

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received DEC - 9 1983

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Norman Apartments (~~5DV1707~~)

and/or common Norman Apartments (5DV1707)

2. Location

street & number 99 South Downing Street n/a not for publication

city, town Denver n/a vicinity of

state Colorado code 08 county Denver code 031

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Lendel Properties, Inc. c/o Doug Swenson & The Norman Condominium Assoc., Inc

street & number 1525 Market, Suite 300

city, town Denver n/a vicinity of state Colorado 80202

5. Location of Legal Description

courthouse, registry of deeds, etc. Register of Deeds

street & number City & County of Denver, 1445 Cleveland Place

city, town Denver state Colorado

6. Representation in Existing Surveys

title Colorado Inventory of Historic Sites has this property been determined eligible? yes no

date Ongoing federal state county local

depository for survey records Office of Archaeology & Historic Preservation, 1300 Broadway

city, town Denver state Colorado 80203

7. Description

Condition

excellent

good

fair

deteriorated

ruins

unexposed

Check one

unaltered

altered

Check one

original site

moved

date _____

Describe the present and original (if known) physical appearance

Sited on a corner, the six-story building has two wings set at right angles along Downing Street and Bayaud Street. The building is set back eighty feet from the lot line on Downing and twenty-five on Bayaud. It is constructed with ten inch concrete ceilings, floors and walls, making the building sound proof as well as fire proof. The exterior is faced with multi-colored face brick in tones of tan, beige and brown with contrasting white terra cotta trim in the window sills, a beltcourse of Classical style molding between the first and second floors, molding outlining the parapets and surrounding the main entrance.

The design of the building cannot be expressed in terms of one architectural style, but rather as an eclectic building with the architect's interpretation of Spanish Colonial Revival and Colonial Revival styles. The Spanish Colonial Revival is seen in the curvilinear and decorated parapets near the corners of the building, beneath which are decorative brick arched doorways with wrought iron balconies. The style is further reinforced by the red tile pent roof between the parapets on the street facades of the building.

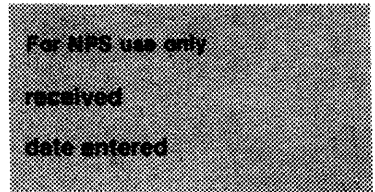
The style of the finely crafted terra cotta surrounding the front entrance might be considered as a variation of the Colonial Revival style with elements originating from earlier Classical periods.

The main entrance faces east, and the parkway, and is reached by a long walkway lined with large evergreens. The rest of the grounds are landscaped with grass and mature bushes and trees. In the center of the right angle, created by the wings, on the north-west rear of the building, is a circle drive which goes around the perimeter of a circular landscaped area with flowers, grass and trees.

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The Norman, Denver County, Colorado



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The building is entered through the main door on the east into a vestibule containing two rows of brass mail boxes on each side. These had been painted and have recently been restored. The main hallway is entered through a second door surrounded by light panels with small panes and fanlight-like transoms above. The floors are terrazzo with marble trim and the three steps and risers leading to the main hall are marble. In the 1950's, the original doors were replaced with ones of aluminum. These have been replaced by new wood paneled doors with brass hardware, which are more in keeping with the character of the building. The original light fixtures in the public areas have been replaced.

The apartments range in size from a small studio or buffet containing a dinette/kitchenette and bath to one, two and three bedroom apartments with living room, full sized dining room and kitchen and tiled bathrooms.¹ They were designed with nine foot ceilings and large multi-paned windows which admit a lot of light and the larger end units contain sun rooms. The windows operate on tracks and open to the outside on the bi-fold principal. They consist of four panels, each five panes high and two panes wide. There are three interior screens for each window which also slide on tracks. The brass hardware for the windows was manufactured by Andrew Hoffman Manufacturer, Chicago, patented July 1919. Today, some of the original windows on the west rear of the building have been replaced with aluminum casements.

The apartments are entered from the center hallway through an entry door opening onto a vestibule so that no room is entered directly. The larger apartments also have maid's entrances and delivery doors.

The doors and wood trim in the apartments and hallways are mahogany. In most of the apartments the natural wood has been painted, but the hall side of the doors remain as originally finished with the door trim painted a color matching the wood.

¹Originally there were 47 apartment units listed in the householder's directory, in addition to the manager's apartment.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1924 **Builder/Architect** William Norman Bowman --architect

Statement of Significance (in one paragraph)

The Norman is one of Denver's best preserved examples of a luxury apartment building of the 1920s and '30s. When opened, it was the most prestigious address for apartment living in the city, a reputation it retained through the 1940s. The fine craftