Photo # 31  
This two-story brick and stucco eclectic Tudor Revival features a multi-gabled tile roof with overhanging eaves and brackets. The gable peaks truncate above through the wall 8/1 sash dormer windows with stone sills. The second floor corners are brick with stucco walls, and a projecting front gable has a 8/1 sash window or door with brick surround and decorative brick lintel leading to a balcony above the entrance porch. The brick piers supporting this porch roof extend above the roof to form part of the balcony balustrade. Decorative brick courses between floors aid the separation between the brick first floor and the stucco second floor. The first floor contains 8/1 lights, an entrance under the porch roof, and a full basement. Also, a two car detached garage in back.

**2033 Albion St.** Burton House 1904 Contributing (2)  
Fisher & Huntington Foursquare/Eclectic Photo # 32  
This symmetrical two-story brick and siding Foursquare/Eclectic residence was built for Dr. F.A. Burton by the architectural team of Fisher & Huntington. It features a wide façade built low to the ground, with several horizontal brick courses extending 1½ stories where it meets horizontal bands of siding extending to the eaves. The second floor continues the horizontality with the two small inner windows, both wide 1/1 sash windows connected by a stone sill. The two outer windows are 2/2 sash with sills joining the brick/siding interface.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 11

The first floor features a central entrance porch with a flat porch roof and cornice supported by round columns. Originally there were four decorative round sculptures on top of the porch roof. These have been removed but evidence of two can be seen in the brick façade. Under the porch roof is a wide entry flanked by two small windows and two lion sculptures stand next to the outer columns. The first floor windows are symmetrical on either side of the entry, two sets of three 1/1, 2/2, 1/1 sash windows set between two brick courses. Decorative brick quoins mark the façade corners. A driveway leads to the back yard garage, and there is no clear evidence of a basement.

**2037 Albion St.**

1905

Contributing (2)

Architect unknown

Eclectic/Foursquare

Photo # 33

This residence features a truncated hipped roof with brackets, south side chimney, front attic dormer with truncated hipped roof, overhanging eaves with brackets, and a set of three narrow attic windows. The symmetrical façade with central entrance and set of three small windows above it on the second floor connect by a stone sill, other windows on second floor are identical sets of two narrow multi-light windows with stone sills, flat roof over entrance originally had a balcony and decorative finials. The first floor has two sets of three narrow rectangular multi-light windows, full width front porch, but porch roof only over entrance, heavy brick porch supports rest on brick balustrade, decorative brick corners on porch, façade has bands of lighter colored bricks giving a horizontal effect, and the eave brackets give a craftsman flare. Driveway to garage in back.

**2040 Albion St.**

1911

House-Contributing (1)

Architect unknown

Foursquare/eclectic

Garage-Noncontributing (1)

Photo #34

This unusual two-story with attic Foursquare/eclectic with Craftsman elements residence features a south side entrance, suggesting the design had been turned 90 degrees in order to fit a narrow urban lot. The façade features a front gable with truncated gable end and decorative brackets, half-timbered attic wall, façade red brick with small central projection for windows on all floors, attic window is 9 by 9 casement, second floor two windows are 12/1 sash with stone sills, first floor two windows are slightly smaller than second floor windows, also 12/1 sash with stone sills, first floor windows under full width porch, heavy brick porch supports for gabled porch roof, brackets supporting eaves, vertical wood lattice under porch roof, porch wraps around south side to meet the entrance porch with its own small gabled roof, driveway leads from Albion Street to newer garage at back of lot, full basement.

**2044 Albion St.**

1913

Contributing (2)

Architect unknown

Eclectic /Foursquare

Photo # 35

This two-story brick Eclectic /Foursquare is similar to 2059 Albion Street, except it does not have the wrap around porch but a 2/3-width porch. The hipped roof has overhanging eaves and a cornice band, a south side chimney, the second floor features two equal size 1/1 sash windows and two smaller inner multi-light windows off-center slightly, with a brick surround, and all have stone sills. Beneath the sills are several horizontal brick bands and the hipped porch roof joins the façade at these bands. The porch is supported by two rectangular brick piers and two pilasters, connected by a brick balustrade. The entry is centered in the façade and the first floor windows are wide 1/1 sash with stone sills. The foundation appears to be concrete, no evidence of a basement, a driveway leads to the detached garage.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 12**2059 Albion St.**

1908

Contributing (2)

Architect unknown

Eclectic/Foursquare

Photo # 36

This two-story brick residence features a Prairie type of horizontality of style in the façade accentuated by the low pitched truncated-hipped roof with overhanging eaves and the nearly flat porch roof. The widely spaced second floor windows are asymmetrically positioned with the southern window of 4/1 sash lights over the porch roof, a smaller double window of 4/1, 4/1 sash lights over the entry, and a northern window of 8/1 sash lights with stone sills. The first floor façade features an eye-catching façade porch with low-pitch hipped roof with an overhang attached to the façade at the second floor sill course. The rectangular brick porch supports have decorative brick caps and short wood piers that connect to the roof. The porch wraps around the southeast corner with a decorative brick balustrade connecting the brick supports. The entry is nearly centered with two rectangular casement windows with stone sills on either side. The two large windows are 5/1 sash lights with stone sills. A full basement contains a half-round vent or window under the concrete façade porch. In 1913, a detached garage was added for \$400.

**2060 Albion St.**

Circa 1911

Contributing (1)

Architect unknown

English cottage/bungalow

Photo # 37

This two-story brick English cottage/bungalow residence features unusual second floor through-the-wall dormers with shed roofs, a steeply pitched cross-gabled roof with flared eaves, with side gable at the façade with brick parapets and chimneys at the gable ends. The two outer second floor windows have 15/1 sash lights and a small centered window also has multi-lights. The 2/3 width façade porch features a flat roof with exposed rafter ends, carved headers, two rectangular brick piers and two pilasters, a brick balustrade with stone cap, and adjacent to the porch to the north is a narrow round-arched window, 1/1 sash light with a keystone and stone sill. The entrance is located on the south side facing west and has its own entrance portico with side gabled roof, parapetted gable end, and arched door.

**2066 Albion St.**

1908

Contributing (2)

Architect unknown

Colonial Revival

Photo # 38

This two-story brick residence features a symmetrical façade with a side gabled roof with narrow overhanging eaves, and two chimneys. Under the attic gable ends are walls of stucco half-timbering, and the façade second floor contains two side windows of 12/1 sash lights with shutters and stone sills. Two inner casement windows have shutters and a single stone sill. A brick sill course visually divides the second and first floors. The first floor features two brick buttresses at the corners, two equal size single light windows (possible replacements) with narrow shed roofs and stone sills, and a central entry with a decorative pediment above two pilasters. The entry porch is small and made of concrete. There is a full basement and a driveway to the garage in back.

**2071 Albion St.**

1903

Contributing (2)

Frank E. Edbrooke

Foursquare

Photo # 39

This 2.5-story brick residence, designed by Frank Edbrooke, features standard Foursquare styling in the hipped roof with flared overhanging eaves, the attic dormer also has flared overhanging eaves and brackets, and a single casement window set in half-timbered walls. The typical foursquare façade is individualized by a two-story projecting wing on the south side. Two double 8/1 sash lights with a connecting sill course are set in the façade just



# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 13

above the hipped façade porch roof and similar windows are set in the wing. The full width concrete façade porch features a central entrance, austere rectangular brick piers, a large three-part multi-light sash window under the porch roof and a double 12-light casement north of center in the partial porch enclosure. The entry opens into this enclosure, facing south, and a four-part multi-light window is set in the first floor wing. The enclosure does not appear in the Sanborn Map, 1929, so is assumed to be more recent. A full basement has above ground windows, and a driveway leads to a three car garage in back.

**2074 Albion St.**

1909

Contributing (2)

Architect unknown

Colonial Revival

Photo # 40

This 2.5-story brick residence, with similar dimensions to the adjacent dwelling at 2066 Albion St., features a symmetrical façade under a hipped roof with wide flared overhanging eaves with carved rafters. The central attic dormer has a front gable with flared eaves and vergeboard, shingled walls, two small 6/6 sash lights with wood lintels and stone sills. The placement of the façade windows and entry is similar to that of 2066 Albion St. adjacent to this on the south. The second floor features two 8/1 sash outer lights with carved lintels and stone sills, and two small central windows with the similar lintel and sill, plus decorative brickwork under the sill. All windows have wide wood shutters, and a brick sill course across the façade. The first floor features two 10/1 sash lights with carved lintels, stone sills and shutters flanking the entry which has a front gable narrow porch roof with carved fan detailing above two round column piers and two similar pilasters. The entry features a similar carved lintel and wood surround, a small concrete entry porch. Full basement and detached garage in back.

**2079 Albion St.**

1914

Contributing (2)

Architect unknown

Foursquare/Eclectic

Photo # 41

This 2.5-story red brick residence features a rectangular façade with a hipped roof with overhanging eaves, a central attic dormer with a hipped roof that contains a double 1/1 sash light set in sided walls, a fireplace chimney on both the north and south sides. The second floor features two 1/1 sash corner windows (possibly replacements) with decorative brick details on each side plus decorative brick sills, with two smaller inner windows, 6/6 sash lights, with a decorative medallion between the windows and a similar decorative sill. The small windows occur just above the central half-width façade porch roof with a hipped roof, cornice band, two round column piers set above rectangular brick pedestals. The full-width concrete façade has both front and side entrances and a metal railing. The first floor façade contains a central entry and two equal size windows of 10/1 sash lights with stone sills and adjacent decorative brick buttresses. It has a full basement and a driveway leads to a two-car garage in back.

**2085 Albion St.**

1905

Contributing (2)

Architect unknown

Foursquare

Photo # 42

This two-story brick dwelling features a hipped asphalt roof, a single second floor façade multi-light window with storm windows, quoins at the façade corners, a full width façade porch with a Park Hill Porch roof, shed style except at the northeast corner where it becomes a small front gable at the porch entrance. The porch roof is supported by four brick piers, connected by a brick balustrade with decorative detailing. The entrance is offset to the north where the porch wraps around the north side of the dwelling. The first floor window is three-part multi-light, with transoms and storm windows. Full basement and

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 14

detached garage enters from 22nd Ave.

- 2090 Albion St.** 1912 Contributing (1)  
 Architect unknown Mission Revival Photo # 43  
 This two-story stucco dwelling has an irregular shape with a cross-gabled tile roof with narrow eaves. The second story windows are multi-light, rectangular and arched. A balcony with stucco balustrade extends over the single story west wing containing a large round arched window with irregular lights. The entry faces west and is arched with a wooden arched surround or hood. The first floor windows are arched multi-light, and bricks are used extensively for garden borders and the front entrance patio. It has a basement with small windows.
- 2200 Albion St.** Maurice Smith House 1908 Contributing (2)  
 William E. Fisher Tudor Revival Photo # 44  
 This large 2.5-story stucco and brick Tudor Revival residence is arguably the finest example of the Tudor Revival style in Park Hill. W.E. Fisher originally designed a symmetrical Tudor residence for Maurice Smith in 1908. In 1935 Fisher designed extensive alterations, first and second-story additions, a new exterior of stucco half-timbering, an attic level, and new tile roof with a false thatch appearance, creating a grand asymmetrical Tudor Revival residence. The cross gable roof features a front gable attic dormer on the east side, with four multi-light casements with a wood lintel and sill, second floor double, triple, and four-part multi-light casements under front gables or flat eaves. The second floor is cantilevered over a brick and stucco first floor with a variety of multi-light windows including brick arched casements with transoms, and double and triple casements, a central entrance with a carved stone gothic arch and carved stone surround placed in a projecting two-story portico. This corner lot is well landscaped with mature trees and is enclosed with a brick and wrought iron fence. The property also contains a two-car garage and a small outbuilding.
- 2201 Albion St.** 1932 Contributing (1)  
 Architect unknown Tudor Revival Photo # 45  
 This two-story brick residence features a cross gabled roof with no overhanging eaves, with brick front and side gables with multi-light casements and brick sills. The façade features a front chimney with decorative brickwork, tapering to the top and three chimney pots. A smaller front gable dormer has stucco above the multi-light window. The entrance projects out from the large front gable in a smaller front gable and contains an arched door with three layers of arched brickwork and surrounds. The entrance porch extends only the width of the entrance projection. A brick and iron fence encloses the corner property, along with a wood privacy fence.
- 2211 Albion St.** 1948 Contributing (1)  
 Architect unknown Minimal Traditional Garage-Noncontributing (1) Photo # 46  
 This single-story brick Minimal Traditional style dwelling has a front gabled roof with a hipped roof section behind it. The entry, located on the south corner of the façade contains a flat porch roof supported by metal piers. The front gable contains a front chimney aligned with the gable peak flanked by two multi-light casement windows with brick sills. Garage in back.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 15

- 2222 Albion St.** 1911 Contributing (2)  
 Architect unknown Foursquare/Eclectic Photo # 47  
 Unusual symmetrical two-story brick Foursquare/Eclectic dwelling featuring a hipped roof with widely overhanging eaves, a projecting entrance portico with a balcony above with two gargoyles on the corners, decorative downspouts, an arched brick entry to the covered porch, open patios connecting to the entry. The windows are 8/1 sash with brick lintels and sills, corbelled brick chimney, and the façade corners are buttressed. Garage in back.
- 2225 Albion St.** 1925 Contributing (2)  
 Architect unknown Bungalow Photo # 48  
 This single-story brick and stucco Bungalow dwelling features a truncated front gable roof with carved vergeboard and double carved brackets, with a smaller truncated front gable over the projecting sunroom in the façade. This room contains five narrow multi-light casement windows set above a brick sill, with additional casement windows on the sides. The entrance is on the south side beneath a small front gable supported by two round columns set on brick rails. A decorative brick course marks the foundation bricks. It has a basement and detached garage, mature property line vegetation.
- 2232 Albion St.** Circa 1914 Contributing (2)  
 Architect unknown Craftsman Bungalow Photo # 49  
 This 1.5-story brick Craftsman bungalow dwelling features a front gabled roof with overhanging eaves, brackets and vergeboard, a three part second floor façade window set in a brick gable wall. The full width porch features a shed roof with brackets, but an open front gabled roof over the porch entry. Three tapered rough brick piers joined by a brick balustrade support the porch roof and a carved header. The first floor bay window is multi-light as is the second floor façade window, both with stone sills. A shed gable extends over the south side of the roof and a front gable over the north side. Driveway to garage in back.
- 2233 Albion St.** 1925 Contributing (2)  
 Architect unknown Bungalow Photo # 50  
 This 1.5-story brick dwelling features a side gable roof with a shed dormer and a front gable half-width porch roof. The shed dormer has two single light casement windows set in stucco half-timbered walls, and stucco half-timbering at the gable ends. The front gable porch roof attaches at the eaves of the main roof and has a shallow pitch, vergeboard, stucco under the eaves, header with brackets attaching to the rectangular brick piers, also two brick pilasters help support the porch roof. The porch entrance through a brick balustrade leads to the entry and adjacent small single pane window. Two additional single light windows, all with brick sills, are found on either side of the porch. The south side features a bay with a front gabled roof above it. The property has a basement, metal fence and a driveway to the detached garage. Mature trees and shrubs. The skylight in the dormer is the only recent alteration, and does not detract from the historic character.
- 2245 Albion St.** 1906 Contributing (2)  
 Architect unknown Bungalow Photo # 51  
 This 1.5-story brick Bungalow dwelling with a side gable roof features Craftsman details and a prominent front gable Park Hill Porch roof. The small shed dormer with exposed rafters has two single pane windows set in wood siding and stucco half-timbering and additional sash windows at the gable ends. The south side contains two chimneys, a single story bay

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 16

with hipped roof, and decorative windows flanking the east chimney. The front porch features the through the roof Park Hill brick porch piers and decorative brackets supporting the front gable of stucco half-timbering. An off-center entry features a sidelight and transom, and a three-part multi-light sash window under the porch. A brick balustrade sits above the foundation of contrasting bricks, basement, and two car front gable detached garage is reached by a gated driveway.

**2250 Albion St.**

1912

Contributing (2)

Architect unknown

Edwardian/Eclectic

Photo # 52

This unusual 1.5-story brick and stucco dwelling features a pent front gable with narrow vergeboard, stucco with vertical half-timbering, a Palladian-like window with three multi-light over single light sash windows trimmed with a carved wood lintel, and wood surrounds. The first floor façade contains a half-width façade porch that is recessed under the pent roof, and to the north of the porch is a brick bay with dogtooth corners and multi-light sash windows. The entry is centered in the façade, and the porch roof is supported by four round wood column piers under the roof header, above the brick balustrade. Vegetation obscures the southern window. The dwelling has a basement and driveway to the rear detached garage.

**2252 Albion St.**

Circa 1907

Contributing (1)

Architect unknown

Foursquare

Photo # 53

This 2.5-story brick dwelling features symmetrical Foursquare styling with a truncated hipped roof. The façade dormer has a carved vergeboard, flared eaves, exposed rafters, a double 9-light casement window. The main roof features exposed rafters under widely overhanging eaves, and the second story contains three same size 6/1 sash windows set in stone surrounds, lintels and sills, with arched brick hoods. The full width porch contains a shed roof joined at the second story window sills, four rectangular brick piers and two brick pilasters all joined by a brick balustrade, concrete steps and porch. The two first floor façade windows are slightly larger than the 2<sup>nd</sup> floor windows but continue the 6/1 sash design. The entry is centrally located under the porch roof.

**2260 Albion St.**

1911

Noncontributing (1)

Architect unknown

Bungalow

Photo # 54

This 1.5-story side gabled brick dwelling features typical bungalow styling in the prominent attic dormer with a hip-on-gable roof, stucco half-timbered walls, a three-part dormer window with 4/4, 8/8, 4/4 sash lights. The full width façade porch originally contained four brick piers with decorative detailing joined by a brick balustrade, however, the porch has been enclosed with one set of four 4/1 sash windows on the north of the entry and a set of four casement windows on the south of the entry. These enclosure windows are metal or fiberglass, and the entry has been enclosed with two multi-light French doors and a transom. These French doors and windows are out of character with the original façade, and may make this dwelling non-contributing to the historic district.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 17

- 2261 Albion St.** 1909 Contributing (2)  
Maurice Biscoe French Eclectic Photo # 55  
One of the most unusual residences in Park Hill, designed by architect Maurice Biscoe, this 2.5-story brick French Eclectic dwelling with climbing ivy features a steep hipped roof with flared eaves, exposed rafters, three small façade dormers each with a similar flared hipped roof and multi-light window, additional shed dormers in the other sides of the roof. There are wide chimneys on the north and south sides, a second floor featuring four round-arched multi-light sash windows, two large outer windows, and two small inner windows placed above the entrance, all with stone sills. The first floor features two three-part multi-light windows of differing sizes set in wood surrounds with decorative wood sills. The southern window contains 6/1 sash lights and the northern window 4/4 sash lights. Centered in the façade is the entrance, featuring a wide arched entry door (coffin door), set in a wide rectangular stone surround with a carved "fruit swag bas-relief" above the door (Noel and Hansen, 2002). To the south of the façade is a projecting porch with a shed roof and four rectangular brick piers. The property has a metal fence with ivy and a driveway to the detached garage in the rear.
- 2265 Albion St.** 1910 Contributing (2)  
Architect unknown Foursquare  
has two large multi-light sash windows with shutters and brick sills, and two smaller inner single pane windows without shutters but with more decorative brick sills. Below these windows is the hipped roof of the full width façade porch supported by two rectangular brick piers. Under the porch roof is the wide entry with two sidelights, and a single multi-light sash window with shutters. Wide stairs lead to the concrete porch with brick balustrade. Mature trees and grass lawn. Detached garage in rear.
- 2269 Albion St.** 1910 Contributing (2)  
Architect unknown Bungalow Photo # 57  
This unusual single-story brick and wood dwelling features a cross-gabled roof, a main side gable section with a hip-on gable ends, and a front gable with a hip-on gable end and vergeboard standing above a second front gable with a shallower slope, five carved brackets, and no vergeboard or truncated peak. This inner front gable porch roof contains wood slats under the eaves between the decorative brick piers. A wide entry to the concrete porch is flanked by two 1/1 sash lights with decorative sills. Inside the porch is the off-center door and a multi-light window. Another multi-light window stands to the north of the covered porch above a concrete porch extension that has a metal railing. There are two chimneys, a driveway and a detached garage. Difficult to evaluate possible alterations.
- 2270 Albion St.** 1910 Contributing (2)  
Architect unknown Foursquare/Eclectic Photo # 58  
This two-story brick dwelling features a narrow façade with a side entrance, making it appropriate for a narrow urban lot (similar to 2040 Albion St.). The hipped roof has overhanging eaves enclosed with beadboard, and two north side chimneys. The second floor contains two equal size façade windows, 1/1 sash, with narrow wood shutters, stone sills, and a decorative brick sill course on all sides. The first floor contains three windows, a wide center 18 light window with shutters and flower box sill flanked by two 4 light windows in decorative wood surrounds. The entrance is centered on the south side under a small hipped roof supported by round columns, with a concrete porch. A cantilevered multi-light

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 18

window set in siding walls is next to the entrance to the west. The property is fenced with a driveway to the detached garage in the rear.

**2277 Albion St.**

1909

Contributing (2)

Glen W. Huntington

Craftsman Bungalow

Photo # 59

This 1.5-story brick Craftsman bungalow residence, designed by architect G.W. Huntington, is considered a high style bungalow referred to as a Craftsman style. The Double pitch side gable roof features two corbelled chimneys on the north and south sides, and a centered front gable dormer with vergeboard, three carved brackets with exposed rafter ends, a four part multi-light casement window set in siding walls. The shallower pitch occurs over the full width Park Hill porch supported by four wide brick piers with stone caps, exposed rafter ends, carved brackets on each side of each pier, a carved wood banister, and a wide entry to the porch. Under the porch roof is a centered door flanked by two three-part multi-light casement windows. A shared driveway leads to the garage in the rear.

**2282 Albion St.**

1928

Contributing (2)

Architect unknown

Tudor Revival

Photo # 60

This modest single-story brick dwelling features interesting brick detailing in the windows and door treatments. The cross gabled roof contains a main side gable and a front gable over the projecting wing that joins a small front gable over the entry. The window in the façade wing is three-part, 4/4 sash, with a wide detailed dark brick lintel and thin brick sill. A small 1/1 sash window is set between the wing window and the entry door and contains the same lintel and sill. The entry, placed in the ell, features two arched brick hood courses above the arched door. The outer arched brick hood extends to the chimney bricks asymmetrically. The chimney stands between the door and another window, this a double 4/4 sash with the same brick sill, but set close to the eaves so that the brick lintel is not seen. The half-width façade porch does not have a roof, but four thin metal piers used for a cloth awning are attached to the brick balustrade. Basement and detached garage.

**2285 Albion St.**

1910

Contributing (2)

Architect unknown

Eclectic/Tudor/Bungalow

This single story brick Eclectic/Tudor/bungalow dwelling features gothic window treatments in the single story projecting wing below a flat parapetted roof. The Albion Street façade has a parapetted front gable with three attic casement windows featuring diamond panes set in heavy stone lintels and sills with tabs on the sides. Decorative quoins mark the dwelling corners, while the roof extends beyond the quoins to reveal carved vergeboards. The wing contains four gothic styled double diamond pane casements, triangular transoms set in gothic arches with brick surrounds. The sills are stone with decorative brick supports. Two additional façade windows are 12/1 lights with similar stone sills. The entry faces E. 22<sup>nd</sup> Avenue under a small shed roof with a small porch that has a metal railing. A chimney with decorative brickwork stands east of the door, and a window to the west. A two-story brick bay window near the center of the 22<sup>nd</sup> Ave. façade extends to the attic level under a hexagonal roof. Additional first floor windows occur to the west of the bay along with another small front gabled dormer with exposed brackets and diamond pane windows. Basement and detached garage opening to 23<sup>rd</sup> Avenue.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 19

- 2290 Albion St.** 1952 Contributing (2)  
 Architect unknown Minimal Traditional  
 This single-story brick dwelling features a hipped roof with overhanging eaves, wide single and double light windows with brick sills. Under the northwest corner of the roof is a recess in which the north-facing entry opens to a small concrete porch next to a single light facing west. The yard is fenced, the detached garage faces 23<sup>rd</sup> Avenue, and there is a basement.
- 2301 Albion St.** 1934 Contributing (2)  
 Architect unknown Mediterranean Revival  
 This irregularly shaped 1.5 story stucco Mediterranean styled dwelling features a red tile roof that combines flat sections with shed styles and gables without eaves. The window styles vary from a bay with a hipped roof to simple rectangular lights. Decorative gutters, the exterior walls and fence are a tan stucco. The detached garage is near the alley, opening onto 23<sup>rd</sup> Avenue.
- 2304 Albion St.** 1915 Contributing (2)  
 Architect unknown Craftsman Bungalow  
 This 1.5-story brick and stucco half-timbered Craftsman bungalow dwelling sits on a corner lot facing west, raised from the street with a low brick retaining wall. The gabled roof features a main side gabled section with an off-center front gable dormer with carved vergeboard, exposed rafter ends, and two diamond lights in stucco walls. In front of the main roof are two front gables, one over the 2/3-width porch and a smaller one over the projecting façade wing. The front gables have vergeboards, exposed rafters, brackets, stucco under the overhanging eaves, and an interesting intersection of two vergeboards where the porch roof meets the projecting wing roof. The porch roof is supported by a wide brick pier below a carved wood pillar, with a brick balustrade, two single lights with stone sills, and a side entry into the projecting wing that features three single light casements with stone sills. The detached garage opens to 23<sup>rd</sup> Avenue.
- 2310 Albion St.** 1912 Contributing (2)  
 Architect unknown Bungalow/Eclectic  
 This 1.5-story brick Bungalow/eclectic dwelling features a symmetrical three-ranked façade with bungalow elements that include a side gabled roof, overhanging eaves with exposed rafter ends. Three attic dormer windows each under separate roof. The north dormer has a front gable of stucco half-timbered walls with two multi-light windows, the central dormer is an alteration less than 30 years old with multi-light windows enclosing the former small balcony, and the south dormer is a hexagonal turret with multi-light windows. The first floor originally featured a full width porch (according to current owner), but now it contains a small porch in front of the central entry with wood surround and lintel, flanked by two equal size three-part casement windows, possibly replacements of the originals. The front yard contains mature trees and shrubs, a fenced back yard with detached garage.
- 2315 Albion St.** Circa 1908 Contributing (2)  
 Architect unknown Eclectic/Foursquare  
 This 1.5-story brick and wood siding residence features a cross-gabled roof with a through the wall front gable dormer that has a three-part 1/1 sash window that fits half-way into the brick wall and half-way into the dormer siding. In front of this dormer is a full-width porch with front gabled roof above rectangular brick piers. The central door is flanked by two

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill Denver, Colorado

Section number 7 Page 20

single light windows. The front yard contains mature trees and shrubs, with a detached garage at the rear.

**2318 Albion St.** Circa 1938 Contributing (2)  
Architect unknown Tudor Revival  
This 1.5-story brick dwelling features an L-shape plan with a cross-gable roof, having two front gables over the projecting wing. The larger front gable has stucco half-timbered walls with vergeboard but no overhanging eaves, and the south eave extends over the entrance. The second front gable fits inside the larger with a vergeboard and half-timbering over brick walls. The front gable window is a 1930s style with dark muntins between 24 lights with tan shutters and a brick sill. A similar window occurs next to the front chimney in the façade next to the entrance. An uncovered concrete porch with metal railing stands in front of the entrance and chimney. Mature trees and shrubs, full basement, metal fencing, detached garage.

**2325 Albion St.** Circa 1910 Contributing (1)  
Montana Fallis and John Stein Colonial Revival Garage-Noncontributing (1)  
This unusual 2.5-story brick dwelling was designed by the architectural firm of Fallis and Stein. The steep side gable roof with narrow overhanging eaves and single chimney combine with the small second floor multi-light windows and the tall first floor windows and entry porch roof to accentuate the vertical aspects of the façade. The narrow eyebrow dormer with 6 variable size add to the feeling of height. The second floor windows have shutters and a sill course between the sills and the flat porch roof. This roof with cornice band with modillions is supported by four round Doric-like columns and the centered entry contains two side lights. The two equal size first floor windows have unusual round-arched and tabbed brickwork lintels above multi-light casements with transoms, stone sills and flower boxes. The concrete porch is centered in the façade. Basement, grass lawn and noncontributing detached garage in rear.

**2332 Albion St.** 1906 Contributing (2)  
Architect unknown Foursquare  
The 2.5-story red brick dwelling features typical Foursquare styling. The hipped roof with flared eaves, and two chimneys in diagonally opposite corners contains a central façade dormer with hipped roof, flared eaves, two casements set in wood siding walls. The second floor contains two 1/1 sash lights with stone sills, with modest quoins at the façade corners. A full width façade porch wraps around the south corner under a hipped roof supported by five-six rectangular brick piers from the ground to the roof. The brick balustrade with stone caps is clearly visible between the piers. It has a full basement, a driveway to the detached two-car garage, also with hipped roof, and the back yard has a metal fence.

**2333 Albion St.** 1910 Contributing (2)  
Glen W. Huntington Foursquare  
This large two-story red brick dwelling features a center hall rectangular façade with a hipped roof, overhanging eaves, a tall south side chimney next to a two-story brick bay. The second floor has an unusual window treatment using stone hood molds in between the windows. Two 1/1 sash windows are set at the cornice and have stone sills, with two inner windows are smaller single light casements with similar stone sills and decorative brickwork mullion. The full width Park Hill Porch features a shed roof with two rectangular brick piers



# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 21

and two similar pilasters, a brick balustrade, carved gable ends and exposed rafter ends. The entrance is centered under the porch roof, flanked by two 1/1 sash lights. Full basement. The yard has mature trees and a grass lawn, and a detached rear garage.

**2340 Albion St.**

Circa 1905

Contributing (2)

Glen W. Huntington

Foursquare

This 2.5-story brick dwelling shows similar Foursquare styling to the adjacent residence at 2332 Albion St. Designed by G.W. Huntington, it features a hipped roof with flared overhanging eaves and exposed rafter ends, two chimneys on diagonal opposite corners, a central attic dormer with hipped roof and two 6 light casements. The second floor façade contains two elaborate equal size windows of 1/1, 1, 1/1 sash with transoms above. The full-width façade porch has the Park Hill Porch style with shed roof and two rectangular brick piers rising above the porch roof. The entry is centered under the porch roof, and is flanked by two equal size 1/1 sash windows. Full basement. The front yard has mature trees and shrubs, and a detached garage stands in the back.

**2341 Albion St.**

Circa 1907

Contributing (2)

Architect unknown

Foursquare/eclectic

This 2.5-story gray stucco Foursquare/eclectic residence with Mission Revival influence features center hall Foursquare styling with the added elements of arches under the porch roof and a small parapet on the porch roof above the entrance. The hipped roof has flared overhanging eaves, two chimneys, and a central façade dormer with stucco walls. The second floor has quoins at the corners, two 18/1 sash lights with stone sills and a center door that has leaded glass with two leaded glass side lights. The first floor façade features a central door with two sidelights, flanked by two equal size three part leaded glass windows with stone sills. The full width Park Hill Porch varies from the standard by using arched supports between the four piers that contain a decorative stone strip. Full basement. The front yard has a driveway leading to a 1.5-story detached garage in the rear. A tunnel ran from the house to the carriage house, presumably for bad weather use (*Montview Guidon*).

**2347 Albion St.**

Circa 1907

Contributing (2)

Architect unknown

Bungalow

This 1.5-story brick and stucco half-timbered Bungalow dwelling features a double pitch side gable roof, a central front gable attic dormer with three multi-light casements set in stucco half-timbered walls, with a narrow vergeboard and brackets. The gable ends also have a vergeboard, brackets, and stucco half-timbering. The shallower pitch of the roof occurs over the full width façade porch, supported by four rectangular brick piers and brick balustrade. The centered entrance is flanked by two wide multi-light windows. The foundation bricks differ from the exterior bricks in color, pointing to a full basement. The yard contains mature trees, shrubs, and a grass lawn, with a detached garage in back.

**2348 Albion St.**

Circa 1909

Contributing (2)

Architect unknown

Eclectic/Foursquare/Colonial Revival

This unusual 2.5-story brick and wood siding residence features a flared hipped roof with overhanging eaves, with a central flared hipped dormer that contains three small windows with stone sills set in siding walls. The second floor combines a brick exterior with wood siding, a 1/1 sash window north of center, a small projecting enclosed porch with hipped roof centered over the entrance, and a south two story bay with multi-light sash windows set in

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 22

siding, under the eaves. The first floor façade has a similar brick and siding bay south of center, a 2/3-width shed roof over the entrance and the north window. The second floor porch sits on the shed roof and in front of it is a decorative arched crown pediment with finial and brackets. Three Doric-like round columns support the façade porch roof, with wood railing, and a north 1/1 sash light is under the shed roof proper. The yard is landscaped with a detached garage in back. Basement.

**2354 Albion St.** 1919 Contributing (2)

Architect unknown

Foursquare

This two-story brick and stucco dwelling features unusual styling for a Foursquare design. The hipped roof has overhanging eaves, and the three ranked symmetrical façade is typical of larger Foursquares. However, adding a stucco second floor or half-floor from the window sills to the roof is atypical and created a horizontal effect. The two side windows are 12/1 sash with shutters with a paired multi-light casement with shutters in the center. A 2/3-façade porch adjoins an original projecting room with 6/1 sash lights under a full width hipped roof. The door is centered under the porch roof with a multi-light sash window next to it. Basement. Mature trees and shrubs landscape the yard and a two-car garage is in the rear.

**2355 Albion St.** F.O. Browne House 1907 Contributing (2)

Architect unknown

Foursquare

This two-story light brick dwelling built by F.O. Browne, features a hipped roof with flared overhanging eaves, two chimneys, two unequal size second floor 1/1 sash lights with dark shutters and stone sills. The 2/3-width façade porch contains a truncated hipped porch roof and a wood railing placed around it for a balcony. The porch roof is supported by two brick piers with brick balustrade. The entry and a narrow 1/1 sash light occur under the porch roof, and a wider 1/1 sash window with narrow shutters stands outside the porch. It has a full basement and driveway to the detached garage in the rear. The "antique hairpin" front fence dates to the 1880s, and was built in Colorado Springs (Owner, 2002).

**2364 Albion Street** Circa 1910 Contributing (2)

Architect unknown

Foursquare

Two-story Foursquare style residence.

**2365 Albion St.** 1910 Contributing (2)

Architect unknown

Foursquare

This 2.5-story stucco dwelling feature a hipped roof with overhanging eaves and exposed rafter ends, a central attic dormer with two 1/1 sash lights under a hipped roof. The second floor contains three windows, the side windows have 1/1 sashes, and the central window has three 1/1 sash lights, all with stone sills and lintels that merge with the cornice band. The first floor contains two unusual 4/4 sash windows with the lower sash having elongate panes. The entry is centered in the façade under a small façade porch hipped roof with exposed rafter ends and four wood post piers and connecting wood railing. The door contains multi-lights and two side-lights. Mature trees and shrubs decorate the yard, and a detached garage is in the rear. Basement.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 23**2372 Albion St.**

Circa 1910

Contributing (1)  
Garage-Noncontributing (1)

Architect unknown

Dutch Colonial Revival

This 1.5-story brick and wood sided dwelling with basement is unusual in Park Hill for its side gable gambrel roof with two pedimented dormer windows of 6/6 sash lights that cut into the roof instead of projecting out of the roof. The gable ends have sided walls and no gable eaves. The full-width façade porch has a roof with a shallower pitch than the main roof, and is supported by four wood posts. The centered entrance features an attractive red door with white wood surround, flanked by two equal sized 8/8 sash lights with black shutters and stone sills. The yard has mature trees and shrubs, with a modern rear detached garage.

**2373 Albion St.**

1906

Contributing (2)

Architect unknown

Foursquare/eclectic

This two-story red brick with white wood trim dwelling features Foursquare/eclectic styling in the hipped roof with flared overhanging eaves and chimney. The second floor façade contains two unequal windows, one 8/1 sash and the other a French Door leading out to the balcony over the full width façade porch roof. Visible in the center of the second floor façade is a rectangular area of differing bricks, possibly replacing an original center window. The balcony has a wood railing and posts above the cornice band. Three Doric-like wood columns and two pilasters support the porch roof. The entry is off center to the north, with one three-part 6/1 sash light to the south. Basement. Single garage in rear. Mature trees and shrubs.

**2380 Albion St.**

1913

Contributing (2)

Architect unknown

Foursquare/eclectic

This two-story brick and stucco dwelling features a rare front gable with narrow vergeboard, and brackets, stucco half-timbering under the eaves that meets the brick exterior at the level of the façade corners. The second floor contains three central 6/1-sash windows with wood lintel and brick sills. The first floor contains a full-width façade porch with a half-width open front gable porch roof that contains a similar vergeboard and brackets. The header and additional supports imitate the main front gable half-timbering. The brick piers taper from the concrete foundation to the roof with a brick balustrade that continues across the façade the full width. It has a single chimney on the south side, mature trees and shrubs, and a detached garage. Basement. Detached garage.

**2383 Albion St.**

1909

Contributing (1)

Architect unknown

Bungalow

This 1.5 story stucco dwelling features a front gable roof with a stucco exterior up to the attic level. The second level window is a 1/1-sash bay replacement of the original. The central chimney stands next to side dormers. There is a half-width façade porch with a multi-light diamond pane window, and the entry opens into the side of the projecting wing that is under the shallow pitch front gable roof. The north window is a paired diamond pane casement, both with stone sills.

**2385 Albion St.**

Circa 1911

Contributing (2)

Architect unknown

Foursquare

This two-story brick residence with bungalow elements on a corner lot features a hipped roof with overhanging eaves, exposed rafter ends and brackets. The second floor contains three

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 24

multi-light windows above a former full width façade porch shed roof, now 2/3 enclosed with a brick exterior and casement windows. The current entry porch features a front gable supported by brackets, and the entry door. The yard has mature trees and shrubs, and the detached garage opens to 25<sup>th</sup> Avenue.

- 2388 Albion St.** Circa 1925 Contributing (2)  
Architect unknown Bungalow  
This single-story brick bungalow features a red tile hipped roof with two chimneys, and overhanging eaves. The casement windows have brick sills, there is an enclosed porch on the west side with a row of casements under a cloth awning. The entry faces 25<sup>th</sup> Avenue along with the detached garage.
- 2500 Albion St.** Circa 1914 Contributing (1)  
Architect unknown Bungalow  
This single-story brick bungalow features a front gabled roof with a front gable façade porch roof, accentuated gable peaks, concrete porch and angled steps, brick and wood piers, a single wood pier placed on the steps, a central door next to a wide single light window with brick sill. A projecting ell in the façade contains a 1/1 sash light with brick sill. The diagonal elements make this an unusual bungalow.
- 2501 Albion St.** 1925 Contributing (2)  
Architect unknown Tudor Revival  
This 1.5-story brick and stucco dwelling on a corner lot features a steeply pitched cross-gable tile roof, a main side gable and two front gables of differing sizes, and no overhanging eaves. Attic level windows occur in the side gable and the larger front gable, with brick sills. The first floor façade features a rectangular single pane window with brick sill and brick decorative surround, with a change to brick exterior at the window sills. The entrance is in the second front gable with varying eave heights, and has an arched door set in a tabbed brick surround. The south window is also single paned, set in a brick surround and sill. The dwelling corners have decorative brick quoins. Basement. The yard is fenced and has mature trees and shrubs, with a detached garage opening on 25<sup>th</sup> Avenue.
- 2510 Albion St.** Circa 1916 Contributing (1)  
Architect unknown Bungalow Photo # 314  
This single-story brick bungalow features a front gabled roof with brackets, siding under the overhanging eaves, a shed façade porch roof with exposed rafter ends supported by brick piers with decorative brickwork connecting to the balustrade. The windows appear to be replacements or storms, the entry and one window occur under the porch roof. It has a single chimney and a basement.
- 2515 Albion St.** 1925 Contributing (2)  
Architect unknown Eclectic Bungalow Photo # 315  
This single-story brick and stucco half-timbered eclectic bungalow residence features a Spanish tile cross-gabled roof with a main side gable section and two front gables, all with overhanging eaves, brackets, and stucco with a decorative radial type half-timbering under the eaves. The façade features a front pent gable over the entrance and a smaller front gable to the north. The window under the front gable has three multi-light casements with a stone sill, similar to the window under the pent gable, also the façade porch roof. The

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 25

façade is recessed under this porch roof, with a single brick pier, featuring an entrance and three-part casement window with stone sill. The concrete porch has decorative brick sides to the concrete steps. The yard is landscaped with mature trees, shrubs, and grass lawn, with a detached garage in the rear.

**2520 Albion St.**

1904

Contributing (2)

Architect unknown

Dutch Colonial Revival.

Photo # 316

This 1.5-story Dutch Colonial Revival brick and wood siding dwelling features a rare cross-gabled gambrel roof, with a wide chimney on the north side. The second floor front gable contains no overhanging eaves, and is cantilevered, supported with three decorative brackets, and the three-part multi-light over single light sash window is Palladian-like, with a wide wood lintel and sill. The first floor contains two 15/1-sash lights with shutters and stone sills. The entrance is on the south side, under the cross gable. Basement. The yard is fenced, and has mature trees and shrubs, a grass lawn, and detached garage.

**2526 Albion St.**

Circa 1914

Contributing (2)

Architect unknown

Bungalow

Photo # 318

This 1.5-story brick bungalow features a double pitch side gable asphalt roof, a central attic dormer with a front gable roof, exposed rafter ends and brackets, a 7-light casement set in wood siding walls. The full width façade porch features a shallow pitch side gable roof with exposed rafter ends, brackets, two rectangular brick piers and brick balustrade, an off center door and a multi-light sash window. Basement. The yard has mature trees and shrubs, and a detached garage in the rear.

**2527 Albion St.**

Circa 1908

Noncontributing (1)

Architect unknown

Mission Revival

Photo # 317

This two-story brick dwelling combines Mission Revival features with a Park Hill Porch, and possibly a new second floor addition. The roof appears to be side gabled, with curved parapets on the gable ends, with a tall symmetrical shaped parapet in front, with three single light arched windows with stone sills. There are at least three chimneys associated with the second floor addition, and two shed roofs on the sides of the dwelling. The façade features a half-width centered Park Hill Porch with two brick piers supporting a shed roof. The entrance is centered under this porch roof, and is flanked by two paired multi-light windows with stone sills. The façade porch has a side entrance and brick balustrade. The yard has a grass lawn and trees, the detached garage is in the rear. Second-floor addition from the 1980s (owner).

**2530 Albion St.**

Circa 1910

Contributing (2)

Architect unknown

Bungalow

Photo # 320

This 1.5-story brick and stucco dwelling features a double-pitch side gable roof with single chimney and a central attic dormer with a front gable roof, a paired 1/1 sash window set in stucco half-timbered walls. The full width façade porch features a shallower pitch side gable roof, four rectangular brick piers and brick balustrade, a central door flanked by two equal size three-part sash windows. The foundation has concrete block construction, possibly a basement, a landscaped yard with detached rear garage.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 26**2539 Albion St.**

1908

Contributing (2)

Architect unknown

Bungalow

This classic 1.5-story brick Bungalow features the typical double-pitch side gable roof with single chimney on the south side, and a central attic dormer with front gable roof, exposed rafter ends, three multi-light windows set in shingled siding. The full width façade porch roof has a shallower pitch, and is supported by four groups of two or three rounded Doric-like columns each placed on the pedestals of the brick balustrade. The entrance is centered, and is flanked by two multi-light windows with stone sills. The yard is landscaped with trees, shrubs, boulders, a grass lawn, and the detached garage is in the rear. Basement.

**2540 Albion St.**

1910

Contributing (2)

Architect unknown

Bungalow

Photo # 321

This 1.5-story brick Bungalow features a side gabled roof with a central attic level dormer with a front gable with carved vergeboard and brackets, three multi-light windows set in shingled siding, and a narrow balcony with wood railing set into the roof. A skylight is located to the north of the dormer. The first floor façade features a centered 2/3-width façade porch and projecting roof that continues the same pitch as the main roof, with exposed rafter ends. Two tapering brick piers support the porch roof, along with brick balustrade. The entrance is centered under this roof, and is flanked by two 1/1 sash windows on each side of the entry. There is a full basement, with the foundation marked by a different color bricks. The yard contains mature trees and shrubs, and a detached garage in the rear.

**2545-2551 Albion St.**

1923

Contributing (2)

Architect unknown

Bungalow

Photo # 319

Duplex housing in the bungalow style is rare in Park Hill, yet nearly every street contains at least one bungalow duplex. This single story brick and stucco duplex dwelling contains symmetrical styling with each unit being the mirror image of the other. The side gable roof features a chimney at each gable end, and a front gable with stucco gable walls, vergeboard and exposed rafter ends defining each entrance. Two brick piers support each porch roof, and each has a balustrade. Each façade contains two 6/1-sash windows with a door off-center under each porch roof. The units have full basements, and a garage in the rear.

**2552 Albion St.**

Circa 1910

Contributing (2)

Residence with detached garage.

**2560 Albion St.**

Circa 1910

Contributing (2)

Architect unknown

Bungalow

Photo # 324

This single-story brick bungalow features a cross gabled roof with a main side gable and a front gable over the nearly full width façade porch. This open front gable has a narrow vergeboard with brackets attached to the header and supported by two rectangular brick piers with brick balustrade. The off-center door is flanked on the north by a small window with two arched lights set in a stone lintel and sill, and on the south by a wide three part multi-light sash window. The foundation bricks contrast to the exterior wall bricks, the yard has mature trees and shrubs, a fenced yard, basement, and a detached rear garage.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 27

- 2565 Albion St.** 1908 Contributing (2)  
 Architect unknown Bungalow Photo # 323  
 This 1.5-story brick house with basement features a single pitch steep side gable roof with a single chimney and a central attic dormer with a hipped roof, two paired casement windows set in wood siding. The porch roof has a cut-out on either side to form the less than full width façade porch roof, supported by three rectangular brick piers. The central door is flanked by two (obscured) windows facing the concrete porch with concrete stairs. The yard is landscaped with mature trees and shrubs, a fenced yard, and a detached rear garage.
- 2567 Albion St.** 1925 Contributing (2)  
 Architect unknown Bungalow Photo # 325  
 This small single-story stucco dwelling features a side gable tile roof with a chimney at each gable end and a narrow projection over the central entrance. Two triple multi-light casement windows flank the simple entry with brackets supporting the small porch roof. A low stucco balustrade defines an uncovered porch area. Basement. Mature trees and a grass lawn, with a detached garage in the rear. This house resembles the advertised "small house" design by Hallack and Howard for the Small House Bureau, early 1920s.
- 2570 Albion St.** Circa 1927 Contributing (2)  
 Architect unknown Tudor Revival Photo # 326  
 This single-story brick Tudor Revival dwelling features a side gabled roof with a moderate pitch, no overhanging eaves, and a front gable over the projecting central façade entry that contains a round arched lintel over the arched door, a small stone entry porch and stone steps. A decorative brick chimney with two chimney pots stands adjacent to the entry, and there are two three part multi-light casement windows in the facade. Decorative brick fencing occurs on the north side, with a detached garage in the rear, and mature trees and shrubs. Basement.
- 2576 Albion St.** 1925 Contributing (2)  
 Architect unknown Tudor Revival Photo # 328  
 This single-story stucco and brick dwelling features a typical cross gable asphalt roof with a main side gable, a rear cross gable and a façade front gable, with a narrow vergeboard and no overhang to the eaves. The foundation is brick, and the walls are stucco. The façade contains a triple multi-light casement window with brick sill to the north of center, a projecting front gable with varying eave heights with the south side curving to extend beyond the exterior walls to include an entrance gate. Within this gable is a five-part multi-light casement window with brick sill. The entry gate has a brick surround and decorative metal gate. The entrance is behind this gate. The yard has a grass lawn and mature trees, and a detached garage is in the rear. Basement.
- 2575 Albion St.** 1915 Contributing (2)  
 Architect unknown Eclectic Photo # 327  
 This 1.5-story brick and wood siding eclectic residence is a rare example of a front gabled bungalow/ Foursquare. The front gable has narrow overhanging eaves, and a single chimney. The brick façade seems to be built 1.5 stories where it meets shingle siding at the attic level. The second floor likely contains four replacement windows set deep into the siding, with the two smaller single light casements with wood sills on the outside of the two larger 1/1 sash windows that fit into the brick exterior and have stone sills. There is no

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 28

façade porch roof. The first floor contains a 1/1-sash light with shutters and stone sill course along the façade, and an entry flanked by shutters, above a narrow flagstone porch and stairs. Evergreens obscure the façade to some extent. There are shed dormers on the side of the dwelling, and a concrete foundation, basement, and a detached garage in the rear.

**2585 Albion St.**

1933

Contributing (2)

Architect unknown

Tudor Revival

Photo # 329

This single-story brick dwelling features a cross gabled roof, with a main side gable and a front gable without overhanging eaves but with decorative wood shingles rolled over as in a false thatch roof. The front brick chimney appears in front of the main side gable roof and behind the front gable. The front gable has a straight section and a curved section on the north, and both side of the projecting gable front have stone tabs, as does the arched door with stone tabbed surround. The brick façade porch with low brick balustrade stands in front of the entrance, continuing to the south corner. Currently there is a fiberglass porch roof over this porch, supported by metal piers. There is a south side room addition of brick walls and similar roof shingles, with casement windows, and a basement. The two windows flanking the entry are equal size multi-light casements with storms. The yard has mature trees and shrubs, a fenced yard, and a detached rear garage.

**2590-2596 Albion St.**

1923

Contributing (1)

Architect unknown

Bungalow

Photo # 330

This 1.5-story brick bungalow duplex on a corner lot with symmetrical styling features a cross gabled roof with a main side gable section with a chimney at each gable end, two front gable attic dormers and a wide front gable with truncated roof that shelters both entrance porches. The two units are mirror images of each other. The two dormers have overhanging eaves with vergeboard and brackets above multi-light casement windows. The two entrances are adjacent and fall under a single gable supported by a solid brick wall in the center and two brick piers on the sides of the porch roof. The concrete porches have brick balustrades. The yards have mature trees and grass lawns, and a detached garage is in the rear. This duplex has certain bungalow features that are of a higher style than the other duplex on this block of Albion, at 2545-2551.

**2591 Albion St.**

1933

Noncontributing (1)

Architect unknown

Tudor Revival

Photo # 331

This 1.5-story brown brick dwelling originally featured classic Tudor Revival elements; a cross gabled red tile roof with overhanging eaves, vergeboards and exposed rafter ends, with a main side gable section with two front gables of differing sizes and two north side chimneys. The projecting central façade entry featured a front gable with an arched attic vent in a brick surround above the arched door with brick surround, with corners marked by stone tabs. A second smaller front gable stands north of the entry and has a three part casement window with stone lintel and sill, as does the south façade window and the side windows. The façade corners show the same stone tabbing. Behind the fenced yard currently is a large two story addition which can be seen from the façade view on Albion St. as well as the cross street at 26<sup>th</sup> Avenue (corner lot). The addition does not maintain the integrity of the original Tudor Revival exterior by having stucco exterior walls with a tile roof of a different color and a glass brick window as well as 1/1 sash windows instead of casements, and an open balcony on the second floor. This dwelling is noncontributing.



# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill Denver, Colorado

Section number 7 Page 29**ASH STREET PROPERTIES**

Total Contributing: 129

Noncontributing: 10

Note: All of the houses on the 2000 block of Ash have driveways to rear garages - without alleyways.

- 2025 Ash St.** 1951 Contributing (1)  
 Architect unknown Minimal Traditional Photo # 15  
 1.5-story brick dwelling, gambrel roof with three dormers, 6/6 lights each, siding walls, gabled roofs, first-story brick, two windows, 8/8 lights with wood shutters, entrance with small porch, door with wood surround reminiscent of Colonial Revival. A two-car attached garage is accessed by driveway to the street.
- 2026 Ash St.** 1953 Contributing (1)  
 Architect unknown Minimal Traditional Photo # 16  
 White brick 1.5-story dwelling, the front wing is two-storied with a gambrel roof, second floor has siding, sliding casement window with shutters. First floor of wing has a large window, central single light and sliding lights on each side, with shutters, the main side of the façade has two sliding windows with shutters, unadorned entrance with a small stoop, brick sills. A single-car attached garage is accessed by a driveway to Ash Street.
- 2037 Ash St.** 1910 Contributing (2)  
 Architect unknown Foursquare Photo # 17  
 This Foursquare, symmetrical brick dwelling, features corbelled chimneys on the north and south sides, a truncated hipped roof with wide overhanging eaves and exposed rafters on the façade side. Second floor- two side windows, 12/1 light, stone sills, central window is 8/1 light, stone sill, a wide brick or stone band connects the upper parts of windows on the façade and sides. First floor- façade has a full-width porch with a shed roof, wide rectangular brick piers rising above the porch roof (a so-called Park Hill Porch) with decorative urns on tops, two front windows 12/1 with a central multi-light door, brick balustrade and sides of the steps leading to the porch. Side windows are sliding. The top of the porch roof is marked by a brick course that continues around the sides. A brick two-story addition is seen on the south side. Full basement and detached garage.
- 2040 Ash St.** Circa 1915 Contributing (2)  
 Architect unknown Eclectic/Foursquare Photo # 18  
 Excellent example of an Eclectic/Foursquare with Craftsman elements, this 2.5-story brick dwelling features a hipped roof with hipped, overhanging eaves with very decorative double brackets, attic dormer with triple windows and leaded glass. Second floor-two 1/1 lights are replacements with storm windows, awnings, south side two- story bay. First floor- larger window 1/1 light replacement and elaborate front door with sidelights, covered full-width porch with brick porch supports on brick balustrade, supports have the same decorative brackets, but smaller, and the same brick pedestals for the brackets, brick addition on back (east side) with different bricks, brick foundation, basement, detached garage.
- 2044 Ash St.** Circa 1903 Contributing (2)  
 Architect unknown Foursquare Photo # 19  
 This 2.5 story red brick Foursquare/bungalow features an attic shed dormer in hipped roof, brackets or rafter ends under enclosed eaves, quoins. Second floor- two 1/1 lights, with

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 30

stone sills, but upper light has diamond panes, lower light is larger, window shutters between windows, inner windows are two small leaded casements flanking a decorative shield of white terra cotta against a blue background, windows set in decorative brick surround, brick course connects upper story windows. First floor- two smaller windows with brick arched lintels and keystones, stone sills with brick supports, shutters, larger window is under the porch roof, 1 smaller diamond light /1 larger light, shutters, stone sill. Smooth rounded columns for the porch supports, with connecting balustrade, wood porch floor & steps, porch roof is hipped with enclosed eaves, two basement windows in façade, driveway to garage in back, not original (see Sanborn, 1929).

**2045 Ash St.**

Circa 1910

Contributing (2)

Architect unknown

Eclectic/Foursquare

Photo # 20

This symmetrical 2.5-story brick Eclectic/Foursquare features an unusual hipped roof with additional hipped roof at the cornice level. Central façade attic dormer with a pedimented gable roof, scrollwork on sides, double window of 1/ 2 sash lights each, solar panels near dormer. Second floor- three equal size windows, 1/1 sash lights, the upper lights are smaller than the lower lights, brick courses surround windows, brick course below stone sills across façade links hipped porch roof. First floor- symmetrical full-width porch with door slightly off-center, simple brick porch supports and balustrade, two windows 1/1 sash light, same size as second floor windows, entrance with iron security door, the first floor is slightly recessed from second floor, two side chimneys, full basement, detached garage.

**2050 Ash St.**

Circa 1912

Contributing (1)

Architect unknown

Foursquare

Photo #22

This 2.5 story brick Foursquare with excellent features, hipped roof, leaded glass designs, attic hipped dormer three part windows 1/1 with flared siding walls, enclosed eaves, decorative brickwork on corners similar to quoins, brick course connecting stone sills on second floor, two large 1/1 leaded glass windows, central window is smaller with brickwork surrounding it, a flowered leaded glass design, first floor- two 1/1 leaded glass windows, with the most elaborate designs, central wood door with leaded glass sidelights. The porch roof is half-timbered, pedimented, brick porch supports with decorative brickwork, porch balustrade is decorated bricks and stone, side windows sheltered by shed roofs, basement.

**2055 Ash St.**

1912

Contributing (1)

Architect unknown

Bungalow

Photo # 22

This 1.5-story brick bungalow dwelling features two chimneys, a front gable with shed dormer and bay window supported by brackets, overhanging eaves and brackets, carved wood vergeboards, half-timbering in gable painted white, shed dormers on the sides, full-width hipped porch roof and porch, simple join where bricks meet half-timbering, two 1/1 sash lights and entrance off center slightly, brick porch supports on brick balustrade with stepped design, full basement.

**2060 Ash St.**

1937

Contributing (1)

Architect unknown

Colonial Revival

Photo # 23

Symmetrical 2-story Colonial Revival, red antique brick, side gabled roof with two chimneys on the south side, low foundation, slate walk and porch, French doors on either side of entrance. Entry has pilasters and upper wood trim, second floor three windows are 6/6 lights, basement.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 31

- 2065 Ash St.** Circa 1910 Contributing (1)  
 Architect unknown Foursquare  
 This 2.5-story symmetrical dwelling features a hipped roof with flared enclosed eaves, an attic dormer with flared eaves, double 1/1 sash lights, second floor- three 1/1 sash lights, storm windows, the center light is smaller, decorative metal flower boxes, shutters, brick course connecting stone sills (not on smaller window), first floor- two windows flanking central door, no small façade porch with no porch roof, windows are 1 small leaded/1 large lights, arched lintels, stone sills, shutters. Between floors is a two foot wide course of stucco, a brick course connecting first floor lintels and sills, metal railings on porch, iron fence, balcony at back over a first floor room, basement.
- 2072 Ash St.** Circa 1909 Contributing (1)  
 Architect unknown Foursquare Photo # 24  
 This 2.5-story brick Foursquare features a hipped roof with central attic dormer that contains a double window and gabled, bracketed dormer roof, half-timbered under gable, double windows are 8/2 sash lights, wood and siding walls, brackets, second floor-two large unusual side windows, 5/2 lights, stone sills, central three windows are smaller with decorative brick surrounds, brick course connects two large windows and top of central porch roof, enclosed entrance porch with pediment roof, decorative wood door surround, entrance central with one larger window on each side, 1/1 sash lights, stone sill, brick foundation, corbelled brick chimney, two-story bay on south side, basement.
- 2075 Ash St.** Circa 1907 Contributing (2)  
 Architect unknown Eclectic Bungalow Photo # 25  
 This 1.5-story brick eclectic bungalow dwelling with basement has a front gable with no eave overhang, siding in gable, Palladian window with oval above, side pedimented dormers with flared eaves, front pent roof with additional pedimented porch roof, half-width porch, large façade window leaded glass over single light, stone sills, smaller window 1/1sash lights, original door, wide brick porch supports, south side windows; the fireplace is located on the south wall. The lot contains a detached garage.
- 2080 Ash St.** Circa 1910 Contributing (2)  
 Architect unknown English Cottage Photo #26  
 This 1.5-story brick English Cottage with basement features a variety of elements such as decorative brickwork, carved brackets, stucco half-timbering, and Tuscan columns. The side-gabled roof with overhanging eaves and exposed rafters, contains two through the wall gabled dormers, half-timbered with end brackets and simple vergeboards, roof flares toward windows, second floor- window over the entrance porch is narrow, paired 6/1 sash light, other window is the same pairing, the same upper light of 6 lights, but the lower single light is smaller, stone sills extend beyond the window sides, a soldier course extends from the smaller window sill north through the larger window, meeting it above the sill, first floor- large three-part window with a single central light surrounded by two narrow 6/1 sash lights, shutters and arched brickwork above, the porch is actually full-width, with the half-width flat porch roof under large second floor window, two brick "pilasters" extending above the porch roof and ending in a stone cap, the front porch supports are composed of two brick supports outside of two Tuscan-styled columns, the porch has a turned wood balustrade, several brick courses, addition on the back dates from the 1970s, not seen from the front, shingles in the gable ends.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 32**2085 Ash St.**

1906

Contributing (1)

Architect unknown

French Renaissance Revival

Photo # 27

This symmetrical 2.5-story French Renaissance Revival dwelling features an unusual steeply pitched roof with hip-on-gable ends, a shallower pitch at exposed rafters, half-timbering in the gable ends, second floor- two large windows of 9/1 lights and shutters, stone sills, central balcony door with small 1/1 sash light windows on either side, balcony also the entrance porch roof, with brick porch supports extending above balcony to support the iron railing, a Griffin sitting on each porch support, similar brick "pilasters", triangle designs on brick supports, first floor- two larger windows and a central door, windows are 12/1 sash lights with shutters and stone sills, decorative arched wood under porch roof connects the porch supports, wide porch stairs, south side single story bay with dog-tooth corners, 9/1 sash windows, north side has a similar porch with stone pine cones on top of the porch supports, north porch wraps around to the front of the house, basement.

**2090 Ash St.**

Circa 1912

Contributing (2)

Architect unknown

Foursquare

Photo # 28

This two-story red brick Foursquare features overhanging enclosed eaves, wide brick chimney on south side, second floor- two sets of three windows with 6/1 sash lights, white wood connects the sills and continues to the corners, connects to white wood trim from eaves to horizontal brickwork at the base of the second story windows, first floor- half-width entrance porch with hipped roof, brick porch supports with white wood trim, trim under porch roof, door near the corner, single light window with white surround also under porch, white wood balustrade, large window is a set of four, 9/1 sash lights, with white siding cantilevered, with shed roof, basement, detached garage opens to 22<sup>nd</sup> Ave. According to the owner of the adjacent house, 2080 Ash, these two houses have the same floor plan.

**2205 Ash St.**

1905

Contributing (2)

Architect unknown

Foursquare/eclectic

Photo # 176

The two-story brick and wood siding residence features a nearly square façade with a hipped roof, widely overhanging eaves with exposed rafter ends, a wide cornice band, two chimneys. Second floor- the side façade windows with 15/1 sash lights and shutters meet adjacent side windows at 90 degrees, with rounded Doric-like columns forming the actual corners, while two inner windows are 6 light with shutters, all have wood sills and the cornice forms the lintels. First floor- the full-width façade porch features a hipped roof with overhanging eaves and cornice band supported by double and triple Doric-like columns on the brick balustrade. The entry is nearly centered, with a small multi-light window to the south and two equal sized bay windows with 6/1. 9/1, 6/1 sashes and wide wood sills. The foundation is marked by differing brickwork. Full basement and detached garage.

**2209 Ash St.**

Circa 1909

Contributing (2)

Architect unknown

Foursquare

Photo # 177

This large two-story brick and siding residence is a similar size to the adjacent house at 2209 Ash, and features a center entrance design with a hipped roof, overhanging eaves, five windows on the second floor, four with 16/1 sash lights, and a center window with 12/1 sash lights, all with wood sills. The exterior of the second floor is sided and the first floor is brick with decorative quoins at the corners. The first floor features two 24/1 sash lights flanking a centered entrance under a half-width façade porch with a hipped porch roof. Two brick piers support the porch roof, with a cornice band and decorative brackets. The

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 33

concrete porch has five steps, and the yard is landscaped with trees and shrubs. Basement. A detached garage is in the rear.

- 2212 Ash St.** Circa 1910 Contributing (2)  
 Architect unknown Dutch Colonial Revival Photo # 178  
 This 1.5-story stucco and brick dwelling features a cross gabled gambrel roof with narrow overhanging eaves, with a façade front gable that has a 6/1, 9/1, 6/1 sash bay window with a narrow shed roof set in stucco walls. The first floor façade features a shed roof over a half-width façade porch, supported by three stucco piers and a wood railing, with a 2/1 sash window and the entry with a small shed roof under the porch roof. To the south outside of the porch roof is another 2/1 sash light set in a brick exterior, with two half-round basement windows below it, in stucco. This is an unusual use of the combination brick and stucco. Basement. There is a driveway to the detached garage, and a grass lawn.
- 2218 Ash St.** 1910 Contributing (2)  
 Architect unknown Foursquare Photo # 61  
 This 2.5-story brick Foursquare features typical center entrance styling, a hipped roof with overhanging eaves, a centered attic dormer with a hipped roof with overhanging eaves, three 1/1 sash lights set in tapered siding walls. The second floor façade contains two multi-light sash windows with two inner smaller multi-light sash windows, with stone sills. The first floor façade features two equal size multi-light over single light sash windows with a centered door with two narrow side lights. There is a full-width concrete façade porch without a porch roof, with a wheelchair ramp extending into the yard. There are two south side chimneys, a fenced yard with mature trees and shrubs, and a detached garage in the rear.
- 2225 Ash St.** 1902 Contributing (2)  
 Architect unknown English Revival Cottage/Eclectic Photo # 62  
 This unique 1.5-story beige stucco and siding English Revival Cottage/Eclectic residence features an asphalt side gabled roof with south side chimney, overhanging eaves with decorative carved brackets, a through the wall dormer with a hipped roof, with two 9/1 sash windows flanked by two 12 light square casements set in stucco with the sills at the juncture with the dormer siding. The sills of the inner windows are at the juncture of the siding and the lower stucco. The lower exterior stucco extends about 1.5 stories in the façade, and the half-width façade porch roof joins the exterior stucco near the stucco/siding line. This porch roof is basically a shed style, with a round arch in the center above the door, and is supported by four decorative carved brackets. The door is slightly arched with a painted lintel, and a sill course runs along the façade under two 6/1 sash lights south of the façade porch. These windows also have arched lintels. The façade porch is wood with a wood banister and steps. There are arched windows in the basement, a landscaped yard and detached garage in the rear. A two-story rear addition was completed in the 1920s.
- 2233 Ash St.** 1910 Contributing (2)  
 Architect unknown Foursquare/Eclectic Photo # 63  
 This two-story center entrance brick residence features a shallow hipped roof with overhanging eaves combined with the similar porch roof resulting in a horizontal appearance. Two outer bay sash windows have siding meeting the porch roof, and the inner windows are small 1/1 sash lights with stone sills. The full width façade porch has a

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 34

shallow hipped roof with overhanging eaves supported by four round Doric-like columns standing on the brick balustrade with stone caps. The centered porch entry is flanked by two 1/1 sash lights. It has a basement, rear detached garage, and mature landscaping.

**2236 Ash St.** 1990 Noncontributing (1)  
Architect unknown Colonial Revival Photo # 64

This two-story red brick Colonial Revival residence features a hipped roof, three second floor multi-light sash windows, a center first floor entrance with a decorative wood surround and a small front gable porch roof supported by two wood piers on a brick balustrade, flanked by two side bay windows. All are multi-lights. Denver Property Records indicate the house was constructed in 1990.

**2240 Ash St.** Circa 1902 Contributing (2)  
Architect unknown Foursquare/Eclectic

This interesting two story red brick dwelling features a pyramidal hipped roof with a south side corbelled chimney, overhanging eaves, two second floor multi-light bay windows with siding at the sills, quoined corners, a second floor wood framed sleeping porch (early addition) with multi-light sash windows and an L-shaped brick addition behind the porch. The first floor contains a wrap-around façade porch with a hipped roof, several full-height Doric column supports and a wood railing. The entry is off-center to the north with a single multi-light arched sash window, and around the south corner there is a second entry door with a small three light window, both with stone sills. There is a basement, a driveway, fenced yard with mature landscaping, and a detached garage in the rear.

**2241 Ash St.** 1904 Contributing (2)  
Architect unknown Foursquare Photo # 66

This two story rectangular brick Foursquare appears to represent an early version of the Foursquare that was built on a low foundation. It features a hipped roof with overhanging eaves, a south side corbelled chimney. The façade contains two 1/1 sash lights on the second floor, a flat full width porch roof with cornice and solid brackets attached to three narrow Doric-like column piers, full height, with supporting brackets under the porch roof. The entrance is off-center to the north, with a single 1/1 sash window. The façade porch is wood, with wood stairs, mature landscaping, a detached garage in back, a two-story addition on the back. Two windows flanking the chimney contain outside rolled shutters.

**2251 Ash St.** 1906 Contributing (2)  
Architect unknown Foursquare Photo # 67

The unusual two-story center entry brick Foursquare features a truncated hipped roof with unusual flared overhanging eaves, exposed rafter ends, and two corbelled chimneys, one external, one internal. The three-ranked façade features three 1/1 sash lights with stone sills on the second floor, the center being smaller than the side windows, and two 6/6 sash lights on the first floor, under the full width façade porch shed roof with exposed rafter ends. The central entry has an old wood screen door and four rectangular brick piers connected by a white wood railing, and the porch is wood with wood stairs. The house is set low to the ground and may not have a basement, but has brick over concrete at the foundation. It has a grass lawn, driveway to the detached garage in back, and mature trees.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 35

- 2256 Ash St.** 1937 Contributing (2)  
 Architect unknown Eclectic/Tudor Revival Photo # 68  
 This two-story brick Eclectic/Tudor Revival residence with a symmetrical façade features a steep hipped roof with two side chimneys, no eave overhang, and three equal size second floor windows that are through the wall multi-light paired casements with brick walls up to the front gabled dormers. The first floor façade contains two triple multi-light paired casements with round arched brick lintels, flanking the central door that features a carved door surround with pilasters, and a carved round arched wood lintel. The small brick porch also has brick stairs with a metal railing. There is a basement, a driveway to the rear detached garage, and mature landscaping.
- 2257 Ash St.** Benjamin and Mary Bancroft House Circa 1905 Contributing (2)  
 Architect unknown Foursquare Photo # 69  
 This 2.5-story tan brick Foursquare residence features a hipped roof with overhanging eaves, a central façade dormer with a hipped roof with a paired 1/1 sash window set in siding walls, two side corbelled chimneys. The façade second floor features two stylish corner 8/1 sash windows with carved wood lintels and surrounds, plus stone and brick sills, that have counterpart windows in the side walls. The inner windows are 6-lights with wood surrounds and connecting sills, with a wide brick mullion. The façade does not contain a porch roof but does have a wide stone porch in front of the off-center entry that is slightly arched. An adjacent window to the north is a narrow 1/1 sash, and a wider window to the south is also 1/1 sash, and both are slightly arched with stone sills and a brick sill course. Side windows are also arched with stone sills. There is a ghost line attributed to a former façade porch roof. That wood porch had a balustered balcony above carved roof headers and similar wood main floor baluster. The residence originally belonged to Benjamin and Mary Bancroft, whose daughter, Helen Chain Bancroft, was married in the house. The yard is landscaped, with a detached rear garage.
- 2264 Ash St.** 1905 Contributing (2)  
 Architect unknown Craftsman Bungalow Photo # 70  
 This 2.5-story brick and wood siding residence features atypical Craftsman Bungalow styling in the Swiss Chalet form and is one of only two or three in the Original Park Hill district. The front gabled roof features elaborately carved vergeboard, brackets and exposed rafter ends. A triple attic window contains diamond lights, wood mullions and a stone sill. The two outer second-floor windows have diamond upper lights over single light sashes, and two smaller diamond light inner windows with wood lintels and stone sills. The full width façade porch features a flat porch roof with three round column supports and two pilasters, a concrete porch and stone steps, an off-center door with an adjacent paired casement window and to the south, a wider window with diamond upper lights and a single lower light. Basement. There is a driveway to the detached rear garage, a landscaped yard with mature trees and shrubs plus a grass lawn.
- 2265 Ash St.** 1905 Contributing (2)  
 Architect unknown Foursquare Photo # 71  
 This 2.5 story brick dwelling features a hipped roof, central dormer with a single multi-light window set in siding walls, overhanging eaves with exposed rafters. The second floor façade contains two 1/1 sash windows with stone sills, and quoined corners. The first-floor full width façade porch has a front gable porch roof with vergeboard, stucco half-timbering

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 36

walls, supported by four brick piers and brick balustrade, with centered entry flanked by two 1/1 sash windows. The side windows have stone lintels and sills. There are two side chimneys, basement, a fenced yard, detached rear garage, mature trees and shrubs.

**2270 Ash St.** 1905 Contributing (2)  
Architect unknown Eclectic/ Bungalow Photo # 72

This 1.5-story brick Eclectic/ Bungalow features a side gabled roof with two through the wall façade dormers with pedimented front gables, 1/1 sash windows set in siding. The corners are quoined, and the first-floor façade has a nearly full width porch with stuccoed front gable supported by two Doric columns set on the brick balustrade. South side chimney, basement, fenced yard, detached rear garage, mature trees and shrubs.

**2275 Ash St.** 1910 Contributing (2)  
Architect unknown Mission Revival Photo # 73

This unique Mission Revival two-story stucco residence features a hipped roof with overhanging eaves and exposed rafter ends, a south side corbelled chimney, and a unique central curvilinear parapet with decorative detailing. Three multi-light sash windows on the second floor of the façade have stone sills and a decorative brick sill course. Below that are three brick arches set above stucco piers that support the overhanging second floor that creates the recessed full width façade porch, with a stucco balustrade. Behind the arches are a central door and two multi-light sash windows. There is a fenced yard, grass lawn, detached rear garage, basement.

**2279 Ash St.** Circa 1907 Contributing (2)  
Architect unknown Edwardian/Bungalow Photo # 74

This 1.5-story brick and siding Edwardian/Bungalow features a front gable with siding walls, an oval attic vent above a second floor bay window set in between both the upper siding wall and the lower brick quoined exterior. There are two side chimneys and side dormers. The first floor features a nearly full width façade porch with hipped roof, supported by three round columns and two pilasters set on short brick piers of the balustrade. It has a basement, metal porch railing, fenced yard, driveway to the rear garage, mature trees and shrubs.

**2280 Ash St.** 1912 Contributing (2)  
Architect unknown Foursquare Photo # 75

This 2.5-story brick residence features typical center entrance foursquare styling; hipped roof, and central hipped dormer both with exposed rafter ends, with a paired dormer multi-light window in siding walls. The façade second floor contains three 1/1 sash windows with decorative vertical brickwork flanking the center window and at the second floor corners to the brick sill course. The first floor façade contains a half-width façade porch with hipped roof, exposed rafter ends, two brick piers with brick balustrade, center entry flanked by two 1/1 sash windows, a wood porch and steps, a full basement, mature trees and shrubs, fenced yard, detached garage.

**2285 Ash St.** 1947 Contributing (1)  
Architect unknown Minimal Traditional Photo # 76

Single-story stucco dwelling, side-gabled with no eave overhang, two façade windows, 1/1 sash lights, one with wood shutters, entrance with pedimented porch roof and wood



# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill Denver, Colorado

Section number 7 Page 37

supports, chimney on north side. Mature trees and shrubs, corner lot, garage on 23<sup>rd</sup> Avenue.

- 2290 Ash St.** 1910 Contributing (2)  
 Architect unknown Craftsman Bungalow Photo # 77  
 This striking two-story brick and red tile dwelling features a hipped Spanish tile roof, overhanging eaves with exposed rafter ends, two chimneys. The second floor façade contains four multi-light sash windows with stone sills, two larger outer windows, and two smaller inner windows connected by a stone sill with brackets. The 2/3-façade porch contains a front gable with vergeboard, stucco half-timbering under the overhanging eaves, decorative carved brackets, two wide brick piers, brick balustrade with stone caps, a central entry with two side lights, flanked by two multi-light sash windows. The porch is concrete with concrete steps, a full basement, fenced yard, detached rear garage, mature trees and shrubs.
- 2309 Ash St.** Marvin and Clara Mapes House 1904 Contributing (2)  
 Glen W. Huntington Queen Anne/Foursquare  
 Transitional Queen Anne/Foursquare designed by Glen W. Huntington. The original owners were Marvin and Clara Mapes. After Marvin died in 1907, Clara toured the Middle East and Europe, but could not resolve her inner turmoil. She was committed to Mount Airy Psychiatric Hospital in 1919 and died in 1922. This 2.5-story brick residence on a corner lot features a 2.5 story octagonal turret with hipped roof at the southeast corner of the dwelling, a hipped main roof with overhanging eaves, with a central hipped dormer with a paired sash window set in siding walls. The turret contains sash windows in each side, with stone sills. Originally, the façade featured a wrap around porch around the octagonal section that was removed. The other façade windows are 1/1 sash, a triple casement and a first floor sash bay. The entrance features a pedimented front gable porch roof with two round Doric column supports. The property has a white picket fence, mature trees and shrubs, a detached garage.
- 2310 Ash St.** 1905 Contributing (2)  
 Architect unknown  
 Residence with detached garage.
- 2319 Ash St.** 1926 Contributing (2)  
 Architect unknown Bungalow  
 This single-story brick Bungalow features a side gabled roof with truncated gable ends and exposed rafter ends, with a north side chimney. The symmetrical façade features a center door flanked by two equal size three-part multi-light windows. The façade porch has two tapering brick piers, a decorative brick balustrade with two corner pedestals, and a hip-on-gable front porch roof with exposed rafter ends and a narrow vergeboard. The foundation bricks are a contrasting color, and it has a full basement, mature trees and shrubs, detached garage.
- 2322 Ash St.** Circa 1905 Contributing (2)  
 Architect unknown Foursquare  
 This 2-story brick foursquare has a detached garage.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill Denver, Colorado

Section number 7 Page 38

- |  |                          |  |
|--|--------------------------|--|
| <b>2331 Ash St.</b><br>Baerresen Brothers<br>This 2.5-story brick residence with basement has a hipped asphalt roof, front gabled dormers with flared eaves with brick walls, two brick piers and two brick pilasters supporting the façade porch roof and detached rear garage. Designed and built by the Baerresen Brothers. | 1903<br>Foursquare       | Contributing (2)                               |
| <b>2332 Ash St.</b><br>Architect unknown<br>Single-story brick bungalow with detached garage.  | Circa 1909<br>Bungalow   | Contributing (2)                               |
| <b>2336 Ash St.</b><br>Architect unknown<br>House with detached garage.  | Circa 1927               | Contributing (1)<br>Garage-Noncontributing (1) |
| <b>2337 Ash St.</b><br>Baerresen Brothers<br>This single-story brick residence features a side gabled roof with three shed dormers, windows with 1/1 sash lights, keystone lintels, a central arched door with dentils over the door. Landscaped, basement and detached garage. Designed and built by the Baerresen Brothers.  | Circa 1905<br>Bungalow   | Contributing (2)                               |
| <b>2340 Ash St.</b><br>Architect unknown<br>Brick 2-story Foursquare residence with detached garage.   | Circa 1905<br>Foursquare | Contributing (2)                               |
| <b>2345 Ash St.</b><br>Architect unknown<br>House with detached garage.  | Circa 1910               | Contributing (1)<br>Garage-Noncontributing (1) |
| <b>2346 Ash St.</b><br>Architect unknown<br>House with detached garage.  | Circa 1908               | Contributing (1)<br>Garage-Noncontributing (1) |
| <b>2353 Ash St.</b><br>Architect unknown<br>This 2.5-story brick Foursquare has a detached garage.   | Circa 1905<br>Foursquare | Contributing (2)                               |
| <b>2365 Ash St.</b><br>Architect unknown<br>This 2-story brick Foursquare has a detached garage.   | Circa 1912<br>Foursquare | Contributing (2)                               |
| <b>2370 Ash St.</b><br>Architect unknown<br>House with detached garage.  | Circa 1915               | Contributing (1)<br>Garage-Noncontributing (1) |

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill Denver, Colorado

Section number 7 Page 39

- |   |                                     |  |
|---|-------------------------------------|--|
| <p><b>2373 Ash St.</b><br/>Architect unknown<br/>House with detached garage.</p>  | <p>Circa 1924</p>                   | <p>Contributing (1)<br/>Garage-Noncontributing (1)</p> |
| <p><b>2380 Ash St.</b><br/>Architect unknown<br/>House with detached garage.</p>  | <p>Circa 1915</p>                   | <p>Contributing (1)<br/>Garage-Noncontributing (1)</p> |
| <p><b>2385 Ash St.</b><br/>Architect unknown<br/>House with detached garage.</p>  | <p>Circa 1910</p>                   | <p>Contributing (1)<br/>Garage-Noncontributing (1)</p> |
| <p><b>2388 Ash St.</b><br/>Architect unknown<br/>House with detached garage.</p>  | <p>Circa 1925</p>                   | <p>Contributing (1)<br/>Garage-Noncontributing (1)</p> |
| <p><b>2500 Ash St.</b><br/>Architect unknown<br/>This single-story Bungalow features tan brick and stucco half-timbering in attic, two front gables of different sizes nested under larger front gable with truncated end, all have brackets, simple vergeboards, half-timbering, porch gable has angled horizontal support, tapering brick piers, recessed entry and multi-light sash window, three part sash windows in southwest corner have wood lintels with pediment bricks, three small lights over three longer lights, flower boxes, stone sills, house is deep, two fireplaces, cross gable with truncated end, dark brick foundation, basement, addition with wood railing above garage or room, garage opens to 25<sup>th</sup> St.</p>   | <p>Circa 1916<br/>Bungalow</p>      | <p>Contributing (2)</p>                                |
| <p><b>2505 Ash St.</b><br/>Architect unknown<br/>This red brick 2.5-story dwelling, features a side gabled roof with central attic dormer, shingled wall siding, exposed rafters, gable ends similarly sided. Main roof shingles with overhang and more rafters than on gable ends, paired gable window multi-light, wood lintel and sill. Second floor- four windows, 18/1 sash lights with slightly arched wood lintels &amp; brick soldier course with stone sills, recessed balcony with wood balustrade in center, shingled walls inside recess, door and side lights, brick course connects sills and lintels on all sides. First floor- half-width porch with hipped roof, arched wood lintels with brick soldier courses, 1/1 lights with stone sills, brackets or rafters under porch eaves, porch ceiling wood with rafters, entrance and side window recessed, brick porch supports, stone caps to brick balustrade, decorative urns on sides of brick stairs, basement with the same treatment on windows, 1.5-story brick garage on 25<sup>th</sup> Street. Unique residence in Park Hill.</p> | <p>1905<br/>Foursquare/eclectic</p> | <p>Contributing (2)</p>                                |
| <p><b>2515 Ash St.</b><br/>Architect unknown<br/>This two-story Foursquare dwelling with basement and attic, features painted white brick with turquoise wood trim, hipped roof, attic dormer hipped, walls sided, enclosed eaves, dentils. Second-story corner windows paired 90 degrees front and side, 1/1 sash light with decorative wood mullions, brickwork under windows, two center windows leaded, stone sills, brickwork on sides, one round window near chimney, first floor-shed roof, quoins on</p>  | <p>Circa 1905<br/>Foursquare</p>    | <p>Contributing (1)<br/>Garage-Noncontributing (1)</p> |

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 40

first floor only, heavy brick porch supports, full width porch, entrance recessed, French doors, large window 1/1 sash light, small window on other side of door with leaded glass. Brick partial walls not original, of cinderblock, stucco addition on south side with shed roof detracts from integrity of the house. The lot contains a noncontributing detached garage.

**2516 Ash St.** Circa 1911 Contributing (2)

Architect unknown

Foursquare/Craftsman

Foursquare with Craftsman features, two-story dwelling with hipped roof with exposed rafters or brackets, two attic dormers with truncated hipped roofs and exposed rafters, 4 by 4 casement windows, three second floor windows, 10/10 sash lights, center window smaller, wood sills, two brick courses connect second floor windows, half-width porch with shed roof, exposed rafters, brick porch supports extending above porch roof (Park Hill Porch), carved wood trim and header on porch, first floor- central door with shutters, one window on each side, 10/1 sash lights, wood sills, stone foundation, single chimney, basement, detached garage.

**2520 Ash St.** 1905 Contributing (2)

Franklin Goodnow

Colonial Revival or Georgian

Colonial Revival or Georgian, architect Franklin Goodnow, symmetrical two-story with attic dwelling painted white with black shutters, hipped roof with hipped attic dormer, three small casement windows, roof has overhang with enclosed eaves and dentils on all sides. Second story- two outside 10/10 sash light windows with the lower lights larger than the upper lights, two inside windows with a single light, a single shutter giving the effect that the two inside windows are one window with a wide mullion, all have stone sills, first floor- centered entrance with elaborate pedimented roof, dentils and fan under pediment, carved porch supports, door with sidelights, small brick porch, two side windows are 12/12 sash with the same size differences as on the second floor, but these have stone lintels as well as stone sills, stone foundation, on north side is a single story bay, dentils under hipped roof, further back is a two-story addition of wood siding, continuation of roof pitch. The addition can be seen from the street, but does not detract from the character of the house. Full basement and detached garage.

**2525 Ash St.** 1913 Contributing (2)

Architect unknown

Bungalow

Bungalow, 1.5-story dwelling, brown brick with brown siding, double pitch roof, large shed attic dormer with two windows and a central door, windows are 5 elongate lights over 1, sided balustrade close to dormer wall, nearly full width porch, brick porch supports extend through roof to stone tops and Griffins, brick balustrade, entrance off-center, windows 5 elongate lights over one, basement, detached garage.

**2530 Ash St.** 1910 Contributing (2)

Architect unknown

Swiss Chalet bungalow

This red brick two-story dwelling features a front gabled roof with stucco half-timbered second level, simple vergeboard, decorative brackets, 10 light attic window, second story has three windows of equal size, 10/1 sash lights, wood surrounds, first floor – shed porch roof nearly full-width, centered entrance and two 10/1 sash light windows, four wood porch supports and two wood supports attached to walls, wood porch floor, detached garage, landscaping.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 41

- 2534 Ash St.** Circa 1910 Contributing (2)  
 Architect unknown Dutch Colonial Revival  
 This Dutch Colonial Revival white brick two-story dwelling features a side gambrel roof, three shed dormers with siding in façade, center window is 10/2 sash, two side windows are 8/2 sash lights, actually are through the roof dormers with siding down to roof eaves, gable ends are sided, very narrow overhanging eaves, double brackets, quoins on first floor corners, first floor- two windows have shutters, 18/2 sash lights, stone sills, round arched brickwork above windows with keystones, central door with unique hexagonal porch, flat porch roof, wood piers with brackets on brick balustrade, on south side, sided cantilever room with shed roof, basement, very large house numbers painted under the porch roof detract from significance of house, detached garage.
- 2535 Ash St.** Circa 1902 Contributing (1)  
 Architect unknown Dutch Colonial Revival  
 This 1.5-story brick dwelling with front gable, narrow eaves, painted siding, 1/1 sash light in attic, slight overhang over first floor, side gable dormers with gable roofs, corbelled chimney, first floor- single story bay on south side, all first floor windows are round arched with brick lintels, stone sills, 1/1 sash lights, front porch roof hipped, wide band of trim, wrought iron porch supports and railing, small window near door with a stone sill, porch floor redone, garage, basement.
- 2541 Ash St.** 1900 Contributing (2)  
 Architect unknown Edwardian  
 This 1.5-story red brick cottage features a Front gable with fishscale siding under flared overhanging eaves, attic window is paired, 1/1 sash, wood trim and dentils in lintel, hipped porch roof joins facade at attic sill, porch enclosed with 6- 1/1sash light windows, metal storm door, two brick porch supports, corbelled chimney, basement, detached garage. The porch has been enclosed.
- 2542 Ash St.** 1910 Contributing (2)  
 Architect unknown Craftsman bungalow  
 This Craftsman bungalow, 1.5-story tan brick, side gabled double pitched roof, features a full-width porch, single chimney, two front gables, larger gable has unusual pebble-stucco half-timbering, paired window with 12/1 sash lights, carved vergeboard and brackets, smaller front gable has similar vergeboard and two brackets, 10/1 casement window with shingled walls, metal sills, complex roof line where the small gable blends into the roof, shallower pitch over porch roof, two end brick porch supports, two inner supports of bracketed wood posts on brick pedestals, brick balustrade, porch entrance centered, door and windows centered, windows identical three part, small multi-light window over large single light, central window larger than side windows, decorative brickwork on chimney, decorative brackets, foundation and basement marked by darker bricks, detached garage.
- 2545 Ash St.** 1909 Contributing (2)  
 Architect unknown Bungalow  
 This 1.5-story brick Bungalow features a side gabled single pitch roof with attic shed dormer with three-part 8 light casement windows, rafters and side vergeboard trim, rafters and brackets visible on porch roof, wood trim on sides, stucco half-timbering and eave decorations at gable ends, single story bay with shed roof on south side, 2 first floor

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 42

windows are 1/1 sash lights, porch entrance off center, door in center, brick porch supports and balustrade, stone foundation, basement, detached garage.

- 2550 Ash St.** 1910 Contributing (2)  
 Architect unknown Classic Cottage  
 This 1.5-story tan brick Classic Cottage features an attic dormer with front gabled roof, (eaves don't meet), single light paired attic window, hipped porch roof, brick porch supports, brick balustrade and stone cap, wood door and front window in façade, window is 1/1 sash with the upper light smaller than the lower light, brick or stone course at the level of the balustrade stone, two chimneys, south side bay, dark bricks mark foundation, basement, detached garage.
- 2555 Ash St.** 1910 Contributing (2)  
 Architect unknown Mission Revival  
 This Mission Revival-styled small red brick 1.5-story Classic Cottage features a hipped roof with Mission-styled through the wall attic dormer, arched-stepped brick parapet, window 1/1 sash metal, rectangular, set behind arched bricks with keystone and side tabs, stone sill with three brick supports, roof eaves close to window sill, decorative brickwork under eaves, half-width porch with hipped porch roof, wide wood band, 2 metal supports and two wood supports attached to wall, two front windows, rectangular with 1/1 sash lights, wood sills, door off center, replacement porch, south side of house shows double soldier courses over windows, bay window, other brick courses, chimney slightly buttressed, stone sill, and corbelled chimney. The lot contains a detached garage.
- 2556-2562 Ash St.** Circa 1923 Contributing (2)  
 Architect unknown Bungalow  
 Bungalow, rare tan brick single story duplex, bilaterally symmetrical, side gables with exposed rafters, with a single central attic dormer and two 6-light windows, probably one for each unit, gabled roof, wood half-timbering in gable ends, two entrances on the north and south façade ends, each with a front gabled porch roof, craftsman details, brick porch supports, door and 1/1 sash window in each porch, two paired front windows, 1/1 sash lights, brick sills, dark brick foundation, basement, each unit has two chimneys and shares a central chimney, and detached garage.
- 2557 Ash St.** Circa 1910 Contributing (2)  
 Glen W. Huntington Bungalow  
 This symmetrical 1.5-story brick Bungalow, architect Glen W. Huntington, features a side gabled double pitch asphalt roof, central dormer with front gable, paired windows, 6/1 sash lights, shingled walls, gable ends shingled, exposed rafters, first floor – central wood door, two wide windows, both sets of four windows, two end windows are 12 sash lights, center windows are 9/1 sash lights, full width front porch, four brick pedestals with stone caps, with double wood columns and trim, side house windows are narrow, exterior buttress on north side, lot raised slightly from sidewalk, basement, and detached garage.
- 2561 Ash St.** Circa 1925 Contributing (2)  
 Architect unknown Bungalow  
 This single-story brick Bungalow features a front gabled asphalt roof with stucco half-timbering, three part attic window, two single light windows with a center window of 9 lights,

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 43

simple vergeboard, brackets, front full-width porch has a hipped roof with exposed rafters, two brick porch supports wider at the bottom, two inner brick supports that end just above the brick balustrade, with a metal rod between each support and the roof, front windows the same size with entrance slightly off center, southerly window is single light, northerly window is three-part, 1/1 sash light, corbelled chimney on the south side has small windows on either side, basement, and detached garage.

**2566 Ash St.**

Circa 1925

Contributing (2)

Architect unknown

Bungalow

This red brick single-story Bungalow features an asphalt front gabled roof, wood half-timbering in gable ends, a front gable over front projecting wing with decorative brick chimney, two windows of four elongate lights, simple vergeboards, enclosed porch not original, shallower pitch to gable extension over porch, foundation of different bricks, basement, detached garage.

**2572 Ash St.**

1926

Contributing (2)

Architect unknown

Tudor/bungalow

Photo # 334

This single-story Tudor/bungalow features a side gabled asphalt roof with front gabled porch roof with three brick round arches, bricks up to roof eaves, brackets, side porch entrance, front door off center, window is three part, single light casement, brick course near foundation, and detached garage.

**2580 Ash St.**

Circa 1910

Contributing (2)

Architect unknown

Bungalow

This single-story tan brick Bungalow features unusual craftsman details: green trim, side gabled asphalt roof with flared or raised gable peaks, front gabled porch roof nearly full-width, decorative brickwork in porch supports and balustrade, vergeboards, brackets, wood siding under eaves, front windows three-part, side lights are 30 lights each, center window is 1/1 sash with top light actually 12 lights, off center wood front door, stone sills, foundation brickwork is flared or buttressed on the sides of the house, and driveway to garage in back.

**2581 Ash St.**

Circa 1925

Contributing (2)

Architect unknown

Bungalow

Photo # 333

This 1.5-story brown brick Bungalow features a double-pitched side gable roof with front-gabled dormer that has a three-part casement window flanked by two louvers, set in stucco half-timbering walls. Façade features two three-part 1/1 sash lights flanking a central door, full-width porch, exposed rafters under eaves, carved headers under the eaves, two wide brick porch supports, brick balustrade at porch and curved at steps, concrete porch, full basement, driveway to rear detached garage.

**2591 Ash St.**

Circa 1910

Contributing (2)

Architect unknown

Bungalow

This 1.5-story brown brick Bungalow features a double-pitched side gable roof with shed dormer that contains two 1/1 sash lights set in siding walls, full-width porch, exposed rafters under eaves, four brick porch supports, brick balustrade, central door flanked by two 1/1 sash lights, remodeling ongoing, basement, and detached garage.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 44**BELLAIRE STREET PROPERTIES**

Total Contributing: 127 Noncontributing: 9

Note: The 2000 block of Bellaire does not have an alley. The houses have street-accessed driveways.

- 2021 Bellaire St.** Circa 1927 Contributing (2)  
 Architect unknown Eclectic Photo # 78  
 This two-story residence features a shallow pitch hipped roof with overhanging eaves, two chimneys on the north and south ends, casement windows on all sides with brick sills, lintels, and tabbed surrounds, similar quoins to the window surrounds, the facade is three ranked with a central door, a small casement window on the second floor center flanked by two double casements. The first floor contains similar double casement windows flanking the entry. The entry had the tabbed brick surround and an arched hood mold over the door. Basement, landscaped yard, and driveway to rear garage.
- 2031 Bellaire St.** Circa 1923 Contributing (2)  
 Architect unknown Colonial Revival Photo # 79  
 This two-story brick residence features a side gabled roof with chimneys at the north and south gable ends, where also are two half-round attic windows. The second floor contains three equal size multi-light sash windows with stone sills and white shutters. The first floor contains two similar multi-light sash windows with wide wood sills and long shutters. The centered entry contains a multi-light transom, carved wood surround, and a pedimented lintel. Basement and rear two-car garage. Landscaped lawn.
- 2032 Bellaire St.** 1925 Contributing (1)  
 Architect unknown Colonial Revival Photo # 114  
 This two-story red brick dwelling features a side gabled roof with a wide white cornice and dentils, four second floor multi-light windows of the same size, all with black shutters spaced equally along the facade, first floor entrance is on the far north side, has a round-arched transom and brick surround, open pedimented porch roof with dentils and modillions, two round columns and two pilasters, each pair with detailed capitols, there are two wide first floor windows, 6/6 sash with sculpted(possibly leaded) side lights, decorative wide arched lentils with surrounding brickwork and stone keystones, narrow iron railings at floor level, the third window is on the far south side, has the same detailed lentils and iron railing, 6/6 sash but without the side lights.
- 2035 Bellaire St.** 1923 Contributing (2)  
 Architect unknown Dutch Colonial Revival Photo # 80  
 This 1.5-story brick residence features a gambrel roof with a facade shed dormer with three multi-light sashes set in shingle siding. The roof has overhanging eaves, the first story is brick with two facade multi-light sash windows with black shutters, an centered door with brick surround, a porte cochere on the south side over the driveway to the rear garage. Landscaped lawn, and basement.
- 2044 Bellaire St.** 1912 Contributing (1)  
 Architect unknown Colonial Revival Photo # 113  
 Red brick two-story dwelling, side gabled roof with parapets at gable ends, asymmetrical facade, attic window in south gable end is round, second floor windows are multi-light,



# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 45

various sizes, on the south side, second floor, there is a white frame sleeping porch with a door leading to a balcony with no railing, first floor has multi-light windows, one double, 4/4 sash, one triple with 6/1 sashes, entrance has arched pediment roof, wood detailing, two round columns and two similar pilasters, south side brick wing below sleeping porch.

- 2045 Bellaire St.** 1917 Contributing (2)  
Architect unknown Bungalow Photo # 81  
This 1.5-story brick, features a front gabled asphalt roof with false half-timbering and stucco under the overhanging eaves, a front window with a narrow shed roof, three multi-light sash windows with the top of the facade porch roof as the sills. Additional dormers occur in the sides of the roof. The full-width facade porch features a shed roof supported by two rectangular brick piers and brick balustrade. There is a porte cochere on the south side, an opening to the facade porch with an entry and a three part multi-light sash window. The driveway leads to the two-car garage at the rear of the property. Basement and landscaped yard.
- 2052 Bellaire St.** 1911 Contributing (1)  
Architect unknown Foursquare Photo # 82  
Brown brick and tan stucco 2.5-story residence, stucco half-timbering in attic gable ends, truncated gable roof, overhanging eaves, narrow vergeboard, brick corners, facade has two second floor windows, with four elongated upper plights over a single light, shutters and stone sills, shed porch roof, two brick porch supports, single window with similar elongate lights over a single light. French doors open to the porch, on the south side there is a three part bay window with a hipped roof, diamond panes, small hipped roof over the main entrance has two narrower brick porch supports.
- 2055 Bellaire St.** 1923 House-Contributing (1)  
Architect unknown Bungalow Garage-Noncontributing (1) Photo # 83  
Single-story light brick bungalow, front gable parapetted roof, asphalt, overhanging eaves, two attic quarter-round windows, main floor entrance has been enclosed, two 6/1 sash windows, symmetrically placed chimney, quoins, brackets and round pilasters at entrance, driveway, newer garage.
- 2060 Bellaire St.** 1925 Contributing (2)  
Architect unknown Colonial Revival Photo # 84  
Two-story red brick residence with white trim, hipped asphalt roof, enclosed overhanging eaves, wide cornice, symmetrical facade, decorative brickwork near the cornice, second floor has two multi-light French doors leading to iron balconies, decorative only, central window is multi-light, 6/6 sash, main floor has two multi-light windows on either side of central door, windows have white shutters, decorative white arched lintels with accompanying arched brickwork, entrance door is behind a round-arched stone-tabbed recess with stone keystone and arched bricks, small porch, white gutters at either corner of the facade decorative, two-car garage in back.
- 2073 Bellaire St.** Circa 1915 Contributing (2)  
Architect unknown Tudor Revival Photo # 85  
This 1.5-story residence is an excellent example of a Tudor Revival, having a brick first floor,

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 46

stucco half-timbered second level, side gabled, false thatched asphalt roof, front gable and side gable with brackets, central chimney with three chimney pots, first-floor front wing has three 8-light windows and French doors, entrance porch with recessed door and arched roof above, two smaller 8-light casement windows on either side of door, buttressed corner brickwork, large property, and two-story garage of same materials

- |   |                     |                     |
|---|---------------------|---------------------|
| <b>2080 Bellaire St.</b>  | 1921                | Contributing (2)    |
| Architect unknown   | Foursquare          | Photo # 107         |
| Two-story residence, red brick with white trim, with the entrance on the south side under the porte cochere, hipped asphalt roof, attic dormer window has two multi-light windows, exposed rafters, facade second floor has two larger multi-light windows with a central door leading to a balcony with decorative brick balustrade, south side has three multi-light window and a door leading to the balcony above the porte cochere that has two brick supports and a white wood railing, brackets under this balcony, below the brick balcony on the first floor possible enclosed porch with porch supports extending above the balustrade, series of three double multi-light windows, one set of double windows on each side of the enclosure, on either side of the entrance are three multi-light windows. A two-car garage is reached through the porte cochere. |                     |                     |
|   |                     |                     |
| <b>2081 Bellaire St.</b>  | Circa 1910          | Contributing (2)    |
| Architect unknown   | Foursquare          | Photo # 86          |
| Residence, 2.5-stories, hipped asphalt roof, hipped attic dormer with two diamond light windows, overhanging eaves and exposed rafters, symmetrical facade with three second floor windows, with elongate upper sashes 5/1, 4/1, 5/1, full width pedimented porch roof of stucco half-timbering and vergeboard, four brick porch supports, two first-floor windows same as second floor, central door, all windows with stone sills, small shed roof over the south side window, and a two-car garage.  |                     |                     |
|   |                     |                     |
| <b>2090 Bellaire St.</b>  | 1951                | Noncontributing (2) |
| Architect unknown   | Minimal Traditional | Photo # 111         |
| Minimal Traditional brown brick single story residence, symmetrical, side gable asphalt roof with two dormer windows, two main floor windows and central door, garage opens on 22 <sup>nd</sup> Avenue. The lot contains a detached garage.   |                     |                     |
|   |                     |                     |
| <b>2095 Bellaire St.</b>  | Circa 1915          | Contributing (2)    |
| Architect unknown   | Bungalow            | Photo # 87          |
| Brick residence with craftsman details, 1.5-stories, symmetrical facade, shallow double pitched asphalt roof, side gabled, dormer window has three multi-light windows, stucco walls, heavy carved brackets and exposed rafters, wide overhanging eaves. First floor has deep full width porch with shed roof, two tapering porch supports, two large rectangular single light windows, with a central door, gable ends have stucco half-timbering and similar windows. Full basement, corner lot with garage opening on 22 <sup>nd</sup> Avenue.   |                     |                     |
|   |                     |                     |
| <b>2200 Bellaire St.</b>  | 1915                | Contributing (2)    |
| Architect unknown   | Tudor Revival       | Photo # 88          |
| The two-story Tudor Revival brick residence with basement features a second floor faced in light- colored wood siding and half-timbering. The roof is complex with a main side gable and several smaller front gables and shed roof gables, with a chimney at each end. The   |                     |                     |

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 47

windows are multi-light over single, in singles, double sets and triple sets with wood surrounds and decorative brick sills. The central entry is recessed with one side light, with a narrow shed roof that joins a front gable projecting wing. The large yard is landscaped, and there is a detached garage with a second story above, also faced with similar brick and wood, with multi-light windows.

**2203 Bellaire St.** 1915 Contributing (1)  
 Architect unknown Craftsman Bungalow Photo # 89  
 Brown brick and stucco half-timbered 1.5-story residence, single pitch roof with front gable dormer with two 6/1 sash windows, overhanging eaves with exposed rafters and brackets, first-floor nearly full width front porch with front gabled porch roof, stucco half-timbering under porch eaves, brackets, vergeboard, front window is three part with 6/1, 12/1, 6/1 sash, and the door is on the north side of center, small side wing has a front gable roof, brackets and vergeboard, French doors with multi-lights.

**2208 Bellaire St.** 1909 Contributing (1)  
 Architect unknown Bungalow Photo # 90  
 This 1.5-story brick dwelling features a single pitch side gable roof with a slightly shallower side gable over the facade porch. Two attic dormers are contrasting, the larger having a front gable with brackets and exposed rafters, and a paired 9/1 sash window set in flared siding walls, and the smaller dormer having a shed roof with exposed rafters, flared siding walls and a paired 8-light casement window. The first floor facade window is three part with 6/1, 15/1, 6/1 sashes, and the facade porch and balustrade covers the other half of the facade. The entrance is to the south where the porch wraps around the southwest corner. Another paired sash window is found under the porch roof on the west.

**2211 Bellaire St.** Circa 1915 Contributing (2)  
 Architect unknown Foursquare Photo # 91  
 Light-painted brick 2.5-story residence with basement has side gabled roof with shed roofed attic dormer, four single light windows and stucco walls, overhanging eaves, asymmetrical facade, three second floor windows all 1/1 sash, center window is smaller, all have stone sills, a horizontal brick course occurs just below the second floor windows, possibly where a porch roof was originally attached. The first floor facade has three windows, all 1/1 sash with stone sills, two windows on the north side of the door, one window on the south side, door has white wood trim, full-width front porch has brick balustrade; mature trees and shrubs; detached garage.

**2214 Bellaire St.** 1909 Contributing (2)  
 Architect unknown Bungalow Photo # 92  
 This 1.5 story brick and stucco half-timbered dwelling features a front gabled roof with vergeboard and decorative brackets and rafter ends. The attic level is half-timbered with a paired 6/1 sash window with a shed roof lintel with three brackets, a stone sill. The exterior bricks extend to the roof eaves so that the attic window is set half into the bricks and half in the half-timbering. The full width facade porch features a shed roof with exposed rafter ends, two rectangular brick piers with decorative brickwork, and an off-center door with a single 6/1 sash window under this roof with balustrade. There is a fenced yard, basement, detached garage, mature trees.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 48

- 2219 Bellaire St.** 1913 Contributing (1)  
 Architect Robert Roeschlaub Foursquare Photo # 93  
 Two-story brown brick residence, hipped roof, attic dormer with stucco walls, an 8 light window and vergeboard, exposed rafters under overhanging eaves of the main roof, the second floor has two facade windows, the window over the door is 15/1 sash, the larger window is three part, each sash is 9/1, shed porch roof with exposed rafters, two brick porch supports, the first floor entrance is north of center, the window is three part, each sash is 9/1, brick designs in porch balustrade, two chimneys, shared driveway to rear garage.
- 2225 Bellaire St.** 1908 Contributing (2)  
 Architect unknown Foursquare Photo # 94  
 2.5-story red brick dwelling, white wood trim on gable ends, front shed dormer with three 6 light windows, symmetrical second floor windows, side windows are 10/1 sash, central windows are smaller, 6 light, with an iron railing around both, first floor has three 1/1 sash windows, the same size as the larger second floor windows, two brick porch supports extend through the porch roof, this roof is front gabled with white vertical wood strips partially filling in under the eaves, the south side of the house has a two story projection from the main part of the house, this may be an old addition. Basement and detached garage.
- 2229 Bellaire St.** Circa 1912 Contributing (2)  
 Architect unknown Bungalow Photo # 95  
 Brown brick and stucco 1.5-story Bungalow, side gabled with front gabled porch roof and wide attic dormer, dormer walls are stucco half-timbered, the dormer roof is hip-on-gable, the two dormer windows are double, elongate 8 lights over single, full width front porch, stucco half-timbered under eaves, four brick porch piers are columns with complex capitols on brick bases. The front door is nearly centered with two equal size unusual 24/1 sash windows on either side. Basement and detached garage in the rear.
- 2235 Bellaire St.** 1911 Contributing (2)  
 Architect unknown Bungalow with Craftsman elements Photo # 96  
 Tan brick and gray stucco half-timbered 1.5-story dwelling with a tile side gabled roof. The front dormer has three windows with diamond upper lights, carved brackets under eaves, flared dormer walls, narrow vergeboard, full width porch roof is front gabled and has carved brackets and woodwork under eaves, door is centered with a large single light on either side. Basement and detached garage.
- 2236 Bellaire St.** 1926 Contributing (2)  
 George Harvey Bungalow  
 1.5-story brick dwelling with detached garage.
- 2248 Bellaire St.** 1914 Contributing (2)  
 Architect unknown Bungalow  
 This 1.5-story brick dwelling features a double pitch side gable roof with a central attic dormer with a truncated front gable roof with a vergeboard, exposed rafter ends and brackets, with a triple 3/1 sash window set in a rough stucco half-timbering. The full width facade porch contains a full porch roof supported by four brick piers, and off-center door flanked by two equal size triple-sash windows. The foundation bricks are contrasting, there is a detached garage in the rear, a full basement, and mature trees.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill Denver, Colorado

Section number 7 Page 49

- |  |                        |                                 |
|--|------------------------|---------------------------------|
| <b>2250 Bellaire St.</b><br>Huntington & Huntington<br>Residence   | 1910                   | Contributing (1)                |
| <b>2253 Bellaire St.</b><br>Architect unknown<br>Small-single story tan brick dwelling, side gabled tile roof with front gable over the projecting front door, no overhanging eaves but modillions, the two facade windows are multi-light with round arched lintels, brickwork surrounds and terra cotta diamond designs in the center, the front door is round arched with a brick soldier course. Basement and detached rear garage.  | Circa 1926<br>Bungalow | Contributing (2)<br>Photo # 100 |
| <b>2260 Bellaire St.</b><br>S.O. Thorell<br>Residence  | 1911                   | Contributing (1)                |
| <b>2263 Bellaire St.</b><br>Architect unknown (Builder: Sam Hansen)<br>This 1.5-story brick bungalow features a side gabled roof with a shallower pitch over the full-width facade porch. The central attic dormer has stucco half-timbered walls, three multi-light sash windows, overhanging eaves, rafter ends. The first floor contains a similar three part multi-light sash window next to the off-center door. Two tapering brick piers and brick balustrade support the porch roof. Basement and rear detached garage. A low retaining wall frames the front and the landscaping includes mature trees and shrubs.   | 1911<br>Bungalow       | Contributing (2)<br>Photo # 102 |
| <b>2269 Bellaire St.</b><br>Architect unknown (Builder: Sam Hansen)<br>Brown brick and light stucco 1.5-story dwelling, similar to 2263 Bellaire, side gabled roof with a front gabled attic dormer and a front gabled porch roof, overhanging eaves with brackets and vergeboards, attic windows have awnings, dormer has a three part window, 6/1, 10/1, 6/1 sash, with the lower lights larger than the upper lights, stucco half-timbering on the second level and under the porch roof eaves, the nearly full width front porch has two brick porch supports, the entrance is on the north side of center, and the window is on the south side of center, three part with 4/1, 5/1, 4/1 sash and the lower lights are larger than the upper lights. Basement and detached garage. | 1911<br>Bungalow       | Contributing (2)<br>Photo # 103 |
| <b>2270 Bellaire St.</b><br>Architect unknown<br>Residence   | 1912                   | Contributing (1)                |
| <b>2277 Bellaire St.</b><br>Architect unknown<br>Excellent example of a 1.5-story bungalow, with brown brick and light stucco half-timbered walls, with a front attic dormer, truncated front gable roof over dormer, brackets, half-timbered under dormer eaves and shingled walls, three part window with two side sashes of 9/1 lights, the center window is composed of two 12/1 sash, the gable ends are also half-timbered, the first floor has a full width front porch with a shed roof, shallower pitch than the side gable, large brackets, two outer brick porch supports with buttressing, two inner supports with rounded columns on brick pedestals, the main floor facade has two equal size  | 1910<br>Bungalow       | Contributing (1)<br>Photo # 105 |

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill Denver, Colorado

Section number 7 Page 50

windows and a center door, brackets on each side of the door, the porch balustrade has partial wood railings and part brick.

<b>2278 Bellaire St.</b> Architect unknown Residence	Circa 1928	Contributing (1)
<b>2282 Bellaire St.</b> Architect unknown Residence	Circa 1927	Contributing (1)
<b>2287 Bellaire St.</b> Architect unknown Unusual example of a single-story brown brick and light wood dwelling shows many Craftsman details, hipped with parapetted roof-wall junctions, stucco half-timbered under eaves, a front gabled porch roof that is open, showing the exposed carved rafters and carved header resting on a carved wood support, the two end brick supports have decorative stucco designs, complicated porch steps and scalloped brickwork, the brick supports are buttressed, as is the south side chimney, the main door is on the far north side of the facade, with two windows set asymmetrically, the window on the southern side of the facade is three part casement, with white wood trim, the central window is larger.	1917 Bungalow	Contributing (1) Photo # 109
<b>2288 Bellaire St.</b> Architect unknown Residence	Circa 1927 Bungalow	Contributing (2) Photo # 110
<b>2291 Bellaire St.</b> Architect unknown Residence	1982 Minimal Traditional	Noncontributing (1) Photo # 112
<b>2303 Bellaire St.</b> Architect unknown Single-story brown brick dwelling with a front gable porch roof, buttressed brick porch supports, 9/1 windows, one single light large window next to the front door.	1925 Bungalow	Contributing (1)
<b>2308 Bellaire St.</b> Architect unknown Unusual large tan two-story brick and rough stucco half-timbered dwelling, a main hipped roof with a front hipped gable and a front gable with a vergeboard and brackets, the facade second floor is half-timbered, with a three part multi-light sash window on the north end, a central recessed window with a small balcony and complex roof line, and next to that window is a front gable with four multi-light casement windows, the first floor facade is brick, a three part multi-light sash window occurs below the similar second floor window, there is a Park Hill Porch roof above the entrance porch, and a newer enclosed porch or addition to the south of the entrance that has 16/1 sash windows.	1913 Bungalow	Contributing (1)
<b>2310 Bellaire St.</b> Architect unknown	Circa 1915 Bungalow	Noncontributing (1) Garage-Contributing (1)

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 51

Unusual brown brick and white stucco 1.5-story dwelling, wide truncated front gable is half-timbered, with overhanging eaves and vergeboard, brackets, exposed rafters, a central projecting wall contains a four part window with multi-pane sash windows sided by two smaller multi-light casement windows, additional hipped dormers occur on the sides of the house. The first floor facade has a full width porch with an enclosed portion to the north of the central door that has a three part single pane row of windows, no porch roof but open rafters above the door and one four part window of single panes, an additional section of open rafters extend from the enclosure, the brick outer porch supports have wide buttresses, the inner supports are wood on brick pedestals. The first floor windows appear to be replacements and the enclosure was originally part of a typical porch, the second floor appears to have been completely redone. The lot contains an intact detached garage.

**2315 Bellaire St.** 1913 Contributing (1)

Architect unknown

Bungalow

Single-story brown brick dwelling with stucco half-timbering, cross gabled roof, with a front gable porch roof, stucco under overhanging eaves, brackets and exposed rafters, facade window is three part, the two side windows are 8/1 sash, with a large single light in the center, the front porch roof has exposed rafters and brackets, carved wood header, triple wood columns on brick pedestals.

**2318 Bellaire St.** 1925 Contributing (1)

Architect unknown

Bungalow

Light stucco two-story dwelling with a cross-gabled roof consisting of a main hipped roof, a front gable and a smaller hipped roof, half-timbering under the eaves that have brackets, with modillions at the eaves of the hipped gable, the second floor facade contains two double windows, 6/1 sashes, and stone sills, the first floor also contains two double windows, 6/1 sashes, stone sills, with decorative lintels, the central door with two side lights is front gabled with brackets and a similar decorative lintel, brick steps lead directly to the door.

**2324 Bellaire St.** 1908 Contributing (2)

Architect unknown

Bungalow

Beige stucco 1.5-story dwelling, side gabled with overhanging eaves, exposed rafters, vergeboards, the front dormer has two through the roof windows with 1/1 sashes and stone sills, the complex roof is overall a shed type but over each window there is also a front gable pent type, and half-timbering in that dormer and on the gable ends, the first floor has two equal windows, small over large single light, the upper panes are leaded, the central door has a front gabled roof with half-timbering under the eaves and two stucco porch supports, buttressed supports occur on the first-floor side walls. Detached garage.

**2325 Bellaire St.** Circa 1913 Contributing (2)

Architect unknown

Foursquare

Two-story yellow painted brick dwelling with a hipped front porch roof, enclosed overhanging eaves, on the facade second floor, two equal windows near the corners have small 4 lights over one large light, the center two windows are smaller, 9 light casements with brickwork surrounding them, five brick courses occur between the upper windows and the porch roof, on the first floor the porch is off center to the south, with a similar hipped roof with a smaller overhang to the enclosed eaves, the first floor windows are similar to the second floor

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 52

windows in having the small upper light composed of 8 small lights, and a large single lower light. The lot contains a detached garage.

- 2334 Bellaire St.** 1917 Contributing (1)  
Architect unknown Bungalow  
1.5-story brown brick dwelling with front gabled attic dormer vergeboard, exposed rafters brackets in dormer and side-gabled roof, attic window is 2 single-light casements, first floor facade has two multi-light over single light windows with shutters, door in center with an octagonal window to the side, the porch roof is front gabled with stucco half-timbering under the overhanging eaves.
- 2339 Bellaire St.** 1909 Contributing (1)  
Architect unknown Foursquare  
Gray painted brick two-story dwelling with attic has a hipped roof with a front gable dormer, exposed rafters, vergeboard, two 4 light casement windows, wood walls, the second floor has three symmetrically-placed windows, unusual in that the two side windows are smaller and have decorative brick sills, and the center window is larger, all 1/1 sash with darker shutters, wide bands of decorative brickwork extend vertically at the house corners, and a horizontal brick course extends the width of the facade at the sill of the center window. The first floor facade has an entrance on the north of center with double doors, shutters and a wide stone lintel, the adjacent window has the same lintel and is made of 30 lights, with storm windows on the outside, the front porch does not have a roof, but may have had one originally.
- 2340 Bellaire St.** Circa 1914 Contributing (2)  
Architect unknown Bungalow  
Single-story brown brick dwelling with 8-light casement attic window, front gable with vergeboard, exposed rafters, brackets, stucco half-timbering under overhanging eaves, first floor has a three part window, 4/1 sashes, with an interesting feature of a wood flower box supported by brackets above the window, this window is not included under the porch roof, the other window and door are under the porch roof, this window is a double with 4/1 sashes, a buttressed chimney with a jagged brick cap occurs between the door and the larger window, the brick porch supports are buttressed, brick flower bed. The lot contains a detached garage.
- 2341 Bellaire St.** Circa 1905 Contributing (2)  
Architect unknown Foursquare  
Two-story brick Foursquare with a hipped tile roof, enclosed eaves and wide overhang, decorative brickwork around second floor windows and corners, two second floor windows are paired with 6/1 sashes, front nearly full width porch has a hipped tile roof, an enclosure has rows of multi-pane windows, central door, the style of the enclosure suggests this has been in place for many years. The lot contains a detached garage.



# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 53

- 2342 Bellaire St.** Circa 1912 Contributing (2)  
Architect unknown Bungalow  
Brown brick and rough stucco half-timbered dwelling, double pitch side gabled roof with vergeboard, brackets, and exposed rafters under porch roof, the front gabled dormer is bracketed with flared walls, three 6/1 sash windows, gable ends have enclosed rafters, front floor facade is asymmetrical with multi-light windows and off center door, there is an addition on the back that is not obvious. The property contains a detached garage.
- 2349 Bellaire St.** 1913 Contributing (1)  
Architect unknown Bungalow  
Single-story brick dwelling with front gabled roof with overhanging eaves, with brackets and exposed rafters, also a front gabled porch roof with exposed rafters, brackets, header, and vertical wood pieces under the eaves, the facade is symmetrical with a centered entrance and two 10/1 sash windows, the brick porch supports are buttressed, there is a bay on the south side.
- 2360 Bellaire St.** 1916 Contributing (1)  
Architect unknown Bungalow  
1.5-story brick and dwelling with stucco half-timbered attic level, wide overhanging eaves, vergeboards and brackets, front gabled dormer has three multi-light windows, the center being a small multi-light casement style and the side two are multi/single sashes, half-timbered gable ends, roof is double pitched, shallower pitch over the front porch, two brick porch supports have decorative brick detailing, the facade contains a front door and one three part window, two side parts are narrow, multi-light over single light and the center window is wider, multi-light over single pane.
- 2365 Bellaire St.** 1916 Contributing (1)  
Architect unknown Bungalow  
Single-story brown brick and white stucco half-timbered dwelling, overhanging eaves, vergeboard, half-timbered under eaves, shed porch roof with exposed rafters, brick porch supports are buttressed, three part window under roof with multi-pane sashes, recessed entry, projecting wing with front gable, vergeboard, brackets, stucco walls, buttressing, newer large windows could be recent replacements, but do not completely detract from the historic character of the house.
- 2370 Bellaire St.** Circa 1915 Noncontributing (1)  
Architect unknown Bungalow Garage-Contributing (1)  
Unusual 1.5-story brick and stucco dwelling, with three stacked front gables, one over the front ell, a larger one behind it, and a separate one behind the second, all of stucco half-timbering with multi-light windows, the small front gable with vergeboard and brackets projects from the main facade with a pergola in front and a brick buttressed porch support, and all three front gables have accentuated gable peaks. The window in this wing is three part, multi-light, front porch roof is a shed type continuation from the main side gable roof, three porch supports found at the front, the door and one multi-light window are recessed. The uppermost front gable appears to be part of an extensive facade alteration. The lot contains an intact detached garage.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 54

- 2371 Bellaire St.** 1905 Contributing (1)  
 Architect unknown Foursquare  
 Two-story tan brick and brown stucco half-timbered dwelling, hipped roof with overhanging eaves, half-timbered second floor with two diamond multi-light windows, first floor has hipped porch roof with part of it enclosed with multi-pane windows, small entrance area and wood door, wheelchair ramp.
- 2374 Bellaire St.** Circa 1914 Noncontributing (1)  
 Architect unknown Bungalow Garage-Contributing (1)  
 This 1.5-story brick and stucco dwelling, is of side-gabled roof design with newer front dormer addition, three windows, the two side windows are 1/1 sash, the center has two single pane casement windows with an arched single pane above, the dormer is stucco half-timbered, the first floor facade is nearly symmetrical with equal size windows, one with a single light one with a smaller center pane and two side multi-pane windows, the door is slightly off center, the porch supports are two brick outer supports and two wood inner supports. Noncontributing resource due to the large dormer addition which detracts from the character of the original bungalow facade. The lot contains an intact detached garage.
- 2379 Bellaire St.** Circa 1909 Contributing (1)  
 Architect unknown Bungalow  
 Single-story brick dwelling with a double pitched side gable roof, shed attic dormer with exposed rafters, four 9-light windows, flared shingle walls. "Park Hill Porch" with brick supports that extend through the porch roof, supports flared at the base, partial wood balustrade, partial brick, inner supports are narrow wood, symmetrical facade with center door and two windows on either side with 12/2 sashes, three chimneys.
- 2380 Bellaire St.** 1920 Contributing (1)  
 Architect unknown Bungalow  
 Single-story red brick dwelling with small attic dormer that has four 4-light windows, facade has a small wing that includes a door to the side, the two sets of windows are both double, multi-light sash, there is a half width porch under the hipped roof (no separate roof).
- 2399 Bellaire St.** 1942 Noncontributing (2)  
 Architect unknown Minimal Traditional  
 This single-story white brick residence features a cross-gabled asphalt roof with a front gable over the front wing. Three facade windows are 1/1 sash with dark shutters, with the entry placed at the corner of the el. Over the half-width facade porch is a continuation of the side gable roof, with a brick porch rail. Basement and detached garage.
- 2500 Bellaire St.** 1909 Contributing (2)  
 Architect unknown Bungalow/Spanish Colonial Revival  
 This small-single story stucco bungalow residence features Spanish Colonial Revival elements in the yellow stucco exterior, the red tile side gabled roof with a single chimney, the arched porch and portico elements. The facade porch features a metal rail, stucco porch piers, arched below the front gable with arched attic vent, an additional arched front gable fits in front of the porch gable to provide the entrance to the porch. The two facade windows are three part multi-light sashes. Basement and detached garage.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 55

- 2501 Bellaire St.** 1918 Contributing (2)  
 Architect unknown Bungalow  
 Single-story brick and stucco dwelling, cross-gabled roof with exposed rafters and front gable over porch, vergeboard, half-timbering under overhanging eaves, brackets, three part window has large center pane and two narrow side panes, stone sill, the entrance is centered under the porch roof exposed rafters, with two smaller windows on either side, multi-light wood porch supports on brick pedestals. Basement and detached garage
- 2511 Bellaire St.** 1924 Contributing (1)  
 Architect unknown Tudor Revival  
 Single-story stucco and brick dwelling, cross-gabled roof with front gable over projecting wing, and a front gable over the projecting entrance, four part window with multiple lights on one side of the door, the entrance projects from the facade with a steep gable roof, brick surround and arched lintel, the other facade window is three part multi-light with an arched brick lintel, brick foundation rises to the level of the window bases.
- 2512 Bellaire St.** Circa 1925 Contributing (1)  
 Architect unknown Garage-Noncontributing (1)  
 Residence with modern detached garage.
- 2518 Bellaire St.** Circa 1912 Contributing (1)  
 Architect unknown Garage-Noncontributing (1)  
 Residence with modern detached garage.
- 2529 Bellaire St.** 1910 Contributing (2)  
 Architect unknown Bungalow  
 Single-story brick and stucco dwelling, cross-gabled roof with front gable over projecting wing, vergeboard, half-timbering under overhanging eaves, brackets, brickwork extends above the facade windows to the level of the shed porch roof with exposed rafters, three part window under the porch roof has upper panes of several sizes and single lower panes, the entrance has two side lights, the window under the wing is three equal parts with the same upper and lower panes, the brick porch supports taper. Basement and detached two-car garage.
- 2530 Bellaire St.** 1912 Contributing (2)  
 Charles M. Gates Bungalow  
 This 1.5-story brick bungalow designed by architect, features a side gabled asphalt roof with a shallower pitch over the facade porch. A shed dormer features three casement windows set in siding walls. The wide overhanging eaves feature large brackets at the gable ends. The full width facade porch contains a decorative porch roof with exposed rafter ends between the roof and the header, and carved header ends. The porch roof supports are groups of three wood carved piers standing on brick pedestals. The porch rail is decorative wood contrasting to the brick pedestals. The centered door is flanked by two 1/1 sash lights. Basement and detached garage. Mature trees and shrubs.
- 2535 Bellaire St.** Circa 1910 Contributing (2)  
 Architect unknown Bungalow  
 This 1.5-story brown brick residence has an adjacent detached garage.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill Denver, Colorado

Section number 7 Page 56

- |  |                                  |                  |
|--|----------------------------------|------------------|
| <b>2536 Bellaire St.</b><br>Architect unknown<br>Residence with detached garage.   | Circa 1906                       | Contributing (2) |
| <b>2541 Bellaire St.</b><br>Architect unknown<br>This single-story brick bungalow features Craftsman elements in the multi-light attic dormer window, the clinker brick chimney, the cross gabled asphalt roof with two nested front gables that contain exposed rafters, brackets, and vergeboards. The door and one three part multi-light window fall within the facade porch that has a south side pergola extension. The brick piers taper and have decorative brick detailing. The other facade window is multi-light sash. Basement and detached garage.  | Circa 1916<br>Bungalow/Craftsman | Contributing (2) |
| <b>2544 Bellaire St.</b><br>Architect unknown<br>Residence   |                                  | Contributing (1) |
| <b>2545 Bellaire St.</b><br>Architect unknown<br>This single-story brick bungalow built by Fred Nielson, contractor, features interesting Craftsman elements in the three different size front gables with brackets, exposed rafters and cross or plus-shaped wood detailing under the overhanging eaves. The chimney on the south side contains decorative brickwork. The small front gable is over the ell in the facade that has a decorative 8 light casement with a wide wood lintel and brick sill. In front of the main front gable and the small front gable is the larger front gable over the half-width facade porch, supported not be brick piers but by wood braces connected to the facade at the brick balustrade. The balustrade is formed of curved bricks and tapering pedestals. The central door is next to the single light window with brick sill. Basement, detached garage, mature trees and shrubs. | 1916                             | Contributing (2) |
| <b>2549 Bellaire St.</b><br>Architect unknown<br>Single-story craftsman style bungalow with stucco walls under rafters, carved wood decorations and projecting rafters, clinker brick piers supporting carved wood piers above, windows are replacements. The lot contains a detached garage.  | Circa 1910<br>Craftsman Bungalow | Contributing (2) |
| <b>2552 Bellaire St.</b><br>Architect unknown<br>Brick residence with stucco half-timbered dormers that are probably additions. Casement windows are replacements. The property contains a detached garage.  | Circa 1928<br>Tudor              | Contributing (2) |
| <b>2560 Bellaire St.</b><br>Architect unknown<br>This single-story brick bungalow painted white, features a cross gabled red tile roof with a front hip-on-gable facade porch roof. The eaves overhang with exposed rafter ends and brackets and a brick course at the level of the attic dormer multi-light casement sill. The first floor facade windows are multi-light sash, the half-width porch has the door and one three part window. In front of the porch roof is a metal awning with a metal pier in the center. The  | 1922<br>Bungalow                 | Contributing (2) |

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 57

porch roof is supported by two rectangular brick piers with a row of contracting brick caps, and a brick balustrade with a similar row of brick caps that follows around the sides of the house. The basement and foundation is also a contrasting brick. There is a driveway to the rear detached garage that also has a red tile roof.

- 2561 Bellaire St.** 1924 Contributing (2)  
 Architect unknown Bungalow  
 This single-story brick eclectic bungalow may have been designed by the Small House Bureau. It features a side gabled tile roof with narrow overhanging eaves and two chimneys. The facade features an unusual arched door with a front gabled roof supported by two Tuscan columns. The facade porch is less than full width with decorative brick pedestals. Two equal size windows flank the door, both three part 1/1 sash with brick sills. Basement and detached garage. Well landscaped yard
- 2569 Bellaire St.** Circa 1920 Contributing (1)  
 Architect unknown Garage-Noncontributing (1)  
 Residence with modern detached garage.
- 2570 Bellaire St.** 1954 Contributing (2)  
 Architect unknown Minimal Traditional  
 This single-story tan brick residence has a shallow side gabled roof, narrow overhanging eaves, with an eye-catching wide rectangular brick chimney crosscutting into the house from the facade adjacent to the door. The door is slightly recessed, and the concrete entry porch is about the width of the door with a single step. To the south is the main large picture window of multi-lights and brick sill. To the north is a narrow casement with a center light, brick sill and flower box. Detached garage in the rear. Grass lawn and trees.
- 2576 Bellaire St.** Circa 1925 Contributing (1)  
 Architect unknown Garage-Noncontributing (1)  
 Residence with a noncontributing detached garage.
- 2577 Bellaire St.** 1925 Contributing (2)  
 Architect unknown Bungalow  
 This single-story brick bungalow built by the Stephens Realty Company is not typical and may represent one of the designs of the Small House Bureau. It features a shallow hipped roof with a north wing also with a hipped roof, overhanging eaves with exposed rafter ends, a rectangular brick chimney on the south side. The front door has a narrow concrete porch and an overhanging narrow front gable with brackets and rafters showing. The facade window is three part with side casements and brick sill, the north wing window is a 1/1 sash, both with shutters; basement; detached garage in rear. Fenced back yard, grass lawn.
- 2582 Bellaire St.** Circa 1925 Contributing (2)  
 Architect unknown Bungalow  
 Single-story brick and stucco bungalow with detached garage.
- 2583 Bellaire St.** Circa 1925 Contributing (2)  
 Architect unknown Bungalow  
 Single-story brick and stucco bungalow with detached garage.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill Denver, Colorado

Section number 7 Page 58

<b>2590 Bellaire St.</b> Architect unknown Single-story brick and stucco bungalow with detached garage.	Circa 1925 Bungalow	Contributing (2)
<b>2591 Bellaire St.</b> Architect unknown This single story brick bungalow with basement features a cross gabled asphalt roof and front porch gable all with truncated gable ends. Two chimneys occur on the north and south sides. The overhanging eaves have exposed rafter ends and brackets, with stucco and false half-timbering under the eaves. The front facade porch gable contains a decorative 16 light casement with wood sill. The brick porch piers taper up from the foundation. The door is off center to the south, next to a wide single light window with brick sill. A detached garage opens to 26 <sup>th</sup> Avenue. This house is similar to several others nearby on Bellaire St.	Circa 1925 Bungalow	Contributing (2)
<b>BIRCH STREET PROPERTIES</b>	Total Contributing: 141	Noncontributing: 3
<b>2020 Birch St.</b> Architect unknown Two-story brick dwelling, brickwork continues through the attic level, the chimney is located in the front and is stone, with two chimney pots, the second level windows are multi-pane casement, the first floor windows are diamond pane, over the front entrance is a frame shed porch roof with wood supports.	Circa 1905 Tudor Revival	Contributing (2) Photo # 115
<b>2035 Birch St.</b> Architect unknown Residence	Circa 1926	Contributing (1) Photo # 117
<b>2036 Birch St.</b> Architect unknown 1.5-story brick and stucco dwelling, front gabled with a front gabled porch, half of the porch has been enclosed and ivy covers the outside bricks, stucco half-timbering under the overhanging eaves, brackets, two chimneys, windows are multi-light sash. Noncontributing detached garage.	Circa 1920 Craftsman	Contributing (1) Garage-Noncontributing (1) Photo # 118
<b>2040 Birch St.</b> Architect unknown Front gabled single-story bungalow, original full width porch with a side entrance has been altered to contain an enclosed room on the north end, stucco under the overhanging eaves, brackets, multi-pane sash windows with shutters.	Circa 1912 Bungalow	Contributing (2) Photo # 119.
<b>2045 Birch St.</b> Charles M. Gates This 1.5-story brick and stucco half-timbered dwelling has a double pitched roof, truncated at the gable ends, with a vergeboard and brackets, half-timbered attic level, wide overhanging eaves, a centered attic dormer that has a hipped roof and stucco walls, with a recent addition of a sunporch in front of this dormer, also with half-timbered walls and four three part single pane windows and a shed roof. The first floor contains a full width porch	1911 Bungalow	Contributing (1) Photo # 120

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 59

and roof with brackets and exposed rafters, the two outer supports are brick, and the two inner supports wood on the brick balustrade, the door is centered with two equal size large windows with 4/1 sash and large center panes.

- 2046 Birch St.** Circa 1911 Contributing (2)  
Architect unknown Bungalow  
Single-story red brick bungalow, with white trim, overhanging eaves with brackets, multi-paned windows, and a bay on the north side of the house. The entrance is on the south side, under a pedimented porch roof with Doric-like columns. There are arched lintels above several windows. The house has a basement and a detached garage.
- 2050 Birch St.** 1912 Contributing (1)  
Architect unknown Craftsman Bungalow Photo # 122  
Single-story with attic dormer brick dwelling, overhanging eaves with brackets, buttressed brick porch supports, attic dormer has a vergeboard with brackets, two single pane windows, exposed rafters, porch roof has exposed rafters, entrance is between two multi-pane windows, there is an old addition on the south side on the facade with a three part window and awning, and buttressed corners.
- 2055 Birch St.** 1911 Contributing (1)  
Architect unknown (Builder: Andrew A. Larson) Bungalow Photo # 123  
This 1.5-story brick bungalow, architect Andrew A. Larson, has a double pitched side gable roof with brackets and a centered attic dormer with a three part diamond pane upper sashes and single pane lower sashes, the roof pitch shallows over the front porch which is symmetrical, four brick porch supports, a central door with two sidelights, two equal sized windows of three part single panes and a wide transom pane.
- 2060 Birch St.** 1909 Contributing (1)  
Architect unknown Bungalow Photo # 124  
1.5-story painted brick residence, front gabled attic dormer with vergeboard, brackets, exposed rafters, a three-part window of 6/1 sashes, steep single pitch roof, full-width front porch with exposed rafters, brackets, the two facade windows are 5 elongate lights over a single light, the entrance is centered between the two windows.
- 2065 Birch St.** Circa 1928 Contributing (2)  
Architect unknown Tudor Revival Photo # 125  
This single-story brick dwelling has a multiple gabled roof with stucco half-timbering at the attic level gable ends, the asymmetrical facade has a central entrance located in a front brick gable of varying eave heights with vergeboard but no eaves, the door has three arched brick courses surrounding it, the chimney located to the south of the door shows chevron brickwork patterns and other brick detailing ending in two chimney pots, behind the chimney is a section of shed roof attaching the chimney and the front gable to the side gable main roof, the front window adjacent to the chimney is 6 pane casement, the window on the north side of the door is located in another front gable, this with a half-timbered attic level, and a three part 6 pane casement window, the brick entrance porch does not have a roof. The lot also contains a detached garage.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 60

- 2069 Birch St.** 1909 Contributing (1)  
 Architect unknown Foursquare Photo # 126  
 This two-story brick dwelling has a hipped roof with brackets, flared eaves, symmetrical facade with three windows on the second level and two window and central door on the first level, the second level outer windows are unusual 8/1 sash with stone sills, the center window is smaller, with shutters and 8/1 sash, the first floor has two outer windows also of 8/1 sashes and a centered door with two sidelights, the full width porch has a shed roof and brackets, with the two outer brick porch supports extending higher than the porch roof and attaching to the roof at the roof sides.
- 2070 Birch St.** Circa 1910 Contributing (2)  
 Architect unknown (Builder: J.B. Monroe) Bungalow  
 This is one of several similar styles on this block built by J.B. Monroe. The house has a detached garage.
- 2075 Birch St.** 1912 Contributing (1)  
 Architect unknown Bungalow Photo # 128  
 This 1.5-story brick dwelling has a variety of roof forms including the main side gable roof with overhanging eaves, vergeboard, and brackets, a shed attic dormer with brackets, half-timbered walls, two double windows of multiple light sashes, a front gabled facade porch roof with vergeboard, brackets and half-timbered infill, four brick and wood porch supports, decorative brickwork in supports and balustrade, with pseudo-Ionic wood columns resting on the brick piers, the centered door stands between two equal size windows with unusual 24/1 sashes, two small rows of 12 panes in the upper sash, a single pane in the lower sash, wood siding occurs at the gable ends, a single story bay on the south side, and a recent window replacement is hardly noticeable.
- 2080 Birch St.** Fletcher Birney House 1908 Contributing (2)  
 Architect unknown Bungalow Photo # 129  
 1.5-story brick bungalow, built and owned by Fletcher Birney, features a hipped roof with attic dormer and cross gables, the facade contains a tall hipped roof dormer behind a front gabled porch roof, dormer windows are double 6/1 sash, front porch roof has brackets, stucco walls, first floor has four windows, multi-light over single pane, with an off-center entrance. Detached garage.
- 2090 Birch St.** 1909 Contributing (1)  
 Architect unknown Bungalow Photo # 130  
 1.5-story brick bungalow with a hipped roof and an attic dormer in each side, the facade contains a front gabled dormer with two multi-light windows and a balcony with a wood railing over the top of the front porch roof, the other dormers have hipped roofs, the first floor has a front gabled porch roof with a vergeboard and brackets, four multi-light windows and an off-center entrance.
- 2091 Birch St.** Circa 1915 Contributing (1)  
 Architect unknown Bungalow Photo # 131  
 This unusual 2.5-story brick bungalow has a hipped roof with hipped attic dormer of brick walls, with exposed rafters and a 12-pane window with stone sill, the asymmetrical facade has five sets of windows on the second floor, the two outer windows being 9 panes each,



# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 61

the center window a double of 9 panes each, the two interior windows are full length, with multi-light upper sashes, lower sashes of single panes, a carved wood window box on the southern window and the northern window of this size opens to a second story porch with iron railing, the first floor contains a 2/3 width porch, two brick porch supports with a shed roof, an unusual porch roof header that is carved on the south end only, the north end fitting into the wall of the front projecting wing, the window and door under the porch roof have brick lintels, the window having multi-light upper sashes, the projecting wing has three sets of double windows with multi-light upper sashes that are of a different size than the other first floor window, these wing windows also have brick lintels with keystones and carved wood sills, ivy growing on the northeast corner of the wing.

- 2200 Birch St.** 1915 Contributing (1)  
 Architect unknown Colonial Revival  
 Two-story brick dwelling with a hipped roof has a front gable with carved vergeboard and brackets, exposed rafters under overhanging eaves, a brick course at the roof-wall junction, symmetrical facade, the second floor has two outer windows of equal size, multi-lighted upper panes and single lower panes, two inner narrow windows are similar in the multi-lighted upper panes, the first floor has two outer multi-light windows of equal size, brick lintels and keystones, a central entrance with a front gable porch roof with brackets and vergeboard, two decorative columns extend from the brick base to the porch roof brackets.
- 2201 Birch St.** Frank Varnum House Circa 1918 Contributing (2)  
 Architect unknown Bungalow Photo # 116  
 This 1.5-story brown brick and stucco half-timbered bungalow, owned and built by Frank Varnum, has a complex roof form of multiple gables including a centered front pent gable and a smaller front pent gable over the front wing, both without overhanging eaves, double carved brackets, smaller brackets under pent roof of small front gable, stucco half-timbering in both front gables, larger attic gable has two multiple pane windows, two brick porch roof supports for the pent roof, a large three part window under the porch roof of 9/1 sash, and the door is located at the north end of the porch at the projection of the front wing, this wing has several double and three part multiple pane windows, decorative brickwork in the foundation. The lot contains a detached garage.
- 2211 Birch St.** Circa 1914 Contributing (2)  
 Architect unknown Bungalow Photo # 132  
 This 1.5-story brick bungalow with a side gabled double pitch roof, overhanging eaves with brackets and stucco half-timbered walls under eaves, shed attic dormer with two multiple pane windows, flared walls, three brick porch supports for full width front porch and full width porch roof, the first floor window shows a large three part multiple pane upper sash and single pane lower sashes, the door is off-center to the north. The lot contains a detached garage.
- 2212 Birch St.** Circa 1912 Contributing (2)  
 Architect unknown Bungalow  
 This 1.5-story brick bungalow has a front gabled dormer with four 6/ light windows, brackets, exposed rafters and narrow vergeboard, stucco dormer walls. The dwelling roof is double pitched, with a full width front porch, exposed rafters, four decorative brick porch supports, a central door and two equal three part windows each composed of a large multi-light over

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 62

single light center window and two side windows of narrower multi-lights over single.  
Fenced yard with detached garage.

- 2220 Birch St.** Circa 1912 Contributing (2)  
Architect unknown Bungalow  
This single-story brick bungalow with a side gabled double pitch roof has a front gabled attic dormer with brackets and narrow vergeboard, and two multi-light windows, the first floor facade has a full width Park Hill porch with four brick supports extending through the roof, a central front door is balanced by two equal windows of multiple upper panes and single lower panes, a single story addition occurs on the south side with a wood pergola bridging the gap between the end of the front porch and the addition. The property includes a detached garage.
- 2225 Birch St.** Circa 1908 Contributing (2)  
Architect unknown Bungalow Photo # 133  
This 1.5-story brick and stucco bungalow has a symmetrical facade, a hipped roof with flared eaves and brackets, centered front gable dormer that has a double multi-light window and another small single light window above, vergeboard, flared dormer walls notched at the roof wall junction, a shingled balcony that fits into the front gable above the original porch roof, the front gable over the former facade porch has a vergeboard and original brick outer supports, but the facade porch has been enclosed with stucco walls and now has a door and two 1/1 sash windows on either side. Two original 1/1 windows remain, on the other sides of the hipped roof, centered front gable dormers occur. Detached garage.
- 2226 Birch St.** 1922 Contributing (2)  
Architect unknown Tudor Revival  
Single-story brick dwelling features a hipped roof with a front gable off-center over the entrance, the door is arched with an arched brick lintel, the multi-light window has a cloth awning over it, the other window is obscured by vegetation. Rear garage.
- 2229 Birch St.** 1913 Contributing (1)  
Architect unknown Bungalow Photo # 134  
This single-story brick bungalow has a double pitched side gable roof, the overhanging eaves had eye-catching exposed rafters, tapering corner supports, the front wing window is arched with stucco above and a brick sill, a two-thirds width porch has exposed rafters or perhaps a narrow pergola, a multi-pane window and door stand under the porch roof, large trees obscure the facade.
- 2235 Birch St.** Circa 1908 Contributing (2)  
Architect unknown Bungalow Photo # 135  
This 1.5-story tan brick bungalow has an unusual truncated hipped roof with flared eaves, an attic dormer that has a gambrel pent roof with brackets and flared walls, a double casement window, the half-width front porch has a shed roof with a centered decorative gable or pediment with wood infill that is canted forward, the two outer brick porch roof supports connect to two inner full height wood columns by wood railings, the door is centered with two 1/1 sash windows on either side, built on speculation by Denver Security Company. Lot contains a detached garage.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 63

- 2236 Birch St.** John Ford House Circa 1912 Contributing (2)  
Architect unknown Bungalow  
This 1.5-story brick bungalow built by John Ford, features an unusual combination of segments of the roof. The dominant form is side gable with wide overhanging eaves and brackets, with a central attic dormer having a shed roof and four small multi-light casement windows, shingled walls. In front of this dormer is a nearly full width porch with a front gabled porch roof with wood detailing in the open pediment, double wood supports between the decorative brick bases and the porch roof header, but on either side of this gable are similar shed roof segments with exposed rafters and wood supports that connect to brick supports. This porch roof is not centered in the facade, extending to the south corner of the house but ending above the window to the north of the front door. The two equal windows have numerous upper panes and single lower panes, on the north side of the dwelling is an unusual three sided bay with a rather pointed two or three part roof. Detached garage.
- 2244 Birch St.** Circa 1911 Contributing (1)  
Architect unknown Bungalow  
This single-story brick bungalow features brackets and exposed rafters under wide overhanging eaves of the side gabled roof with truncated gable peaks, the hipped or truncated gable attic dormer has a double pitched truncated side gable roof line, with decorative brackets, stucco half-timbered walls, a four part multi-light window, an unusual balcony in front of the attic dormer with roofing materials used as the balustrade, the full-width front porch has two brick supports topped with wood supports forming four-cornered decorative brackets, the entrance is off-centered, with a three-part multi-light casement window and a four-part multi-light casement window on either side of the front door.
- 2245 Birch St.** Circa 1915 Contributing (2)  
Architect unknown Bungalow Photo # 136  
This 1.5-story brick bungalow has a symmetrical facade with a double pitch side gable roof, interesting roof detail where the shallower pitch roof meets the main roof, exposed eaves under gable ends and stucco half-timbering, two front gabled dormers have double multi-light windows, flared shingle walls, stucco under eaves, brackets, exposed rafters, the facade corners show brick detailing, two outer brick porch supports, two inner wood supports resting on the brick balustrade, centered door with two multi-light windows on each side, brick foundation shows different style of brick. This house was featured in *Municipal Facts*. The lot contains a detached garage.
- 2250 Birch St.** Circa 1916 Contributing (2)  
Architect unknown  
This single-story brick dwelling has a hipped roof with wide enclosed eaves, dentils and decorative brackets, a small front gabled attic dormer which has a carved vergeboard and brackets under overhanging eaves and a single multi-light window, the facade is nearly symmetrical, containing a central half-width porch with a hipped porch roof with decorative brackets and the Park Hill brick porch supports, the entrance and one multi-light sash window occur under this porch roof, on either side of the porch is a 12/1 sash window. The lot contains a detached garage.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 64**2255 Birch St.**

Circa 1909

Contributing (2)

Architect unknown

Bungalow

Photo # 137

This 1.5-story brick and shingle dwelling has a side gabled double pitch roof, three equal front gabled attic dormers with vergeboards, flared shingle walls, 1/1 sash wood lintels, painted symbols in the pediments, a half-moon and a star in one pediment, a sun in the center pediment, a star in the third pediment, the symmetrical facade has a centered door and two equal replacement windows of single lights, two outer brick porch supports, two inner wood columns on wood pedestals, wood railings add interest. The lot contains a detached garage.

**2260 Birch St.**

Circa 1920

Contributing (2)

Architect unknown

Bungalow

This 1.5-story brick bungalow has a single pitch side gable roof with wide overhanging eaves, vergeboard and brackets, the front gabled attic dormer has overhanging eaves with a vergeboard and brackets, two casement windows, shingled outer walls, the full width front porch has exposed rafters and brick porch supports, the porch roof ends are gabled, having an additional bracketed side, the entrance and three part multi-light window are located off-center under the porch roof. The property contains a detached garage.

**2261 Birch St.**

Circa 1908

Contributing (2)

Architect unknown

Bungalow

Photo # 138

This 1.5-story brick bungalow is symmetrical, with a large front gabled attic dormer undergoing remodeling, there appears to be another addition being constructed in the back, the side gable roof has exposed rafters, a Park Hill porch roof, the two brick porch supports have arched cut outs, there are two multi-pane windows on either side of the porch, and under the porch roof are two additional multi-pane windows and a centered door. Detached garage.

**2267 Birch St.**

Circa 1915

Contributing (2)

Architect unknown

Bungalow

Photo # 139

This small single-story brick bungalow is unique to Park Hill, having a side gable roof with flared eaves, exposed rafters, four oversize brackets that join the facade, wide symmetrical brick facade with two small attic dormers with vergeboards, flared shingle walls and louver vents, the first floor has a centered door and two equal sized multi-light sash windows spaced under the dormers, the full width porch does not have a roof, the porch railing is shingled. Originally owned by the Colorado Realty Investment Company. The lot contains a detached garage.

**2268 Birch St.**

Circa 1912

Contributing (2)

Designer/Builder: William C. Young

Bungalow

Photo # 140

This 1.5-story brick bungalow designed by William C. Young, has a double pitch side gabled roof with a gradual change in pitch, an attic dormer with a shed roof, brackets under the eaves, a three part 4/1 sash window, a full width front porch with two brick porch supports and a center wood support, the entrance is near the north corner of the facade, with a large three part multi-light window near the south side, brick balustrade and steps leading to the front porch, the north side of the dwelling has a door between the first and second levels and outside stairs. The property contains a detached garage.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill Denver, Colorado

Section number 7 Page 65

- 2274 Birch St.** Circa 1912 Contributing (2)  
 Designer/Builder: William C. Young Bungalow Photo # 141  
 This 1.5-story brick bungalow was also designed by William C. Young and features a side gabled roof with a graduated change in pitch to the full width front porch roof, exposed front rafters show curves at the change in pitch, the attic dormer has a shed roof, three 1/1 sash windows, stucco under gable ends, the first floor facade shows a door off-center to the north, a single 8/1 sash window, and on the other side of the door is a larger three part window with multiple upper panes over single lower panes, two outer brick porch supports and two inner wood supports, a brick balustrade. The lot contains a detached garage.
- 2275 Birch St.** Circa 1910 Contributing (2)  
 Architect unknown Bungalow Photo # 142  
 This 1.5-story brick and shingle bungalow (mostly obscured by trees and vegetation) has a hipped attic dormer with multi-light windows and flared shingled walls, the facade has a nearly full-width porch with a shed porch roof, the first floor window was too obscured for a description, the door is off-center to the north. The property contains a detached garage.
- 2280 Birch St.** Circa 1912 Contributing (2)  
 Architect unknown Bungalow Photo # 143  
 This 1.5-story brick and stucco half-timbered dwelling has a double pitch side gabled roof, a large front gabled attic dormer with vergeboard, exposed rafters, half-timbered walls, a three part 6/1 sash window, half-timbered under gable ends, a full-width front porch with three brick porch supports, overhanging eaves and exposed rafters, the south half of the porch has been enclosed and contains several 12/1 sash windows including four in the facade, the door is central and a similar grouping of 12/1 sash windows occurs on the north side of the door. The lot contains a detached garage.
- 2285 Birch St.** Circa 1927 Contributing (2)  
 Architect unknown Tudor Revival Photo # 144  
 This single-story brick residence has a Tudor styled front gable with arched entrance to the front porch, brickwork continuing under the eaves, vergeboard, truncated gable, rectangular cut-out in porch, the gable ends 1/3 of the way across the facade and the porch is open there with a low brick balustrade, the two windows are double casement style, with a centered door, very similar facade to the adjacent house, 2295 Birch. The property contains a detached garage.
- 2290 Birch St.** Circa 1910 Noncontributing (1)  
 Architect unknown Bungalow Garage-Contributing (1) Photo #145  
 This 1.5-story brick dwelling has a single pitch roof, overhanging eaves with brackets, stucco half-timbered attic dormer and gable ends, the outer brickwork extends vertically for 1.5 stories, the front dormer is a recent addition that has been built out over the porch roof, probably as an extension or incorporation of the original attic dormer, the dormer has two facade windows of 1/1 sash and a large skylight in the shed roof, the full width front porch had two outer brick porch supports and two inner brick porch supports that appear to be additional supports for the dormer above, the front door is off-center, and windows on either side of the door are 1/1 sash. Due to extensive alterations, the house is considered noncontributing. The property contains a contributing detached garage.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 66**2295 Birch St.**

Architect unknown

Circa 1927

Tudor Revival

Contributing (2)

Photo # 146

This single-story tan brick dwelling has a cross gabled roof with a front gable over the entrance porch that has brick walls extending under the eaves, and a narrow vergeboard, the porch roof is not full width but an open extension with an iron railing stands south of the porch entrance, which is arched brick, and a rectangular open cutout occurs to the north of the arched entrance, in imitation of the rectangular single pane window behind it, a second single pane window occurs south of the door. The lot contains a detached garage.

**2300 Birch St.**

Architect unknown

Circa 1912

Bungalow

Contributing (2)

This single-story tan brick bungalow has a cross gabled roof with a front gable over the entrance porch that has brick walls extending under the eaves, and a narrow vergeboard, the porch roof is not full width but an open extension with an iron railing stands south of the porch entrance, which is arched brick, and a rectangular open cutout occurs to the north of the arched entrance, in imitation of the rectangular single pane window behind it, a second single pane window occurs south of the door. The property contains a detached garage.

**2308 Birch St.**

Architect unknown

Circa 1909

Contributing (1)

This two-story hipped roof dwelling utilizes a brick outer wall material over the first 1.5 stories, with stucco half-timbering on the upper half of the second-story, overhanging eaves without brackets or exposed rafters, the second floor windows are 6/1 sash, a shed roof over the facade porch and the entrance located on the south side, centered, rafters are exposed under the porch roof, two brick supports create a Park Hill Porch with wood side supports connecting the supports to the outer wall, the foundation is of a darker brick.

**2309 Birch St.**

Charles M. Gates

Circa 1911

Bungalow

Contributing (2)

This 1.5-story brick bungalow designed by Charles M. Gates, has an asymmetrical facade with a large centered attic dormer, stucco half-timbered walls, front gabled, a three part multiple light window, no brackets, the first floor has a half-timbered pediment, brackets and a carved vergeboard under the overhanging eaves, two brick porch supports have brick detailing where the brackets meet the supports, the first floor window is large, three part, multiple-light upper sashes and single light lower sashes, the door is off-center to the north. The lot contains a detached garage.

**2314 Birch St.**

Huntington and Huntington

Circa 1913

Bungalow

Contributing (1)

This 1.5-story brick bungalow designed by the Huntington architectural firm, has a side gabled roof with carved vergeboard, a front gabled attic dormer that has three brackets and a carved vergeboard, a three part attic window with a larger center of 15/1 sash, the two side windows are 6/6 sash, the upper section of the roof is slightly narrower than the lower section, a full width front porch with a front gabled roof creates complexity at the porch roof line, the porch roof has a carved vergeboard, brackets, two brick porch supports with detailing, a centered porch entrance to an asymmetrical first floor with a three-part multiple light window and front door, the foundation is of a darker brick.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 67**2324 Birch St.**

Circa 1912

Contributing (2)

Glen W. Huntington

Bungalow

This 1.5-story brick and stucco half-timbered bungalow designed by G.W. Huntington, has a double pitch side gabled roof with a large attic dormer that has a truncated front gable roof with flared eaves, carved brackets, exposed rafters, half-timbered dormer walls, and four 1/1 sash windows. The full width front porch has a shallower pitched roof, two brick supports with brick detailing near the tops, two partial brick and wood inner supports, the entrance is centered with narrow shutters on either side, two large three-part single pane (?) windows occur on either side of the door. Two-car detached garage.

**2325 Birch St.**

1908

Contributing (2)

Architect unknown

This two-story brick and stucco half-timbered dwelling has a steeply pitched side gabled roof with flared eaves, three facade attic dormers, the center dormer is front gabled, vergeboard, stucco walls, a double 6/1 sash window, the side two dormers have shed roofs and single pane windows, the brickwork extends 1.5 stories to meet the main roof, the full width front gabled porch roof is scalloped at the roof wall junction to join the center dormer above, the porch roof has open eaves, three wood supports connecting the roof to the header, two brick porch supports, a central door and symmetrical three part windows with multiple upper lights and single lower lights. Detached garage.

**2327 Birch St.**

Circa 1909

Contributing (1)

Architect unknown

Bungalow

This single-story red brick bungalow with three chimneys and a wide facade is unique to the district. The front porch gable roof ( a 1914 addition) is nearly full width, with vertical supports and brackets under the open eaves and exposed rafters. The two inner porch supports are rounded wood columns on brick piers, the two outer supports are brick, the central door is surrounded by two equal three part 1/1 sash windows (newer replacements).

**2332 Birch St.**

1911

Contributing (1)

Architect unknown

Bungalow

This 1.5-story brick and stucco half-timbered bungalow has a single pitch roof that is slightly narrower over the front porch than over the house, overhanging eaves have carved vergeboards and brackets, the attic dormer has a shed roof with vergeboards, exposed rafters, stucco walls, two casement windows, the gable ends are also stucco half-timbered, the front porch roof shows exposed rafters, vergeboards on the sides, three brick porch supports with brick detailing, a brick balustrade occurs only on the porch sides, and the two equal size windows on the first floor have 8/1 sashes. The door is located on the far north of the facade.

**2339 Birch St.**

Circa 1908

Contributing (2)

Architect unknown

This single-story brick dwelling has a simple facade, a hipped asphalt roof with flared eaves, a small hipped attic dormer with two louvered vents, no windows, the facade has a simple four pane window with a brick sill and a single dark shutter, the door stands under the small hipped porch roof that has four rounded column porch supports and a wood railing, two chimneys occur along the south side, the side windows are 1/1 sash with shutters, a small frame addition stands at the back of the house.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 68

- 2340 Birch St.** 1952 Contributing (1)  
 Architect unknown  
 This single-story brick dwelling has a shallow pitch hipped roof with narrow eaves, and was constructed of cinder block with a brick facing (according to the Sanborn Maps), the facade has a centered door with a glass-brick window next to it, the window to the north is a two part casement with a brick sill, the window to the south is a large single light window with an awning and a brick sill, a narrow front porch with no detailing extends from the front door nearly to the south corner, a brick course extends across the facade below the windows.
- 2345 Birch St.** 1913 Contributing (1)  
 Architect unknown Bungalow  
 This 1.5-story brick bungalow has a double pitch side gable roof with a vergeboard on the gable ends, brackets, shed attic dormer with two 9 light windows, recent shingle siding on dormer. The original full-width facade porch and roof have been altered (date unknown) by an enclosure of most of the porch, leaving the entrance under a small part of the porch. The enclosed portion of the porch has four 6/1 sash windows.
- 2351 Birch St.** Circa 1909 Contributing (1)  
 Architect unknown Bungalow  
 This single-story brick dwelling is a typical example of the bungalow, the front nearly full width gable has exposed rafters, brackets, stucco half-timbered infill under the eaves, double wood porch supports resting on brick piers, a central door surrounded by two multi-pane sash windows, the gable ends have siding under the overhanging eaves and sash windows, a single-story bay is on the south side.
- 2352 Birch St.** 1911 Contributing (1)  
 Architect unknown (Builder: F. Neilsen)  
 This 1.5-story brick dwelling has a double-pitch side gabled roof with carved vergeboard at the overhanging eaves, front attic dormer has rough stucco half-timbered walls, a three-part window with multi-light upper panes and single lower panes (the upper light is divided into 6 small light and 1 larger light), exposed rafters at the porch roof front, two decorative brick outer porch supports, two wood inner supports on brick piers, a symmetrical first floor with central door and two equal size windows of complex upper panes over single panes.
- 2360 Birch St.** Circa 1920 Contributing (1)  
 Architect unknown Bungalow  
 Typical single-story brick bungalow, side gabled roof with front gable over the full width front porch, the porch roof has a narrow vergeboard and brackets under the overhanging eaves, open pediment with wood vertical supports, two tapering brick supports attach to wider brick piers, facade asymmetrical with door and single pane window.
- 2361 Birch St.** Circa 1921 Contributing (1)  
 Architect unknown Bungalow  
 This single-story brick bungalow has a truncated side gabled roof with a shed attic dormer, three multi-light casement windows and stucco half-timbered walls, a central projecting front door with an arched wood roof and decorative brackets; to the south is a porch reminiscent of small Tudor Revival porches, with recessed wall and three 6/6 sash windows, on the north are three 6/1 sash windows.



# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill Denver, Colorado

Section number 7 Page 69

- 2364 Birch St.** 1909 Contributing (1)  
Architect unknown Bungalow  
This 1.5-story brick bungalow has an asymmetrical facade, two different size front gabled dormers, side shed dormers, a wrap-around porch, side entrance under the porch roof, the side gabled asphalt roof is double pitched, with exposed rafters, brackets, vergeboard on the gable ends, the larger dormer has a carved vergeboard, brackets, and a double multi-pane over single pane window and flared dormer walls the smaller dormer is similar except that the windows are multi-pane casement, the first floor has a large three part 1/1 sash with stone sill under the larger gable, a small single light with stone sill in the center, and a double 1/1 sash with stone sill under the half-width porch roof. The porch projects out from the facade with two brick piers. This is an unusual example.
- 2367 Birch St.** Circa 1909 Contributing (2)  
Architect unknown Bungalow  
This unusual brick dwelling appears to be a typical single-story bungalow with an addition of a two story tower on the north side, however, this tower is original or nearly so, appearing on the Sanborn maps of 1929. The front gable has a vergeboard, brackets, stucco half-timbered infill, enclosed eaves, one 18/1 sash window and a door under the porch roof with two brick porch supports, the tower has a hipped roof with overhanging eaves, the second floor has 3 multi-pane sash windows with stucco detailing above and below windows, a lighter colored brick, the first floor has 3 diamond lights over single light sashes, brick course at the bottom of the second floor windows, lattices attached to the brick supports and the tower corners. The property contains a detached garage.
- 2368 Birch St.** Circa 1915 Contributing (2)  
Architect unknown Bungalow  
This single-story brick and wood half-timbered bungalow has a front gable with a decorative vergeboard, decorative brackets, flared eaves, two louvered vents under the eaves, no window, a separate front gabled porch roof with a plain vergeboard, less decorative brackets, open under the gable, exposed rafters, two brick porch supports, a door and a three part multi-light window in the facade, a decorative wood porch railing. The lot contains a detached garage.
- 2375 Birch St.** Circa 1937 Contributing (1)  
Architect unknown Bungalow  
This single-story brick bungalow has a cross gabled roof with a front gabled porch roof, all gables are truncated, the front gable has a narrow vergeboard and a siding infill, the two brick porch supports are thinner than in the adjacent houses and not tapering, there are two windows in the facade, with the door off-center, the windows are elongate multi-lights over single light sashes with brick sills, the porch railing is metal.
- 2378 Birch St.** Circa 1923 Contributing (1)  
Residence
- 2380 Birch St.** 1910 Contributing (1)  
Architect unknown (Builder: C. Saterlee) Bungalow  
This 1.5-story brick bungalow has a double pitch side gabled roof with front shed attic dormer with exposed rafters, tapered walls, three multi-light windows, the first floor has a full

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 70

width front porch with a ½ width enclosure, the front door is on the far north side of the facade next to a multi-light window, the enclosure has French doors leading to the porch and four multi-light sash windows.

- 2383 Birch St.** Circa 1927 Contributing (1)  
Architect unknown Bungalow  
This single-story brick bungalow built on 1.5 lots has a cross gabled roof with a front gabled nearly full width porch roof, the front gable has a narrow vergeboard and brackets, stucco infill, two tapering brick porch supports, decorative bricks in the porch balustrade, a door and a single light window are located under the porch roof.
- 2389 Birch St.** Circa 1927 Contributing (1)  
Architect unknown Bungalow  
This single-story brick bungalow is quite similar to the two houses adjacent to it, numbers 2383 and 2375 Birch. House 2389 is cross gabled with a truncated front gabled porch roof, vergeboard and brackets, narrow overhanging eaves, stucco infilling the gable, all gable corners are truncated, the facade has two tapering brick porch supports, a three-part multi-light sash window with a brick sill, and a front door, decorative bricks found in the porch balustrade.
- 2390 Birch St.** 1910 Contributing (2)  
Architect unknown (Builder: C. Saterlee) Bungalow  
This 1.5-story brick bungalow has a side gabled roof with a front gabled porch roof, vergeboard, rafters and brackets, the attic shed dormer has four multi-light casement windows, the front porch gable has stucco half-timbering, the front porch is nearly full width with two brick porch supports, two windows and a nearly centered door, the windows have multi-light over single-light sashes. Detached garage.
- 2500 Birch St.** 1920 Contributing (2)  
Architect unknown Bungalow  
This single-story brick bungalow features a gabled roof and a nearly full width facade porch with a front gabled roof supported by two brick piers. The roof contains brackets, wood siding under the eaves, and a narrow vergeboard. The facade features a front entry under the porch roof and a three part multi-light window. The yard is fenced with mature trees and shrubs, and a two-car detached garage is in the rear.
- 2501 Birch St.** Circa 1924 Contributing (1)  
Architect unknown Bungalow  
This single-story red brick dwelling falls under the hipped roof bungalow form. Many dwellings on corner lots in the district have this general appearance. The roof features two hipped wings, overhanging eaves with exposed rafter ends and two chimneys. The facade faces E. 25<sup>th</sup> Avenue, with a central entrance with a small porch roof that is arched on the inside of the pediment. The door is flanked by two single-light windows with stone sills, and to the east is a narrow projecting wing with a similar single light window and a narrow window, both with stone sills. On the west side is a projecting porch with a hipped porch roof supported by two brick piers and balustrade. French door lead out to this porch. The double garage opens onto E. 25<sup>th</sup> Avenue. The yard has mature trees and shrubs, and basement casement windows are visible in the facade.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 71

- 2510 Birch St.** 1910 Contributing (1)  
 Designer/Builder: J.H. Rosser Foursquare  
 This two-story brick foursquare residence is similar to the dwelling at 2040 Albion Street, except that the entrance is on the facade, not the south facing side. This residence has a front gabled roof with at least one side hipped dormer, overhanging eaves, exposed rafter ends, brackets, and a narrow vergeboard. Two second-floor windows are unusual multi-light over single light in that the upper sashes have 8 small lights in the upper third of the sash. A similar configuration occurs in the facade bay as three multi-light transoms over single lights. This bay stands next to the entrance door leading to a balustraded porch without a porch roof. The yard is fenced with a driveway leading to the rear garage.
- 2511 Birch St.** Circa 1918 Contributing (2)  
 Architect unknown Bungalow  
 This single-story red brick bungalow features a gabled roof with two front gables, the smaller over the full width facade porch entrance, the larger behind it but not covering the entire porch. The roof features overhanging eaves, brackets, and stucco false half-timbering under the eaves. There is a side gable on the north side and a chimney on the south side. The porch roof is supported by four brick piers, plus two pilasters, a brick balustrade with stone caps. The slightly off-center door is flanked by two casement windows on the north, and a set of four casements on the south. The yard is fenced with a grass lawn, driveway, detached garage in the rear, and a basement.
- 2514 Birch St.** 1911 Contributing (2)  
 Architect unknown Bungalow  
 This single-story brick bungalow features a side gabled roof with a shallower pitch over the full-width facade porch, with a south-side chimney. The front gable dormer features flared stucco walls, two multi-light casements, exposed rafters, with stucco half-timbering under the gable ends. The facade porch has been partially enclosed, with four multi-light windows in the front, the brick pedestals of the piers and the balustrade are still visible. The yard is fenced with a grass lawn, driveway, detached garage in the rear, and a basement.
- 2517 Birch St.** Circa 1917 Contributing (2)  
 Architect unknown Bungalow/Tudor Revival  
 This single-story brick and stucco bungalow features an unusual rolled shingle front gable roof, similar to a false-thatch roof, with overhanging eaves, decorative brackets, vergeboards, and unusual truncated effects at the gable peaks. A second front gable over the facade porch roof is smaller and is supported by two tapering brick piers and curved brick balustrade. The slightly off-center wide entry is flanked by a single light with brick sill on the north and a three part multi-light on the south. A third tapered pier extends the porch to the south with a pergola cover near the wide brick chimney. The porch is stone with stone steps. There is a basement and detached garage, a grass lawn and mature trees.
- 2525 Birch St.** 1912 Contributing (2)  
 Architect unknown Bungalow  
 This 1.5-story red brick bungalow with basement, built by Richard Phillips, features an unusual moderate-slope, single pitch side gabled roof, in that its single slope and front gabled dormer dominate the facade. The eave overhang (with exposed rafter ends) at the facade is narrow and meets the main eaves with the wide overhang, vergeboards and

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 72

brackets, unevenly. The dormer features a narrow vergeboard, exposed rafter ends, wood walls with a three-part 6/1 sash window. The gable peaks truncate above wood siding and additional windows, and a brick chimney is on the south side. The full-width facade porch has been completely enclosed with rows of aluminum sashes and a centered aluminum double entry. The original brick end piers can still be seen, along with the brick balustrade with stone caps, concrete steps and concrete porch. A driveway accesses the rear detached garage. The lot has mature shrubs near the house and several mature trees.

**2528 Birch St.**

Circa 1925

Contributing (2)

Architect unknown

Bungalow

This small single-story red brick dwelling is not easily categorized. It features a hipped asphalt roof with overhanging eaves and exposed rafter ends, and two brick chimneys on the north side. The facade features a single window of three multi-lights over single with a brick sill. The off-center entry contains a small facade porch with a front gable porch roof and two brick piers connected by an arch, a low brick balustrade, and concrete steps. There is a basement and a detached rear garage. The yard has lots of shrubs and a grass lawn.

**2531 Birch St.**

1923

Contributing (2)

Architect unknown

Bungalow

This 1.5-story brick and stucco bungalow features a gabled asphalt roof with a front gable that has a truncated gable peak, narrow vergeboard, overhanging eaves, decorative brackets, stucco half-timbering under the eaves, and a paired four light casement window centered in the gable. Just below the dormer window is the shed -full width facade porch roof containing exposed rafter ends, decorative brackets, and two tapering brick piers with carved wood supports above. In front of this shed roof an entrance shallow front gable with truncated gable peak features a carved vergeboard, brackets and exposed rafter ends, with wood piers above rectangular brick pedestals, and a brick balustrade. A chimney is on the south side, near the driveway to the rear detached garage. It has a basement, mature shrubs and a grass lawn.

**2536 Birch St.**

1911

Contributing (2)

Architect unknown (Builder: J. Rosser)

Bungalow

This 1.5-story brick bungalow presents a pleasing facade that is narrow, with a white picket fence around the front. The double-pitch side gable roof with truncated gable peaks, a single chimney on the south side, overhanging eaves with brackets and exposed rafter ends features a central truncated front gable dormer with decorative brackets and exposed rafters above a paired 3/1 sash window and siding walls. The full width facade porch features a shed roof extension to the main side gable, containing exposed rafter ends and brackets supported by two rectangular brick piers and balustrade with stone caps. The door is off-center to the north, with a stone lintel, adjacent to that single light rectangular window. It has a basement, mature landscaping, and a driveway to the detached garage.

**2537 Birch St.**

1910

Contributing (2)

Architect unknown

Bungalow

This 1.5-story brick bungalow features a double pitch side gable asphalt roof with a single brick chimney and a centered shed dormer that has a slight eave overhang, exposed rafter ends and a row of 4 casement windows in the siding walls. The main side gable shallows over the full width facade porch roof with exposed rafter ends and four rectangular brick

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 73

piers that support large wood brackets connecting to the facade. The porch is concrete with concrete steps and brick balustrades. The centered entry is flanked by two equal windows of three parts each, 5/1 sash, with the upper lights leaded glass. There is a basement, and the yard has a grass lawn and mature vegetation near the house, and a detached rear garage.

**2542 Birch St.**

1910

Contributing (2)

Architect unknown

Bungalow

This 1.5-story brick bungalow falls into the front gable style (asphalt roof) with an additional front gable porch roof. The front gable contains a three part window with multi-lights set in decorative wood lintels and surrounds. The center window is larger and features a slightly pedimented lintel, and the two side windows feature horizontal lintels. Two corbelled brick chimneys are placed in the south side, with a shallow projecting bay in between. The full width facade porch contains a separate front gable roof at a shallower pitch than the main gable, both with stucco walls under the narrow overhanging eaves. Three brick piers support the porch roof, with side brick balustrades and a front lattice railing between the piers. The off center entry is on the north side, adjacent to a three part window, apparently with replacement casements. There is a basement, and a south side driveway to the detached garage ( apparently the original garage). Mature trees and shrubs.

**2549 Birch St.**

Circa 1917

Contributing (2)

Architect unknown

Bungalow

This 1.5-story brick bungalow features a steep single pitch side gable asphalt roof with a south side chimney, a front gable facade porch roof, and a smaller front gable dormer. This dormer contains a narrow vergeboard, brackets, and a pair of vertical nine light casements set in siding with wood surrounds. The gable end siding has a carved wood horizontal piece where the siding meets the bricks, the overhanging eaves are supported by heavy brackets. Solar lights can be partly seen from behind the gable peak. The 2/3 facade porch features an open front gabled roof at a similar pitch to the dormer, with decorative vertical supports between the header and eaves, exposed rafters, two tapering brick piers with brick balustrade supporting the roof with two pilasters. The off center entry with two side lights is flanked by two 1/1 sash windows with brick sills. The porch and porch steps are concrete. There is a basement, a detached garage, mature trees and a grass lawn.

**2550 Birch St.**

1911

Contributing (1)

Architect unknown (Builder: Frederick Neilsen)

Bungalow

This 1.5-story brick bungalow features a double pitch side gabled asphalt roof with a south side chimney and a centered front gable dormer. The dormer contains three 8/1 sash lights with wood surrounds, set in slightly flared stucco half timbered walls. The full width facade porch is covered with a continuation of the side gable at a shallower pitch, connecting at a curve in the pitch. This porch roof is supported by two decorative wood inner piers above brick pedestals at the sides of the porch steps, and two corner brick piers that are divided into two piers each, connected by round arches and decorative brickwork. The entry is placed north of center with an adjacent three part casement window. There is a basement, mature shrubs, grass lawn, and an iron fence.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 74**2555 Birch St.**

Circa 1941

Contributing (2)

Architect unknown

Minimal Traditional

This single-story brick dwelling with basement features a shallow pitch hipped asphalt roof with a truncated peak, a south side chimney, narrowly overhanging eaves, a smaller hipped gable over the projecting half-width concrete facade porch, centered in the facade, supported by two narrow metal polls. The centered door is flanked by two vertical glass block windows. To the south of the entry projection is a pair of 6 light casements set at the corner, with a matching pair on the south side, both with stone sills and flower boxes. North of the entry is a single four light casement with stone sill and flower box. A south side fiberglass covered patio and privacy wall is enclosed by a wood fence. The lot is landscaped with grass and shrubs and contains a detached garage.

**2560 Birch St.**

1912

Contributing (1)

Architect unknown

Bungalow

This single-story brick bungalow, built by Breckon Investment Company, features a less common style of symmetrical facade and shallow pitch side gable asphalt roof with overhanging eaves, exposed rafter ends, brackets. The internal chimney is also uncommon for the district. The half width concrete facade porch projects from the facade and supports a front gable roof with similar rafter ends and brackets, with stucco half-timbering under the eaves, and a small paired multi-light casement. Two slightly tapered brick piers and brick balustrade support the porch roof. The centered entry is flanked by two 1/1 sash windows with transoms, wood lintels and stone sills. A four part 1/1 sash window is north of the entry, and a narrower three part 1/1 sash window is on the south, all with stone sills and wood lintels. There is a basement with several windows set in the facade, a detached garage, grass lawn, and mature trees. This symmetry is similar to the "tuberculosis houses" commonly found in neighboring Montclair.

**2561 Birch St.**

1910

Contributing (2)

Architect unknown (Builder: J.W. Furlong)

Bungalow

This 1.5-story brick bungalow features a shallow double pitch side gable roof with a central shed roof dormer of low height, narrow overhanging eaves and exposed rafter ends, with wood siding walls, and a three part 6/3 light casement. The side gable roof shallows over the full width facade porch with similar exposed rafter ends resting on a wood header below which are four wood piers for support. The entry is off center to the north, flanked by a single 1/1 sash window, and two similar 1/1 sash lights to the south. Tall hedges grow close to the dwelling, obscuring the views. It has a basement, wood fence, detached garage, mature trees and grass lawn.

**2568 Birch St.**

1912

Contributing (2)

Architect unknown

Bungalow

This 1.5-story brick bungalow, built by the Breckon Investment Company, features Craftsman elements in the gable trim, roof, windows and brick piers. The side gable asphalt roof contains overhanging eaves with exposed rafter ends, brackets, false half-timbering under the eaves, a southern chimney, and an off center front gabled dormer. This dormer features carved brackets, carved rafter ends, a wide carved wood sill below the paired louvered vents, and additional decorative wood trim. North of this dormer, the side gable changes width, extending several feet more to the north below the dormer. The central entrance is marked by a half-width facade porch and front gable porch roof to the south of

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 75

center, with similar wood rafters, brackets, vergeboard and trim. Two brackets are curved and connect the two tapering brick piers to the header. The porch is concrete, with concrete steps, a low balustrade with stone caps. The entry is centered, flanked by a single multi-light sash on the south, and a three part multi-light sash to the north that includes a decorative wood flower box with brackets. There is a basement, a wood fence around the back yard, a detached garage, mature trees and grass lawn. The wood trim is unusual.

**2571 Birch St.**

Circa 1903

Contributing (2)

Architect unknown

Bungalow

This 1.5-story red brick residence has a double pitch side gable asphalt roof with southern chimney, a shed dormer with overhanging eaves, wood siding, and two 3-light casements. There is a bay window on the south side with a shed roof and wood trim. The full width facade porch appears to be wood with wood steps at a centered entrance. The porch roof has exposed rafter ends, decorative brackets, decorative wood pilasters, and two low brick pedestals supporting groupings of three wood columns. The entry is off center to the north, flanked by a three-part window of multi-light upper sashes and single-light lower sashes with stone sills. A decorative wood railing connects the brick pedestals. The back yard has a wood fence and a detached garage. The front yard has mature trees and shrubs.

**2576 Birch St.**

Circa 1913

Contributing (1)

Architect unknown

Bungalow

Garage-Noncontributing(1)

This single-story brick and stucco bungalow, built by the Breckon Investment Company, features a front gable roof with smaller front gable over the entrance and cross gables near the rear. The main front gable has brackets and narrow vergeboard, with stucco under the overhanging eaves, and a chimney in the facade just north of the gable peak. The joint between stucco and brick is marked by wood trim. The facade north of the chimney contains a single light window with brick sill. The entrance occurs immediately to the south of the chimney, under the smaller front gable that features three brackets, exposed rafter ends, and overhanging eaves. The porch south of the entry has been enclosed with single pane windows and wood trim above the original brick balustrade. The front gable is supported by two stucco piers. The back yard has a wood fence, the front yard features mature trees and a grass lawn. The lot contains a noncontributing detached garage.

**2580 Birch St.**

1928

Contributing (2)

Architect unknown

Tudor Revival

This single-story brick features a side gabled roof (asphalt), with a front gable entrance portico that has varying eave heights and a slope to the northern eave, plus an arch at the porch entry. The concrete porch is less than half-width with concrete steps and brick rails, the only facade window appears to be a single light metal frame with brick sill. There is a basement, a fenced back yard, mature trees and shrubs, and a detached garage.

**2581 Birch St.**

Circa 1912

Contributing (2)

Architect unknown

Bungalow

This 1.5-story brick bungalow features a gabled asphalt roof with a facade side gable attached to a front gable in the rear. The main side gable contains a single southern chimney and a central steep pitch front gabled dormer with a vergeboard, brackets, exposed rafter ends, stucco half-timbered walls under the eaves, and a three part Palladian-type window with multi-lights over single lights. The full width facade porch contains a shallower

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 76

front gable porch roof, also with vergeboard, brackets, rafter ends, and stucco half-timbered walls under the eaves. It is supported by two rectangular brick piers and low brick balustrade with stone caps. The gable ends have stucco half-timbering; narrow bay on the south side of the dwelling; full basement. The back yard has a wood privacy fence, there is a detached garage in the rear. There is a grass lawn with no trees.

**2585 Birch St.** 1942 Contributing (2)

Architect unknown

Eclectic, Minimal Traditional

This single-story brick dwelling features an eclectic mix of minimal traditional elements combined with a turreted entry porch plus an arched front window. The simple lines of the cross gable roof without overhanging eaves, the horizontal siding above the brick first level, the straight lines of the chimney on the north side, and the fiberglass facade porch roof cover point to minimal traditional styling, while there is an arched single light window with brick sill in the facade that has been partially covered by a small shed lintel. The entry projects from the ell of the cross gable in a three-sided turret with two vertical rows of glass bricks flanking the door. Under the fiberglass porch cover is an additional vertical window, possibly single light. The property has a metal fence front and back, with shrubs close to the house. A detached garage opens onto 26<sup>th</sup> Avenue.

**2590 Birch St.** Circa 1928 Contributing (2)

Architect unknown

Bungalow

This single-story brick bungalow features a cross gabled asphalt roof with a main steep pitch side gabled roof and north chimney connecting in the back to a shallower pitch front gabled roof with a central chimney. The roof has overhanging eaves and exposed rafter ends with stucco half-timbering under the eaves. The side windows appear to be single light casements with stone sills. The full width facade porch has a front gabled roof with the same pitch as that behind the side gable, with similar overhanging eaves, exposed rafter ends and stucco half-timbering. There are three rectangular brick piers with connecting brick balustrade, concrete porch and steps, The entry is off center with a single light to the south.

This bungalow sits on a corner lot with and arched brick fence entry on the 26<sup>th</sup> Ave. side and brick fence for the back yard. The detached garage opens onto 26<sup>th</sup> Ave. The yard has trees and a grass lawn.

**CLERMONT STREET DESCRIPTIONS**

Total Contributing: 144

Noncontributing: 152

**2020 Clermont St.** Circa 1921 Contributing (1)

Architect unknown

Garage-Noncontributing (1)

Photo # 147

This single-story stucco dwelling is unusual for the historic district. The hipped roof has enclosed eaves. The facade shows a front chimney with decorative brickwork, two 1/1 sash window with decorative brick lintels and sills, a small entrance enclosure with a pedimented roof, half-timbered under the narrow eaves, an arched front door with a brick soldier course. The original roof was tile, as was the roof over the noncontributing detached garage.

**2025 Clermont St.** Circa 1928 Contributing (2)

Architect unknown

Colonial Revival

Photo # 148

Two-story brick Colonial Revival dwelling with a side gabled tile roof, narrow eaves with modillions, symmetrical facade, second floor has three multi-light sash windows with



# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 77

shutters, stone sills, first floor has a projecting centered front door with a tile pediment with wood detailing including dentils, arched transom and wood surround, the two windows are equal size, 8/8 sash. The lot contains a detached garage.

- 2030 Clermont St.** Circa 1917 Contributing (1)  
Architect unknown Bungalow/Craftsman Photo # 148  
This high style Craftsman bungalow is unique to Park Hill. The exterior stucco walls, the flared hipped roof, the two story tower with single light casement windows and a separate hipped roof, the entrance on the side of the west wing entered through a pergola, the exposed rafters, multi-light windows with carved sills or flower boxes, the asymmetrical design reflect the most stylish elements of the Craftsman form from California. The facade windows are multi-light over single light casement, and the southern facade window has a separate shed roof, two chimneys, the original roof was tile according to the 1929 Sanborn map, the present roof is asphalt.
- 2033 Clermont St.** Circa 1920 Contributing (2)  
Architect unknown Bungalow Photo # 150  
This large brick bungalow has a wide front gable with truncated roof, brackets, overhanging eaves, stucco half-timbering under the eaves, a wide vergeboard and a second front gable over the 1/3 width first floor porch, connecting to a shed roof over the remainder of the facade, the door is centered with two side lights, and the first floor window is three part multi-light, brackets under the first floor porches. The lot contains a detached garage.
- 2040 Clermont St.** Circa 1926 Contributing (1)  
Temple H. Buell Dutch Colonial Revival Photo # 151  
This two-story clinker brick Dutch Colonial residence has a symmetrical facade, with a centered door, centered windows, a side wing on the north and south sides. It has a side gabled roof with a wide shed dormer, a smaller dormer in the south wing, five multi-light sash windows in the centered dormer that has a clinker brick front wall, the first floor has equal size three-part multi-light windows with wood detailing under the windows, the front door has two wood pilasters and a small porch.
- 2053 Clermont St.** Circa 1913 Contributing (2)  
Designer/Builder: A. Davidson Mediterranean Revival Photo # 152  
This two-story brick Mediterranean style, although undergoing remodeling, retains the original room layout, the additions seem to be located in the back and the south side second floor, where a white wood porch enclosure with a shed roof has incorporated the existing brick balcony balustrade. The roof has exposed rafters, the single story front porch located in the ell of the facade, has four arches a wide brick end support, a balcony above with a brick and turned spindle balustrade, all of the windows are multi-light sash with stone sills, the second floor windows also have shutters, there is a wide chimney on the north side. The lot contains a detached garage.
- 2057 Clermont St.** Circa 1920 Contributing (1)  
Architect unknown Mediterranean Revival Photo # 153  
Unusual 1.5-story Mediterranean style dwelling, stucco exterior and tile side gabled roof, symmetrical facade with three decorations in the ½ second story, a central door and two equal size window, all with cloth awnings, a small north side wing.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill Denver, Colorado

Section number 7 Page 78

- 2058 Clermont St.** Circa 1909 Contributing (2)  
Architect unknown Craftsman Photo # 154  
Unusual 2.5-story brick hybrid with Craftsman elements, with a cross gabled roof, a large front gable with vergeboard, brackets, stucco half-timbered wall, three 3/1 sash windows in the gable, brick second floor with one three-part window with multi-light upper sashes and single-light lower sashes, the first floor originally has a full-width front porch, but it has been enclosed, with a shed roof, a row of single light casement windows in the facade. The property contains a detached garage.
- 2070 Clermont St.** Circa 1909 Contributing (2)  
Architect unknown Colonial Revival Photo # 155  
This excellent example of Colonial Revival symmetrical styling contains 2.5 stories, a side gabled parapeted asphalt roof with three equal sized front gabled attic dormers with single light casement windows, a wide cornice, three second floor multi-light casement windows with shutters and a stone sill course, the first floor has a centered door with a white wood arched, surround with dentils below an arched brick surround, an arched gable roof over the entry supported by two ridged columns and two pilasters, two equal sized multi-light windows with arched wood lintels below arched brick with keystones, stone sills, a rectangular stone foundation, a chimney incorporated in the top of each parapet. The lot contains a detached garage.
- 2075 Clermont St.** Circa 1913 Contributing (2)  
Architect unknown Bungalow Photo # 156  
This 1.5-story brick bungalow has a front gable with stucco half-timbering in the gable, vergeboard, exposed rafters and brackets, a double multi-light casement window, a projecting wing with front gable, rafters, brackets, and vergeboard, a double window of 12/1 sashes, a 2/3 width porch with exposed rafters, a tapering brick porch support, door, small casement window and larger double window of 12/1 sashes, and above the front gable is a second story addition which appears on the 1929 Sanborn map, also front gabled with vergeboard and brackets, rafters exposed on the sides of the gable, two windows in the facade are located at the corners, and are single light casement, and the addition walls are flared. The property contains a detached garage.
- 2078 Clermont St.** Circa 1910 Contributing (2)  
Architect unknown Foursquare Photo # 157  
This two-story brick Foursquare resembles the house at 2040 Albion with its south side entrance. The brick facade has an enclosed single story front porch with two French doors, wood framing and two wood porch columns standing on the former brick balustrade remaining from the original porch, a hipped porch roof with enclosed eaves, the second floor with two 1/1 sash windows, a brick course connecting the sills, and shutters, overhanging eaves, the main entrance is enclosed in a small entryway with a hipped roof. The lot contains a detached garage.
- 2081 Clermont St.** Circa 1927 Contributing (2)  
Architect unknown Tudor Revival Photo # 158  
This single-story Tudor Revival brick dwelling has a cross gabled roof of red tile, a chimney in the front gable that is nested into the projecting entrance gable with arched brickwork and a small porch, the two windows in the facade are equal size multi-light sash. There is a

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 79

large two-story stucco addition on the back of the house, not highly visible from the street, but it is large and detracts from the historic character of the house. Detached garage.

- |  |                                      |  |
|--|--------------------------------------|--|
| <b>2083 Clermont St.</b><br>Architect unknown<br>House with detached garage.   | Circa 1911                           | Contributing (1)<br>Garage-Noncontributing (1) |
| <b>2084 Clermont St.</b><br>Architects Stein and Westfall<br>Excellent example of the Dutch Colonial style, designed by Stein and Westfall, this corner two story dwelling features a tile gambrel roof with chimneys at both the north and south gable ends, an asymmetrical facade with three balanced second floor windows, the two larger side windows show pedimented gables over double multi-light sash windows, each side dormer has two wide brackets extending into the roof below the windows, the center dormer with a shed roof, shows two smaller multi-light sash windows, the second floor cantilevers over the first floor, the first floor is asymmetrical but with a full width porch contained under the cantilevered second story, with a central pedimented gable with dentils in front of the porch, rounded wood column pediment supports and three brick porch supports, the northern side of the facade projects out from the entry door with two multi-light sash windows, a white wood surround and a narrow porch, the double entry is slightly off center, the southern windows are French doors leading to the wider section of front porch, decorative brick detailing occurs near the French doors, a brick balustrade completes the porch. The side walls show open brick gable ends with multi-light windows. The lot contains a detached garage. | Circa 1912<br>Dutch Colonial Revival | Contributing (2)<br>Photo # 160                |
| <b>2200 Clermont St.</b><br>Unknown architect<br>House with detached garage.   | Unknown                              | Contributing (1)<br>Garage-Noncontributing (1) |
| <b>2208 Clermont St.</b><br>Unknown architect<br>House with detached garage.   | Circa 1912                           | Contributing (1)<br>Garage-Noncontributing (1) |
| <b>2211 Clermont St.</b><br>Unknown architect<br>House with detached garage.   | Circa 1913                           | Contributing (1)<br>Garage-Noncontributing (1) |
| <b>2214 Clermont St.</b><br>Unknown architect<br>House with detached garage.   | Circa 1911                           | Contributing (1)<br>Garage-Noncontributing (1) |
| <b>2219 Clermont St.</b><br>Architect unknown (Builder: H.M. Gring)<br>This single-story brick bungalow built by, has a front gable with wood siding in the attic level, the typical bungalow features of vergeboard, brackets and exposed rafters in the main roof and also the 2/3 width porch front gable, under the gable is the entrance and a three-part "California window" of a single center light and two side multi-light windows, the other facade window is of three equal part multi-light sashes, both windows with stone sills, the two porch  | 1912<br>Bungalow                     | Contributing (2)<br>Photo # 165                |

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill Denver, Colorado

Section number 7 Page 80

supports are decorative wood with brackets on brick piers. The lot contains a detached garage.

- |   |                        |                                 |
|---|------------------------|---------------------------------|
| <b>2222 Clermont St.</b><br>Unknown architect<br>House with detached garage.  | Circa 1912             | Contributing (2)                |
| <b>2233 Clermont St.</b><br>Unknown architect<br>House with detached garage.  | Circa 1915             | Contributing (2)                |
| <b>2236 Clermont St.</b><br>Unknown architect<br>House with detached garage.  | Circa 1910             | Contributing (2)                |
| <b>2241 Clermont St.</b><br>Glen W. Huntington<br>Good example of a 1.5-story brick bungalow, designed by G.W. Huntington, that has a side gable main roof with a full width porch front gable, two front gabled dormers, green tile roof, the gables have carved vergeboards, heavy brackets and stucco half-timbering in the attic level, the first floor windows are all multi-light upper and single light lower sashes with stone sills, the porch has been partially enclosed on the north, with the brick porch support still evident, the other brick support remains, the enclosure is at least 50 years old. The lot contains a detached garage.  | Circa 1910<br>Bungalow | Contributing (2)<br>Photo # 169 |
| <b>2242 Clermont St.</b><br>Unknown architect<br>House with detached garage.  | Circa 1910             | Contributing (2)                |
| <b>2245 Clermont St.</b><br>Architect unknown<br>This single-story brick bungalow originally had a full width porch and a side gable roof, but now has a cross gabled roof, two front gables, one over the porch and another behind it, the gables show the typical bungalow features of brackets, carved vergeboards, and stucco half-timbering in the attic level, in this case, the stucco shows a rough texture, the entrance and one window are under the porch roof, the window has a narrow rectangle of multi-lights at the top and a large single light, the original full width front porch has been partially enclosed on the north, and the enclosure window is a double multi-light over single light sash, all windows with stone sills. The property contains a detached garage. | Circa 1915<br>Bungalow | Contributing (2)<br>Photo # 171 |
| <b>2248 Clermont St.</b><br>Architect unknown   | Circa 1910             | Contributing (2)                |
| <b>2257 Clermont St.</b><br>Architect unknown<br>This 1.5-story stucco bungalow is one of the oldest in Park Hill. Currently the exterior is in excellent condition, with a front gable asphalt roof and a front gable full width shallow pitch porch roof with an additional section to the south. The second level has a truncated gable  | 1895<br>Bungalow       | Contributing (2)<br>Photo # 173 |

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 81

end, and a three-part window with multiple lights over single light sashes and brick sills, the first floor has a three-part window with the same features, and the door is offset to the south while the entrance to the porch is centered, both gables have carved vergeboards, and the porch gable has heavy brackets, exposed rafters, and the gable is open except for three decorative wood braces. The stucco tapering piers are faced with brick at the corners. Driveway to the rear detached garage.

- |   |                          |                                 |
|---|--------------------------|---------------------------------|
| <b>2260 Clermont St.</b><br>Architect unknown<br>House with detached garage.  | Circa 1912               | Contributing (2)                |
| <b>2265 Clermont St.</b><br>Architect unknown<br>This 1.5-story brick and stucco half-timbered bungalow has a side gabled double pitch roof with a front gabled attic dormer, truncated gable end, vergeboard, brackets and exposed rafters, the stucco has a rough texture, and the dormer walls flare, two side dormer windows show 8.1 sashes while the smaller center window has 8 lights, two chimneys occur on the north and south sides, the facade formerly had a full width front porch which has been enclosed except for a 1/4 width open porch remaining, the four facade windows appear to be multiple light casement with plastic over them, the original porch balustrade and brick supports are noticeable, and the foundation bricks have a darker color. The property has a detached garage.  | Circa 1913<br>Bungalow   | Contributing (2)<br>Photo # 175 |
| <b>2268 Clermont St.</b><br>Architect unknown<br>House with detached garage.  | Circa 1911               | Contributing (2)                |
| <b>2271 Clermont St.</b><br>Architect unknown<br>This 2.5-story brick Foursquare/bungalow has a south-side entrance, similar to 2040 Albion, the facade is on the east side of the house, with a truncated front gable and a shed gable over the full width porch, both gables having vergeboards, brackets, and the shed roof has exposed rafters. There is a recent attic level addition with single lights set in stucco half-timbered walls, with decorative brackets, the two second floor windows are 1.1 sash with a small brick balcony nestled into the shed roof of the porch, the first floor contains a large single light window under the porch roof, and decorative brickwork extends up the side of the facade imitating brick supports, the entrance has a front gabled roof with exposed rafters, brackets and vergeboard and two brick supports, two equal size multiple light windows on either side, this porch can be reached by the front walk leading to the main entrance. | Circa 1910<br>Foursquare | Contributing (1)                |
| <b>2280 Clermont St.</b><br>Architect unknown<br>This single-story brick bungalow is cross gabled with a full width front gable with stucco in the attic level, exposed rafters, vergeboard and brackets, the roof appears similar to the false thatch style with the shingles rolled over and attached to the vergeboard, the wide header is supported by two columns of tapered wood on tapered brick pedestals, and an enclosure on the north half of the porch seems to have altered the supports, the enclosure  | Circa 1923<br>Bungalow   | Contributing (2)                |

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 82

has a large single light window, the front door is centered in the facade, and the second window is also a single light. The lot includes a detached garage.

**2281 Clermont St.**

Circa 1909

Contributing (2)

Architect unknown

Foursquare

This two-story Foursquare/bungalow is a duplicate of the adjacent house at 2271 Clermont St. 5DV.87, except that there are no additions. The entrance is on the south side, with the east side forming the facade. This facade has an original shield design in bricks centered on the second floor, and the attic level above has stucco half-timbering with the wood beams projecting downward, with decorative brackets, and exposed rafters, the attic windows are double 8-light casements, the two second floor windows are 8/1 sash with stone sills, the first floor facade window is a double 6/1 sash with shutters, the front porch gable is open to the rafters with three wood supports between the roof and the header, two brick supports and two engaged brick supports have a wood railing attached, the entrance on the south side has a small open shed roof, a centered door and equal multi-light windows on each side. The property contains a detached garage.

**2291 Clermont St.**

Circa 1908

Contributing (2)

Architect unknown

Foursquare

This 2.5-story brick Foursquare/bungalow seems to have an identical floor plan to the houses at 2271 and 2281 Clermont St. 5DV.87, having a south side entrance, front gable with stucco half-timbering in the attic level, and an 8 light attic window. Individual features include two second floor windows with a narrow brick balcony that forms a two story projection from the facade to the foundation, the first floor 24 light window is located in this projection, and decorative brickwork occurs on the sides of this window, there is no facade porch for this dwelling, the side entrance has a front gable roof with two brick porch supports, a centered door and two first floor equal size windows. The lot contains a detached garage.

**2300 Clermont St.**

Circa 1911

Contributing (2)

Architect unknown (Builder: H.M. Gring)

Bungalow

This single-story brick bungalow has a rough stucco half-timbering at the attic level actually shows three front gables, the main front gable having a truncated gable end, the small gable attached to it, and the larger front gable over the 2/3 width porch, all gables show vergeboards, brackets and exposed rafters, the brick porch supports taper, any windows under the porch roof are obscured, the facade window outside the porch is a three-part multi-light over single light sash, with a half-round window directly above and a carved window box below. The lot contains a detached garage.

**2309 Clermont St.**

Circa 1919

Contributing (2)

Architect unknown

Bungalow

Residence with detached garage.

**2312 Clermont St.**

Circa 1911

Contributing (2)

Architect unknown

Bungalow

(Builder: Andrew A. Larson)

This 1.5-story brick bungalow has a symmetrical facade with a double pitched side gabled roof, attic dormer of decorative stucco half-timbering, a three -part window of 1/1 sash lights, the main roof and dormer show brackets, vergeboards, and exposed rafters, the facade full

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 83

width porch contains a centered entrance and two equal sized three-part windows of 1/1 sash, four brick porch supports are located on the sides of the porch, and there are no inner supports, resulting in a slight bow of the porch roof downward, two decorative urns on the sides of the porch steps. The property contains a detached garage.

- |  |                                |                         |
|--|--------------------------------|-------------------------|
| <p><b>2315 Clermont St.</b><br/>Architect unknown<br/>This single-story brick bungalow shows the characteristic wide overhanging eaves with vergeboards, brackets and exposed rafters typical of bungalows. Within the cross gabled roof is a wide front pent-gabled dormer with stucco half-timbering under the eaves and a double multi-light window, without the exposed rafters, and a second front gable over the porch entrance with the difference that these vergeboards have carved ends and continue beyond the roof ends. The other half of the porch falls under the pent roof with obvious exposed rafters, the three brick tapering porch supports, the large facade window is three part multi-light casement, the door is slightly off center, and the other facade window is a small multi-light casement, both windows with stone sills. The lot contains a detached garage.</p> | <p>Circa 1911<br/>Bungalow</p> | <p>Contributing (2)</p> |
| <p><b>2320 Clermont St.</b><br/>Architect unknown<br/>Residence with detached garage.</p>  | <p>Circa 1911<br/>Bungalow</p> | <p>Contributing (2)</p> |
| <p><b>2326 Clermont St.</b><br/>Architect unknown<br/>This single-story brick bungalow is a good example of a small bungalow with carved vergeboards, brackets, exposed rafters, a truncated front gable with stucco half-timbering under the overhanging eaves and a cross gable behind, the half width facade porch shows a separate front gable, not truncated, with two tapering brick porch supports, and a roof header that is slightly arched, a door and large three part multi-light window with brick lintels under the porch roof, the other facade window is also a three part unusual multi-light casement, unusual in the diamond-like design of the upper lights, with brick lintels and a carved wood flower box below, and a half-round design above this window.</p>   | <p>Circa 1917<br/>Bungalow</p> | <p>Contributing (1)</p> |
| <p><b>2329 Clermont St.</b><br/>Architect unknown (Builder: C. Saterlee)<br/>Residence with detached garage.</p>   | <p>Circa 1912<br/>Bungalow</p> | <p>Contributing (2)</p> |
| <p><b>2335 Clermont St.</b><br/>Architect unknown (Builder: C. Saterlee)<br/>Residence with detached garage.</p>   | <p>Circa 1911<br/>Bungalow</p> | <p>Contributing (2)</p> |
| <p><b>2338 Clermont St.</b><br/>Architect unknown<br/>Residence with detached garage.</p>  | <p>Circa 1915<br/>Bungalow</p> | <p>Contributing (2)</p> |

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill Denver, Colorado

Section number 7 Page 84

- |   |  |  |
|---|--|--|
| <p><b>2345 Clermont St.</b><br/>Architect unknown<br/>This dwelling features a driveway to a two-car brick garage in the rear with original wood doors.</p>   | <p>Circa 1926<br/>Bungalow</p>               | <p>Contributing (2)</p>                                |
| <p><b>2346 Clermont St.</b><br/>Architect unknown<br/>Driveway to rear two-car garage.</p>  | <p>Circa 1911<br/>Bungalow</p>               | <p>Contributing (2)</p>                                |
| <p><b>2349 Clermont St.</b><br/>Architect unknown (Builder: E. Hedquist)<br/>This Dutch Colonial Revival dwelling has a side gambrel roof with a wide second floor dormer containing three windows, the smaller center window is a 12-light casement with a flower box below it, the two side windows are 6/6 sash, all with shutters. The first floor facade has a central entrance with an arched porch roof broken pediment, two rounded columns and a half-round transom, rounded steps up to a small porch, two equal size three part windows to the sides, all with multi-light sashes, stone sills and shutters, and a south side wing with similar four part 4/4 sash windows, stone sills and shutters. There is a detached contributing apartment at the rear of the property with a 2355 Clermont St. address.</p> | <p>Circa 1905<br/>Dutch Colonial Revival</p> | <p>Contributing (2)</p>                                |
| <p><b>2350 Clermont St.</b><br/>Architect unknown (Builder: J.L. Martz)<br/>Residence with detached garage.</p>   | <p>1912<br/>Bungalow</p>                     | <p>Contributing (2)</p>                                |
| <p><b>2356 Clermont St.</b><br/>Architect unknown (Builder: Andrew A. Larsen)<br/>Residence with detached garage.</p>   | <p>Circa 1911<br/>Bungalow</p>               | <p>Contributing (2)</p>                                |
| <p><b>2363 Clermont St.</b><br/>Architect unknown (Builder: J.L. Martz)<br/>Residence with a noncontributing detached garage.</p>   | <p>Circa 1912<br/>Bungalow</p>               | <p>Contributing (1)<br/>Garage-Noncontributing (1)</p> |
| <p><b>2364 Clermont St.</b><br/>Architect unknown<br/>This single-story gray brick bungalow shows the evolution of the full width front porch into the enclosed front room. Originally a porch on the 1929 Sanborn Map, the front facade today contains a front room with a multi-light door and multi-light three part sash window with shutters built above the former porch railing, with a front gabled roof that has a narrow vergeboard, brackets, stucco half-timbering under the overhanging eaves. One original brick porch support near the door remains evident, and on the south side there is a single story bay and a corbelled chimney. The property contains a detached garage.</p>   | <p>Circa 1911<br/>Bungalow</p>               | <p>Contributing (2)</p>                                |
| <p><b>2370 Clermont St.</b><br/>Architect unknown<br/>This 1.5-story brick bungalow has an unusual combination of two full width front gables of different pitches, a characteristic of the California bungalows. The brick porch supports taper, the front gables have carved vergeboards, brackets and rafter ends, stucco half-</p>  | <p>Circa 1911<br/>Bungalow</p>               | <p>Contributing (1)</p>                                |



# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill Denver, Colorado

Section number 7 Page 85

timbering fills the gable ends, with an 8-light casement window, the porch gable also has half-timbering, and the header ends at the middle of the brick porch supports caps, the off-center door has a single side light, and the facade window contains a 16/1 sash, the design on the porch supports continues on the corbelled brick chimney.

- |  |                                |                         |
|--|--------------------------------|-------------------------|
| <p><b>2371 Clermont St.</b><br/>Architect unknown<br/>This single-story brick bungalow sits lower to the ground than many of the Park Hill resources, the front gabled roof and smaller front gabled porch roof both have narrow vergeboards and brackets, stucco half-timbering under the eaves, and the porch gable also has a 6 light casement window, the front and side headers extend beyond the clinker tapering brick porch supports creating decorative wood detailing, the porch wraps around the north end of the dwelling with a pergola roof, the windows are multi-light casements with brick sills, and the door is centered in the facade. The lot contains a detached garage.</p>                           | <p>Circa 1913<br/>Bungalow</p> | <p>Contributing (2)</p> |
| <p><b>2376 Clermont St.</b><br/>Architect unknown<br/>Residence with detached garage.</p>  | <p>Circa 1908<br/>Bungalow</p> | <p>Contributing (2)</p> |
| <p><b>2377 Clermont St.</b><br/>Architect unknown<br/>Residence with detached garage.</p>  | <p>Circa 1911<br/>Bungalow</p> | <p>Contributing (2)</p> |
| <p><b>2381 Clermont St.</b><br/>Architect unknown<br/>This 1.5-story tan brick bungalow shows a side gabled double pitch roof with a curved pitch change, a small front gabled dormer that has a vergeboard, exposed rafters, rough stucco half-timbered walls, two multi-light casement windows, exposed rafters on the front, a heavy header with a decorative arched wood underneath. Two wide brick tapering porch supports each contain a narrow arched opening, joining the brick balustrade with a central entrance and an off-center front door. A three-part multi-light window is located under the porch roof, and there is a sharp change to the dark foundation bricks. The lot contains a detached garage.</p> | <p>Circa 1911<br/>Bungalow</p> | <p>Contributing (2)</p> |
| <p><b>2382 Clermont St.</b><br/>Architect unknown (Builder: Andrew A. Larsen)<br/>Residence with detached garage.</p>  | <p>Circa 1911<br/>Bungalow</p> | <p>Contributing (2)</p> |
| <p><b>2390 Clermont St.</b><br/>Architect unknown (Builder: Andrew A. Larsen)<br/>Residence</p>  | <p>Circa 1911<br/>Bungalow</p> | <p>Contributing (1)</p> |
| <p><b>2395 Clermont St.</b><br/>Architect unknown<br/>This 1.5-story brick and stucco half-timbered bungalow contains a multi-gabled roof with a front gabled full width porch that is screened, a main side gabled roof, and a second story side gabled roof, a small gable over the first floor projecting bay, all with carved vergeboards, bracketed eaves, exposed rafters on the sides of the porch roof, and half-</p>  | <p>Circa 1917<br/>Bungalow</p> | <p>Contributing (2)</p> |

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 86

timbering under the eaves. The main floor windows are 16/1 sash with stone sills except for a small casement window on the north side, the second story addition also has multi-light sash windows. The second-floor addition was probably constructed in the 1930s, according to the current owner. The property contains a detached garage.

- |   |                                      |  |
|---|--------------------------------------|--|
| <b>2500 Clermont St.</b><br>Architect unknown<br>This single-story brick eclectic dwelling is unusual in its facade with a flattened hipped roof and small front gable porch roof with wood pediment supported by narrow wood columns. The entrance is recessed and the two facade windows have elongated upper lights over single lights with stone sills. This dwelling closely resembles the adjacent house to the north, 2508 Clermont in size, roof styling and room arrangement.                      | Circa 1920<br>Eclectic               | Contributing (1)                               |
| <b>2505 Clermont St.</b><br>Architect unknown<br>Residence with detached garage.  | Circa 1923<br>Bungalow               | Contributing (2)                               |
| <b>2508 Clermont St.</b><br>Architect unknown<br>This single-story brick eclectic dwelling is similar to the adjacent house at 2500 Clermont in size, room arrangement and type of roof. It does contain a full width front porch under the unusual roof with enclosed eaves, reminiscent of the Prairie style. The two brick porch supports are assisted by a metal poll in the porch center attached to the brick balustrade, the off-center entry stands next to the three-part multi-light sash window. | Circa 1923<br>Eclectic               | Contributing (1)                               |
| <b>2509 Clermont St.</b><br>Architect unknown<br>Residence  | Circa 1921<br>Bungalow               | Contributing (1)                               |
| <b>2514 Clermont St.</b><br>Architect unknown<br>Residence with detached garage.  | Circa 1929<br>English/Norman cottage | Contributing (2)                               |
| <b>2516 Clermont St.</b><br>Architect unknown<br>This single-story brick and frame Bungalow is located at the rear of the property and from the alley appears to be a garage apartment. From the front, it features a hip-on-gable roof with two smaller hip-on-gable roofs over the entrance and the facade window. A gazebo adjoins the dwelling on the south. The yard has a wood fence and a large tree.  | Circa 1923<br>Bungalow               | Contributing (1)                               |
| <b>2517 Clermont St.</b><br>Architect unknown<br>Single-story brick Bungalow, gabled roof, half-width facade porch with entrance facing north, 8/1 sash window in front gable projection. Driveway to rear frame garage (circa 970).  | Circa 1923<br>Bungalow               | Contributing (1)<br>Garage-Noncontributing (1) |
| <b>2527 Clermont St.</b><br>Architect unknown<br>This single-story tan brick cottage features a red hipped roof with exposed rafters, a front   | Circa 1928<br>English/Norman         | Contributing (1)                               |

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 87

chimney in darker brick, a front gable over the narrow entrance porch, casement windows, a decorative brick course near the foundation. Garage in the rear, mature trees and lawn.

<b>2528 Clermont St.</b> Architect unknown Residence with detached garage.	Circa 1925 Bungalow	Contributing (2)
<b>2531 Clermont St.</b> Architect unknown Residence	Circa 1928 English/Norman	Contributing (1)
<b>2535 Clermont St.</b> Architect unknown Residence with detached garage.	Circa 1922 Bungalow	Contributing (2)
<b>2544 Clermont St.</b> Architect unknown Residence with detached garage.	Circa 1922 Bungalow	Contributing (2)
<b>2545 Clermont St.</b> Architect unknown Residence with detached garage.	Circa 1922 Bungalow	Contributing (2)
<b>2546 Clermont St.</b> Architect unknown Residence with detached garage.	Circa 1893 Edwardian	Contributing (2)
<b>2550 Clermont St.</b> Architect unknown Residence with detached garage.	Circa 1923 Bungalow	Contributing (2)
<b>2555 Clermont St.</b> Architect unknown Residence with detached garage.	Circa 1922 Bungalow	Contributing (2)
<b>2556 Clermont St.</b> Architect unknown Residence with detached garage.	Circa 1924 Bungalow	Contributing (2)
<b>2564 Clermont St.</b> Architect unknown Residence with detached garage.	Circa 1922 Bungalow	Contributing (2)
<b>2565 Clermont St.</b> Architect unknown Residence with detached garage.	Circa 1922 Bungalow	Contributing (2)

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill Denver, Colorado

Section number 7 Page 88

<b>2568 Clermont St.</b> Architect unknown Residence with detached garage.	Circa 1922 Bungalow	Contributing (2)
<b>2575 Clermont St.</b> Architect unknown Residence with detached garage.	Circa 1922	Contributing (2)
<b>2582 Clermont St.</b> Architect unknown Residence with detached garage.	Circa 1923 Bungalow	Contributing (2)
<b>2585 Clermont St.</b> Architect unknown Residence	Circa 1951 Minimal Traditional	Contributing (1)
<b>2590 Clermont St.</b> Architect unknown This single-story brick bungalow features the characteristic side gable roof with north side chimney, wood siding under the overhanging eaves, a front gabled attic dormer with exposed rafters. The facade porch is half-width, with a shed roof supported with a single pier and balustrade, a concrete porch and steps, with a wing projecting from the facade on the south, with a front gable with a vergeboard and exposed rafters in the overhanging eaves, wood siding under the eaves, a triple window of 3/1 sashes with a stone sill, and the brick corners of this wing appear like brick piers. The facade window is three part with the same 3/1 sashes. This is a corner property with the garage opening onto 26 <sup>th</sup> Avenue, and a fenced back yard. Detached garage.	Circa 1923 Bungalow	Contributing (2)
<b>2595 Clermont St.</b> Architect unknown Residence with detached garage.	Circa 1951 Minimal Traditional	Contributing (2)
<b>CHERRY STREET PROPERTIES</b>	Total Contributing: 150	Noncontributing: 7
<b>2015 Cherry St.</b> Architect unknown This 1.5-story brick Bungalow contains multiple gables including a main roof side gable, a side gable over the single story south projecting wing, a pent front gable dormer, and a pent front gable over the half-width facade porch. The gables have carved vergeboards and exposed rafters, the structural support of brackets is probably provided by the horizontal pent sections, although brackets are used in the gable ends. The windows consist of two or three-part sash windows with three elongated pane uppers and single lower sashes. The door with two sidelights is located under the porch roof, which is supported by two rectangular brick piers. The lot contains a detached garage.	Circa 1920 Bungalow	Contributing (2) Photo # 181
<b>2025 Cherry St.</b> Architect unknown This two-story stucco Mediterranean dwelling has been remodeled from the original with a	Circa 1924 Mediterranean Revival	Noncontributing (1) Photo # 182

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 89

stuccoed exterior. The front gable contains a round multi-light window in the attic level and three multi-light casement windows on the second level, opening to the full-width balcony. The first level contains a partial facade porch under the balcony, with two stucco porch supports and two multi-light casement windows, and an enclosed entrance, the door having two multi-light sidelights and an arched stucco lintel.

- 2030 Cherry St.** Circa 1912 Contributing (2)  
Architect unknown  
Residence with detached garage.
- 2037 Cherry St.** 1926 Contributing (1)  
Architect unknown Bungalow Photo # 183  
This single-story brick Bungalow dwelling has a cross gabled red tile roof with a full width front porch gable, jerkin-headed, with stucco half-timbering at the attic level, with a vergeboard and brackets, two outer brick porch supports, a brick balustrade, a central door and two multi-light sash windows complete the facade.
- 2040 Cherry St.** 1920 Contributing (1)  
Architect unknown Bungalow  
This 1.5-story brick Bungalow, built at the rear of the property as infill in 1920, is somewhat obscured by large trees and vegetation. The facade single pitch side gable roof contains a skylight and a shed dormer with exposed rafters, shingles walls and four multi-light casement windows. The first floor contains an enclosed full width porch with rows of casement windows, and a side wing addition to the north with a front gabled dormer.
- 2045 Cherry St.** 1927 Contributing (1)  
Architect unknown Tudor Revival Photo # 184  
This single-story brick dwelling is a typical small residence with a main side gable, two front gables with stucco half-timbering under the narrow eaves, the central entrance is arched, the two facade windows are multi-light sash, the facade chimney shows decorative brick detailing, the facade porch is entered at an angle.
- 2048 Cherry St.** Circa 1895 Contributing (2)  
Architect unknown  
This single-story brick dwelling is one of the oldest in Original Park Hill. The hipped roof with a tall corbelled chimney contains small hipped dormers in the front and sides that have double 1/1 sash windows under narrow eaves. The facade full width porch has been enclosed many years ago with a shed roof and rows of multi-light windows with transoms over shingle siding and three brick supports. The side windows have arched lintels and stone sills, and the entrance is on the south side. The property contains a detached garage.
- 2055 Cherry St.** 1926 Contributing (1)  
Architect unknown Tudor Revival Photo # 185  
This single-story brick dwelling represents a middle to high style Tudor Revival small residence, in the prominent front wing with the front gable, vergeboard, and decorative three-part French-styled doors with transoms, brick surrounds, and iron railing. The entrance is to the north and farther from the street in the cross-gabled section, recessed in its own front gable and small porch. The windows are multi-light.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 90

- 2062 Cherry St.** Circa 1900 Contributing (1)  
 Architect unknown  
 This 1.5-story brick dwelling is one of the oldest in Original Park Hill, dating to 1900. Three front gabled roof has a carved vergeboard, fishscale shingles in the attic level, and two small 1/1 sash windows side the center attic bay with a hipped roof, a replacement bay with 6/6 sash windows. The 2/3 width front porch and the front projecting room are topped by a hipped roof, with a small front gable over the porch entrance having the same scalloped vergeboard, fishscale shingles in the pediment and four round columns. Similar columns support the porch corners, and are connected by a decorative wood railing. The first floor contains a central door with a wood lintel and two double 1/1 sash windows with wood lintels and stone sills. Additional shed dormers occur on the sides of the dwelling, and a single-story bay projects from the south side.
- 2063 Cherry St.** 1920 Contributing (1)  
 Architect unknown Bungalow Photo # 186  
 This single-story brick Bungalow is unusual in the wider facade than typical small Bungalows, and the flared roof eaves of the main side gable and the front porch hipped gable. The simple facade contains two equal 1/1 sash windows, an off-center door and small multi-light window beside it. The brick porch piers taper and have decorative detailing along with the balustrade.
- 2067 Cherry St.** Circa 1924 Contributing (2)  
 Architect unknown Spanish Colonial Revival Photo # 187  
 This unusual single-story stucco dwelling mixes Bungalow features of exposed eave rafters, a shed roof and a hipped roof with a stucco exterior, glazed tile designs in the roof supports, and a front gable without overhanging eaves. The projecting front wing contains a row of multi-light casements with brick sills, a shallow-pitch hipped roof with exposed rafters or perhaps brackets reminiscent of vigas. Roof supports extend above the roof heights similar to the Park Hill Porch. The entrance is to the far south side of the facade with a small brick porch and a multi-light window beside it. The 1929 Sanborn Map stated this house originally had a tile roof, another Spanish Colonial Revival feature. Detached garage.
- 2070 Cherry St.** Circa 1924 Contributing (2)  
 Architect unknown Foursquare  
 This 2.5-story brick dwelling is one of the last Foursquares to be constructed in Old Park Hill. The flared roof has a shallow pitch and a central dormer with a diamond paned window and wood detailing, while carved double brackets support the enclosed overhanging eaves. The second floor contains three windows, two side windows of 1/1 pane sashes and a small center window with stained glass. The first floor contains a full width porch and hipped roof with enclosed eaves, three carved wood supports and two pilasters support the porch roof and a wood railing adds interest, the entrance is off-center to the north and the first floor window is a large 1/1 sash, all windows with stone sills. The lot contains a detached garage.
- 2082 Cherry St.** 1928 Contributing (1)  
 Architect unknown Tudor Revival  
 This single-story Tudor eclectic brick dwelling, highly obscured by vegetation, show a mixture of features that include a side gabled roof with a front gabled wing, two multi-paned windows with brick lintels and iron railings, a gable extension over the arched entrance, with

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill Denver, Colorado

Section number 7 Page 91

brick roof supports, in the side gabled section, round arched transoms over the three multi-light windows with stone sills.

- 2083 Cherry St.** 1937 Contributing (1)  
 Architect unknown Tudor Revival Photo # 188  
 This 1.5-story brick Tudor Revival dwelling has a hip-on-gable side gabled main roof section with two facade dormers, front gabled, with vergeboards and exposed rafters, siding walls and multi-light windows. The front chimney stands within the original projecting front gabled stucco entrance, with a vergeboard but without eaves, and a flared hood over the door. The first floor windows are obscured by heavy vegetation. This is one of the youngest contributing resources in the district, ca. 1937.
- 2090 Cherry St.** 1929 Contributing (1)  
 Architect unknown Bungalow  
 This single-story brick Bungalow is unusual in its simplicity. The side gabled roof has a shed roof over the two-thirds porch which becomes a front gable with stucco pediment over the entrance. The central entrance is flanked by a three -part and a four-part multi-light windows, and a skylight is visible in the main side gable.
- 2095 Cherry St.** 1951 Contributing (1)  
 Architect unknown Minimal Traditional Photo # 189  
 This single-story brick dwelling, built in 1951, is one of the few post-World War Individually eligible houses in the Old Park Hill Historic District. The design is obviously modern, with a shallow hipped main roof, a shallow hipped front gable, a small front porch fitting under the hipped gable with a thin iron porch support at the corner, the windows are casement with brick sills, a concrete retaining wall surrounds the yards with an iron fence.
- 2200 Cherry St.** 1921 Contributing (1)  
 Architect unknown Bungalow  
 This single-story brick Bungalow, similar to the adjacent house at 2216 Cherry has a double pitch side gabled roof with a carved vergeboard, exposed rafters and brackets, a central front gable that has a hip-on-gable and a small casement window with a wood surround. Stucco half-timbering fills the dormer and gable end walls. The half-width facade porch contains a tapering brick pier with brick balustrade, with a multi-light sash window and door under the porch roof. The adjacent projecting room also contains multi-light sash windows.
- 2201 Cherry St.** Circa 1922 Contributing (1)  
 Architect unknown Bungalow Photo # 190  
 This 1.5-story brick and stucco half-timbered Bungalow contains many typical Bungalow features. The main roof is side gabled with a large front gabled dormer and a separate full width front porch gable attached below the front eave heights. The roof sections have exposed rafters, carved vergeboards and brackets, with stucco half-timbered walls under the overhanging eaves. The two dormer and the two first-floor windows are multi-light sash. Three brick front porch piers support the front gabled roof and wide wood header. The off-center entrance is under the gable with the accompanying large three-part window beside it. There is a south side porch with a front gable and two brick porch supports centered in the south facade which may have been intended as a 22<sup>nd</sup> Avenue entrance.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 92**2209 Cherry St.**

Circa 1920

Contributing (1)

Architect unknown

Streamlined Moderne

Garage-Noncontributing (1)

This unique stucco residence in the Streamlined Moderne style is set at the back of the property at 2211 Cherry St. behind a wood fence. A guest house or rental property, this house boasts a rounded corner window of glass bricks set in stucco exterior walls. The door is in a side wing, and other windows are not visible from the fence. The flat roof is invisible behind the stucco walls. The building permit called this building a brick barn, 18 ft x 24 ft. Detached noncontributing garage.

**2211 Cherry St.**

Circa 1895

Contributing (2)

Architect unknown

Foursquare

Photo # 191

This two-story brick and stucco half-timbered Foursquare with Bungalow elements is possibly the oldest house on Cherry St, ca. 1895. The front gable contains half-timbered attic-level walls, a vergeboard and brackets, the second story contains two equal size windows of 2/1 sash, the full width porch with front gable roof project out from the facade with two brick supports, and a brick balustrade, the entrance is off-center to the north and the first floor window is 6/1 sash arranged with the elongate upper panes horizontal, two columns of three panes each. The lot contains a detached garage.

**2216 Cherry St.**

Circa 1921

Contributing (1)

Architect unknown

This single-story brick dwelling has a side gable with a double pitch roof, exposed rafters, brackets, vergeboard, stucco half-timbering in the attic and dormer walls, a central facade attic dormer with a front gable, vergeboard, small multi-light casement window with wood surround. The half-width facade porch containing a shed roof with a multi-light sash window and door stands adjacent to a projecting wing with additional multi-light sash windows and stone sills. The porch roof is supported by a brick pier with a brick balustrade.

**2218 Cherry St.**

Circa 1925

Contributing (2)

Architect unknown

Bungalow

This single-story brick Bungalow, similar to the adjacent house at 2224 Cherry St. 5DV.88 contains a cross gabled roof with overhanging eaves, vergeboard, exposed rafters, brackets, stucco half-timbered attic walls, full width porch roof with vergeboard, small casement window with wood surround, vergeboard and brackets. The first floor contains two multi-light sash windows surrounding a centered door. The porch roof is supported by two brick piers, with a brick balustrade. The property contains a detached garage.

**2224 Cherry St.**

Circa 1925

Contributing (2)

Architect unknown

Bungalow

This single-story brick and stucco Bungalow contains a cross gabled roof with a main side gable and a full width front gable over the facade porch. The front gabled porch has a decorative vergeboard, brackets, exposed rafters and header, and a multi-light window with wood surround set in the stucco half-timbered pediment. The porch roof is supported by two brick piers connected by a brick balustrade, and to equal size multi-light windows surround the central door. The lot contains a detached garage.



# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 93**2230 Cherry St.**

1911

Contributing (1)

Architect unknown

Foursquare

(Builders: Hooper and Stockton)

This 2.5-story brick dwelling with single chimney on the south side is similar to the other Foursquares on this block of Cherry Street. In fact, a row of six Foursquares stands on the east side of Dexter in the 2300 block, all built by the team of Hooper and Stockton. The collection has been designated "Foursquare Row." In this dwelling, the hipped roof with flared enclosed eaves and carved brackets contains an unusual arched dormer with louvers instead of a window. The facade appears balanced with two shuttered 1/1 sash windows, a center rectangular brick design and a brick course connecting the stone sills, a full width facade porch with a hipped roof, a door and larger 1/1 sash window balancing the second floor counterparts. The porch roof is supported by a carved header and two brick piers, connected by a brick balustrade. A two-story bay occurs on the south side near the set of glass bricks on either side of the chimney.

**2233 Cherry St.**

1911

Contributing (1)

Architect unknown

Bungalow

Photo # 193

This 1.5-story brick and stucco half-timbered residence contains a single pitch side gabled roof with stucco half-timbered attic level walls, and enclosed rafters. The gable ends reveal brick extending halfway into the attic level, the front gabled dormer has flared half-timbered walls, a projecting "bay" of three-part multi-light sash windows with a separate hipped roof section over the windows, exposed rafters and narrow vergeboard. The first floor contains a full width side gabled porch roof with two tapering brick piers, a brick balustrade, a central porch entrance, centered door and two equal size multi-light sash windows.

**2236 Cherry St.**

1911

Contributing (1)

Architect unknown

Foursquare

(Builders: Hooper and Stockton)

This 2.5-story brick Foursquare is another of the Hooper and Stockton along "Foursquare Row." This house features an asymmetrical facade with a hipped roof with flared overhanging eaves and brackets on brick supports, a hipped attic dormer with flared eaves and two casement windows set in wood walls. The facade windows have shutters and 1/1 sash panes with stone sills. On the second floor between the two windows is a rectangular brick design. The first floor contains an off center door with a small shuttered window on the north side and a larger 1/1 sash window on the south side. Visible beneath the larger window is a row of decorative glass bricks from the basement. There is no facade porch, only a small concrete stoop in front of the door.

**2237 Cherry St.**

Circa 1898

Noncontributing (2)

Architect unknown

Photo # 194

This 1.5-story circa 1898 stucco dwelling is one of the oldest residences on Cherry Street, however, its historic integrity has been lost in a recent episode of remodeling. The complex roof shows two main hipped roof sections, a front asymmetrical hipped roof gable, a shed roof gable behind it to the south, and additional gables. The windows, although multi-light sash, show modern minimalist styling or in the case of the first floor window, a revivalist touch with a straight line stucco surround, lintel and sill. The small front porch also has a small hipped roof with two half columns and two half pilasters standing on stucco railings,

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 94

and a multi-light door. The original facade and porch have been lost. The property contains a noncontributing detached garage.

**2242 Cherry St.**

Architect unknown

(Builders: Hooper and Stockton)

This is another Hooper and Stockton 2.5-story stucco Foursquare featuring a symmetrical facade with a front gabled attic dormer that has two casement windows set in stucco walls. The hipped roof shows exposed rafters but no brackets in the overhanging eaves. The facade windows have decorative multi-light upper sashes above single lower sashes and stone sills. A full width facade porch with a hipped roof contains two stucco piers and stucco balustrade, a central door and two equal size sash windows. The lot contains a detached garage.

Circa 1911

Foursquare

Contributing (2)

**2245 Cherry St.**

Architect unknown

This 2.5 story stucco dwelling has been designed reminiscent of an early 1900s Foursquare/Bungalow combination such as 2080 Dexter Street that featured a front gabled roof and multi-light windows. This dwelling has a symmetrical facade with a front gabled attic dormer that has two casement windows set in stucco walls. The hipped roof shows exposed rafters but no brackets in the overhanging eaves. The facade windows have decorative multi-light upper sashes above single lower sashes and stone sills. A full width facade porch with a hipped roof contains two stucco piers and stucco balustrade, a central door and two equal size sash window.

2001

Minimal Traditional

Noncontributing (1)

Photo # 195

**2250 Cherry St.**

Architect unknown

This 2.5-story brick house is one of six adjacent Foursquares on this block. The hipped roof has wide overhanging flared eaves, enclosed rafters but decorative brackets set above decorative brick bracket anchors. The flared hipped roof dormer contains three multi-light casement windows set in shingled walls. The second floor contains two equal size windows near the corners and a smaller center window, all with decorative multi-light upper sashes and single lower sashes and stone sills. The house corners show quoin-like decorative brickwork, and the full width facade porch contains a hipped roof, two wide brick porch supports, a brick balustrade with a central entrance, a central front door with one sidelight, and two equal sized multi-light windows under the porch roof.

1909

Foursquare

Contributing (1)

**2251 Cherry St.**

Architect unknown

(Builders: Dutton, Kendall &amp; Hooper)

This single-story stucco Bungalow dwelling has a half-timbered attic level with a front hip-on-gable, vergeboard, brackets, and exposed rafters. The main entrance is centered on the south side containing a small stucco porch railing and wood supports for a front gabled roof. The half-width facade porch has a shallow pitch porch roof with brackets and two wide stucco piers that extend higher than the roof and are decorated with black spheres. Brackets connect to the facade windows that have 8/1 sash lights, painted lintels, sills and surrounds. The dark trim is appealing on this white stucco dwelling. The property contains a detached garage.

Circa 1913

Bungalow

Contributing (2)

Photo # 196

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 95

- 2258 Cherry St.** Circa 1909 Contributing (2)  
 Architect unknown Foursquare  
 This 2.5-story brick Foursquare in Foursquare Row, similar to the adjacent residences, contains a attic dormer in the hipped roof with overhanging flared eaves and carved brackets with brick supports. The dormer contains a double multi-light window, shingled walls and a flared eave hipped roof. The facade windows contain leaded glass upper sashes over single sashes, and there is a decorative brick shield between the two second floor windows. The first floor windows and door are located under the full width porch with a front gabled roof that has beadboard siding. The lot contains a detached garage.
- 2259 Cherry St.** 1912 Contributing (1)  
 Architect unknown Bungalow Photo # 197  
 This 1.5-story brick dwelling contains the typical Bungalow features of a double pitch side gabled roof with exposed rafters, brackets and carved vergeboards with a shed dormer in the facade that contains two multi-light sash windows. The full width facade porch has been enclosed with a row of casement windows above the brick porch balustrade, and a wood front door. This enclosure appears to be old and in keeping with porch enclosures of the 1920s and 1930s.
- 2263 Cherry St.** 1913 Contributing (1)  
 Architect unknown Craftsman Photo # 198  
 This 1.5-story brick dwelling has a south side main entrance similar to a few residences in Original Park Hill, actually similar to the floor plan of 2251 Cherry Street. The front gable has a vergeboard and brackets, with a double multi-light sash window and the decorative effect of two brackets fitted into the window surround. The first floor facade has a front gabled enclosed porch, nearly full width, with multi-light casement windows fitted between the original brick balustrade and the original porch roof header. The brick porch supports are still evident. Decorative multi-light 8/1 sash lights with stone lintels and sills are located on each side of the porch, and glass brick windows occur on either side of the south side chimney. The entrance, also on that side, contains a shed porch roof, wood supports, and brick balustrade.
- 2264 Cherry St.** Circa 1910 Contributing (2)  
 Architect unknown Foursquare  
 (Builders: Hooper and Stockton)  
 This 2.5-story brick contains a hipped attic dormer within the main hipped roof that has diamond panes inside the double casement windows and shingled walls. The balanced facade does not contain a roofed porch. The facade windows have black muntins separating the multiple rectangular panes, and brick sills, while the entrance contains a wide wood surround capped with a decorative light and small entrance porch with metal railings. These windows are reminiscent of later versions characteristic of the 1930s-1940s and may be replacements of the originals.
- 2272 Cherry St.** 1908 Contributing (1)  
 Architect unknown Dutch Colonial Revival  
 This two-story brick dwelling has a gambrel roof with vergeboard and no overhanging eaves, wood siding at the attic level, updated multi-light French doors in the facade attic level open out to a balcony with a wood railing above the facade porch. The full width Park Hill Porch

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 96

contains two corner brick piers and a central wood support resting on the low brick balustrade. The front door with transom and the multi-light sash window occur under the facade porch. Additional front gabled dormers are found on the sides of the dwelling.

**2273 Cherry St.**

Circa 1909

Contributing (2)

Architect unknown (Builder: P. L. Houser)

Foursquare

Photo # 199

This 2.5-story brick Foursquare is painted beige with dark trim, contains a hipped roof with flared enclosed eaves and brackets with decorative brick supports. The attic level dormer also has a hipped roof and flared eaves, a double multi-light window with a stone sill. All the facade windows have decorative multi-light sashes and stone sills. The full width porch capped with an open front gable shows the exposed rafters, narrow vergeboard and three wood supports in the pediment. Two brick piers and two pilasters support the roof, connecting to the brick balustrade. The entrance has one sidelight and one multi-light window beside it. The property contains a detached garage.

**2281 Cherry St.**

1971

Noncontributing (1)

Architect unknown

Minimal Traditional

Photo # 200

This 1971 small ranch style house contains a side gabled roof, the facade has three casement windows and an entrance recessed a small amount under the roof. The windows are placed high in the facade wall near the eaves. The building was constructed after the period of significance.

**2290 Cherry St.**

1904

Contributing (1)

Architect unknown

This 1.5-story red brick dwelling sits on a corner lot that bounds the small shopping area between Cherry and Dexter streets. The hipped roof with overhanging eaves contains hipped attic dormers with shingled walls on all sides, with three-part casement windows altered to include air conditioners and evaporative coolers. The facade contains an updated single pane window with a brick surround and sill outside the porch roof, and a half-width hipped roof porch that contains a wide cornice supported by three rounded white columns and two similar pilasters above the brick balustrade. The front door fits under the porch roof next to the large window, and south of it is a brick-sided enclosure of the original wrap-around porch. The south side contains a row of multi-light windows set in a wood surround above the brick balustrade on that side, and the wood walls continue above the porch roof to the main roof eaves. This enclosure fits next to the 1.5-story brick bay, and another wood addition occurs at the southeast corner.

**2291 Cherry St.**

1972

Noncontributing (1)

Architect unknown

Ranch

Photo # 201

This single-story traditional 1972 ranch, similar to the adjacent dwelling at 2281 Cherry Street, has a shallow pitch side gabled roof with a narrow shed projection over the entrance and two casement windows. There are two other casement windows in the facade, all windows are placed high in the wall near the eaves. The building was constructed after the period of significance.

**2304 Cherry St.**

Circa 1910

Contributing (1)

Architect unknown (Builder: John Ford)

Bungalow

Residence

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill Denver, Colorado

Section number 7 Page 97

<b>2305 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1913 Foursquare	Contributing (2)
<b>2310 Cherry St.</b> Architect unknown (Builder: John Ford) Residence with detached garage.	Circa 1910 Bungalow	Contributing (2)
<b>2311 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1910 Bungalow/eclectic	Contributing (2)
<b>2316 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1911	Contributing (2)
<b>2317 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1911 Foursquare	Contributing (2)
<b>2321 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1909 Edwardian cottage	Contributing (2)
<b>2322 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1911 Bungalow	Contributing (2)
<b>2326 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1911 Bungalow	Contributing (2)
<b>2329 Cherry St.</b> Architect unknown Residence	Circa 1911 Bungalow	Contributing (1)
<b>2336 Cherry St.</b> Architect unknown (Builder: William C. Young) Residence with detached garage.	Circa 1911 Bungalow	Contributing (2)
<b>2337 Cherry St.</b> Architect unknown (Builder: H.H. Harris) Residence	Circa 1911 Bungalow	Contributing (1)
<b>2340 Cherry St.</b> Architect unknown (Builder: Louis A. Vinton) Residence	Circa 1904 Edwardian	Contributing (1)

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill Denver, Colorado

Section number 7 Page 98

<b>2345 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1911 Foursquare	Contributing (2)
<b>2346-48 Cherry St.</b> Architect unknown This dwelling appears to be a duplex, with the second unit directly behind the main Dutch Colonial Revival facade.	Circa 1905 Dutch Colonial Revival	Contributing (1)
<b>2349 Cherry St.</b> Architect unknown (Builder: E.S. Snowdon) Residence with detached garage.	Circa 1909 Foursquare/Eclectic	Contributing (2)
<b>2352 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1911 Foursquare/Eclectic	Contributing (2)
<b>2356 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1907 Bungalow	Contributing (2)
<b>2357 Cherry St.</b> Architect unknown Residence	Circa 1910 Bungalow	Contributing (1)
<b>2360 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1911 Foursquare/Eclectic	Contributing (2)
<b>2364 Cherry St.</b> Architect unknown (Builder: G.S. Farrar & Co.) Residence with detached garage.	Circa 1906 Bungalow	Contributing (2)
<b>2367 Cherry St.</b> Architect unknown (Builder: William Duff) Residence with detached garage.	Circa 1910 Bungalow	Contributing (2)
<b>2368 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1911 Bungalow	Contributing (2)
<b>2369 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1924 Bungalow	Contributing (2)
<b>2370 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1911 Bungalow	Contributing (2)

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill Denver, Colorado

Section number 7 Page 99

<b>2372 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1909 Bungalow	Contributing (2)
<b>2377 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1911 Bungalow	Contributing (2)
<b>2381 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1925 Bungalow	Contributing (2)
<b>2389 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1926 English/Norman	Contributing (2)
<b>2500 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1911	Contributing (2)
<b>2505 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1925	Contributing (2)
<b>2509 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1911	Contributing (2)
<b>2510 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1915	Contributing (2)
<b>2515 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1911	Contributing (2)
<b>2516 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1922	Contributing (2)
<b>2520 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1922	Contributing (2)
<b>2525 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1911	Contributing (2)

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill Denver, Colorado

Section number 7 Page 100

<b>2530 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1953	Contributing (2)
<b>2531 Cherry St.</b> Architect unknown Residence.	Circa 1923	Contributing (1)
<b>2537 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1921`	Contributing (2)
<b>2541 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1923	Contributing (2)
<b>2545 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1925	Contributing (2)
<b>2546 Cherry St.</b> Architect unknown Residence with detached garage.	1910	Contributing (2)
<b>2551 Cherry St.</b> Architect unknown Residence with detached garage.	1913	Contributing (2)
<b>2552 Cherry St.</b> Architect unknown Residence.	1913	Contributing (1)
<b>2557 Cherry St.</b> Architect unknown Residence with detached garage.	1911	Contributing (2)
<b>2558 Cherry St.</b> Architect unknown Residence with detached garage.	1911	Contributing (2)
<b>2560 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1923	Contributing (2)
<b>2564 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1923	Contributing (2)



# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill Denver, Colorado

Section number 7 Page 101

<b>2570 Cherry St.</b> Architect unknown Residence	Circa 1951	Contributing (1)
<b>2575 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1913	Contributing (2)
<b>2577 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1921	Contributing (2)
<b>2580 Cherry St.</b> Architect unknown Residence	Circa 1923	Contributing (1)
<b>2585 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1919	Contributing (2)
<b>2587 Cherry St.</b> Architect unknown Residence with detached garage.	Circa 1923	Contributing (2)
<b>2590 Cherry St.</b> Architect unknown Residence with detached garage.	1910	Contributing (2)

**DEXTER STREET PROPERTIES**

Total Contributing: 131

Noncontributing: 5

<b>2028 Dexter St.</b> Architect unknown This 1.5-story brick Bungalow combines typical Bungalow features of a side gabled roof with exposed rafters and brackets, with central front gabled attic dormer that has a small three paned casement window set within stucco half-timbered walls, along with a first floor facade three-part sash window that contains multi-paned upper sashes and single lower sashes. A few Colonial Revival features include a front gabled roof over the central entrance porch with carved vergeboard, brackets, two full height round column roof supports with decorative capitols. The front window to the north of the door contains 1/1 sashes and a wood flower box. The property contains a detached garage.	Circa 1920 Bungalow	Contributing (2) Photo # 214
<b>2033 Dexter St.</b> Architect unknown This single-story brick dwelling shows several Tudor Revival features packaged in a small residence, a main steep pitch side gabled roof with a steeply pitched front gable over the entry, a carved-end vergeboard, stucco half-timbering in the attic level, decorative brickwork in the facade chimney, two chimney flues, two facade multi-paned casement windows on either side of the chimney.	Circa 1933 Tudor Revival	Contributing (1) Photo # 213

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 102**2036 Dexter St.**

Architect unknown

Circa 1926

Tudor Revival

Contributing (2)

Photo # 215

This single-story brick dwelling features the sparse styling of small residences in the 1920s, such as the unadorned windows with simple brick sills, and door with a small concrete stoop. The main side gabled roof contains two front gables of different sizes, a smaller front gable with carved-end vergeboard and gable peak over the three-part multi-paned casement windows, and a larger front gable of varying eave heights over the four-part similar casement windows, and the entry door. The lot contains a detached garage.

**2042 Dexter St.**

Architect unknown

Circa 1922

Bungalow

Contributing (2)

Photo # 216

This brick single-story dwelling has a similar size to the adjacent dwelling at 2050 Dexter St. Differences include a side gabled roof with 2/3 width front gable porch and roof, exposed rafters over the porch, and a facade attic dormer with two multi-paned windows inside a bracketed half-timbered front gable, a side entry to the front porch. Similarities include vergeboard, brackets, stucco half-timbering under the overhanging eaves, brick porch supports and balustrade, two multi-paned facade windows and a central door. The property contains a detached garage.

**2045 Dexter St.**

Architect unknown

Circa 1939

Contributing (2)

Photo # 217

This 1.5-story brick dwelling with steeply pitched side gabled roof is an unusual example of small Tudor Revival residences in Original Park Hill. The steeply-pitched roof with narrow eaves contains a central chimney and two equal sized hipped roof dormers on either side with multi-paned casement windows within stucco half-timbered walls. The central door is slightly recessed beneath a portico with a front gabled roof, a vergeboard with decorative brickwork supports. The two balanced windows feature three-part multi-paned casements with dark muntins, characteristic of the 1930s. This 1939 dwelling is one of the last built in Original Park Hill before World War II. The lot contains a detachable garage.

**2050 Dexter St.**

Architect unknown

Circa 1925

Bungalow

Contributing (2)

Photo # 218

This brick single-story dwelling contains the typical Bungalow features of the 1920s, a cross gabled roof with 2/3 width front gable porch and roof, vergeboard, brackets, stucco half-timbering under the overhanging eaves, brick porch supports and balustrade, two multi-paned facade windows and an off-center door. This 1925 example features two chimneys, oak interiors, brick steps to the front porch. The property contains a detached garage.

**2054 Dexter St.**

Architect unknown

Circa 1910

Contributing (2)

Photo # 219

This single-story brick dwelling, obscured by large evergreens, contains a front gabled roof with a vergeboard and brackets, and stucco half-timbering under the overhanging eaves. An additional front gabled roof covers the full width facade porch. Three decorative brick piers support the porch roof, and an off center door and multi-paned sash window fit under the porch roof. The lot contains a detached garage.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 103**2055 Dexter St.**

Circa 1912

Contributing (2)

Architect unknown

Photo # 220

This 1.5-story brick dwelling gives the appearance of large size due to the horizontality of the full width facade porch under the double pitch side gabled roof with single chimney, and the front attic dormer with the six ribbon windows that cover the width of the dormer. The dormer walls are sided, and the vergeboard is not supported by brackets. The first floor contains a wide wooden door with two sidelights, next to a large three-part front window with multi-paned side sashes and a wide center pane. The two brick porch supports and balcony again add a feeling of spaciousness. The lot contains a detached garage.

**2060 Dexter St.**

Circa 1921

Contributing (2)

Architect unknown

Bungalow

Photo # 221

This single-story brick Bungalow contains a hipped roof with a hipped facade porch roof of about 2/3 width and a single chimney. The overhanging carved rafters ends add a rustic quality to the facade. The front windows are single pane casement with flower boxes, and a large three-part "California-styled" window occurs under the porch roof. A multi-paned windbreak stands in the north side of the porch above the brick balustrade and the porch roof is supported by two brick piers. The property contains a detached garage.

**2067 Dexter St.**

Circa 1930

Contributing (2)

Architect unknown

Photo # 222.

This single-story brick dwelling with single chimney shows minimal styling in the lack of overhanging eaves on the main side gabled roof with the front gable, the narrow vergeboard, and the unadorned multi-paned sash windows with brick sills. The entry door is arched, and the narrow 2/3 width facade porch is slate or stone under a metal awning. The lot contains a detached garage.

**2070 Dexter St.**

Circa 1907

Contributing (1)

Architect unknown

Photo # 223

This 1.5-story brick dwelling with single chimney contains elements that could be considered pre-1910 Bungalow styling in the four 12/1 sash windows with shutters and stone sills placed asymmetrically under the facade porch roof, and the flared or curved shingled attic dormer walls containing a three-part 1/1 sash window with wood lintel and sill. Other early Bungalow features include the double-pitched side gabled roof and two brick piers supporting the full width facade porch.

**2071 Dexter St.**

Circa 1909

Contributing (1)

Architect unknown

Photo # 224

This 1.5-story brick dwelling with central chimney contains elements that could be considered pre-1910 Bungalow styling in the three multi-paned sash windows with stone sills placed asymmetrically under the facade porch roof, and the wood facade porch floor. Other early Bungalow features include the side gabled roof with exposed porch roof rafters and two brick piers supporting the half-width facade porch. The front gabled attic dormer has a three-part casement window set in shingled walls, with a narrow vergeboard and exposed rafters.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 104**2080 Dexter St.**

Architect unknown

Circa 1913

Foursquare

Contributing (2)

Photo # 225

This two-story brick dwelling contains a carved-end vergeboard, decorative brackets braced on brick supports, exposed rafters, stucco half-timbering walls in the attic level, a brick facade that extends 1/5 stories to the eave line, two second floor windows of 4/1 sash with wood lintels and stone sills. The nearly full width front porch with shed roof contains exposed rafters, wide brick piers with decorative brickwork near the roof, a brick balustrade, a wood door and a larger window with a 6/1 sash. This residence is the only Foursquare dwelling on this block of Dexter Street. The property contains a detached garage.

**2090 Dexter St.**

Architect unknown

Circa 1910

Bungalow

Contributing (1)

Photo # 226

This 1.5-story stucco Bungalow contains features that can be considered 1910 or earlier Bungalow styling: the four asymmetrically placed multi-paned sash windows on the first floor constitute the defining feature. These four windows have stone sills with decorative brickwork that adds to the charm. The shed roofed attic dormer with two relatively wide multi-paned sash windows combines with the facade roof shallow pitched front gable with a carved vergeboard, wood half-timbering and exposed rafters to produce horizontality. The main roof overhanging eaves are supported by decorative brackets, and the porch roof is supported by tall wooden piers with a wood railing. Ivy climbs the corners and wood piers.

**2200 Dexter St.**

Architect unknown

Circa 1909

Tudor Revival

Contributing (2)

Photo # 227

This large 1.5-story brick dwelling shows many interesting Tudor Revival features in such an early example. The cross gabled roof contains two wide chimneys, four gables with narrow vergeboards and exposed rafters that coincide with the half-timbering of wood over brick in the second level. The brick half-timbering is unusual. On the Dexter Street side, there is a round bay under the front gable with a hipped roof, three multi-paned windows, wood lintels and sills. On the northwest corner of the dwelling is the entrance with a pergola roof above two brick piers, and the west wall near the door is wood instead of brick. This is an enclosure of the original corner entrance porch (according to the 1929 Sanborn Map) that would have had a small shed roof over it. The pergola porch must have been added after 1929. Detached garage.

**2201 Dexter St.**

St. Thomas Episcopal Church

Circa 1929

Contributing (1)

Architect: Harry J. Manning

Spanish Colonial Revival

St. Thomas Episcopal Church is a replacement of the original small brick church built in 1908. The current Spanish Colonial Revival church was designed by architect Harry James Manning in 1929 with a "fabulous Churrigueresque entry surround of cast stone. A triple-arch bell tower, stucco walls, and red tile roof distinguish this church, with its auxiliary buildings and cloister," framing an enclosed courtyard (Noel and Hansen, 2002). A 1959 expansion of the Great Hall, meeting rooms and preschool areas wrap around the courtyard. This church became Park Hill's first designated Denver Landmark in 1977.

**2214 Dexter St.**

Architect unknown

Circa 1913

Foursquare

Contributing (1)

Photo # 228

This 1.5-story brick dwelling is unusual in its mix of classical ionic-styled grooved porch columns and pilasters, with decorative brackets, the design in the pedimented pent front

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 105

gable, the simple 1/1 sash windows with stone sills, and the wooden porch with decorative railing. The brick facade extends to the top of the through-the-wall front dormer and the side roofs curve into the dormer. The nearly full width facade porch has a shallow hipped roof, also with decorative brackets. Additional dormers occur on the other three sides of the roof, and two corbelled chimneys occur on opposite sides of the dwelling.

- 2224 Dexter St.** Circa 1910 Contributing (2)  
Architect unknown Bungalow Photo # 229  
This 1.5-story brick dwelling contains many typical Bungalow features, the front gabled roof with vergeboard, overhanging eaves, exposed rafters and decorative brackets, a separate front gabled porch roof with wide header, and brackets attaching to the wood piers above brick pedestals. There is a projecting wing to the north of the entrance porch, contained under the main front gable, that has a three-part multi-paned sash window with a stone sill. The entry door and a second three part multi-paned window with stone sill are recessed under the porch roof. The property contains a detached garage.
- 2230 Dexter St.** Circa 1911 Contributing (2)  
Architect unknown Bungalow Photo # 230  
This single-story brick dwelling has the unusual feature of an arcaded entry porch with brick soldier courses beneath a single pitch side gabled roof. The corner piers partially extend above the roof as part of the curved parapeted roof line. A central attic dormer contains a carved-end vergeboard with exposed rafters above a shingled dormer with two small 3 pane windows, a center shingle design and flared side walls. The first floor entry is centered between two large single pane windows. The lot contains a detached garage.
- 2231 Dexter St.** Circa 1908 Contributing (1)  
Architect unknown Photo # 231  
This small 1.5-tory dwelling combines stucco with wood siding in the first floor and attic dormer exterior walls. Perhaps the facade was meant to be on the south side with an entry, a narrow porch and bay occur under a front gable, however, that side is obscured by a fence and vegetation. The street facade shows a three-part bay of 1/1 sash windows below a shed roofed attic dormer also showing a three-part sash window, siding walls and enclosed eaves. The first floor siding is probably an enclosure of the original wider entrance porch recessed under the gabled roof and supported by wood columns. The side balcony is an updated version. This is one of the oldest residences on Dexter Street.
- 2235 Dexter St.** Circa 1913 Contributing (2)  
Architect unknown Photo # 232  
This 1.5-story brick dwelling is heavily obscured by evergreens. The side gabled double pitch roof has gable end vergeboards, brackets and decorative wood trim at the gable peaks. An attic dormer is front gabled, and a full width facade porch has a shed roof with brick piers. The windows appear to be replacements of the originals. The lot contains a detached garage.
- 2240 Dexter St.** Circa 1910 Contributing (2)  
Architect unknown (Builder: H.M. Gring) Bungalow  
Residence with detached garage.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill Denver, Colorado

Section number 7 Page 106

- 2245 Dexter St.** Circa 1913 Contributing (2)  
Architect unknown Bungalow Photo # 234  
This single-story brick dwelling features decorative wood brackets supporting wood vergeboards on the front gable and porch roof gable. The facade porch is about 2/3rd width, supported by wood piers on stucco pedestals, with a stucco balustrade, a wide porch roof header and brackets. The wide entry door is next to a single pane window with stone sill. The other facade window, outside the porch roof is a three-part multi-paned sash window with a stone sill. The property contains a detached garage.
- 2248 Dexter St.** Circa 1925 Contributing (2)  
Architect unknown Foursquare  
Residence with detached garage.
- 2255 Dexter St.** Circa 1912 Contributing (2)  
Architect unknown Bungalow/Eclectic Photo # 236  
This 1.5-story brick dwelling with front gabled roof does not fit into the more common dwelling classifications, though Bungalow might fit. The front gabled roof with three louvered vents and fishscale siding contains a double 1/1 sash window with a wood lintel, a vergeboard, exposed rafters but no brackets. The first floor contains two 1/1 sash windows with shutters and flower boxes. Surprisingly, the entry door contains an elaborate surround of wood pilasters and entablature topped with a decorative broken pediment. The facade porch is brick with a concrete floor and iron railing, and no porch roof. The lot contains a detached garage.
- 2256 Dexter St.** Circa 1909 Contributing (2)  
Architect unknown Bungalow  
Residence with detached garage.
- 2261 Dexter St.** Circa 1912 Contributing (1)  
Architect unknown Bungalow Photo # 239  
This 1.5-story brick dwelling has a double pitch side gabled roof, enclosed eaves at the gable ends and the attic dormer, carved-end vergeboards, and stucco half-timbering under the eaves. The facade attic dormer has the unusual feature of brick walls on the east (facade) side, with decorative brickwork on the corners, and siding on the other dormer walls, with two multi-paned sash windows with stone sills at the change in pitch of the roof. The south side has a bay with a shed dormer, and the full width front porch contains two wide decorative brick piers and two inner wood piers on brick pedestals with a brick balustrade connecting the piers. Two stained-glass sidelights surround the central door, and two unequal sized sash windows complete the facade. These windows have multiple elongate panes in the upper sash and single panes in the lower sash.
- 2264 Dexter St.** Circa 1916 Contributing (2)  
Architect unknown Bungalow  
Residence with detached garage.
- 2270 Dexter St.** Circa 1910 Contributing (2)  
Architect unknown Bungalow/Eclectic  
Residence with detached garage.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 107

- |   |   |   |
|---|---|---|
| <p><b>2273 Dexter St.</b><br/>Architect unknown<br/>This two-story brick dwelling is an eclectic mix of features, beginning with the hipped roof with a front gable attached on the north, creating a visible imbalance. On the southeast is a two story ½ hexagonal tower with a shallow-pitched three section roof that adjoins the main hipped roof. A tall corbelled chimney stands near the tower. The facade windows, all 1/1 sash with stone sills, are placed with the second floor windows directly above the first floor windows, and the same occurs in the tower, however, there is a vacant section of wall above the facade door that is out of balance. The first floor windows also contain stone lintels. The facade door contains two wood pilasters and a wood pediment, and yet seems out of place in the facade. The narrow porch has iron railings and no porch roof.</p> | <p>Circa 1906</p>                         | <p>Contributing (1)<br/>Photo # 240</p> |
| <p><b>2300 Dexter St.</b><br/>Architect unknown<br/>Residence</p>   | <p>Circa 1911<br/>Foursquare/Eclectic</p> | <p>Contributing (1)</p>                 |
| <p><b>2314 Dexter St.</b><br/>Architect unknown<br/>Residence with detached garage.</p>   | <p>Circa 1909<br/>Bungalow</p>            | <p>Contributing (2)</p>                 |
| <p><b>2316 Dexter St.</b><br/>Architect unknown<br/>Residence with detached garage.</p>   | <p>Circa 1920<br/>Bungalow</p>            | <p>Contributing (2)</p>                 |
| <p><b>2320 Dexter St.</b><br/>Architect unknown<br/>Residence with detached garage.</p>   | <p>Circa 1919<br/>Bungalow</p>            | <p>Contributing (2)</p>                 |
| <p><b>2323-25-2327 Dexter St.</b><br/>George L. Bettcher<br/>This 1.5-story brick duplex contains two apartments, as shown on the 1929 Sanborn Map. The front gabled roof has a wide vergeboard, brackets, a stucco half-timbered infill under the overhanging eaves, a second floor enclosed porch with hipped roof and multi-paned sash windows appears to be an addition from an original open stucco porch. The original full width facade porch had been partially enclosed as a room with double multi-paned sash windows. Decorative brackets and brick trim are found on the three brick piers, and viga-like projections occur in places along the first level. There is an original side entrance with a porch and roof with stucco piers. Hipped side gables and three chimneys complete the dwelling.</p>   | <p>Circa 1910<br/>Craftsman</p>           | <p>Contributing (1)<br/>Photo # 241</p> |
| <p><b>2330 Dexter St.</b><br/>Architect unknown<br/>This house is considered noncontributing due the extensive alterations.</p>   | <p>Circa 1910<br/>Bungalow</p>            | <p>Noncontributing (1)</p>              |
| <p><b>2331 Dexter St.</b><br/>Architect unknown<br/>This 2.5-story brick foursquare with a hipped roof, flared eaves and without brackets contains a central hipped roof dormer with louvered vents under the enclosed eaves.</p>   | <p>Circa 1911<br/>Foursquare</p>          | <p>Contributing (2)<br/>Photo # 242</p> |

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 108

Quoin-like brickwork occurs at the corners along with matched gutters. The two second floor facade windows are 1/1 sash with shutters and stone sills. A stucco band occurs between the floors and the hood roof over the entry is attached at that band. The large first floor facade window appears to be 1/1 sash with shutters, stone sill, and storm windows, and a small single pane casement window is on the other side of the main entry with transom, decorative brackets with lights and the hood, and a small front porch. The property contains a detached garage.

- |   |                                |  |
|---|--------------------------------|--|
| <p><b>2334 Dexter St.</b><br/>Architect unknown<br/>Residence with detached garage.</p>   | <p>Circa 1906<br/>Bungalow</p> | <p>Contributing (2)</p>  |
| <p><b>2337 Dexter St.</b><br/>Architect unknown<br/>This 1.5-story brick dwelling features an unusual octagonal dormer with an octagonal steeply-pitched roof. Each side of the dormer contains a 1/1 sash window beneath a wide frieze that forms the lintels of the windows. The contact between the dormer and the side gabled roof appears curved at a pitch change in the main roof at the full width facade porch. Three round /Doric-like columns support the porch roof above enclosed eaves with dentils around the porch roof. The entry door has a transom above, a small casement window on the north side and a larger 1/1 sash window on the other side. The lot contains a detached garage.</p>  | <p>Circa 1911</p>              | <p>Contributing (2)<br/>Photo # 243</p>                                |
| <p><b>2342 Dexter St.</b><br/>Architect unknown<br/>Residence</p>   | <p>Circa 1915<br/>Bungalow</p> | <p>Contributing (1)</p>  |
| <p><b>2343-45 Dexter St.</b><br/><br/>Architect unknown<br/>This 2.5-story stucco dwelling contains a side entrance with small porch and an arched entry with a balcony above. This was originally a side entrance residence similar to the house at 2040 Albion and has been extensively remodeled, enclosing the facade porch, creating a similar second floor facade porch, and adding another addition in the rear. The unusual curved stucco course between the first and second floors possibly incorporated and masks an original porch roof. Little of the original facade is recognizable. The property contains a contributing garage.</p>  | <p>1908</p>                    | <p>Noncontributing (1)<br/>Garage-Contributing (1)<br/>Photo # 244</p> |
| <p><b>2349 Dexter St.</b><br/>Architect unknown<br/>This 1.5-story brick and wood siding dwelling contains a steeply-pitched front gable with wood trim and shingles under narrow eaves. A central shed dormer contains three narrow 1/1 sash windows with wood siding surround which makes contact with the facade porch hipped roof. This roof with enclosed eaves and a wide header contains an upsweep at each facade corner where the downward hipped roof meets the corner of the side eaves. Perhaps the porch roof was added after the side roof eaves were constructed. Three tall Doric-like columns support this porch roof and are connected by a low wooden railing. Quoin-like brickwork occurs at the facade corners. The off-center entry with an oval pane</p> | <p>Circa 1911</p>              | <p>Contributing (1)<br/>Photo # 245</p>                                |



# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill Denver, Colorado

Section number 7 Page 109

contains a transom, and a small casement window with stone sill is on the north side while a larger 1/1 sash window with stone sill occurs on the other side of the entry.

- |   |                                |   |
|---|--------------------------------|---|
| <p><b>2350 Dexter St.</b><br/>Architect unknown<br/>Residence with detached garage.</p>   | <p>Circa 1915<br/>Bungalow</p> | <p>Contributing (2)</p>                 |
| <p><b>2351 Dexter St.</b><br/>Architect unknown<br/>This single-story brick Bungalow residence contains a side gabled roof leading to a hipped roof behind. The small central dormer is front gabled with vergeboard and exposed rafters, stucco half-timbered walls, and two multi-paned windows. The full width facade porch contains a roof with wide overhanging eaves and exposed rafters. The porch roof overhangs the porch on both sides, and along with the roof curves created by the side gable meeting the hipped roof portion, gives an oriental tone to the facade. The four wood porch supports are topped by angled wood similar to brackets, and the supports stand on a concrete balustrade with a stone cap.</p>   | <p>Circa 1915<br/>Bungalow</p> | <p>Contributing (1)<br/>Photo # 246</p> |
| <p><b>2357 Dexter St.</b><br/>Architect unknown<br/>This single-story brick Bungalow contains a similar roof section to the adjacent dwelling at 2351 Dexter St. 5DV.88 an overhang to the side of the porch. The cross gabled roof contains a front gable with a side gable over part of the porch and a front gable over the remainder of the porch. Stucco half-timbered walls are found under the gable eaves with vergeboards and brackets. The full width porch supports combine brick pedestals and double carved wood piers that connect to carved wood caps or brackets. Interestingly, the four porch supports are equally spaced along the front with a brick balustrade, however, there are only three sets of piers actually supporting the porch roof. A central door is flanked by two equal sized windows with multiple upper panes and single lower panes.</p> | <p>Circa 1911<br/>Bungalow</p> | <p>Contributing (1)<br/>Photo # 247</p> |
| <p><b>2360 Dexter St.</b><br/>Architect unknown<br/>Residence with detached garage.</p>   | <p>Circa 1911<br/>Bungalow</p> | <p>Contributing (2)</p>                 |
| <p><b>2364 Dexter St.</b><br/>Architect unknown (Builder: H.E. Wright)<br/>Residence</p>  | <p>Circa 1911<br/>Bungalow</p> | <p>Contributing (1)</p>                 |
| <p><b>2367 Dexter St.</b><br/>Architect unknown<br/>This single-story brick Bungalow contains a hipped roof with a pitch change over the full width facade porch. Two chimneys occur on the south side of the dwelling, and a small hipped attic dormer occurs in the roof front. The dormer contains a single window with 14 panes set in shingled dormer walls. The facade porch contains one brick pier on the north corner, a tall wood pier on the southern corner, and two combined wood inner piers on brick pedestals. The entry is slightly off-center, flanked by two equal sized multi-paned sash windows. The interior is currently undergoing remodeling. The property contains a detached garage.</p>   | <p>Circa 1915<br/>Bungalow</p> | <p>Contributing (2)<br/>Photo # 248</p> |

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill Denver, Colorado

Section number 7 Page 110

- 2370 Dexter St.** Circa 1910 Contributing (2)  
Architect unknown Bungalow  
Residence with detached garage.
- 2375 Dexter St.** Circa 1909 Contributing (2)  
Architect unknown Bungalow Photo # 249  
This side gabled single-story brick Bungalow contains a central attic dormer with a hipped roof, exposed rafters, and three single pane casement windows set in wood siding walls. The side gable shows a pitch change over the full width facade porch, and a slight bow at the gable crest. The porch roof is supported not by brick piers but by wood brackets connecting to the brick wall under the porch roof overhang. The entry occurs at the far north end of the porch with two 12/ 1 sash windows symmetrically placed in the facade. The brick porch balustrade contains four pedestals, presumably for the placement of brick or wood porch supports, but they hold only flowerpots. The roof has lasted nearly 100 years, but is in need of supporting now. The south side contains a single story bay with a hipped roof. The property contains a detached garage.
- 2379 Dexter St.** Circa 1910 Contributing (2)  
Architect unknown Bungalow Photo # 250  
This single-story brick Bungalow with hipped roof and rear chimney contains a central attic dormer that "penetrates" into the roof, with a vergeboard, fishscale walls, and a Palladian type casement window with wood surround. The nearly full width front porch contains four full length brick piers supporting a shed roof. The first floor facade contains a central door flanked by two equal sized 1/1 sash windows. The property contains a detached garage.
- 2381 Dexter St.** Circa 1915 Contributing (2)  
Architect unknown Bungalow Photo # 251  
This single-story brick Bungalow contains a cross gabled roof with a penetrating front gable and a smaller facade porch front gable, each with vergeboards, rough stucco half-timbered gabled walls, a louvered vent in the porch gable and a small multi-paned window in the other gable. The facade porch roof is full width, with a hipped roof section over more than half of the porch, and connecting to the porch front gable. Two brick piers with brick balustrade support the porch front gable and one additional brick pier supports the roof corner. Two equal sized 16/1 sash windows flank the entry. Two chimneys occur in the north side wall. The property contains a detached garage.
- 2386 Dexter St.** Circa 1911 Contributing (2)  
Architect unknown Bungalow  
Residence with detached garage.
- 2390 Dexter St.** Circa 1910 Contributing (2)  
Architect unknown Bungalow  
Residence with detached garage.
- 2391 Dexter St.** Circa 1923 Contributing (2)  
Architect unknown Bungalow Photo # 252  
This single-story brick dwelling is heavily obscured by evergreen trees. The dwelling has a front gabled facade porch roof with stucco half-timbered walls and a detached garage.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 111

- 2510 Dexter St.** Circa 1911 Contributing (2)  
Fisher and Fisher Tudor Revival  
This 1.5-story brick dwelling with a central chimney was designed by the firm of Fisher and Fisher and has a similar floor plan to the adjacent houses at 2516 and 2522 Dexter Streets. This facade features certain Tudor Revival elements such as the weathered red brick, the mixture of gables including the front gable dormer with vergeboard and brackets, a through-the-wall dormer with an arched window that has an arched brick lintel and stone sill, overhanging eaves with brackets and exposed rafters, shed dormers in other parts of the roof, a double pitched shed dormer over the facade porch. This porch roof of ½ facade width contains overhanging eaves with rafters, a slightly arched wooden header linking two tapering brick piers, a wooden entry under the porch roof, and a brick balustrade. The first floor window contains an 8/1 sash and stone sill. The property contains a detached garage.
- 2511 Dexter St.** Circa 1912 Contributing (1)  
Architect unknown Bungalow  
Residence
- 2516 Dexter St.** Circa 1911 Contributing (2)  
Fisher and Fisher Tudor Revival  
This 1.5-story cottage designed by Fisher and Fisher is one of three adjacent dwellings with similar floor plans but differing exteriors. This dwelling has a side gabled roof with a central stucco chimney, a stucco exterior with a brick foundation, a shed dormer with stucco and shingled walls over the projecting wing that features French doors opening to a narrow balcony with a wood railing. The facade gable does not show brackets or rafters, although the gable ends have these elements. At mid-story in the facade above the entrance is a 6/6 sash window with stone sill, and adjacent to the entry is a smaller window of 6 panes with a brick sill and a horizontal extension of the arched entry wood trim, with a bracket on either side of the window. The entry contains an arched wood door with an ornamental wooden arch as a lintel, ending in side brackets, and an extension of this wooden arch continues over the small window adjacent to the door. The facade projection has a shed roof, stucco walls, brick foundation, and appears to be an enclosure of an original facade porch, now with groupings of multi-paned casement windows in the walls. The property contains a detached garage.
- 2521 Dexter St.** Circa 1910 Contributing (1)  
(Builders: Ellis & Marshall) Bungalow  
Residence
- 2522 Dexter St.** Circa 1912 Contributing (2)  
Architect unknown Bungalow  
This dwelling features a typical Bungalow exterior with a cross gabled roof that has a front gabled dormer with a truncated gable peak, vergeboard and exposed rafters, wood siding walls inside the dormer, a through-the-wall effect with the facade brick wall extending into the dormer wall above the window sill. The dormer window has an arched lintel and four curved elongated panes over a single paned sash with a stone sill, and wood trim marks the join between the wood siding and brickwork in the dormer. A section of the main roof side gable extends to the front forming the facade front porch roof that has three wide brick piers, a vergeboard and exposed rafters in the roof, and shelters the facade entry. This porch also

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill Denver, Colorado

Section number 7 Page 112

extends to the side of the facade similar to 2351 and 2357 Dexter Streets. The first floor facade window is of equal size to the second level window but is rectangular, with a 8/1 sash and stone sill. The property contains a detached garage.

- |   |                                     |  |
|---|-------------------------------------|--|
| <p><b>2528 Dexter St.</b><br/>Maurice Biscoe<br/>Residence with detached garage.</p>  | <p>Circa 1911<br/>Bungalow</p>      | <p>Contributing (2)</p>                                |
| <p><b>2529 Dexter St.</b><br/>Architect unknown<br/>Residence with detached garage.</p>   | <p>Circa 1923<br/>Tudor Revival</p> | <p>Contributing (2)</p>                                |
| <p><b>2534 Dexter St.</b><br/>Maurice Biscoe<br/>Residence with detached garage.</p>  | <p>Circa 1911<br/>Bungalow</p>      | <p>Contributing (2)</p>                                |
| <p><b>2535 Dexter St.</b><br/>Architect unknown<br/>Residence with detached garage.</p>   | <p>Circa 1921<br/>Bungalow</p>      | <p>Contributing (2)</p>                                |
| <p><b>2540 Dexter St.</b><br/>Maurice Biscoe<br/>This unusual single-story brick dwelling was designed by Maurice Biscoe in 1911 on the same block as the four houses designed by Fisher and Fisher, assumed to be speculation houses. This dwelling originally contained a full width facade porch with a central upwards curve to the porch roof eaves, which were not overly wide, and two brick piers supporting this unusual roof. The undulating eaves continued along the sides of the house under the gable ends. The gable ends are shingled with a narrow vergeboard and narrow louvered vents. Currently, the dwelling has been altered, the facade porch enclosed with brick walls, siding and 1/1 sash windows. A section of glass bricks in the north porch wall could have been installed in the 1920s-1930s. The paint colors are loud and detract from the historic merit of this resource. A metal trellis standing in the front yard also detracts from the significance, as does the cyclone fence in the front yard. The property contains a contributing detached garage.</p> | <p>Circa 1911</p>                   | <p>Noncontributing (1)<br/>Garage-Contributing (1)</p> |
| <p><b>2545 Dexter St.</b><br/>Architect unknown<br/>This dwelling has lost its integrity due to remodeling of the facade using siding, modern windows and doors. The porch has been enclosed and the attic window replaced with modern casements. Detached garage.</p>  | <p>Circa 1921<br/>Bungalow</p>      | <p>Noncontributing (1)<br/>Garage-Contributing (1)</p> |
| <p><b>2546 Dexter St.</b><br/>Architect unknown<br/>This single-story brick Bungalow has a side gabled roof with a shallower pitched roof over the nearly full width facade porch. This porch roof does not extend completely across the corner brick supports. Each of the three pier support brackets connects to the roof and a brick balustrade. A single south side gable peak chimney is imitated on the north side, and the two facade corners extend above the roof similar to a Park Hill Porch. The entry door</p>  | <p>Circa 1915<br/>Bungalow</p>      | <p>Contributing (1)</p>                                |

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill Denver, Colorado

Section number 7 Page 113

and a three part 1/1 sash window occur under the porch roof. The property contains a detached garage.

- |  |                                |                         |
|--|--------------------------------|-------------------------|
| <p><b>2552 Dexter St.</b><br/>Architect unknown<br/>Residence with detached garage.</p>  | <p>Circa 1911<br/>Bungalow</p> | <p>Contributing (2)</p> |
| <p><b>2553 Dexter St.</b><br/>Architect unknown<br/>Residence</p>  | <p>Circa 1913<br/>Bungalow</p> | <p>Contributing (1)</p> |
| <p><b>2556 Dexter St.</b><br/>Architect unknown<br/>This 1.5-story brick dwelling features a small shed attic dormer with four small casement windows set in wood siding walls. The double pitch side gabled roof contains a section at the facade eaves that has a shallower pitch and was originally the facade porch roof, flanked by brick roof supports that extended above the porch roof in a style similar to the Park Hill Porch. However, the porch has been enclosed, and the brick piers have been roofed over using the main roof pitch. The porch roof overhang is currently supported by four wood brackets. The enclosed porch contains the entry and two sets of double casement windows with stone sills spaced between the wood brackets. The current small porch has a metal railing attached.</p> | <p>Circa 1912</p>              | <p>Contributing (1)</p> |
| <p><b>2557 Dexter St.</b><br/>Architect unknown (Builder: T.W. McIntyre)<br/>Residence with detached garage.</p>   | <p>Circa 1908<br/>Bungalow</p> | <p>Contributing (2)</p> |
| <p><b>2564 Dexter St.</b><br/>Architect unknown<br/>This 1.5-story brick dwelling contains a main front gabled roof with a facade porch shed styled roof. The main front gable shows a narrow vergeboard and overhanging eaves with decorative brackets flanking a multi-paned casement attic window. The south side chimney has decorative bricks and tapers. The full width facade porch has been enclosed with siding, but the two corner brick piers remain evident. The entry and one set of double 1/1/ sash windows form the updated facade.</p>  | <p>Circa 1912</p>              | <p>Contributing (1)</p> |
| <p><b>2565 Dexter St.</b><br/>Architect unknown (Builder: T.W. McIntyre)<br/>Residence with detached garage.</p>   | <p>Circa 1911<br/>Bungalow</p> | <p>Contributing (2)</p> |
| <p><b>2570 Dexter St.</b><br/>Architect unknown (Builder: E.S. Snowden)<br/>Residence</p>  | <p>Circa 1910<br/>Bungalow</p> | <p>Contributing (1)</p> |
| <p><b>2575 Dexter St.</b><br/>Architect unknown<br/>Residence with detached garage.</p>  | <p>Circa 1913<br/>Bungalow</p> | <p>Contributing (2)</p> |

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill Denver, Colorado

Section number 7 Page 114

<b>2576 Dexter St.</b>	Circa 1911	Contributing (1)
Architect unknown		
This single-story brick residence has a hipped attic dormer with a 6 pane casement window and flared or tapered shingled walls. The hipped roof has overhanging eaves with brackets, and the side windows are arched. The nearly full width facade porch contains a shed roof above two brick piers with brick balustrade. The facade door and window with a stained glass upper sash pane are set under the porch roof.		
<b>2580 Dexter St.</b>	Circa 1910	Contributing (2)
Architect unknown		
Residence with detached garage.		
<b>2581 Dexter St.</b>	Circa 1911	Contributing (2)
Architect unknown		
Residence with detached garage.		
<b>2588 Dexter St.</b>	Circa 1910	Contributing (2)
Architect unknown (Builder: E.S. Snowden)		
Residence with detached garage.		
<b>2591 Dexter St.</b>	Circa 1911	Contributing (2)
Architect unknown		
Residence with detached garage.		
<b>DAHLIA STREET PROPERTIES</b>	Total Contributing: 78	Noncontributing: 7
<b>2021 Dahlia St.</b>	Circa 1946	Noncontributing (1)
Architect unknown		
Minimal Traditional		
Photo # 273		
This 1.5- or 2-story stucco dwelling appears to have been constructed in two stages. The initial stage included a single story hipped roof minimal traditional residence with narrow overhanging eaves, a projecting facade wing, a central door adjacent to a chimney, and a large single pane window on the other side of the chimney. The facade windows have shutters and stone sills, the wing window is a multiple- pane casement. At a later date, a second level addition was added to the south side and the rear. The south side second level contains one double casement window, and an unusual partially-hipped roof, truncated near the center of the roof. A flat roofed, rear, second-story section is visible.		
<b>2031 Dahlia St.</b>	Circa 1946	Contributing (2)
Architect unknown		
Bungalow		
Photo # 272		
This single-story red brick Bungalow is unusual in Old Park Hill in most respects. The shallow pitched roof without overhanging eaves has a decorative brick course under the eaves, across the facade. The central portico contains two wood column supports for the front gabled entrance with carved pediment. The door is flanked by wood shutters. The two facade bay windows are unique in containing four long, narrow panes set in wooden bays with hipped roofs and flat brick sills. Decorative brick supports brace the facade corners, and the side windows are casements. A single chimney is located centrally behind the main side gable. The property contains a detached garage.		

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 115**2037 Dahlia St.**

Architect unknown

Circa 1929

Tudor Revival

Contributing (2)

Photo # 271

This 1.5-story tan brick dwelling with basement features a side gabled tile roof with two front gables, decorative brickwork in the facade chimney, windows and door. To the main roof side gable the larger front gable occurs over the projecting wing with a small multi-paned casement window set in a brick surround, lintel and sill, within a brick wall. The second front gable occurs over the entrance and adjoins the first front gable. It has differing eave heights and crosses in front of the chimney on the lower eave height side. The off center entry door has a curved brick lintel and decorative tabbed brickwork. There is a brick course across the facade connecting the window sills that marks a change from dark bricks below to tan bricks above. The two first floor windows have four pane upper sashes and single lower sashes, with decorative brick surrounds, lintels and sills. The quoin-like brickwork at the facade corners is also found in the gable corners and chimney brickwork. The small facade entry porch created from slate. Driveway to rear detached garage.

**2045 Dahlia St.**

Architect unknown

Circa 1929

Bungalow

Contributing (2)

Photo # 274

This single-story brick dwelling with tall central chimney has a projecting wing with an additional hipped roof, and a small penetrating gable at the top of the main hipped roof. The front wing contains two multi-paned casement windows with decorative brick lintels and sills, and a wood flower box. The entrance is to the north of the facade center and contains an arched gable roof with two wood bracket supports. The entry door is also arched, and the concrete facade porch contains a metal railing and a brick side as well. The property contains a detached garage.

**2055 Dahlia St.**

Architect unknown

Circa 1927

Tudor Revival

Contributing (2)

Photo # 275

This single-story brick dwelling features a simple facade with a side gabled roof and a front gabled porch entrance with vergeboard. An arched opening in the projecting front gable contains decorative brickwork and rounded steps, plus a tabbed brick interface between the foundation and the porch walls. The porch is only roofed over the porch entrance, otherwise it is open. The facade window is a three-part multi-paned sash with brick sill. The lot contains a detached garage.

**2057 Dahlia St.**

Architect unknown

Circa 1925

Tudor Revival

Contributing (2)

Photo # 276

This single-story brick dwelling features a cross gabled roof having a main side gabled section and two different sized front gables, all with overhanging eaves and brackets. The facade projecting wing has a front gable with an arched attic level louvered vent, a multi-paned casement window with brick surround, lintel and sill set in a stucco exterior wall above a brick wall. The entrance is located in an additional front gable projecting out from the front wing and having a smaller front gable with a decorative brick door surround and overhead metal awning. This entrance gable stands in front of the facade chimney which is next to a facade window of multi-paned casement style. The entrance porch has an awning cover with metal supports. The property contains a detached garage.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 116**2061 Dahlia St.**

Architect unknown

Circa 1923

Tudor Revival

Contributing (2)

Photo # 277

This single-story stucco and dwelling features a simple facade, a gabled red tile roof with a narrow eave overhang, arched louvered vents in the attic gable ends, a facade with a front gable over the entrance projection and varying eave heights with an arched entry. The small entrance porch has two metal railings. The two facade windows are three-part multiple paned casement windows with stucco sills and flower boxes. Basement. Driveway to single-car garage in a similar style to main house.

**2073 Dahlia St.**

Architect unknown

Circa 1923

Spanish Colonial Revival

Contributing (2)

Photo # 278

This single-story stucco dwelling features a Spanish Colonial Revival styling in the cross gabled tile roof without eave overhang, and arched entry, and two narrow multiple pane casement windows in the facade. The small entrance porch has no sheltering roof, and stucco borders the concrete steps. The lot contains a detached garage.

**2077 Dahlia St.**

Architect unknown

Circa 1923

Tudor Revival

Contributing (2)

Photo # 279.

This single-story brick dwelling contains features in common with the Tudor Revival small house style, such as the tapering facade chimney, the front gable over the entrance portico with arched entry door, the open facade porch to the side of the entrance without a porch roof, three part casement windows, perhaps even the narrow overhanging eaves. The shallow pitch tile hipped roof with an accentuated gable peak is more commonly a feature of Spanish or Mission Revival styling. Basement, detached garage.

**2085 Dahlia St.**

Architect unknown

Circa 1924

Contributing (2)

Photo # 280

This small single-story side gabled stucco dwelling could be an example of the designs of the Small House Bureau, active in the 1920s. It features a symmetrical facade with a centered door and two equal sized three part multi-light windows with stone sills. The side gabled roof contains exposed rafters and narrow overhanging eaves. The facade corners feature stucco piers that extend above the roof lines. There is a half-width concrete facade porch with low stucco balustrades, mature trees, grass lawn. The garage enters on E. 22<sup>nd</sup> Avenue.

**2201 Dahlia St.**

Architect unknown

Circa 1928

Tudor Revival

Contributing (2)

Photo # 281

This single-story brick dwelling features Tudor Revival elements in a small house design. The steeply pitched side gable red tile roof has a narrow overhang to the eaves, and the two facade windows 8 pane casement windows meet the cornice and flank the central entrance portico. The entrance is front gabled with varying eave heights and an arched entry door. A single chimney rises from the north side wall. The front yard is fenced, and a driveway leads to the detached garage. Basement, detached garage.

**2215 Dahlia St.**

Architect unknown

Circa 1925

Tudor Revival

Contributing (1)

Photo # 282

This 1.5-story brick dwelling contains unusual Tudor Revival elements in a small house. The side gabled roof has parapetted walls, with a nondescript front gable dormer located off-



# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 117

center yet positioned above the entrance. The facade chimney, located in a slightly projecting wing, contains decorative brickwork and a tapered design. The two windows in this wing have 8/1 sashes with stone sills, and the window on the far north side of the facade contains a 10/1 sash. The off-center entry contains a shallow-arched roof with keystone and decorative eave corners supported by wood columns the width of the porch. On the south side is a single story side wing with a metal railing balcony, a wider cornice than on the main facade, and double windows of 8/1 sash and stone sill.

**2225 Dahlia St.**

Architect unknown

Circa 1925

Tudor Revival

Contributing (1)

Photo # 283

This 1.5-story brick dwelling with basement features typical Tudor Revival elements, a cross gabled roof containing a main side gable and two front gables of different sizes, a shed attic dormer with wood siding and multi-paned rectangular casement windows in contrast to the brick walled front gable that has a centered brick chimney with two arched windows with stone sills flanking it on the second level and two 8/1 sash windows with brick lintels and stone sills on the first level. The front gable forms a projecting wing in the facade, with the small entrance front gabled roof crossing in front of the larger gable with an arched entry marked by a brick soldier course. The third facade window on the north side of the entry contains a 10/1 sash. On the south side is a single story side wing with a metal railing and balcony. The wing contains double 8/1 sash windows and stone sills. In fact, this dwelling is nearly identical to the adjacent residence at 2215 Dahlia St.

**2237 Dahlia St.**

Architect unknown

Circa 1910

Foursquare

Contributing (2)

Photo # 284

This two-story brick dwelling with basement has a Foursquare form with certain Craftsman elements. The front gabled roof shows exposed rafters but no brackets, and a stucco half-timbered projection on the second level that contains a three-part bay with a hipped roof and 1/1, 9/1, 1/1 sash windows. The facade brick walls extend up to the eaves on the second level. The first floor contains a wrap around porch with a shed roof and four narrow brick piers. Under the porch roof is another three-part bay off center from the second level bay, and having 1/1, 9/1, 1/1 sash windows with stone sills. The entry is directly in line with the porch steps, and a small single pane window is found to the north side of the entry. On the wrap around side of the dwelling stands a front gabled through the roof dormer on the second level next to a corbelled brick chimney, several windows on the first floor and a brick bay with a rounded hipped roof. A decorative brick course connects to the facade bay and across the facade. A second chimney stands on the north side of the house. The brickwork found throughout the exterior is decorated with horizontally spaced dark bricks, giving a pleasing affect. Detached garage.

**2241 Dahlia St.**

Architect unknown

Circa 1906

Bungalow

Contributing (2)

Photo # 285

This 1.5-story brick dwelling features a side gabled roof with a front gabled dormer with overhanging eaves, a vergeboard, decorative brackets, stucco half-timbered flared walls, and three single pane windows. The side gabled double pitch roof shows brackets and exposed rafters, and half-timbered gable ends with double casement windows. The facade first floor contains a full width facade porch and roof with exposed rafters, four wood piers, with a centered door and two equal sized 12/1 sash windows with brick sills. This dwelling

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 118

was constructed low to the ground, evidenced by only a single step to reach the facade porch. The property contains a detached garage.

**2249 Dahlia St.**

Architect unknown

Circa 1925

Contributing (2)

Mission Revival

Photo # 286

This single-story dwelling contains a cross gabled roof with a main hipped roof and a front gabled roof in the facade that also contains a small decorative front gable entrance. The large front gable without overhanging eaves has an arched attic louver and a facade casement window with 12 lights each, a round arched stucco lintel with a round terra cotta shield above a red brick hood. The entrance porch has shaped stucco detailing in the arch and a shaped parapet over the arch. A small open porch with a metal railing occurs to the south of the entrance, with French multiple light doors leading to it. The property contains a detached garage.

**2257 Dahlia St.**

Architect unknown

Circa 1925

Contributing (2)

Bungalow

Photo # 287

This single-story brick eclectic Bungalow features a cross hipped roof with a chimney in the rear, a smaller hipped roof over the narrow projecting wing, and a front gabled entrance projecting out from the hipped gable. The entrance front gable has decorative brackets and brick walls extending up to the cornice, and an arched entry with an arched brick surround. The decorative brackets continue around the cornice of the facade, where two windows are found, one to the south of the door is a double multi-light sash window and the other to the north of the door is a single wide sash window with multiple panes in the upper sash and a single in the lower sash. Basement, similar detached garage.

**2265 Dahlia St.**

Architect unknown

Circa 1942

Contributing (1)

Minimal traditional

Garage-Noncontributing (1)

Photo # 288

This single-story brick residence has a cross gabled roof, a main side gable and a projecting wing with a front gable. The wing contains a multi-light casement window with three panes in each casement window and a row of three panes above, with a brick sill. The other facade window contains four casements, with similar three light casements with an additional row above and a brick sill. The entrance is sheltered by a partial brick wall in front and a shed roof extension, and a brick chimney occurs at the south side. A south side projecting wing located to the rear of the dwelling was probably an attached garage (Sanborn Map) that may have been altered as living space. The lot now contains a detached garage.

**2275 Dahlia St.**

Architect unknown

Circa 1942

Contributing (1)

Minimal traditional

This single-story brick residence features a similar facade to the adjacent dwelling at 2265 Dahlia Street. The hipped roof contains a second hipped roof over the projecting wing. This wing contains a casement window with two panes and a brick sill. The entry door is found near the ell of the facade and a three-part casement window with brick sill is located to the south of the entry. A single chimney occurs on the south side of the dwelling, and an entry porch is located between the ell and the outside edge of the southern window, marked with a metal awning and metal supports. The facade bricks are tan on the upper half of the exterior walls and red below that level, the red bricks connecting to the window sills

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 119

horizontally. As in 2265 Dahlia, an attached single-car garage may have been constructed on the north side at the rear of the dwelling and subsequently converted into living space.

- 2277-81 Dahlia St.** Circa 1952 Contributing (2)  
 Architect unknown Photo # 290  
 This single-story brick duplex has a hipped roof with a narrow eave overhang, a recessed entry and entry porch with an arched pass-through to a fenced yard. The windows are casement and a fabric awning covers one window. The lot contains a detached garage.
- 2287-95 Dahlia St.** Circa 1952 Contributing (2)  
 Architect unknown Minimal traditional Photo # 291  
 This single-story brick duplex has a hipped roof with a narrow eave overhang, a recessed entry and entry porch with an arched pass-through to a fenced yard. The windows are casement, with metal framed storm windows. The property contains a detached garage.
- 2301 Dahlia St.** Circa 1952 Contributing (2)  
 Architect unknown Minimal traditional Photo # 292  
 This two-story brick duplex with a flat roof contains two apartments with separate entrances. The structure has overhanging eaves, single pane sash windows with stone sills, and casement windows, plus two narrow sets of glass bricks on the second-floor 23<sup>rd</sup> Avenue elevation. Each entrance is sheltered by a front gable with siding and an asphalt roof supported by decorative wood piers. The property has cyclone fencing around the divided yard. The lot contains a detached garage.
- 2309 Dahlia St.** Circa 1915 Contributing (2)  
 Architect unknown Bungalow/Craftsman Photo # 293  
 This 1.5-story brick dwelling with a cross gabled roof has a partial side gabled facade roof and a partial front gabled facade roof. The front gable has stucco half-timbering under the overhanging eaves that have a narrow vergeboard and brackets, and a double multi-paned casement window. In front of the side gabled roof is a pergola roof with a sheet of fiberglass above it. This was likely part of a full width facade porch originally, later enclosed. The original brick piers and the brick balustrade remain visible, with multi-paned windows filling the gap between the original balustrade and roof. The entrance is on the north side of the front gabled projection. Exposed rafters and brackets appear on the sides of the dwelling, and there are two chimneys. Basement, detached garage.
- 2323 Dahlia St.** Circa 1917 Contributing (2)  
 Architect unknown Bungalow Photo # 294  
 This 1.5-story brick residence features typical Bungalow elements; a double pitch side gabled roof with brackets, a wide attic dormer with stucco half-timbered flared walls and two double 5/1 sash windows. The full width facade porch and roof has two corner brick piers and a brick balustrade. The first floor facade features two 8/1 sash windows with a stone sill and an entry door. A single south side chimney is framed by two small leaded glass windows set next to a wide multi-light window, all with stone sills. Basement, detached two-car rear garage.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 120**2331 Dahlia St.**

Architect unknown (Builder: A.B. Allen)

Circa 1912  
BungalowContributing (2)  
Photo # 295

This 1.5-story brick dwelling features a shallow double pitch side gabled roof with a front gabled attic dormer - unusual in the pent gable treatment above the dormer windows, which consist of three 9 pan casements set in stucco half-timbered walls, also with shingled side walls. The first floor facade features a full width facade porch with roof supported by two double carved wood piers on tall brick pedestals at the corners and two inner wood piers, connected by a decorative wood railing. The central entry is flanked by two 1/1 sash windows with stone sills. The south side contains a single story bay with a shed roof and brackets, next to a single chimney. The side windows are 1/1 sash and the facade porch steps appear to be of concrete in a rounded shape. Basement and detached garage.

**2335 Dahlia St.**

Architect unknown

Circa 1925  
Bungalow

Contributing (2)

**2343 Dahlia St.**

Architect unknown

Circa 1910  
FoursquareContributing (1)  
Garage-Noncontributing (1)  
Photo # 296

This 1.5-story brick Foursquare features a hipped roof with a hipped front through- the-cornice gable with a three-part 1/1 sash window with a stone sill. The hipped roof eaves flare toward the cornice gable. Beneath the dormer window a hipped full width facade porch roof joins the exterior bricks, and two brick piers with brick balustrade support this roof. The off-center entry is set next to a large 1/1 sash window. A rear corbelled chimney and 1/1 sash windows are located on the other sides of the dwelling. Basement, detached garage.

**2351 Dahlia St.**

Architect unknown

Circa 1910  
Bungalow

Contributing (2)

Residence with detached garage.

**2357 Dahlia St.**

Architect unknown

Circa 1910  
BungalowContributing (2)  
Photo # 298

This 1.5-story brick residence features a full width Park Hill Porch roof connected to the main side gabled roof with a change in roof pitch at the junction between porch and main roof. The front gabled attic dormer walls begin at this pitch change and rise to the narrow overhanging eaves and include a double sash window with storm windows and wood shingle siding. This siding occurs in the gable ends as well. The Park Hill Porch is supported by two brick piers and two inner wood supports on brick pedestals, connected by decorative railings. The entry is centered, flanked by two equal sized 18/1 sash windows with stone sills. A variety of single pane and 1/1 sash windows with stone sill occur in the side walls, and a single-story bay occurs in the south side wall. The property contains a detached garage.

**2363 Dahlia St.**

Architect unknown

Circa 1910  
BungalowContributing (2)  
Photo # 299

This 1.5-story dwelling, similar to the dwelling at 2351 Dahlia, features a truncated side gabled roof with large attic front gabled dormer which has narrow overhanging eaves, fishscale shingled walls, and a three-part 9/1 sash window with wood lintel and sill. The facade contains a nearly full width porch without a porch roof, leaving a blank area between

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 121

the window and entry door and the roof eaves that was likely intended for a porch roof. The three-part 9/1, 12/1, 9/1 window has a stone sill and one brick brace or support at the upper outer corner of the window, as if intended for a porch roof bracket. A small single pane window also with stone sill is set next to the door near the northern corner. The open porch is defined by a metal railing. The property contains a detached garage.

- |   |                        |                                 |
|---|------------------------|---------------------------------|
| <b>2371 Dahlia St.</b><br>Architect unknown<br>Residence  | Circa 1909<br>Bungalow | Contributing (1)                |
| <br>  |                        |                                 |
| <b>2379 Dahlia St.</b><br>Architect unknown<br>This 1.5-story brick residence features many Craftsman elements in the roof and porch treatments, such as a double pitch side gabled roof with front gabled attic dormer with vergeboard, exposed rafters, brackets, and stucco half-timbering around the attic windows of two different sized, 1/1 sash outer windows and smaller multi-paned casement inner windows. A small balcony with a lattice balustrade extends out from the two inner windows. Wood shingles occur under the eaves of the front gable. The south side chimney contains decorative brickwork at the top, and knee-brace brackets are seen at the half-timbered gable ends. The full width facade porch has a shallower pitch roof than the main roof section and exposed rafters across the facade above four decorative tapering brick piers connected by wood railings. The entry door is centered, flanked by two single pane windows with stone sills. Basement and detached garage.  | Circa 1910<br>Bungalow | Contributing (2)<br>Photo # 300 |
| <br>  |                        |                                 |
| <b>2391 Dahlia St.</b><br>Architect unknown<br>This single-story brick dwelling features two chimneys, a cross gabled roof with stucco half-timbering under the eaves, narrow vergeboards, truncated gable peaks, exposed rafters, and brackets. The nearly full width facade porch front gabled roof is nested under the main front gable and is supported by two brick piers and a brick balustrade. The entry has two sidelights, and the typical three-part window has 1/1 sashes and brick sills. There is a side entrance on E. 25 <sup>th</sup> Avenue with a truncated front gable porch roof and two brick piers. Basement, detached garage opening onto E. 25 <sup>th</sup> Avenue.   | Circa 1928<br>Bungalow | Contributing (2)<br>Photo # 301 |
| <br>  |                        |                                 |
| <b>2503-05 Dahlia St.</b><br>Architect unknown<br>This large 1.5-story brick residence has always been a duplex according to property records. The large side gable roof with truncated gable peaks has a double pitch, a wide attic front gable with truncated gable peak, stucco half-timbered walls, a Palladian-like sash window with leaded glass upper panes, single lower panes, stucco half-timbered gable ends with additional Palladian-like windows, two tall chimneys on the south side and one on the north side. The gable ends include vergeboards and half-timbering under the eaves. A full width facade porch with a southern extension creates a wrap around effect. The porch is supported by brick piers with a brick balustrade, the entrance at the porch extension is angled into the facade corner and has two sidelights plus a transom. On the northern corner of the porch is a second entry. The first floor windows are 1/1 sash with leaded glass upper panes, and a single story brick bay with a hipped roof is set into the south wall. | Circa 1911<br>Bungalow | Contributing (2)<br>Photo # 302 |

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 122

In the rear the main roof is also double pitched and contains a wood enclosure visible from E. 25<sup>th</sup> Avenue. Basement and detached rear garage.

**2509 Dahlia St.**

Circa 1910

Contributing (1)

Garage-Noncontributing (1)

Architect unknown

Bungalow

Photo # 303

This large 1.5-story brick residence is used as a duplex according to property records. The large side gable roof with truncated gable peaks has a double pitch, a wide attic front gable with truncated gable peak, stucco half-timbered walls, a Palladian-like sash window with leaded glass upper panes, single lower panes, stucco half-timbered gable ends with additional Palladian-like windows, two tall chimneys on the south side and one on the north side. The gable ends include vergeboards and half-timbering under the eaves. A full width facade porch with a southern extension creates a wrap around effect. The porch is supported by brick piers with a brick balustrade, the entrance at the porch extension is angled into the facade corner and has two sidelights plus a transom. On the northern corner of the porch is a second entry. The first floor windows are 1/1 sash with leaded glass upper panes, and a single story brick bay with a hipped roof is set into the south wall. In the rear the main roof is also double pitched and contains a wood enclosure visible from E. 25<sup>th</sup> Avenue. Basement; noncontributing detached rear garage.

**2519 Dahlia St.**

Circa 1911

Contributing (1)

Garage-Noncontributing (1)

Architect unknown

Edwardian

Photo # 304

This 1.5-story dwelling features a steep front gable with a truncated gable peak, wood siding exterior walls, and gable corners that curve into the gable. A three-part second floor bay facade window contains 1/1 sash windows beneath a small hipped roof. A different front gable roof over the full width facade porch has an open pediment exposing the rafters, and is supported by a wide header with three decorative wood braces above two narrow brick piers. Brick balustrades line the porch sides and a metal railing lines the porch front. An off-center first floor entry door with transom is set next to a 1/1 sash window. A single story bay with hipped roof occurs on the south side. Basement; noncontributing detached rear garage.

**2525 Dahlia St.**

Circa 1911

Contributing (1)

Garage-Noncontributing (1)

Architect unknown

Bungalow

Photo # 305

This 1.5-story brick dwelling with two south side chimneys has a medium single pitch to the side gable roof. A small attic dormer contains a shed roof and two four pane windows set in stucco half-timbered walls as are the gable ends. The gable ends have overhanging eaves with exposed rafters, brackets and vergeboards. The full width facade porch has an overhanging porch roof that is an extension of the main roof, and is supported by four wide wooden piers set on brick pedestals which are connected by metal railings. The centered entry is flanked by two equal sized three-part windows both having side parts of 4/4 sash, with a large center part of 6/1 sash, and stone sills. The side windows have arched brick lintels and stone sills. Basement; noncontributing detached rear garage.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 123**2529 Dahlia St.**

Architect unknown

Circa 1911

Bungalow

Contributing (2)

Photo # 306

This 1.5-story brick dwelling features a single pitch side gabled roof with stucco half-timbered walls under the gable ends, and overhanging eaves with brackets. The attic level contains two dormers, the larger being a penetrating gable with a multi-paned window and the smaller dormer has a small multi-paned window set in shingled flared walls. Both gables have exposed rafters and vergeboards. Exposed rafters are also found in the half-width facade porch roof that is supported by decorative brick piers, connected by a brick balustrade with a stone cap. The entry door and a three-part window with 2/1, 3/1, 2/1 sashes with stone sills are recessed under the porch roof. A projecting wing set under the larger attic gable with a multi-paned window and stone sill. Basement; detached single garage of the same brick as house.

**2535 Dahlia St.**

Architect unknown

Circa 1911

Bungalow

Contributing (2)

Photo # 307

This 1.5-story brick dwelling is similar to the adjacent house, 2529 Dahlia in site and room arrangements. The single pitch side gable roof has overhanging eaves, carved brackets, stucco half-timbered walls in the attic level and in the larger dormer, and a decorative brick chimney on the north side. The larger front gable with half-timbered walls, brackets and vergeboard contains two multi-paned windows with storm windows, and the smaller dormer with shingled walls, vergeboard and brackets contains two 6 pane casement windows. The tan brick first floor features a half-width facade porch with entry and a three-part, 6/2, 10/2, 6/2 sash window located under the porch roof, and a second similar three-part window in the projecting wing. The porch roof is supported by brick piers, one freestanding and two engaged. The porch is lined with a metal railing. Basement and detached rear garage.

**2539 Dahlia St.**

Architect unknown

Circa 1911

Bungalow

Contributing (1)

Garage-Noncontributing (1)

Photo # 308

This 1.5-story brick and stucco dwelling features a double pitch side gabled roof with a chimney at each gable end. The overhanging eaves have brackets, and the attic level front gabled dormer is faced in a rough stucco with a three-part window with 1/1, 9/1, 1/1 sashes, a wood lintel and narrow sill. The side walls are shingled and the front gable has brackets. The first floor facade contains a full width facade porch with a shallower pitched roof supported by two tapering brick piers and two inner wood piers set on brick pedestals, connected by a brick balustrade. The entry is off-center, with a small multi-paned window with stone sill next to it, and a larger multi-paned window with stone sill on the other side. Both windows have storm windows. Basement; noncontributing detached rear garage.

**2555 Dahlia St.**

Architect unknown

Circa 1910

Bungalow

Contributing (2)

Photo # 309

This 1.5-story brick residence features a double pitch side gabled roof, with exposed rafters, an attic level front gabled dormer with shingled walls, rafters and vergeboard, and four unusual decorative 7-pane casement windows with a wood lintel and sill. The full-width facade porch has a shallower pitch roof with exposed rafters, two brick piers and two wood inner piers set on brick pedestals as part of the brick balustrades. The off center entry door has two 1/1 sash windows on one side and one 1/1 sash window on the other side. A single

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 124

chimney is set on the south side of the dwelling. Metal railings line the steps up to the facade porch. Basement, detached rear garage.

**2565 Dahlia St.**

Circa 1922

Contributing (2)

Architect unknown

Bungalow

Photo # 310

This 1.5-story brick dwelling features a double pitch side gabled roof with overhanging eaves, rafters and brackets at the gable ends. At centered attic dormer has a front gabled roof, exposed rafters, vergeboard, a single 5 pane casement window with wood lintel and sill. The first floor full width facade porch roof has exposed rafters, two tapering brick piers and two decorative wooden inner piers set on brick pedestals as part of the brick balustrade. The centered entry is flanked by two equal size multi-paned windows with storm windows, a single chimney is set on the south side. Basement; detached rear garage.

**2575 Dahlia St.**

Circa 1923

Contributing (2)

Architect unknown

Bungalow

Photo # 311

This 1.5-story brick dwelling similar to 2565 Dahlia, features a double pitch side gabled roof, overhanging eaves and brackets, an attic level dormer with a front gable, exposed rafters, vergeboard, shingled walls, and a three-part 3 pane casement window with wood lintel and sill. The full width facade porch contains a shallower pitch roof with two brick corner piers and two inner decorative wood piers set on brick pedestals as part of the brick balustrade. These wood piers are quite similar to the wood piers at the adjacent house, 2565 Dahlia Street. The centered entry door is flanked by two equal sized multi-paned sash windows with brick sills. The south side has a single-story bay with a shed roof next to a tall chimney. Basement; similar detached garage.

**2581 Dahlia St.**

Circa 1911

Contributing (2)

Architect unknown

Bungalow

Photo # 312

This 1.5-story brick dwelling features a double pitch side gabled roof with overhanging eaves with brackets, exposed rafters, and stucco half-timbering in the attic levels. The front gabled dormer is unusual in the window treatments, a centered 16 pane casement recessed between two 8 pane casements above a ridge of siding in the walls (photo). Two additional 8 pane casements occur in the side dormer walls, and the roof contains three brackets supporting a vergeboard and front gabled roof. The half-width facade porch is recessed under the shallower pitch of the side gabled roof, and contains the entry door and a three-part multi-paned window with storm windows, two freestanding tapering brick piers and two other tapered engaged piers as corners of the projecting wing, also found under the side gabled roof. The projecting wing features double and triple windows with multi-paned sashes, wood lintels and brick sills. This wing is thought to be an early addition, and was drawn as a full width facade porch in the 1929 Sanborn Map. The typical fireplace windows flank the south side chimney and are set next to the three-part multi-paned window usually found in the dining room. The facade porch stairs are unusual in having curved decorative brick balustrades capped with urns. Basement; detached rear garage.

**2589 Dahlia St.**

Circa 1925

Contributing (2)

Architect unknown

Bungalow

Residence with detached garage.



# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill Denver, Colorado

Section number 7 Page 125**MONTVIEW BLVD. PROPERTIES**

Total Contributing: 17

Noncontributing: 1

**4025 Montview Blvd.**

1953

Contributing (1)

Architect unknown  
Residence

**4041 Montview Blvd.**

Circa 1916

Contributing (1)

Architect unknown  
Residence

**4101 Montview Blvd.**

1910

Contributing (2)

Jules J.B. Benedict

Mission Revival

Photo # 1

This two-story brick residence was designed by J.J.B. Benedict in 1910. The symmetrical facade features a tile hipped roof with a truncated roof peak, and decorative brackets along the overhanging eaves. Both the first and second floor facades feature rows of decorative arches, the first floor containing a recessed center section with three large arches and a recessed porch and entry inside, flanked by two smaller arches. On the second floor a row of six smaller arches decorates the center and two French doors occur on the flanks. The first level center arches contain rows of decorative brick and keystones, the side arches have terra cotta arch surrounds and keystones. The second level brick arches end at round columns with capitols and the arches have a stone bases with railings above water spouts. The side French doors have carved lintels with brackets, a railing, rounded stone sill creating a small balcony. A detracting feature is the addition currently being designed and installed. The third story had been expanded and a roof parapet appears above the facade roof tiles. Along Albion Street the three-story addition can be clearly seen engulfing the rear yard. Detached garage.

**4151 Montview Blvd.**

Circa 1914

Contributing (1)

Architect unknown

Colonial Revival

Photo # 2

This brick residence features excellent Colonial Revival elements including a symmetrical facade with two - two story slightly projecting side wings. The side gabled roof contains two end gable chimneys and enclosed eaves with corner brackets. Three attic dormers feature pedimented gables, shingled walls, and 6/6 sash windows. The second level has two sets of side wing windows, 4 narrow single panes set in wood walls with flat roofs, brackets and wood detailing. The brick section contain two equal three-part windows of 2/2, 10/10, 2/2 sashes with brick lintels and stone sills, and a center three-part window of three 6 pane casements with brick lintels and sills. The Chevron brickwork occurs between the second and first floor windows with a horizontal stone course beneath the brickwork. Under the center window is a wood balcony with wood railing above the entrance porch roof. The porch contains a wide cornice supported by four round columns and two pilasters, with a transom and sidelights, and brick stairs. The first level facade contains two equal side wing windows composed of multiple narrow panes with smaller transom panes above, set with a wide wood lintel and brick sills. The two inner windows are composed of multiple panes, probably French doors with sidelights, with two pane transoms below similar wide wood lintels, with wood sills, and metal railings for narrow balconies. The two side wings contain rows of similar windows on the first level east and west, with arched brick lintels and a horizontal stone course, and the wood second level treatment continues on the sides of the building with similar single pane windows, a flat roof and brackets.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 126**4207 Montview Blvd.**

Circa 1899

Contributing (1)

Architect unknown

Colonial Revival

Photo # 3

This 2.5-story brick and shingled dwelling on a corner lot features a complex gabled roof with pedimented dormers in the attic level with shingled walls and multi-paned windows, with overhanging eaves and cornice above the full second level. An attic level front gable facing Montview Blvd. Contains a Palladian window with round arched central lintel. The second story features single and paired 12/2 sash with shutters in the shingled walls, and the hipped porch roof wraps around two sides of the residence, facing Montview Blvd and Ash St. The first level features a brick exterior, an entry with two sidelights, adjacent to French doors, single pane windows with arched brick lintels and keystones, an eye-catching wrap-around porch with a full porch roof supported by rounded columns with Doric-like capitols. A single-story brick addition at the northwest corner fits under the porch roof and extends it to the north. Two skylights have been added along with a bay window with three single panes. An east side addition connects the dwelling to the three car two story garage. On the north side, a second Palladian window occurs in the attic level. The entire north facade appears to be an addition to the original.

**4255 Montview Blvd.**

Circa 1926

Contributing (1)

Architect unknown

Colonial Revival

Photo # 4

This 2-story brick dwelling features the traditional Colonial Revival elements of a symmetrical facade with two balanced side wings, a side gabled roof with a wide cornice and modillions, a five-ranked center facade with four 6/6 sash windows and a smaller center 4/4 sash window, all with shutters, balanced by first floor windows and entry placed in similar positions. A stone horizontal course extends across the facade at the second floor window sills. The first floor windows are 8/8 sash with wide wood lintels and sills, and the entry contains a carved wood surround with an eagle and two urns at the lintel. The small entry porch contains brick steps and no porch roof. The balanced two-story wings are obscured by vegetation but contain similar brickwork and windows to the center section.

**4303 Montview Blvd.**

Circa 1929

Contributing (2)

Architect unknown

Tudor Revival

Photo # 10

This 2-story with attic level brick and stucco residence features a main side-gabled roof with two front gables and a truncated front gable in the facade. The exterior brickwork is decorative, and the main side gable features narrow overhanging eaves. The large brick front gable extends to the top of the attic level with a round arched multi-paned window with metal railing and decorative brick surround, without overhanging eaves. In front of this gable is another of stucco half-timbering on the second level cantilevered over the first level brick exterior with decorative wood supports. Nested into these two gables is the entry front gable, a single-story entry with half-timbering under the roof, brick walls, and a recessed door. The facade windows contain three-part multiple pane casements. Two corbelled chimneys occur at corners, and a single-story wing on the east side with a shed roof and three-part casement windows. The property contains a detached garage.

**4343 Montview Blvd.**

Circa 1935

Contributing (1)

Architect unknown

Tudor Revival

Photo # 11

This 2-story with attic brick residence features Tudor styling in the main side gabled roof with decorative asphalt shingles with four front gables of differing sizes in the facade, plus a two story side wing with hipped roof. The second floor windows contain casement windows

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 127

with brick sills, and the second floor windows in the front entry gable have metal railings and brickwork between the two windows. The entry contains two widely spaced side lights with leaded glass and stone sills, a wide arched wooden door with a carved stone door surround with keystone. The first floor window to the west of the entry is a three-part rectangular casement with an arched brick and stone lintel, stone keystone, and brick sills. The two windows on the other side of the entry, one on each side of the decorative brick chimney, have arched upper panes with brick surrounds and stone lintels, and two lower casements with brick sills. The north side wing has similar windows.

**4401 Montview Blvd.**

1948

Noncontributing (1)

Architect unknown

Spanish Colonial Revival/Eclectic

Photo # 12

This 2-story stucco dwelling features styling unique to Park Hill. However, its 1948 construction date puts it outside the period of significance for the historic district. The residence is obscured by vegetation, making description difficult. The cross gabled roof appears to have truncated gable ends on the main side gable and the east wing. The front gable in the facade features overhanging eaves above stucco walls, and a round arched window on the second level above the entrance. East of this gable is a balcony with round arches and curved stucco supports. The other side of the gable contains a large 1.5 story window with sliding doors and a large round arched transom. The entrance features a shed tile roof with two wood supports, above an entry with two side lights. The residence is surrounded by a tall stucco and brick fence.

**4433 Montview St.**

Circa 1908

Contributing (1)

Architect: William E. Fisher

French Eclectic/Craftsman

Photo # 13

This 2.5-story brick dwelling designed by William E. Fisher features a symmetrical facade and a hipped roof with wide flared overhanging eaves and carved rafters. Two front gabled facade attic dormers feature carved rafters with brackets, truncated hipped roofs, and paired 6 pane casement windows. The facade second level features three windows, with the two side windows 10/10 sash and the center window a paired 6 pane casement with two pane transoms, all with stone sills which meet the facade porch roof and a brick soldier course. The full width porch roof is hipped with flared eaves and carved rafters, supported by four brick piers and double brackets. Each pier is decorated with triangular inlays of Italian marble. The first floor features a central entry and two equal size windows of 10/1 sashes. The door has two multi-paned side lights, and the east side chimney tapers. The facade porch wraps to the east side without the porch roof.

**4505 Montview Blvd.**

Circa 1924

Contributing (2)

Architect unknown

Bungalow/Craftsman

Photo # 5

This single story brick residence features a beautiful tile roof with vergeboard and brackets, a front gable and a smaller entry porch front gable, and two side gables nested under the main side gable on the east and west sides. The facade features a front chimney with decorative Chevron brickwork, three double windows of 6/1 sashes, and a double window in each side wing composed of 8/1 sashes. The entrance is off-center and contains a Chevron design above the front gable roof peak, a tile roof with vergeboard and wood pediment with brackets, two round columns supporting the entry roof, brick steps and porch, and entry with a decorative metal outer door. Basement and garage.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 128**4535 Montview Blvd.**

Architect unknown

Circa 1923

Bungalow/Craftsman

Contributing (1)

Photo # 6

This 1.5-story brick dwelling features a side gabled roof with front gable over the entrance, the narrow overhanging eaves contain narrow vergeboards with brackets on the gable ends, and exposed rafters at the gable sides. The gable ends contain paired 6/1 sash windows with brick sills. The central fireplace chimney stands above the front gable which features a small front gable over the entry, supported by two round columns. The door has two side lights, and is flanked by two small 4/1 sash windows under the front gable. Near the corners and on the sides of the dwelling are equal sized 6/1 sash windows. The foundation bricks are a darker color.

**4605 Montview Blvd.**

Burnham and Merrill Hoyt

Circa 1918

Tudor Revival

Contributing (1)

Photo # 7

This 1.5-story brick residence, unique to the Original Park Hill Historic District in its use of blue Spanish tiles for the roof and the decorative brick exterior walls, was designed by Burnham and Merrill Hoyt. The steep pitch side gable roof has flared narrow overhanging eaves, and the central entrance features a brick front gable penetrating the roof, with a decorative terra cotta design above the brick arch above the entry, which is recessed. Adjacent to the entry on the north side is a dormer set close to the roof with four narrow casement windows and wood walls. The first floor features a wide window of 5 - 4/1 casements with brick sills next to the recessed entry marked by a wood arch and carved wood supports. On the other side of the entry is a bay window with a wide carved lintel and brick soldier course at the sills.

**4633 Montview Blvd.**

Phillips, Hess, and Walter

Circa 1911

Eclectic

Contributing (1)

Photo # 8

This 2.5-story brick residence was designed by Richard Phillips, Edward Hess, and Doug Walter as one of the largest and most eye-catching along Montview Blvd. The tile roof is hipped, with various hipped dormers, a conical tower and a rounded bay section, with overhanging flared eaves and brackets. The 1/1 sash windows occur throughout, along with three wide chimneys. The wrap around porch on the southwest corner follows the curves of the round tower, supported by decorative brick piers. The entrance to the east of the tower has paired doors and two side lights. A three level bay on the east side partially balances the round tower on the southwest. Doug Walter designed a rear addition in 1994 which won the 1996 "sympathetic addition" award from the National Trust for Historic Preservation.

**4735 Montview Blvd.**

Architect unknown

1948

Split Level/Minimal Traditional

Contributing (1)

Photo # 9

This brick dwelling has a hipped roof has narrow overhanging eaves, corner windows on the upper level, casement windows with brick sills. The entry faces the side, and an adjacent shuttered multiple pane window occur in the single story section of the house. The windows on the lower level are set just above the ground, are the same size and shape as those above. A single-story wing on the west side contains a wood balcony railing above the brick, which may have served as the garage.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill Denver, Colorado

Section number 7 Page 129**NUMBERED CROSS STREET PROPERTIES**

Total Contributing: 18

Noncontributing: 1

- 4201 E. 22<sup>nd</sup> Avenue** 1910 Contributing (2)  
 Architect unknown Dutch Colonial Revival  
 Two-story red brick dwelling with white trim, gambrel roof with wide central brick dormer on the facade with shed roof, two sets of three multi-light windows set in wood siding, the west side features wood siding, no overhanging eaves, a set of four multi-light windows with wood sill, narrow shed roof lintel supported by five brackets. The main floor features a recessed entry with arched brick portico, a multi-light bay east of the entry and a row of multi-light windows west of the entry. On the west side is a covered porch with a hipped roof and wood baluster, multi-light windows and French door, basement. The property contains a detached garage.
- 4427 E. 22<sup>nd</sup> Avenue** Circa 1922 Contributing (2)  
 Architect unknown Tudor Revival  
 Single-story, false thatched roof residence with detached garage.
- 4331 E. 23<sup>rd</sup> Avenue** 1925 Contributing (2)  
 Architect unknown  
 This two-story brick dwelling has a green tile multiple gable roof with no eaves or brackets, two front gables, both with multiple pane windows, the larger gable has uneven eave heights, the first level windows have stone lintels, multiple pane windows, a small shed porch roof created by the edge of one gable covers the entrance porch, a tapering chimney with three chimney pots is located in the facade, this chimney has unusual gutters that curve around the chimney, and join together as a single gutter spout. The property contains a detached garage.
- 4611-45 E. 23<sup>rd</sup> Avenue** 1911 Contributing (1)  
 Architect unknown  
 Two-story red brick shop.
- 4612-38 E. 23<sup>rd</sup> Avenue** 1912 Contributing (1)  
 Architect unknown  
 Single-story brick shops.
- 4645 E. 23<sup>rd</sup> Avenue** Park Hill Methodist/Episcopal Church 1911/1921 Contributing (1)  
 Architect unknown Early Twentieth-Century Commercial  
 This two-story commercial brick structure features a crenellated parapet, a wide cornice with dentils, second floor windows of 1/1 sash, a deeply recessed entry between the two wide wings, the first floor facades have a tile shed roof section with eaves as a separation between floors, and basic storefront windows. The side of the building on Dexter Street features a hipped roof with dentils on the continuing cornice, a front parapetted brick gable with decorative brickwork and a circular window, a second floor balcony/fire escape with a wooden door and two side single pane windows with stone sills, the other windows on this side are multi-paned sash. A door on the first floor with the address 2313 is flanked by two multi-paned windows. This part of the building, in fact, was the side of the Park Hill Methodist/Episcopal Church, built in 1911. The original church tower is still intact and can be seen above the storefronts. The stores were added in 1921 using a similar brick parapet

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 7 Page 130

roof to the church tower. Two story tapering piers mark the corners of the shops, and the typical angled entrance of a drug store remains on the corner of 23<sup>rd</sup> and Dexter Street, the original home of the Park Hill Drug Store, then Strickland's Drug Store, now the Cherry Tomato Restaurant. Some of the trees planted in the 1920s remain. These shops at the corner of 23<sup>rd</sup> and Dexter have features in common with early twentieth century shops across the country. The corner shop at Dexter has an angled entrance with a small shed roof above, parapeted walls with decorative brickwork form the storefront. Large single pane windows occur next to this door supported by wood siding walls. Other shops along 23<sup>rd</sup> Avenue have similar exteriors. This grouping of shops extends from the corner of 23<sup>rd</sup> and Dexter to the alley between Cherry and Dexter Streets.

**4716 E. 23rd Avenue** Ferguson Park Circa 1965 Noncontributing (1)

Architect unknown

This quarter-acre park with playground and shelter was Denver's first "minipark" established in the 1960s. Continental Oil Co. once owned the land, and wanted to construct a service station there. Neighbors strongly objected, and eventually, the oil company offered the land to the Park Hill Action Council, who then offered the land as a park. Denver and the PHAC cooperated with the development of the park, and local residents constructed the gazebo, named after an executive of Continental Oil Company.

**4310 E. 25<sup>th</sup> Avenue** Circa 1926 Contributing (2)

Architect unknown

Dutch Colonial Revival

Two-story red brick dwelling with white trim, gambrel roof with wide central through the roof brick dormer, two side chimneys, west side single story wing with balcony, white wood railing, quarter-round attic windows in the gable ends, three second floor windows with shutters, two multi-paned sash windows, the center window is smaller and double, multi-paned swing out windows, the first floor has two equal double sash windows with multi-panes, a central door with an open pedimented roof with carved wood vergeboard, two column supports and two pilasters, the west side wing has rows of multi-paned windows, a door on the second floor leads out to the balcony above. The property contains a detached garage.

**4515 E. 25<sup>th</sup> Avenue** Circa 1925 Contributing (1)

Architect unknown

Single-story brick dwelling.

**4625 E. 25<sup>th</sup> Avenue** Circa 1923 Contributing (2)

Architect unknown

Colonial Revival

Photo # 335

This two story brick residence with a side gabled roof and two end gable chimneys shows typical Colonial Revival features. The gable ends have carved vergeboards, all the windows have shutters and 6/6 sashes. A second story glassed-in porch with a shallow shed roof appears to be an early addition over the original single story east wing that contains double multi-paned casement windows with brick sills below a dentiled cornice. The three-ranked facade contains three second floor windows centered over two first floor windows and a central door with projecting portico. The entry contains a multi-paned door with wood pilasters and an arched wood lintel with decorative light, topped by a front gabled roof. The brick entry porch is narrow like the entry. The property contains a detached garage.

**National Register of Historic Places  
Continuation Sheet**

**United States Department of the Interior  
National Park Service**

Park Hill Denver, Colorado

Section number 7 Page 131

**4705 E. 25<sup>th</sup> Avenue** Circa 1912 Contributing (2)  
Architect unknown Craftsman

This attractive 1.5-story stucco residence features many Craftsman elements such as a main side gabled asphalt roof with overhanging eaves and heavy brackets, a shed front dormer with siding walls and two multi-light windows, next to a projecting front gable(over the projecting wing) with a single 8/1 sash light with stone sill. The eaves meet at unusual angles, and the front and back of the main roof have uneven eave heights. The west side windows are round arched four light with stone sills, directly above tow 4/1 sash first floor windows. The side gable extends over the facade porch (on 25<sup>th</sup> Ave.), with an arched opening on the west side, supported by three wide rectangular brick piers. The entry is centered under the porch roof near the ell, with two multi-light windows next to it. The front wing features a set of two 6/1 sash lights with stone sills, surrounded with a white lattice. East of the windows is an arched window behind the wood fence. A second floor sleeping porch is found on the east of the facade, with rows of casement windows under a shed roof. Basement. Detached garage.

**4210 E. 26<sup>th</sup> Avenue** Circa 1910 Contributing (2)  
Architect unknown Bungalow

This-single story red brick dwelling faces 26<sup>th</sup> Avenue, enclosed entrance porch with brown wood siding, half-timbered side gables with truncated gable ends, brackets and exposed rafters, vergeboards, west side sleeping porch with three-part windows, 6/1 lights, two chimneys, basement windows have glass bricks, basement. Mature evergreens obscure the view; garage opens to 26<sup>th</sup> Avenue.

**RESOURCE SUMMARY**

	Contributing	Noncontributing
<b>Buildings</b>		
Colorado Blvd.	53	1
Albion St.	136	7
Ash St.	129	10
Bellaire St.	127	9
Birch St.	141	3
Clermont St.	144	8
Cherry St.	150	7
Dexter St.	131	4
Dahlia St.	78	7
Montview Blvd.	17	1
Numbered Streets	18	0
<b>Sites</b>		
Ferguson Park (on E. 23 <sup>rd</sup> Ave.)	0	1
<b>TOTAL RESOURCE COUNT</b>	<b>1124</b>	<b>58</b>

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill

Denver, Colorado

Section number 8 Page 132

## ARCHITECTS

Baerresen, Harold W  
Baerresen, Viggio E.  
Benedict, Jules Jacque B.  
Bettcher, George L.  
Biscoe, Maurice B.  
Browne, F.O.  
Buell, Temple H.  
Child, William T.  
Earhart, A.H.  
Edbrooke, Frank E.  
Fallis, Montana S.  
Fairer and Hunsecker  
Fisher, Arthur A.  
Fisher, William E.  
Forbes, Nelson  
Gates, Charles M.  
Goodnow, Franklin

Harnois, Frederick L.  
Harvey, George T.  
Hess, Edward  
Hewitt, Henry Harwood  
Hoyt, Burnham F.  
Hoyt, Merrill H.  
Huddart, John J.  
Huntington, Daniel R.  
Huntington, Glen H.  
Huntington, Glen W.  
Huntington, Henry Whitney  
Iliff, Glen H.  
Manning, Harry J.  
McIntyre, T.W.  
Music, George M.  
O'Brien, A.H.  
Owe, William

Phillips, Richard  
Rice, Walter E.  
Roeschlaub, Robert S.  
Stein, John J.  
Sternor, Frederick J.  
Stirred  
Thompson, W.C.  
Thorell, S.O.  
Varian, Lester E.  
Varian, Thomas F.  
Wagner and Manning  
Walter, Doug  
Ward, C.F.  
White, O.C.  
Wiener, Robert T.  
Willison, Robert

## BUILDERS

Allen, A.B.  
Ament and Burns Construction  
Company  
Bennett, C.A.  
Bevold  
Birney, Fletcher  
Brown, C.C.  
Cinnamond, David  
Davidson, A.  
Duff, William  
Dutton and Kendall  
Ellis and Marshall  
Forbes, Nelson  
Ford, John  
Furlong, J.W.  
G.S. Farrar & Co.  
Garrett L. Sturr  
Gring, H. M.  
Gurley, Sam  
Hamilton, C.M.  
Hansen Brothers  
Harris, H.H.  
Hedquist, E.  
Hooper and Stockton

Houser, P.L.  
Jarvis, J.J.  
Keener, C.P.  
Kelner, F.A.  
Larsen, O.  
Larsen, Andrew A.  
Leslie, J.A.  
Luddon Construction  
Company  
Martz, J.L.  
Mathers, A.  
McIntyre, T.W.  
Neilsen, Frederick  
Newcomb, G.G.  
Nissen Brothers  
Nordberg, O.G.  
Olson, A.  
Patton, George A.  
Pierce Brewer Company  
Porter, W.P.  
Post, C.B.  
Procter, J.N.  
Rakestraw, H.F.  
Rosser, J.H.

Saterlee, C.  
Shepard, C.H.  
Simmons and Wolf  
Snowden, E.S.  
Trumbull Barnard Building  
Company  
Underhill, C.W.  
Vincent, John  
Vintent, Louis A.  
Weaver, A.F.  
Wellman, H.W.  
Wickes, S.T.  
Simmons and Wolf  
Snowden, E.S.  
Trumbull Barnard Building  
Company  
Underhill, C.W.  
Vincent, John  
Weaver, A.F.  
Wellman, H.W.  
Wickes, S.T.  
Wright, H.E.  
Young, William C.



**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**

Park Hill Denver, Colorado

Section number 8 Page 133

---

**SIGNIFICANCE**

The original Park Hill neighborhood is historically significant under Criterion A, for *Community Planning and Development*. One of the first exclusively residential areas near Denver, and one of Denver's first "streetcar suburbs," this neighborhood provides a continuous record of early twentieth century residential development.

The neighborhood is also significant under Criterion C, for *Architecture*. The district contains well preserved examples of popular architectural styles of the late nineteenth and early twentieth century. A continuous record of styles from approximately 1893 to 1954 occurs in the district, making this a valuable area for the study of residential architecture. These styles, types and forms include, in chronological order (noting that many styles overlap in time):

- Edwardian styles, hybrid or transitional forms between Victorian and 20<sup>th</sup> century Foursquares and Bungalows
- Foursquares, from narrow two-story styles to symmetrical 2.5-story styles
- Architect-designed residences, two- and three-story residences featuring combinations of styles and elements, including Prairie
- Dutch Colonial Revivals, small cottages to large architect-designed residences
- Colonial Revivals, two to three story residences with classical elements
- Bungalows, with various types of Craftsman elements from small single-story dwellings to large two story dwellings, form the largest number of houses in the district
- Mission Revival and Spanish Colonial Revival styles
- Italian Renaissance Styles
- Tudor Revivals, from small single-story forms to architect-designed 2.5-story residences
- Eclectic styles, combinations of Craftsman elements in other forms including two English cottages.
- Post World War II minimal traditional styles

The period of significance for the neighborhood extends from the date in which residences were first built, approximately 1893, through the building booms of approximately 1907-1917 and 1920-1930, through World War II and concluding in 1954. By the beginning of U.S. involvement in World War II, 1941, the subdivision was nearly 95% built out. However, approximately 28 residences constructed between 1945 and 1954 ( fifty years from the present). Therefore, the end of the period of significance has been chosen as 1954.

**Historical Development of the Park Hill Subdivision**

The name Park Hill originated with German immigrant Baron Alloys Gullaume Eugene A. Von Winckler, who purchased a tract of land east of Denver's City Park and platted it on April 7, 1887. The tract contained 32 blocks bordered by the present Colorado Blvd., Dahlia Street, Montview Blvd. and E. 26<sup>th</sup> Avenue. Baron Von Winckler constructed only two houses, one for himself and an adjacent house for Walter C. Cox who operated a dog pound. These houses were located approximately at E. 26<sup>th</sup> Ave. and Dahlia Street, also the location of Von Winckler's failed horse race track (Noel and Hansen, 2002).

The Denver tax assessor records show that as early as 1889, individuals began buying Winckler's platted lots. Alvin J. Keobbs purchased Lots 1 – 11 of Block 21, recorded on February 13, 1889, and Anna Everett purchased Lots 1 & 2 of Block 28, recorded on August 14, 1889. The Republican

**National Register of Historic Places  
Continuation Sheet**

**United States Department of the Interior  
National Park Service**

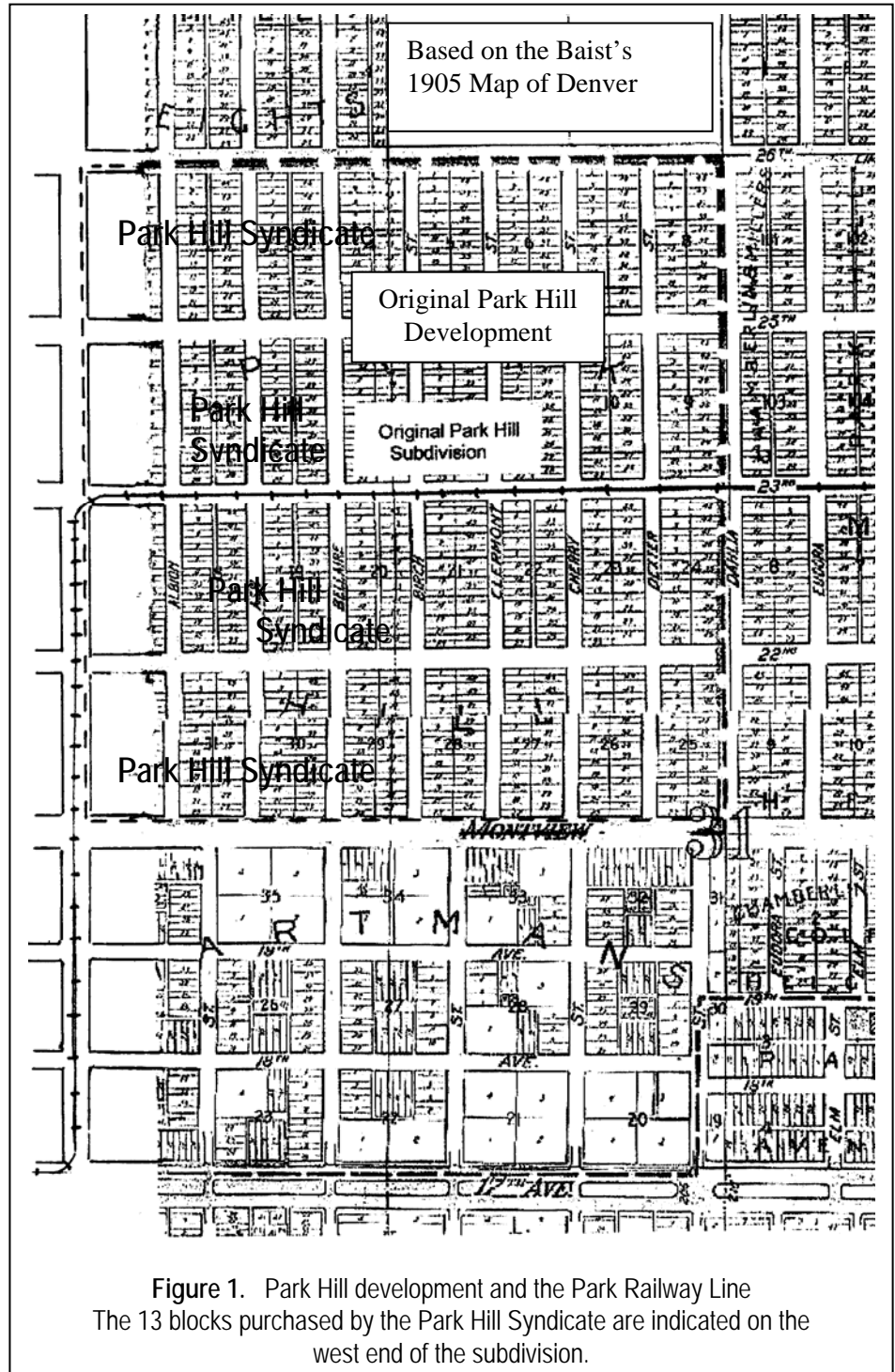
Park Hill

Denver, Colorado

Section number 8 Page 134

Mortgage Company was one of the first to speculate in Park Hill, buying lots 10-11 of Block 21 on April 13, 1889. One can only assume that services such as electricity, water and sewer were not available initially to these early buyers.

Zophar W. More and associates incorporated the Park Railway Line on August 15, 1888, using a steam locomotive and passenger coach to provide service through Park Hill into More's subdivision of More's Park Heights, an adjacent tract to Park Hill. From downtown Denver, the route journeyed east up 17<sup>th</sup> Avenue to Colorado Blvd., north on Colorado Blvd. to 23<sup>rd</sup> Avenue in Park Hill, then east along 23<sup>rd</sup> Avenue through original Park Hill to Holly Street, then north to 26<sup>th</sup> Avenue, the northern boundary of Original Park Hill, then back west on 26<sup>th</sup> Avenue to Forest Street, then north on Forest to 32<sup>nd</sup> Avenue, the end of the line. A one way ride cost ten cents and would last about 15 minutes. In 1899, this railway line was incorporated into the Denver Tramway Company, and service continued to Park Hill (Noel and Hansen, 2002, p. 13).



In 1893, a horse-drawn streetcar line opened along 34<sup>th</sup> Avenue north of Park Hill in Cook's Addition. This route connected to the Welton Street line in Denver. Outbound, the horses had the difficult task of pulling the streetcar up a long hill to the end of the line. Fortunately, the horses were not needed on

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**

Park Hill

Denver, Colorado

Section number 8 Page 135

---

the return run and were allowed to ride in an open car in front of the streetcar ( *Denver Times*, March 11, 1893).

On June 21, 1898, the Baron committed suicide by shooting himself twice in the chest after also swallowing strychnine. His land was sold late in 1899 to an eastern syndicate and the money sent to relatives in Germany. The Park Hill Syndicate, headed by David B. Gamble, of the Proctor and Gamble corporation, along with partners Earl Cranston, George Hamilton, and Robert T. Miller, intending to create a residential development of fine houses, paid \$65,000 for two tracts of land. The first tract included blocks 1-4, 14, 15, 20, 29, 30-32, plus all water rights. The second tract included blocks 18 and 19 plus water rights. By April 1900, the *Denver Republican* reported seven new houses under construction along Albion Street and Montview Blvd. (this information did not match the building permits or tax records, however). One of the first architect-designed residences was constructed on the corner of Montview Blvd. and Ash Street:

The Park Hill syndicate has sold eight lots on the corner of Montview Blvd. and Paloma Street [now Ash Street] to Mr. W.R. Daniel, a Chicago capitalist who recently came to Denver to live for \$3,200 or \$400 a lot. Mr. Daniels will begin creation of a \$10,000 home. The syndicate has just finished four modern houses costing from \$3,700 to \$5,000 (*Denver Times*, January 14, 1902).

This syndicate speculated in real estate for several years together and individually. It is interesting that while the wealthy David Gamble bought and sold lots in Park Hill, he also commissioned the well-known architect brothers Charles Sumner Greene and Henry Mather Greene to design and build a retirement home for himself and his wife, Mary, in Pasadena, California (Duchsehcerer and Keister, 1995, p. 96). This house was dubbed the "ultimate Bungalow", a sprawling two story with Japanese influences in the shallow roof pitches, shingle siding, widely overhanging eaves, brackets, and a large open sleeping porch.

Originally, the Park Hill Syndicate designated the neighborhood to contain "restrictions," for example, every house had to be built on at least two lots and be set back 40 feet from the street. Row houses, apartments, churches and stores were not allowed. Even the selling prices were designated. The syndicate controlled the size of houses by stating they must be built for at least \$5,000 along Montview Blvd., and \$3,000 elsewhere. Corner houses located on Montview Blvd. had to cost at least \$6,500, and \$4,000 if built south of 23<sup>rd</sup> Avenue. Houses north of 23<sup>rd</sup> had to cost \$3,000. (Hansen, 2001, notes). In 1903, the City of Denver annexed the Park Hill Addition and the building restrictions were officially lifted. However, the neighborhood residents continued to urge the same restrictions on construction. Various neighborhood groups such as the Park Hill Brotherhood, and the Park Hill Improvement Association encouraged the continuation of restrictions.

Speculators bought lots in nearly every block either from Von Winckler or David Gamble and his associates. In many cases, the corners of the streets were the last to be sold, since many investors preferred the interiors of the blocks as the more desirable lots. The price of a single lot varied from \$150 in 1901 to about \$300 in 1909, but location seemed to also increase the price. A two-lot parcel could be purchased for \$300 to \$500, an amount many local residents could find in savings accounts or cookie jars, and the solidity of investing in land appealed to those who distrusted mere paper stocks, as in mining share certificates. In fact, the list of small land speculators who gobbled up the lots in Park Hill is unexpectedly long. A great many buyers appeared to be average Denver residents, not well-

# National Register of Historic Places Continuation Sheet

United States Department of the Interior  
National Park Service

Park Hill

Denver, Colorado

Section number 8 Page 136

known or particularly well-off, simply middle class workers, and heads of families. Surprisingly, many lot purchasers were female, wives, daughters, or other relations of the "breadwinner" (Tax Assessor Records).

Of course, well-known Denverites also invested in Park Hill, sometimes to construct a family home, or just as investments. Names of familiar Colorado buyers included McGaw, Moffat, Gates, the J.S. Browns, Spalding, Bowles, Iliff, the Buells, and others.

Buying and selling Park Hill lots quickly became a complex proposition. Many speculators purchased from the Park Hill Syndicate or from the land holders who had purchased directly from Von Winckler, but many purchased from other recent owners. Fletcher Birney commonly bought from others. His name appears on nearly every Block as a buyer and seller of lots.

Almost nothing is known about the women who purchased lots in Park Hill other than their names. Cora F. Bull bought 6 lots in May 1906, held them for two years and sold them to Fletcher W. Birney in April and May of 1908. Maud Perkins purchased Lots 26-27 and 28-29 of Block 5 on March 16, 1907, then in November of that year, she purchased Lots 1-4 of Block 6. Miss C.V. Espe bought lots where a duplex soon rose on Cherry Street. Lucile Becker purchased Lots 12-23 and 36-46 of Block 8 on July 23, 1909. Margaret R. Rolfe, Mrs. J.S. Hall, Amanda Marvin, Fannie Belle Weldon, Mary J. Schermerhorn, Edith Valentine, Carrie M. Frankenfield, Sarah A. Tiffany, Helen Fish, Eugenia T. Southworth and many other women purchased lots in Park Hill. There was even a ladies' syndicate consisting of Margaret E. Pierce, Nellie L. Hamilton, and Mabel McCarmmon, who bought two adjacent parcels on Block 9, the first in 1910, the second in 1912.

Many wives' names were used for property tax records, such as Margaret M. Daniels, whose Lots 16-23 of Block 30, became the location of the high style Daniels house. Many husbands and wives deeded their lots to each other. Mary R. Sandall who purchased Lots 29-30 of Block 4 for \$1000 on September 25, 1912, sold the property to her husband, Benjamin E. Sandall, on February 1, 1913, for the same price.

Investors sometimes first purchased a small parcel and then attempted to buy the adjacent lots to make a larger parcel, as architect Henry W. Huntington did in buying Lots 34-35 of Block 8 on May 9, 1910, then on March 24, 1915, buying the adjacent Lots 32-33.

In July and August of 1909, Mary E.V. Smedley purchased Lots 4-7 and 8-11, Block 13. V. Clyde Smedley bought Lots 10-11 in February 1911 from Mary (relation unknown), and in August of 1911, Clyde sold half of Lots 10-11 to Anne W. Smedley. In 1911, that property became 2342 Bellaire Street, a 1.5-story brick Bungalow with a full-width porch and center entry.

In addition to the individuals and small investor groups, real estate firms, banks, and construction companies bought lots in Park Hill. These included, among others:

D.C. Burns Realty and Trust  
Gates Brothers Realty Company  
Henrich Realty Company  
Investment Security Company Std.  
Investment Securities Inc.

McPhee and McGinnity Company  
Colorado Properties Limited  
State Savings and Trust Company  
Continental Realty Company  
S.J. Thomas Realty Company

# National Register of Historic Places Continuation Sheet

United States Department of the Interior  
National Park Service

Park Hill Denver, Colorado

Section number 8 Page 137

Trumbull Barnard Building Company  
G.G. Gilbert Investment Company

Denver Montview Land Company  
American Loan and Investment Company

Some speculators began building dwellings on lots with an eye toward selling the houses when completed. This required a larger investment than the sale of vacant land. For instance, John Ford built three adjacent houses in the 2300 block of Cherry Street, (addresses 2304, 2310, and 2316) which he sold for \$3,600 each.

The most often seen names of buyers in Park Hill include Frank Wichersham, H.M Gring, J.C. Sweeney, Roscoe H. Trumbull, David Cinnamon, E.S. Snowden, Olaf Larsen, Caswell Saterlee, Douglas W. Sugg, and Fletcher Birney. June Denison, Florence K. Browne, Harriet W. Burton, Mary Goodell and Mary Brown headed up the list of females. This list would be incomplete without mentioning the repeat investor with the incredibly appropriate last name, Sarah Effie Parkhill.

The first decade of the twentieth century saw streets in Park Hill oiled and boarded with concrete curbs and sidewalks. Some of the original sidewalk stamps from local concrete companies can still be seen on the sidewalks of Montview Blvd. and Ash Street. According to the city government periodical, *Denver Municipal Facts*, a public works program totaling \$3 million with emphasis on east Denver would be used in 1910 to grade and surface streets, pour sidewalks and curbs (*Denver Municipal Facts*, May 7, 1910, p. 1). Exact dates of paving the Original Park Hill district were not available, but from available photographs, the streets were not paved in asphalt for many years after 1910.

After the turn of the century, water taps were provided to the properties in Park Hill at the time of construction. Examples include:

- 4207 Montview Blvd – 1902
- 2516 Dexter St. – 1911
- 4151 Montview Blvd – 1915
- 4255 Montview Blvd – 1925

These dates do not exactly match the building permit dates, probably because there was a delay in recording the information.

Some of the earliest Park Hill houses included a horse barn or carriage house. Paul H. Jamison's 1903 Foursquare at 2071 Albion designed by architect Frank Edbrooke had a separate \$600 barn constructed along with the house. These residential barns typically were built of brick and sometimes had roofs reflecting the same style as the house. They usually had two wide wooden doors that could swing outward. As automobiles began to replace horses, wagons and carriages, horse barns were either converted into garages or demolished to make way for a garage. In 1905, Paul Jamison built a 12x20 addition to his 1903 barn. Perhaps he was thinking of storing a car. In 1909, Dr. James Elliott commissioned the construction of a \$5,000 two-story house at 2024 Colorado Blvd. In 1913, he constructed a 16x18 foot garage at the rear of the property for \$500.

In 1900, a Presbyterian Church was formed just south of the Park Hill Addition boundary. Lots were purchased at the corner of Dahlia Street and the south side of Montview Blvd. This had been the location of the DuPont gunpowder storage plant that had blown up in 1884. The local church members actually cleared the site and in 1902, erected a canvas tent with a wood floor as the first church. The following year, they purchased the former 1893 Park School for \$500 and relocated the frame building to the church site to serve as the sanctuary. In 1910, with an ever expanding membership, the

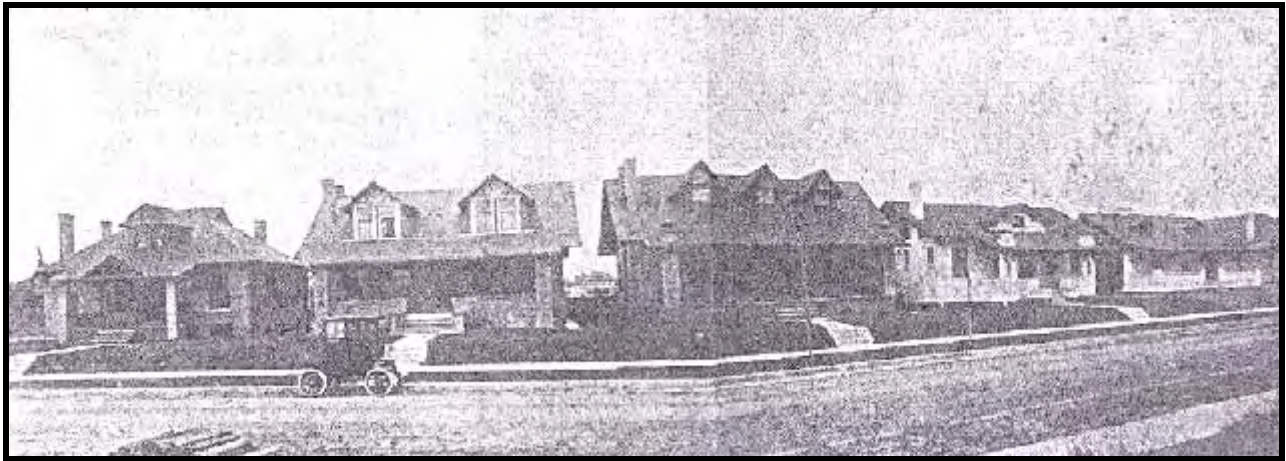
# National Register of Historic Places Continuation Sheet

United States Department of the Interior  
National Park Service

Park Hill

Denver, Colorado

Section number 8 Page 138



**Figure 2.** Row of New Bungalows at E. 22<sup>nd</sup> Street Avenue and Birch Street in 1910.  
 Source: *Denver Municipal Facts*, April 23, 1910.  
 Western History/Genealogy Department, Denver Public Library



**Figure 3.** The Park Hill branch library was one of the few non-residences in the Park Hill subdivision. Merrill and Burnham Hoyt designed the 1920 Carnegie-funded library. Photographer: Roy Hyskell.  
 Source: Western History/Genealogy Department, Denver Public Library

**Figure 4.** The Park Hill Library received a new entry and a large rear addition in the early 1960s. Photo circa 1963.  
 Source: Western History/Genealogy Department, Denver Public Library



**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**

Park Hill

Denver, Colorado

Section number 8 Page 139

---

congregation built a new chapel on the site using stones from the recently demolished Central Presbyterian Church that had stood downtown at 18<sup>th</sup> and Champa Streets. In 1918, local architects Harry James Manning and Francis W. Frewan designed and built a new Gothic and Romanesque Revival church that incorporated a three-story square tower with a castellated parapet (Noel and Hansen, 2002, p. 106-108).

Fortunately for the historic record, the Montview Boulevard Presbyterian Church began writing a monthly bulletin in 1908 filled with local news about residents of Park Hill. In particular, on a Sunday in October 1911, a "Rally Day" was held. The brainchild of member Mr. Schreiber, fifteen cars and drivers motored around the area bringing churchgoers to Montview Boulevard Presbyterian for the Sunday service. Return rides were guaranteed, and everyone had an enjoyable time posing for cameras and partaking of refreshments. In 1911, with the automobile still a novelty, many people were excited to ride in a car. The event proved so popular that a second "Rally Day" was held the following October (*The Guidon*, 1911, 1912).

In about 1912 the electric car starter was introduced on some models, making the car easier for women to start. Also at that time the Ford Model T (which did not have an electric starter) appeared in the market place. Locally, Denver had been building a park and parkway system as part of the "City Beautiful" movement, which brought better road surfaces to the main residential streets. These factors combined to increase car sales to middle class families, and create the need for automobile garages instead of horse barns. Woman physician Dr. Margaret Long built the striking two-story house at 2070 Colorado Blvd. and often drove by herself into the mountains to treat her tuberculosis (Noel and Hansen, 2002, p. 40). Owners could convert the horse barn into a garage at minimal cost. Typical construction for garages would include a concrete floor, brick walls, wood joist roof framing and asphalt shingles, and the cost, depending on the size, would be from \$250-\$600. They were built at the back of the property and usually opened into an alley.

Early in the new century residents formed the Park Hill Improvement Association to deal with matters affecting the new neighborhood. Residents seemed unanimous in wishing to keep the area completely residential. In 1910, a Committee on Building Restrictions was formed within the Improvement Association to bring about "general restrictions, particularly for the purpose of preventing property on the Hill from being used for other than residence purposes," (*The Guidon*, October 1911, p. 215).

Community concern stemmed from developer Charles R. Maddox of the Crescent Realty Company who planned to erect several single-story shops across 23<sup>rd</sup> Avenue from the Methodist Church at 23<sup>rd</sup> and Dexter Street. The general opinion of the residents was that any commercial operations within Park Hill would lead to a depreciation of property values, a terrible situation for the residents. In spite of the move against commercial building, Charles Maddox took out a building permit on February 8, 1912 for Lots 45-46, Block 23, at the 23<sup>rd</sup> and Dexter Street corner.

The Park Hill Methodist Episcopal Church began on vacant lots along the north side of 23<sup>rd</sup> Avenue at Dexter Street. A tent was erected for worship services in 1910. The following year an impressive brick church designed by Charles M. Gates was constructed at the site. The Romanesque Revival church boasted a three story bell tower and castellated parapets, along with a full basement that contained a gymnasium, and served the membership for several years. Still, Charles Maddox managed to construct his commercial shopping area across 23<sup>rd</sup> Avenue in 1913, along the busy streetcar route. Produce and meat shops, a creamery and a tailor shop occupied the storefronts. By 1921, the

# National Register of Historic Places Continuation Sheet

United States Department of the Interior  
National Park Service

Park Hill

Denver, Colorado

Section number 8 Page 140

expanded church membership decided to relocate to its current site at 5209 Montview Blvd., while retaining the existing land and building. The old church was renovated and enlarged for its new use as apartments, very convenient to the streetcar line and the shops. The conversion actually kept the bell tower and certain windows, added new crenellated wings with storefronts along 23<sup>rd</sup> Avenue. The Park Hill Drug Store first occupied the corner location and a Piggly Wiggly grocery store moved in next door. The grocery offered something new for shoppers—self-service shopping. Today, the Cherry Tomato restaurant occupies the drugstore site, and Spinelli's Market the Piggly Wiggly storefront (Noel and Hansen, 2002, p. 62).

The E. 23<sup>rd</sup> Ave. and Dexter St. corner proved to be the only location in the Park Hill Subdivision that was not residential. The neighborhood did not provide funding for school construction, so the children of Park Hill became part of School District No. 1 and attended the established Denver elementary and high schools (Leonard and Noel, 1990, p. 73).

**Figure 5. Houses Permitted in Park Hill Subdivision by Year**

Permit Date	Houses Built	Permit Date	Houses Built	Permit Date	Houses Built
1893	1	1914	12	1935	0
1894	0	1915	12	1936	0
1895	0	1916	5	1937	4
1896	0	1917	7	1938	1
1897	0	1918	4	1939	1
1898	1	1919	2	1940	0
1899	0	1920	13	1941	1
1900	2	1921	9	1942	4
1901	0	1922	8	1943	0
1902	5	1923	20	1944	0
1903	7	1924	9	1945	0
1904	7	1925	39	1946	2
1905	23	1926	9	1947	2
1906	13	1927	11	1948	2
1907	11	1928	6	1949	0
1908	21	1929	10	1950	0
1909	51	1930	1	1951	9
1910	63	1931	0	1952	5
1911	72	1932	1	1953	0
1912	46	1933	3	1954	3
1913	31	1934	1		
				1955-1970	0
				1971-2001	5

Source: Denver Building Permit files, Western History/Genealogy Department, Denver Public Library



# National Register of Historic Places Continuation Sheet

United States Department of the Interior  
National Park Service

Park Hill

Denver, Colorado

Section number 8 Page 141



Figure 6. St. Thomas Episcopal Church at E. 22<sup>nd</sup> Avenue and Dexter Streets about 1915.  
Source: Western History/Genealogy Department  
Denver Public Library



Figure 7. The former Park Hill Methodist Church was expanded and converted into apartments and retail space after the church moved to a new building in 1921. Shown here is the building around 1930 when occupied by a Piggly Wiggly grocery store and Strickland's Park Hill drugstore.  
Photographer: Louis C. McClure.  
Source: Western History/Genealogy Department, Denver Public Library.

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**

Park Hill

Denver, Colorado

Section number 8 Page 142

---

A great deal of building occurred in Park Hill from 1907 to 1917 (Fig. 5). Another building boom occurred from about 1920 to 1929.

With the beginning of the Great Depression in 1929, residential construction nearly stopped. In 1931, a few Tudor Revival style houses were permitted, but construction was slow. In fact, along Montview Blvd., only one residence was permitted in the early 1930s, 4343 Montview Blvd., in 1934. By that time, the majority of lots had been purchased and only infill properties remained.

Again at the end of 1941, construction stopped as America entered World War II. Only about five houses were constructed during the war years, an example being the house at 2585 Birch St. Following 1945, contractors and developers throughout the city built in the new Minimal Traditional style of single-story brick dwellings that had few decorative elements. These new houses featured small entry porches, unadorned windows, shallow pitched roofs, compact floor plans, and clearly were a departure from the earlier styles in Park Hill. An example is the residence at 2095 Cherry Street, a corner dwelling, single story, with casement windows and narrow overhanging eaves.

**Architectural Development of the Original Park Hill Neighborhood**

The streets of the original Park Hill neighborhood form a large rectangular grid of north-south residential streets and east-west through streets. The area includes over 600 residential buildings, many with associated garages, a small shopping area, the St. Thomas Episcopal Church, a public library, and a small park. Most of the residences face east and west along the north-south streets that have double alphabetical names such as Dahlia and Dexter. Numbered avenues run east-west parallel and north of the main Boulevard named Montview, called 22<sup>nd</sup>, 23<sup>rd</sup>, 25<sup>th</sup> and 26<sup>th</sup> Avenues. The blocks are uniform in size with 46 lots per block. Single lots are 25 ft. wide and 125 ft. deep, however, the houses were all built on at least 1.5 lots, and many were built on four lots. The houses have uniform set-backs approximately 40 ft. from the front of the lots, with a single or double garage at the rear opening to an alley. Nearly all the blocks contain 12 ft wide alleys maintained by the city. Certain blocks on Albion and Ash Streets do not contain alleys, and have single or shared driveways from the street to the rear of the backyards where most of the garages are located. Most of the front yards are planted in grass, bushes and large trees, and a narrow parking lawn occurs between streets and sidewalks.

A wide variety of residential housing forms, styles and sizes occur in the Original Park Hill District, representing the popular architectural styles of the late nineteenth and early twentieth centuries. These predominantly brick dwellings vary from small two-bedroom single-bath Bungalows and English/Norman cottages, to large three-or-more bedroom Craftsman styles, to small and large Tudor Revival and Colonial Revival forms, to multi-story architect designed mansions. The majority of these residences are in good to excellent condition and maintain a high degree of historic integrity related to their original construction. Only a few have been altered in ways that result in a major loss of historic character.

Many of Denver's most prominent architects contributed to the neighborhood's growth. Colorado passed an architect licensing law in 1909. Before that, building contractors were able to design and construct. Certainly after 1909, several builders passed the license requirements and began practicing as architects and heads of their own construction companies.

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Park Hill Denver, Colorado

Section number 8 Page 143

The list of architects who designed residences in Park Hill is indeed. The following represents the most active architects:

The Baerresen Brothers- Harold W. and Viggio E.	Burnham F. and Merril H. Hoyt
William E. and Arthur A. Fisher	The Huntington family- Glen H., Daniel R., Glen W. and Henry Whitney
Jules Jacque B. Benedict	Harry J. Manning
George L. Bettcher	George M. Musick
Maurice B. Biscoe	Richard Phillips
Temple H. Buell	Robert S. Roeschlaub
William Cowe	John J. Stein
Frank E. Edbrooke	Frederick J. Sterner
Montana S. Fallis	Lester E. and Thomas F. Varian
Farrar and Hunsecker	Robert T. Weiger
Charles M. Gates	Robert Willison
Franklin Goodnow	
Frederick L. Harnois	

Clearly, in Park Hill, many residences both large and small were designed from in stock builder's designs and catalogs. This is clear from the number of permits with a designated builder but not an architect. Because building contractors were so important to the development of the Park Hill Subdivision, included is a list of the most active contractors:

O. Larsen	David Cinnamond
Andrew A. Larsen	William Duff
C. Saterlee	O.G. Nordberg
Fletcher Birney	C.M. Hamilton
John Ford	C.A. Bennett
W.C. Young	C.H. Shepard
Frederick Neilsen	T.W. McIntyre
J.H. Rosser	Trumbull Barnard Building Company
Hansen Brothers	Ellis and Marshall
A. Mathers	F.A. Kelner
H. M. Gring	H.W. Wellman
L.L. Martz	Nissen Brothers
G.G. Newcomb	Ament and Burns Construction Company
Dutton and Kendall	Sam Gurley
Hooper and Stockton	Pierce Brewer Company
H.E. Wright	S.T. Wickes
E.S. Snowden	C.C. Brown

In 1921, local architects created the Mountain Division, Inc., of the Architects' Small House Bureau in Denver with William E. Fisher as president. Several architects joined this organization to provide "superior" house plans to middle class families at a nominal cost (Fig. 8). These small houses were

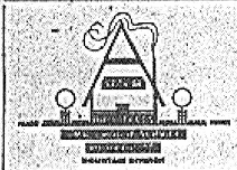
**National Register of Historic Places  
Continuation Sheet**

**United States Department of the Interior  
National Park Service**

Park Hill

Denver, Colorado

Section number 8 Page 144



**The Architects' Small House Service Bureau  
Mountain Division, Inc.**

*(A Regional Bureau of The Architects' Small House Service Bureau of the  
United States, Inc.)*

HOME OFFICE, DENVER, COLORADO

**LIST PRICES**

Home Plan No. 301.....\$25.00	Home Plan No. 510.....\$35.00
Home Plan No. 302..... 20.00	Home Plan No. 511..... 30.00
Home Plan No. 303..... 20.00	Home Plan No. 512..... 30.00
Home Plan No. 304..... 25.00	Home Plan No. 513..... 30.00
Home Plan No. 305..... 20.00	Home Plan No. 514..... 35.00
Home Plan No. 306..... 20.00	Home Plan No. 515..... 35.00
Home Plan No. 401..... 30.00	Home Plan No. 516..... 30.00
Home Plan No. 402..... 30.00	Home Plan No. 517..... 35.00
Home Plan No. 403..... 30.00	Home Plan No. 518..... 35.00
Home Plan No. 404..... 30.00	Home Plan No. 519..... 35.00
Home Plan No. 405..... 30.00	Home Plan No. 520..... 35.00
Home Plan No. 406..... 35.00	Home Plan No. 601..... 35.00
Home Plan No. 407..... 35.00	Home Plan No. 602..... 35.00
Home Plan No. 408..... 30.00	Home Plan No. 603..... 35.00
Home Plan No. 409..... 30.00	Home Plan No. 604..... 35.00
Home Plan No. 410..... 30.00	Home Plan No. 605..... 30.00
Home Plan No. 411..... 30.00	Home Plan No. 606..... 35.00
Home Plan No. 501..... 35.00	Home Plan No. 607..... 35.00
Home Plan No. 502..... 30.00	Home Plan No. 608..... 35.00
Home Plan No. 503..... 35.00	Home Plan No. 609..... 35.00
Home Plan No. 504..... 35.00	Home Plan No. 610..... 35.00
Home Plan No. 505..... 30.00	Home Plan No. 611..... 35.00
Home Plan No. 506..... 35.00	Home Plan No. 612..... 35.00
Home Plan No. 507..... 35.00	Home Plan No. 613..... 35.00
Home Plan No. 508..... 35.00	Home Plan No. 614..... 35.00
Home Plan No. 509..... 30.00	Home Plan No. 615..... 35.00

The above prices do not include mailing charges. Plans are sent to you by first class mail, sealed in a heavy tube. Add to the above prices 26 cents for postage and packing charges. Add 5 cents for postage when ordering extra documents. If you prefer to have the plans insured add 10c to the postage charge.

**EXTRA SERVICE**

Blue prints, per set.....\$5.00	Forms of Agreement, per set..... .15
Specifications, per set..... 2.50	

Changes or alterations that do not basically affect the design of the home plans will be made by this Bureau. A charge, however, is necessary to cover the cost of time and labor. This Bureau recommends strongly that the home builder follow the original drawings as closely as possible. This will eliminate unnecessary expense and assist in keeping home building costs down.

**Plans are not sent on approval.**

Figure 8. Circa 1921 advertisement for the Mountain Division of the Architects' Small House Bureau. Source: Fisher Archives, Western History/Genealogy Department, Denver Public Library.

# National Register of Historic Places Continuation Sheet

United States Department of the Interior  
National Park Service

Park Hill

Denver, Colorado

Section number 8 Page 145

basically “no frills,” usually built without overhanging eaves or “meaningless ornamentation” as in the model dubbed “The H & H Baby Grand” advertised by Hallack and Howard Lumber Company (Fig. 9). A similar style of dwelling can be found in Park Hill along with several other styles of small house designed by this Bureau (Noel & Norgren, p. 64).

This residential neighborhood has the appearance of an established middle-class urban subdivision along most of its streets. Mature trees planted in the garden strip between the street and sidewalk dominate the spring and summer streetscapes. At the southwestern corner, near the Denver Museum of Nature and Science, the largest dwellings occur and the ones most likely to have been architect-designed. Toward the middle of the district, the majority of dwellings are Bungalows featuring wide facade porches with two or more brick piers, double-pitched roofs, central dormers and overhanging eaves, commonly with brackets, exposed rafter tails and vergeboards. All of the dwellings are constructed of either brick or stucco, with varying amounts of wood siding, shingles, and a false half-timbering. Some are constructed of cinder block with a facing of brick or stucco. The majority of windows are double-hung sash with multi-lights in the upper sash. Many Tudor Revival and English/Norman dwellings contain casement windows, and certain houses contain more than one type of window.

The neighborhood contains good examples of well preserved late nineteenth and early twentieth century popular architectural styles. A continuous record of styles from approximately 1895 to 1941 occur in the subdivision, making this a valuable area for the study of residential architecture. These styles include, in order of most abundance:



*You'll Be Proud of this Little Aristocrat of a Home as Long as You Live*

### The "H&H" Baby Grand

**Y**OU have been actuated by some reason or other in sending for this folder; perhaps you are living at this time in a hotel or apartment and are yearning for that "home of your own", or maybe you have been living in rented houses for so long you've just naturally tired of paying rent. Why not become a landlord yourself? Whatever may have been your motive, we are glad indeed you have taken enough interest in the *H. & H. Baby Grand* to send for a more complete description.

And it is for just such good people as yourself that we have presented this sturdy, attractive and artistic little home. Now just imagine yourself owning the *Baby Grand*. To begin with you cannot help but have a certain pride in this red-tiled, cream-color stuccoed house with its abundance of light, shuttered windows, refined entrance and delightful interior appointments.

And but one glance at the accompanying floor plans reveals the step-saving features that appeal to every woman. Could anything be more suitable?

Now, after reading the specifications on back of page of this folder, marvel that this home is yours—planned by competent architects—built by competent contractor—and all for the sum of only

**\$3,950.00**

*Build One For Your Home—Or As An Investment*

LIVING ROOM 12' 14" x 15'; floors of oak and further enhanced with a mantle built of smooth flush brick set in black mortar and equipped with damper, ash drop and clean-out door.

DINING ROOM 7' 6" x 7' 6"; kitchen 7' 4" x 11' with built-in cupboard; bath with tiled floor and base; two bedrooms—one 11' 4" x 10', and the other 12' 6" x 10' with connecting hallway, two commodious closets and three basement rooms—laundry, furnace and fuel room—all finished with smooth cement floors.

Outside dimensions are 30 x 30 feet. See page 4 for detailed specification.

*The Hallack & Howard Lumber Co.*  
MAY 25

Figure 9. The "H&H" Baby Grand by advertised by the Hallack & Howard Lumber Co. in about 1921.

Source: Western History/Genealogy Department, Denver Public Library.

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**

Park Hill

Denver, Colorado

Section number 8 Page 146

- Bungalows, with various types of Craftsman elements from small single-story dwellings to large two-story dwellings, form the largest number of houses in the district
- Foursquares, from narrow two-ranked two-story styles to three-ranked symmetrical 2.5-story styles
- Tudor Revivals, from small single story forms to architect-designed 2.5-story residences
- Colonial Revivals, two- to three-story residences with classical elements
- Dutch Colonial Revivals, small cottages to large architect-designed residences
- Edwardian styles, hybrid or transitional forms between Victorian and 20<sup>th</sup> century Foursquares and Bungalows.
- Eclectic styles, combinations of Craftsman elements in other forms including two English cottages
- Mission Revival and Spanish Colonial Revival styles
- Italian Renaissance styles
- Architect-designed residences, two and three story dwellings featuring combinations of styles and elements, including Prairie.

It is possible to study the development of various early twentieth century architectural styles in the Original Park subdivision. The first residences built after Von Winckler platted the area are best considered transitional from Victorian to early 1900s Foursquares and Bungalows. After his death and the sale of much of his property to the Park Hill Syndicate (1899), the advertising and assumed "restrictions" helped to create an interest in architect-designed homes that were built along and close to Montview Boulevard, and along Albion and Ash streets. Foursquares followed quickly, and several types were constructed. Bungalows of 1.5 stories first made an appearance in about 1905. The years before World War I saw the construction of Foursquares, Bungalows, and architect designed homes along the same streets. After World War I, in the early 1920s, many more Bungalows were constructed than other styles. However, the 1920s saw the rise of a new style, the Tudor Revival. This style became nearly as popular as the Bungalow in Park Hill. During the Depression, Tudor Revivals continued to be built, though less frequently. By 1941, residential construction had virtually stopped in Park Hill. After 1945, a few infill dwellings were constructed, virtually all as Minimal Traditional single-story brick residences.

Since the Bungalow form represents the most prevalent type of residential architecture in the district, information about its development is presented. The American residential "Bungalow" form developed in California as an outgrowth of recreational second home styles from the east coast (Duchscherer and Keister, 1995, p.11-19). This form spread rapidly across the country, its popularity enhanced by the availability of the new pattern books and catalogs which presented floor plans and descriptions of the styles. Sears began manufacturing Bungalows as well as Foursquares, Colonial Revivals and others with ordering available from the Sears catalog. Architects in Denver put together pattern books for small houses beginning in the early 1920s (see below).

In the Denver area, a city ordinance required buildings to be constructed of brick, and the architects and contractors adapted the California frame Bungalow form to the brick exterior. Many Bungalow elements remained the same between frame and brick, however, the "look" of the Park Hill Bungalows became distinctive.

The front porch was a most important feature, providing a transition between the indoors and outdoors, and was commonly a full-width facade porch with a roof that either was an extension of the main roof pitch or had a shallower pitch, and connected to the main roof in various styles. This porch roof was

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**

Park Hill

Denver, Colorado

Section number 8 Page 147

**Figure 10.** The 1906 Charles Collins House at 2245 Albion typifies the Bungalow-type found throughout Park Hill. Brick porch columns extending through the porch roof is a common feature in Park Hill, and is sometimes referred to as a "Park Hill Porch." Photograph circa 1910. Source: Western History/Genealogy Department, Denver Public Library.



**Figure 11.** The two-story house at 2308 Birch exhibits the form of the residential Foursquare-type and Craftsman architectural styling. Built in 1909, this photograph dates from about 1925. Source: Western History/Genealogy Department, Denver Public Library

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**

Park Hill

Denver, Colorado

Section number 8 Page 148

supported by brick piers, either tapered or straight. A centered front gable dormer was ubiquitous in the Park Hill Bungalow, with various window styles set in stucco, siding, or brick walls that occasionally flared downward to meet the main roof. Windows showed a great deal of variation from single light to 1/1 sash, to multi-light over single light sash, to small leaded glass panes, to upper sashes containing two or three sizes of panes. The common emphasis on structural features led to decorative porch supports, widely overhanging eaves with carved eave brackets, and exposed rafter ends.

Over the approximately thirty years that Bungalows were constructed in the district, the styles became more refined. The windows tended to become simpler 1/1 sash or casement types, the brick porch piers became straight rectangular supports with no decorations or tapering. The eaves became less pronounced with less emphasis on the brackets and rafter ends.

A commonly recurring type of facade porch presented a problem with description. The term "Park Hill Porch" was coined to describe this type of porch. It is usually full-width and has two corner brick piers that not only support the porch roof but continue through the roof to form parapeted piers with capstones. In one case, two griffins stand on the capstones. The Park Hill Porch element occurs in Bungalows, Foursquares, eclectic styles and large architect-designed dwellings.

The Foursquare, sometime referred to locally as the Denver Square, was another popular form of residential architecture developed in response to the demand for a new type of house in the new century. The Queen Anne Victorian form was out of fashion. The Foursquare had clean lines, was square or rectangular in plan, two story with or without an attic dormer, with a hipped roof, with a partial facade porch to a full-width facade porch with porch roof. Variations in the Original Park Hill district include a porch extension to one side of the house, the Park Hill Porch, or rarely, the elimination of the porch roof along with shortening of the porch to the entry area only. Often, facade porches of Foursquares and Bungalows were enclosed or partially enclosed during the 1920s or 1930s. These alterations have by now become historic and do not necessarily preclude the altered dwellings from contributing to the historic district.

Most of the architect-designed homes in the district maintain the original historic character and are considered to be contributing to the historic district. An unusual situation occurs at the Italian Renaissance house at 4101 Montview Blvd., designed by well-known architect J.J. B. Benedict in 1910 for "cattleman and real estate magnate Solomon Mayer" (Noel and Hansen, 2002, p. 46). This residence still presents a similar facade to the original, however, a recent addition has added a third story in the center of the hipped roof, and a three story wing on the Albion Street side of the house. The third story as seen from Montview Blvd. is simply a straight wall. More of the third story can be seen from the sides, and the new wing is definitely obvious. Since the historic character of the facade has not been altered obviously by the third story addition, this exceptional residence is considered to be contributing to the historic district, but is not individually eligible for the National Register.

An interesting situation occurred in the 2500 block of Dexter Street. Two prominent architectural firms, Fisher and Fisher, and Maurice Biscoe, designed four small houses each on lots purchased in 1911 by Roscoe H. Trumbull, Block 8, lots 18-23. The Fisher and Fisher dwellings were built at 2522, 2516, 2510, and 2504 Dexter. The first three are basically the same floor plan of a 1.5 story dwelling of brick and or stucco with the front dormer over the front windows instead of centered in the roof, but each has a different exterior style. The residence at the corner, 2504 Dexter, is a unique rendering of a small Craftsman Bungalow in stucco. The houses by Maurice Biscoe are less stylish than the Fisher and Fisher examples, and have not received the same maintenance, but nevertheless are interesting. Especially important is the house at 2540 Dexter which has an undulating façade roof over the former



**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**

Park Hill

Denver, Colorado

Section number 8 Page 149

**Figure 12.** The Colonial Revival house at 4151 Montview was the home of William I. Mead. The building architect is unknown, but the grounds are attributed to prominent Denver landscape architect Saco R. DeBoer. The photograph dates to approximately 1920.  
Photographer: Ford Optical Company.

Source: Western History/Genealogy Department, Denver Public Library.



**Figure 13.** The 1903 home of Marvin and Clara Mapes occupies the northwest corner of the intersection of Ash Street and E. 23<sup>rd</sup> Avenue. Architect Glen W. Huntington designed the large brink residence. This photograph dates from about 1925.

Photographer: Rocky Mountain Photo Company.

Source: Western History/Genealogy Department, Denver Public Library.

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**

Park Hill

Denver, Colorado

Section number 8 Page 150

---

still recognizable, as are the three chimneys. The house at 2528 Dexter, also by Biscoe, features arched brickwork in an interesting style. These small houses all were built on speculation with asking prices around \$3000 in 1911-12, and might represent entries into the national contest for small house designs held by the Brick Institute in 1912. These houses remain interesting and eye-catching today.

Another interesting residence was constructed in 1908-9 at 2059 Albion Street. This unique two-story dwelling is certain to have been architect-designed, but as yet, no information has been found. It features a hipped roof that is flatter than usual, approaching the Prairie style. The full-width facade porch and roof wrap-around the south side giving the house a horizontal look, again as in the Prairie style. The clean lines and lack of ornamentation also speak of Prairie. It is hoped that some day the name of the architect who designed this elegant transitional home will be found.

Detached garages are an important character defining element of the subdivision. In the case of the older houses, the garages were built some years after the residence, either as a new structure or the conversion of an existing horse barn or carriage house. A former horse barn at 4151 Montview Blvd, although converted to a two-car garage, still maintains the eyebrow dormer in the roof. A great many of these original barns and garages have been demolished, replaced by prefabricated garages or rebuilt in brick. Many of the remaining original barns and garages occur on Albion and Ash Streets, and others can be found along alleys in original Park Hill.

# National Register of Historic Places Continuation Sheet

United States Department of the Interior  
National Park Service

Park Hill Denver, Colorado

Section number 9 Page 151

## BIBLIOGRAPHY

Duchscherer, Paul, and Keister, Douglas, *The Bungalow, America's Arts & Crafts Home*, New York, Penguin Studio, 1995.

Denver Building Permits, 1887 to 1950, Western History/Genealogy Department , Denver Public Library.

Denver water tap information, Denver Board of Water, 2003.

Hansen, William J., unpublished manuscript and notes, 2000-2002.

Leonard, Stephen J. And Noel, Thomas J., *Denver: Mining Camp to Metropolis*, Niwot, University Press of Colorado, 1990.

### *Municipal Facts*

May 7, 1910, p. 1

November 5, 1910, p.12

January 22, 1911p.15.

Noel, Thomas J., and Norgren, Barbara S., *Denver, The City Beautiful*, Denver, Historic Denver, Inc., 1987.

Noel, Thomas J., *Denver Landmarks and Historic Districts*, Niwot, University Press of Colorado, 1996.

Noel, Thomas J., and Hansen, William J., *The Park Hill Neighborhood*, Denver, Historic Denver, Inc., 2002.

Photography collection, Western History/Genealogy Department , Denver Public Library.

Rogers and Manson, *100 Turn-of -the-Century Brick Bungalows, with Floor Plans*, Boston, The Building Brick Assoc. Of America.

*The Guidon*, Montview Blvd. Presbyterian Church, 1908-1914.

### Newspapers:

#### *Denver Times*,

10/22/ 1899                      2/28/1900

12/1/1899                        4/30/1903

12/26/1899                      4/20/1903

12/1/1899                        3/26/1903

### Maps:

*Sanborn* Real Estate Map, 1929, 1930,

*Baist* Map of Denver, 1905

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**

Park Hill                      Denver, Colorado

Section number   10   Page  152 

---

**GEOGRAPHICAL DATA****VERBAL BOUNDARY DESCRIPTION**

The boundaries of the Park Hill historic district are the south curb of 26<sup>th</sup> Avenue., the west curb of Dahlia Street, the north curb of Montview Blvd., and the east curb of Colorado Blvd.

**BOUNDARY JUSTIFICATION**

The land included in the nomination contains 32 blocks platted by Baron Von Winckler on April 7, 1887, as Park Hill. Although adjoining additions to the north, east and south later all became known as the Park Hill neighborhood, the 32 blocks in the nomination contain all the land of the original 1887 Park Hill neighborhood.

# National Register of Historic Places Continuation Sheet

United States Department of the Interior  
National Park Service

Park Hill

Denver, Colorado

Section number \_\_\_

Page 153

## PHOTOGRAPH LOG

The following information pertains to all photographs:

Photographers: Eric Klein and Laura Goldner-DeBeer  
 Date of Photographs: October 2002 – February 2003  
 Negatives: Office of Archaeology and Historic Preservation  
 Colorado Historical Society, 1300 Broadway, Denver, CO

<u>Photo No.</u>	<u>Photographic Information</u>
1	4101 Montview Blvd., south elevation; view to the north.
2	4151 Montview Blvd., south elevation; view to the north.
3	4207 Montview Blvd., south elevation; view to the north.
4	4605 Montview Blvd., south elevation; view to the north.
5	4255 Montview Blvd., south elevation; view to the north.
6	4505 Montview Blvd., south elevation; view to the north.
7	4605 Montview Blvd., south elevation; view to the north.
8	4633 Montview Blvd., south elevation; view to the north.
9	4735 Montview Blvd., south elevation; view to the northwest.
10	2560 Colorado Blvd., west elevation; view to the east.
11	2540 and 2550 Colorado Blvd., west elevation; view to the east.
12	2500 Colorado Blvd., west elevation; view to the east.
13	2398 Colorado Blvd., west elevation; view to the east.
14	2360 and 2380 Colorado Blvd., west elevation; view to the east.
15-28	[not submitted]
29	2350 Colorado Blvd., west elevation; view to the east.
30	2021 Albion St., east elevation; view to the west.
31	2030 Albion St., west elevation; view to the east.
32	2033 Albion St., east elevation; view to the west.
33	2037 Albion St., east elevation; view to the west.
34	2040 Albion St., west elevation; view to the east.
35	2044 Albion St., west elevation; view to the east.
36	2059 Albion St., east elevation; view to the west.
37	2060 Albion St., west elevation; view to the east.
38	2066 Albion St., west elevation; view to the east.
39	2071 Albion St., east elevation; view to the west.
40	2074 Albion St., west elevation; view to the east.
41	2079 Albion St., east elevation; view to the west.
42	2085 Albion St., east elevation; view to the west.
43	2090 Albion St., west elevation; view to the east.
44	2200 Albion St., west elevation; view to the east.
45	2201 Albion St., east elevation; view to the west.
46	2211 Albion St., east elevation; view to the west.
47	2222 Albion St., west elevation; view to the east.
48	2225 Albion St., east elevation; view to the west.
49	2232 Albion St., west elevation; view to the east.
50	2233 Albion St., east elevation; view to the west.
51	2245 Albion St., east elevation; view to the west.
52	2250 Albion St., west elevation; view to the east.
53	2252 Albion St., west elevation; view to the east.
54	2260 Albion St., west elevation; view to the east.
55	2261 Albion St., east elevation; view to the west.

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**

Park Hill

Denver, Colorado

Section number \_\_\_

Page 154

- 
- |     |  |
|-----|--|
| 56  | 2265 Albion St., east elevation; view to the west.   |
| 57  | 2269 Albion St., east elevation; view to the west.   |
| 58  | 2270 Albion St., west elevation; view to the east.   |
| 59  | 2277 Albion St., east elevation; view to the west.   |
| 60  | 2282 Albion St., west elevation; view to the east.   |
| 61  | 2218 Albion St., west elevation; view to the east.   |
| 62  | 2225 Albion St., east elevation; view to the west.   |
| 63  | 2236 Albion St., west elevation; view to the east.   |
| 64  | 2233 Albion St., east elevation; view to the west.   |
| 65  | 2240 Ash St., west elevation; view to the east.      |
| 66  | 2241 Ash St., east elevation; view to the west.      |
| 67  | 2251 Ash St., east elevation; view to the west.      |
| 68  | 2256 Ash St., west elevation; view to the east.      |
| 69  | 2257 Ash St., east elevation; view to the west.      |
| 70  | 2264 Ash St., west elevation; view to the east.      |
| 71  | 2265 Ash St., east elevation; view to the west.      |
| 72  | 2270 Ash St., west elevation; view to the east.      |
| 73  | 2275 Ash St., east elevation; view to the west.      |
| 74  | 2279 Ash St., east elevation; view to the west.      |
| 75  | 2280 Ash St., west elevation; view to the east.      |
| 76  | 2285 Ash St., east elevation; view to the west.      |
| 77  | 2290 Ash St., west elevation; view to the east.      |
| 78  | 2021 Ash St., east elevation; view to the west.      |
| 79  | 2031 Ash St., east elevation; view to the west.      |
| 80  | 2035 Ash St., east elevation; view to the west.      |
| 81  | 2045 Ash St., east elevation; view to the west.      |
| 82  | 2052 Ash St., west elevation; view to the east.      |
| 83  | 2055 Ash St., east elevation; view to the west.      |
| 84  | 2060 Ash St., west elevation; view to the east.      |
| 85  | 2073 Ash St., east elevation; view to the west.      |
| 86  | 2081 Ash St., east elevation; view to the west.      |
| 87  | 2095 Ash St., east elevation; view to the west.      |
| 88  | 2200 Ash St., west elevation; view to the east.      |
| 89  | 2203 Ash St., east elevation; view to the west.      |
| 90  | 2208 Bellaire St., west elevation; view to the east. |
| 91  | 2211 Bellaire St., east elevation; view to the west. |
| 92  | 2214 Bellaire St., west elevation; view to the east. |
| 93  | 2219 Bellaire St., east elevation; view to the west. |
| 94  | 2225 Bellaire St., east elevation; view to the west. |
| 95  | 2229 Bellaire St., east elevation; view to the west. |
| 96  | 2235 Bellaire St., east elevation; view to the west. |
| 97  | 2236 Bellaire St., west elevation; view to the east. |
| 98  | 2240 Bellaire St., west elevation; view to the east. |
| 99  | 2250 Bellaire St., west elevation; view to the east. |
| 100 | 2253 Bellaire St., east elevation; view to the west. |
| 101 | 2260 Bellaire St., west elevation; view to the east. |
| 102 | 2263 Bellaire St., east elevation; view to the west. |
| 103 | 2269 Bellaire St., east elevation; view to the west. |
| 104 | 2270 Bellaire St., west elevation; view to the east. |
| 105 | 2277 Bellaire St., east elevation; view to the west. |

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**

Park Hill

Denver, Colorado

Section number \_\_\_

Page 155

- 
- |     |  |
|-----|--|
| 106 | 2278 Bellaire St., west elevation; view to the west. |
| 107 | 2080 Bellaire St., west elevation; view to the east. |
| 108 | 2282 Bellaire St., west elevation; view to the east. |
| 109 | 2287 Bellaire St., east elevation; view to the west. |
| 110 | 2288 Bellaire St., west elevation; view to the east. |
| 111 | 2090 Bellaire St., west elevation; view to the east. |
| 112 | 2291 Bellaire St., east elevation; view to the west. |
| 113 | 2044 Bellaire St., east elevation; view to the west. |
| 114 | 2032 Bellaire St., west elevation; view to the east. |
| 115 | 2020 Birch St., west elevation; view to the east.    |
| 116 | 2201 Birch St., east elevation; view to the west.    |
| 117 | 2035 Birch St., east elevation; view to the west.    |
| 118 | 2036 Birch St., west elevation; view to the east.    |
| 119 | 2040 Birch St., west elevation; view to the east.    |
| 120 | 2045 Birch St., east elevation; view to the west.    |
| 121 | 2046 Birch St., west elevation; view to the east.    |
| 122 | 2050 Birch St., west elevation; view to the east.    |
| 123 | 2055 Birch St., east elevation; view to the west.    |
| 124 | 2060 Birch St., west elevation; view to the east.    |
| 125 | 2065 Birch St., east elevation; view to the west.    |
| 126 | 2069 Birch St., east elevation; view to the west.    |
| 127 | 2070 Birch St., west elevation; view to the east.    |
| 128 | 2075 Birch St., east elevation; view to the west.    |
| 129 | 2080 Birch St., west elevation; view to the east.    |
| 130 | 2090 Birch St., west elevation; view to the east.    |
| 131 | 2091 Birch St., east elevation; view to the west.    |
| 132 | 2211 Birch St., east elevation; view to the west.    |
| 133 | 2225 Birch St., east elevation; view to the west.    |
| 134 | 2229 Birch St., east elevation; view to the west.    |
| 135 | 2235 Birch St., east elevation; view to the west.    |
| 136 | 2245 Birch St., east elevation; view to the west.    |
| 137 | 2255 Birch St., east elevation; view to the west.    |
| 138 | 2261 Birch St., east elevation; view to the west.    |
| 139 | 2267 Birch St., east elevation; view to the west.    |
| 140 | 2268 Birch St., west elevation; view to the east.    |
| 141 | 2274 Birch St., west elevation; view to the east.    |
| 142 | 2275 Birch St., east elevation; view to the west.    |
| 143 | 2280 Birch St., west elevation; view to the east.    |
| 144 | 2285 Birch St., east elevation; view to the west.    |
| 145 | 2290 Birch St., west elevation; view to the east.    |
| 146 | 2295 Birch St., east elevation; view to the west.    |
| 147 | 2020 Clermont St., west elevation; view to the east. |
| 148 | 2025 Clermont St., east elevation; view to the west. |
| 149 | 2030 Clermont St., west elevation; view to the east. |
| 150 | 2033 Clermont St., east elevation; view to the west. |
| 151 | 2040 Clermont St., west elevation; view to the east. |
| 152 | 2053 Clermont St., east elevation; view to the west. |
| 153 | 2057 Clermont St., east elevation; view to the west. |
| 154 | 2058 Clermont St., west elevation; view to the east. |
| 155 | 2070 Clermont St., west elevation; view to the east. |

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**

Park Hill

Denver, Colorado

Section number \_\_\_

Page 156

- 
- 156 2075 Clermont St., east elevation; view to the west.  
157 2078 Clermont St., west elevation; view to the east.  
158 2081 Clermont St., east elevation; view to the west.  
159 2083 Clermont St., east elevation; view to the west.  
160 2084 Clermont St., west elevation; view tot the east.  
161 2200 Clermont St., west elevation; view to the east.  
162 2208 Clermont St., west elevation; view to the east.  
163 2209 Clermont St., east elevation; view to the west.  
164 2214 Clermont St., west elevation; view to the east.  
165 2219 Clermont St., east elevation; view to the west.  
166 2222 Clermont St., west elevation; view to the east.  
167 2235 Clermont St., east elevation; view to the west.  
168 2236 Clermont St., west elevation; view to the east.  
169 2241 Clermont St., east elevation; view to the west.  
170 2242 Clermont St., west elevation; view to the east.  
171 2245 Clermont St., east elevation; view to the west.  
172 2248 Clermont St., west elevation; view to the east.  
173 2257 Clermont St., east elevation; view to the west.  
174 2260 Clermont St., west elevation; view to the east.  
175 2265 Clermont St., east elevation; view to the west.  
176 2205 Ash St., east elevation; view to the west.  
177 2209 Ash St., east elevation; view to the west.  
178 2212 Ash St., west elevation; view to the east.  
179 4427 E. 22<sup>nd</sup> Ave, south elevation; view to the north.  
180 4201 E. 22<sup>nd</sup> Ave., south elevation; view to the north.  
181 2015 Cherry St., east elevation; view to the west.  
182 2025 Cherry St., east elevation; view to the west.  
183 2037 Cherry St., east elevation; view to the west.  
184 2045 Cherry St., east elevation; view to the west.  
185 2055 Cherry St., east elevation; view to the west.  
186 2063 Cherry St., east elevation; view to the west.  
187 2067 Cherry St., east elevation; view to the west.  
188 2083 Cherry St., east elevation; view to the west.  
189 2095 Cherry St., east elevation; view to the west.  
190 2201 Cherry St., east elevation; view to the west.  
191 2211 Cherry St., east elevation; view to the west.  
192 2219 Cherry St., east elevation; view to the west.  
193 2233 Cherry St., east elevation; view to the west.  
194 2237 Cherry St., east elevation; view to the west.  
195 2245 Cherry St., east elevation; view to the west.  
196 2251 Cherry St., east elevation; view to the west.  
197 2259 Cherry St., east elevation; view to the west.  
198 2263 Cherry St., east elevation; view to the west.  
199 2273 Cherry St., east elevation; view to the west.  
200 2281 Cherry St., east elevation; view to the west.  
201 2291 Cherry St., east elevation; view to the west.  
202 2303 Cherry St., east elevation; view to the west.  
203 2311 Cherry St., east elevation; view to the west.  
204 2317 Cherry St., east elevation; view to the west.  
205 2321 Cherry St., east elevation; view to the west.



**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**

Park Hill Denver, Colorado

Section number \_\_\_ Page 157

- 
- |     |  |
|-----|--|
| 206 | 2329 Cherry St., east elevation; view to the west. |
| 207 | 2337 Cherry St., east elevation; view to the west. |
| 208 | 2345 Cherry St., east elevation; view to the west. |
| 209 | 2349 Cherry St., east elevation; view to the west. |
| 210 | 2553 Cherry St., east elevation; view to the west. |
| 211 | 2565 Cherry St., east elevation; view to the west. |
| 212 | 2591 Cherry St., east elevation; view to the west. |
| 213 | 2033 Dexter St., east elevation; view to the west. |
| 214 | 2028 Dexter St., west elevation; view to the east. |
| 215 | 2036 Dexter St., west elevation; view to the east. |
| 216 | 2042 Dexter St., west elevation; view to the east. |
| 217 | 2045 Dexter St., east elevation; view to the west. |
| 218 | 2050 Dexter St., west elevation; view to the east. |
| 219 | 2054 Dexter St., west elevation; view to the east. |
| 220 | 2055 Dexter St., east elevation; view to the west. |
| 221 | 2060 Dexter St., west elevation; view to the east. |
| 222 | 2067 Dexter St., east elevation; view to the west. |
| 223 | 2070 Dexter St., west elevation; view to the east. |
| 224 | 2071 Dexter St., east elevation; view to the west. |
| 225 | 2080 Dexter St., west elevation; view to the east. |
| 226 | 2090 Dexter St., west elevation; view to the east. |
| 227 | 2200 Dexter St., west elevation; view to the east. |
| 228 | 2214 Dexter St., west elevation; view to the east. |
| 229 | 2224 Dexter St., west elevation; view to the east. |
| 230 | 2230 Dexter St., west elevation; view to the east. |
| 231 | 2231 Dexter St., east elevation; view to the west. |
| 232 | 2235 Dexter St., east elevation; view to the west. |
| 233 | 2240 Dexter St., west elevation; view to the east. |
| 234 | 2245 Dexter St., east elevation; view to the west. |
| 235 | 2248 Dexter St., west elevation; view to the east. |
| 236 | 2255 Dexter St., east elevation; view to the west. |
| 237 | 2256 Dexter St., west elevation; view to the east. |
| 238 | 2557 Dexter St., east elevation; view to the west. |
| 239 | 2261 Dexter St., east elevation; view to the west. |
| 240 | 2273 Dexter St., east elevation; view to the west. |
| 241 | 2325 Dexter St., east elevation; view to the west. |
| 242 | 2331 Dexter St., east elevation; view to the west. |
| 243 | 2337 Dexter St., east elevation; view to the west. |
| 244 | 2343 Dexter St., east elevation; view to the west. |
| 245 | 2349 Dexter St., east elevation; view to the west. |
| 246 | 2334 Dexter St., west elevation; view to the east. |
| 247 | 2357 Dexter St., east elevation; view to the west. |
| 248 | 2367 Dexter St., east elevation; view to the west. |
| 249 | 2375 Dexter St., east elevation; view to the west. |
| 250 | 2379 Dexter St., east elevation; view to the west. |
| 251 | 2381 Dexter St., east elevation; view to the west. |
| 252 | 2391 Dexter St., east elevation; view to the west. |
| 253 | 2511 Dexter St., east elevation; view to the west. |
| 254 | 2521 Dexter St., east elevation; view to the west. |
| 255 | 2529 Dexter St., east elevation; view to the west. |

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**

Park Hill

Denver, Colorado

Section number \_\_\_

Page 158

- 
- |     |  |
|-----|--|
| 256 | 2264 Dexter St., west elevation; view to the east. |
| 257 | 2270 Dexter St., west elevation; view to the east. |
| 258 | 2300 Dexter St., west elevation; view to the east. |
| 259 | 2314 Dexter St., west elevation; view to the east. |
| 260 | 2316 Dexter St., west elevation; view to the east. |
| 261 | 2320 Dexter St., west elevation; view to the east. |
| 262 | 2330 Dexter St., west elevation; view to the east. |
| 263 | 2334 Dexter St., west elevation; view to the east. |
| 264 | 2342 Dexter St., west elevation; view to the east. |
| 265 | 2350 Dexter St., west elevation; view to the east. |
| 266 | 2360 Dexter St., west elevation; view to the east. |
| 267 | 2364 Dexter St., west elevation; view to the east. |
| 268 | 2370 Dexter St., west elevation; view to the east. |
| 269 | 2380 Dexter St., west elevation; view to the east. |
| 270 | 2390 Dexter St., west elevation; view to the east. |
| 272 | 2031 Dahlia St., east elevation; view to the west. |
| 273 | 2021 Dahlia St., east elevation; view to the west. |
| 274 | 2045 Dahlia St., east elevation; view to the west. |
| 275 | 2055 Dahlia St., east elevation; view to the west. |
| 276 | 2057 Dahlia St., east elevation; view to the west. |
| 277 | 2061 Dahlia St., east elevation; view to the west. |
| 278 | 2073 Dahlia St., east elevation; view to the west. |
| 279 | 2077 Dahlia St., east elevation; view to the west. |
| 280 | 2085 Dahlia St., east elevation; view to the west. |
| 281 | 2201 Dahlia St., east elevation; view to the west. |
| 282 | 2215 Dahlia St., east elevation; view to the west. |
| 283 | 2225 Dahlia St., east elevation; view to the west. |
| 284 | 2237 Dahlia St., east elevation; view to the west. |
| 285 | 2241 Dahlia St., east elevation; view to the west. |
| 286 | 2249 Dahlia St., east elevation; view to the west. |
| 287 | 2257 Dahlia St., east elevation; view to the west. |
| 288 | 2265 Dahlia St., east elevation; view to the west. |
| 289 | 2075 Dahlia St., east elevation; view to the west. |
| 290 | 2277 Dahlia St., east elevation; view to the west. |
| 291 | 2295 Dahlia St., east elevation; view to the west. |
| 292 | 2301 Dahlia St., east elevation; view to the west. |
| 293 | 2309 Dahlia St., east elevation; view to the west. |
| 294 | 2323 Dahlia St., east elevation; view to the west. |
| 295 | 2331 Dahlia St., east elevation; view to the west. |
| 296 | 2345 Dahlia St., east elevation; view to the west. |
| 297 | 2351 Dahlia St., east elevation; view to the west. |
| 298 | 2357 Dahlia St., east elevation; view to the west. |
| 299 | 2363 Dahlia St., east elevation; view to the west. |
| 300 | 2379 Dahlia St., east elevation; view to the west. |
| 301 | 2391 Dahlia St., east elevation; view to the west. |
| 302 | 2505 Dahlia St., east elevation; view to the west. |
| 303 | 2509 Dahlia St., east elevation; view to the west. |
| 304 | 2519 Dahlia St., east elevation; view to the west. |
| 305 | 2525 Dahlia St., east elevation; view to the west. |
| 306 | 2529 Dahlia St., east elevation; view to the west. |

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**

Park Hill

Denver, Colorado

Section number \_\_\_

Page 159

- 
- 307 2535 Dahlia St., east elevation; view to the west.  
308 2539 Dahlia St., east elevation; view to the west.  
309 2555 Dahlia St., east elevation; view to the west.  
310 2565 Dahlia St., east elevation; view to the west.  
311 2575 Dahlia St., east elevation; view to the west.  
312 2581 Dahlia St., east elevation; view to the west.  
313 2589 Dahlia St., east elevation; view to the west.  
314 2510 Albion St., west elevation; view to the east.  
315 2515 Albion St., east elevation; view to the west.  
316 2520 Albion St., west elevation; view to the east.  
317 2527 Albion St., east elevation; view to the west.  
318 2526 Albion St., west elevation; view to the east.  
319 2545-51 Albion St., east elevation; view to the west.  
320 2530 Albion St., west elevation; view to the east.  
321 2540 Albion St., west elevation; view to the east.  
322 2552 Albion St., west elevation; view to the east.  
323 2565 Albion St., east elevation; view to the west.  
324 2560 Albion St., west elevation; view to the east.  
325 2567 Albion St., east elevation; view to the west.  
326 2570 Albion St., west elevation; view to the east.  
327 2575 Albion St., east elevation; view to the west.  
328 2576 Albion St., west elevation; view to the east.  
329 2585 Albion St., east elevation; view to the west.  
330 2590-96 Albion St., west elevation; view to the east.  
331 2591 Albion St., east elevation; view to the west.  
332 2580 Ash St., west elevation; view to the east.  
333 2581 Ash St., east elevation; view to the west.  
334 2572 Ash St., west elevation; view to the east.  
335 4625 E. 25<sup>th</sup> Ave., south elevation; view to the north.  
336 2024 and 2036 Colorado Blvd., west elevation; view to the east.  
337 2050 Colorado Blvd., west elevation; view to the east.  
338 2200 and 2210 Colorado Blvd., west elevation; view to the east.  
339 2334 and 2344 Colorado Blvd., west elevation; view to the east.  
340 2318 and 2324 Colorado Blvd., west elevation; view to the east.  
341 2300 Colorado Blvd., west elevation; view to the east.  
342 2282 and 2290 Colorado Blvd., west elevation; view to the east.  
343-44 [not submitted]  
345 4303 Montview Blvd., south elevation; view to the north.  
346 4343 Montview Blvd., south elevation; view to the north.  
347 4401 Montview Blvd. south elevation; view to the north.  
348 4433 Montview Blvd., south elevation; view to the north.  
349 4605 Montview Blvd., south elevation; view to the north.

# National Register of Historic Places Continuation Sheet

United States Department of the Interior  
National Park Service

Park Hill

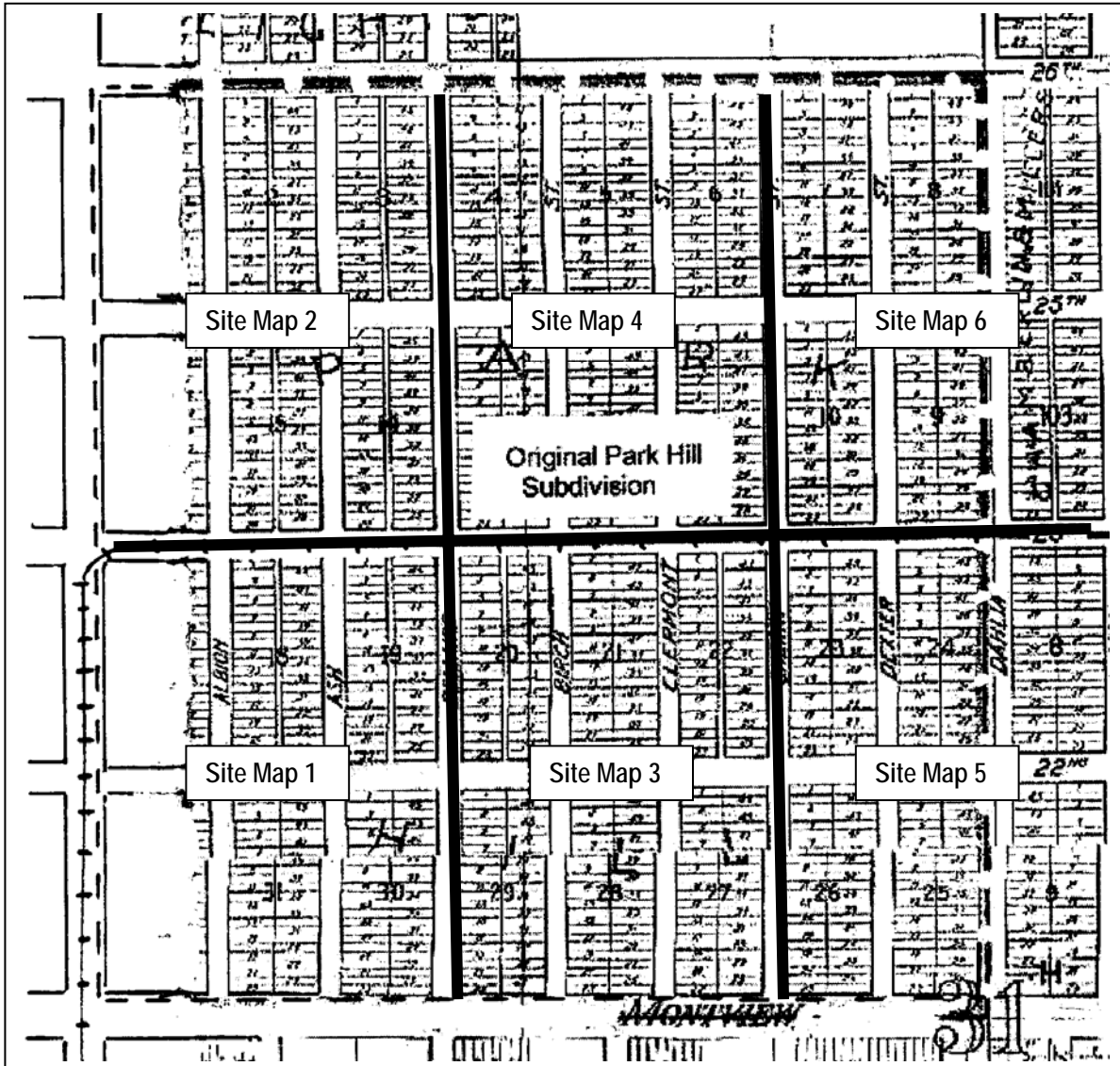
Denver, Colorado

Section number \_\_\_

Page 160

## DISTRICT OVERVIEW MAP

Based on the Bist's 1905 map of Denver  
See detailed maps below



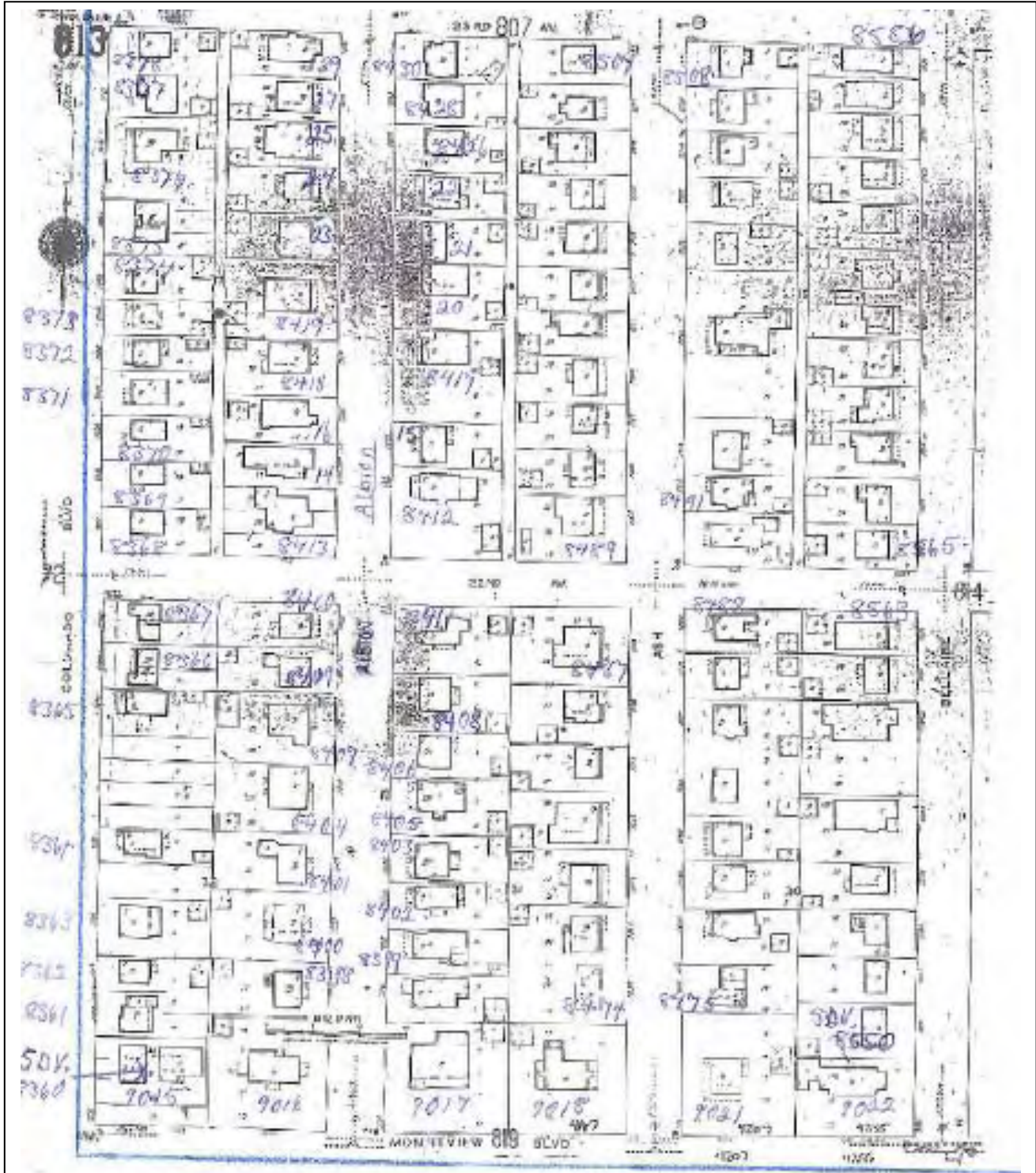
# National Register of Historic Places Continuation Sheet

United States Department of the Interior  
National Park Service

Park Hill Denver, Colorado

Section number \_\_\_ Page 161

## DISTRICT SITE MAP 1 From Sanborn Map Fire Insurance Map of Denver, 1930



Map shows portion of district from Montview Blvd. on south to 23<sup>rd</sup> Ave. on the north. Streets from west to east are Colorado Blvd., Albion St., Ash St., and Bellaire St.

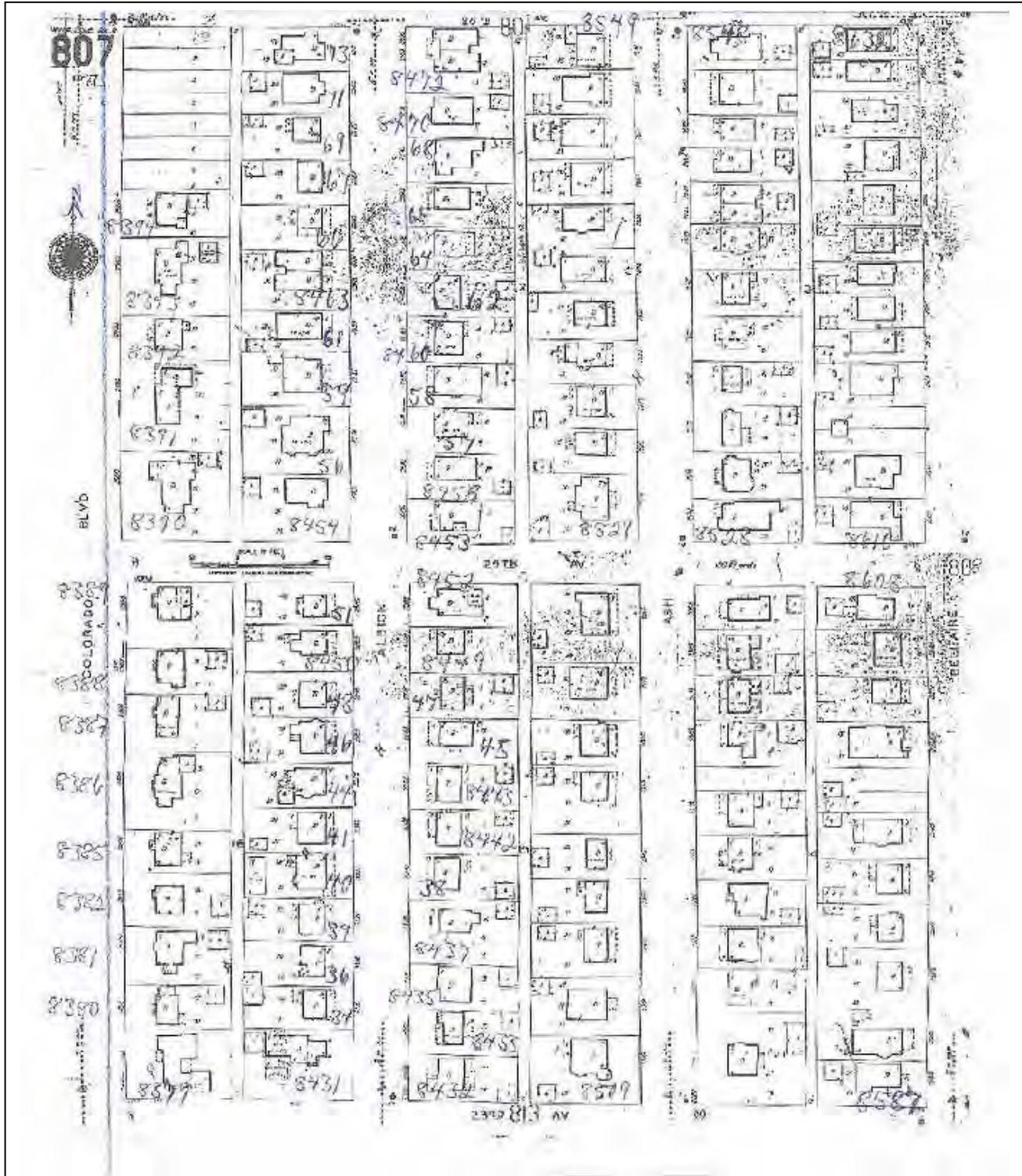
# National Register of Historic Places Continuation Sheet

United States Department of the Interior  
National Park Service

Park Hill Denver, Colorado

Section number \_\_\_ Page 162

## DISTRICT SITE MAP 2 From Sanborn Map Fire Insurance Map of Denver, 1930



Map shows portion of district from 23<sup>rd</sup> Ave. on the south to 26<sup>th</sup> Ave. on the north. Streets from west to east are Colorado Blvd., Albion St., Ash St., and Bellaire St.

# National Register of Historic Places Continuation Sheet

United States Department of the Interior  
National Park Service

Park Hill

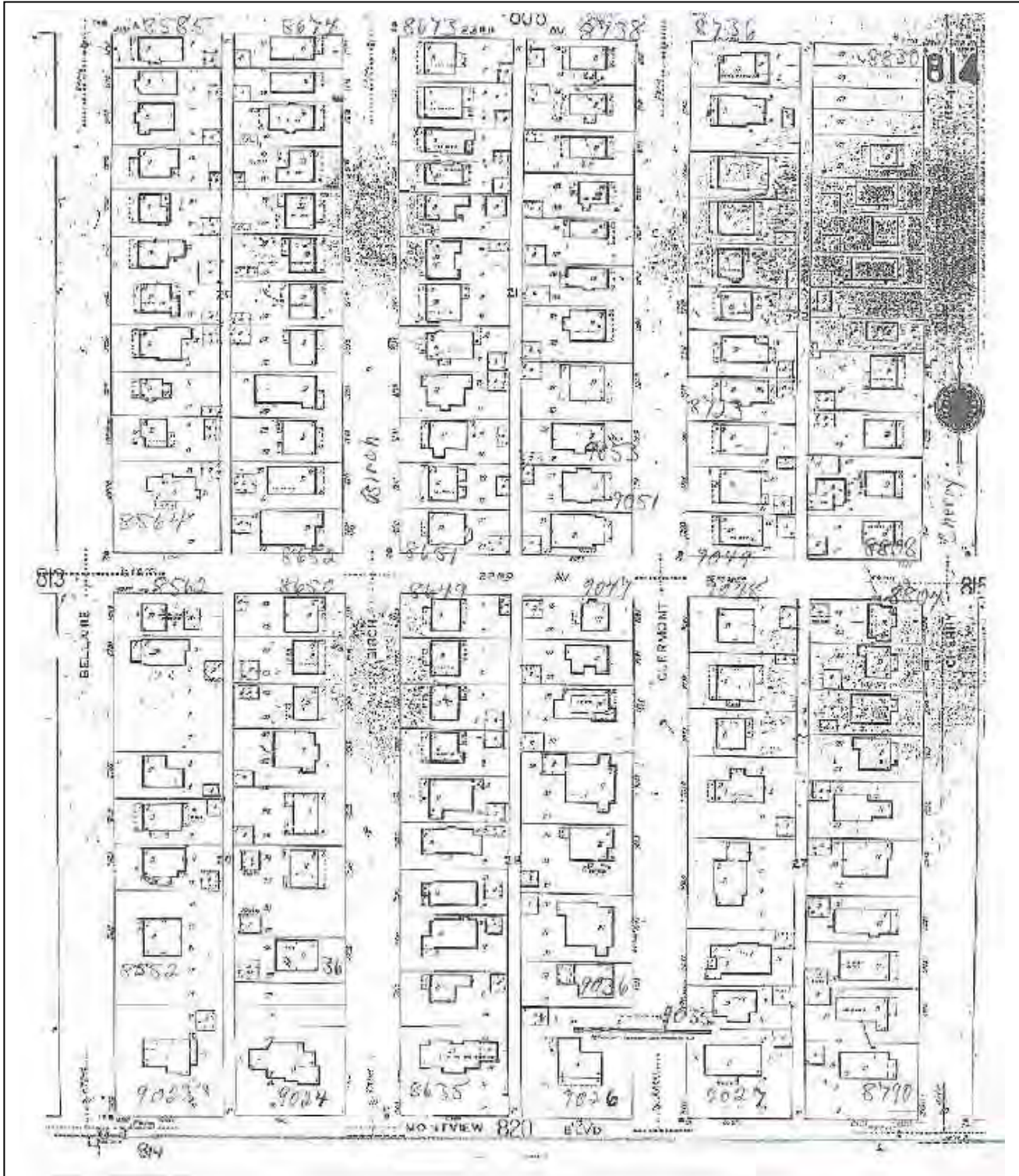
Denver, Colorado

Section number \_\_\_

Page 163

## DISTRICT SITE MAP 3

From Sanborn Map Fire Insurance Map of Denver, 1930



Map shows portion of district from Montview Blvd. on south to 23<sup>rd</sup> Ave. on the north. Streets from west to east are

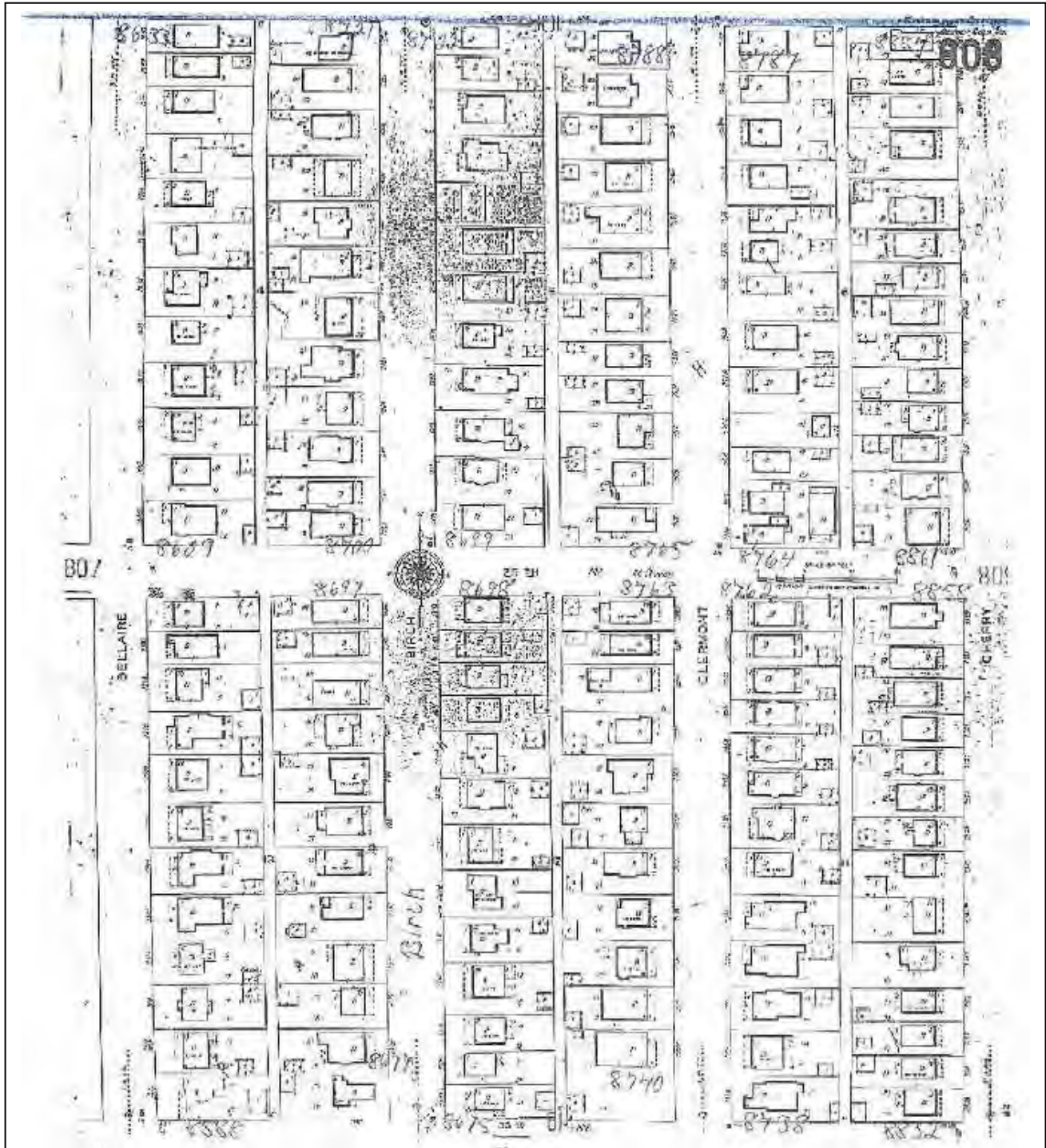
# National Register of Historic Places Continuation Sheet

United States Department of the Interior  
National Park Service

Park Hill Denver, Colorado

Section number \_\_\_ Page 164

## DISTRICT SITE MAP 4 From Sanborn Map Fire Insurance Map of Denver, 1930



Map shows portion of district from 23<sup>rd</sup> Ave. on the south to 26<sup>th</sup> Ave. on the north. Streets from west to east are Bellaire, Birch, Clermont, and Cherry.



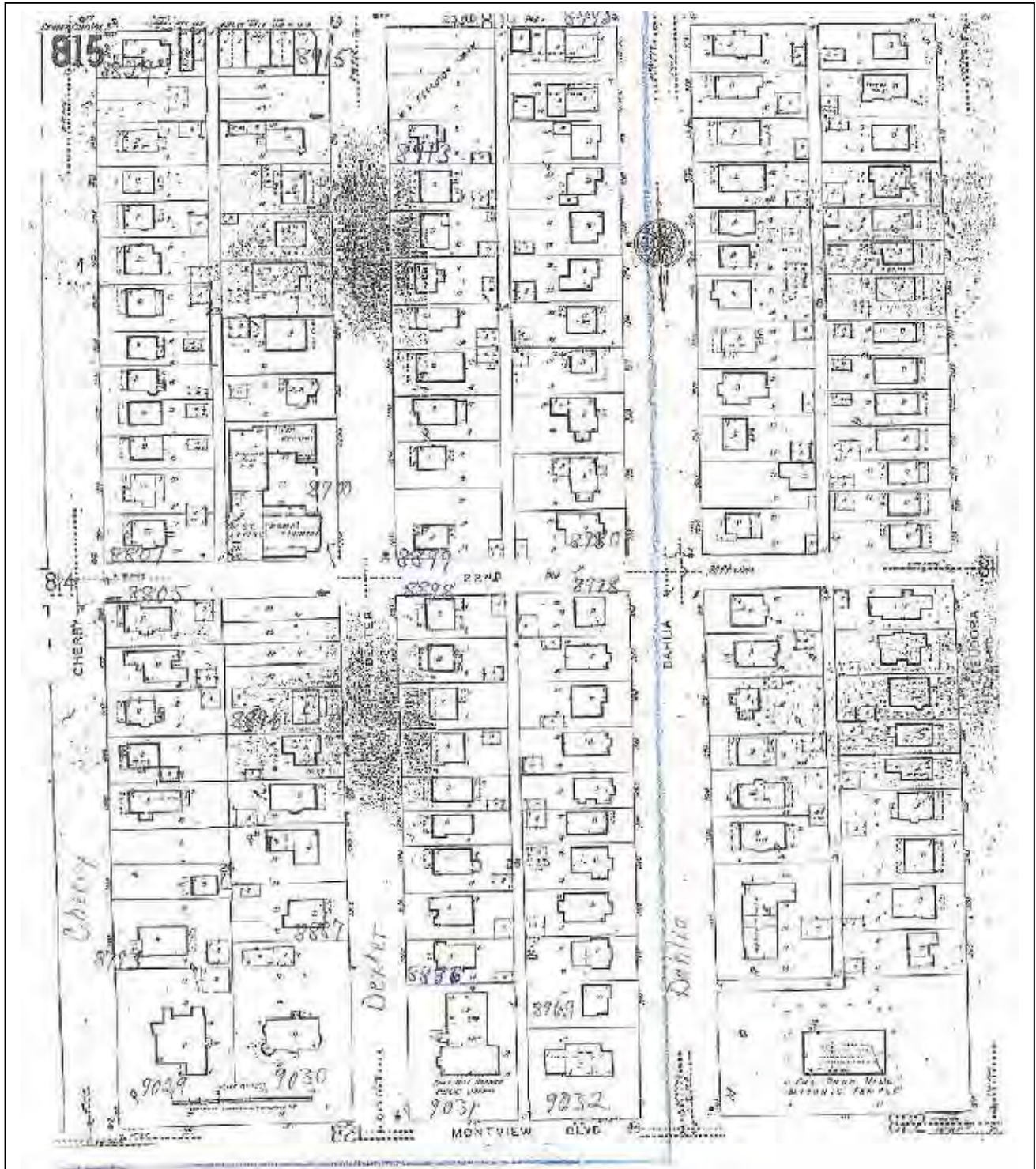
# National Register of Historic Places Continuation Sheet

United States Department of the Interior  
National Park Service

Park Hill Denver, Colorado

Section number \_\_\_ Page 165

## DISTRICT SITE MAP 5 From Sanborn Map Fire Insurance Map of Denver, 1930



Map shows portion of district from Montview Blvd. on south to 23<sup>rd</sup> Ave. on the north. Streets from west to east are



# National Register of Historic Places Continuation Sheet

United States Department of the Interior  
National Park Service

Park Hill Denver, Colorado

Section number \_\_\_ Page 167

**USGS TOPOGRAPHIC MAP**  
Commerce City & Englewood  
Quadrangles, Colorado  
7.5 Minute Series  
Elevation: 5,300 feet

UTM: Zone 13 / 505130E / 4400319N (NAD27)  
13 / 505881E / 4400324N  
13 / 505885E / 4399527N  
13 / 505119E / 4399520N  
PLSS: 6<sup>th</sup> PM, T3S, R67W, Sec. 31 NW¼

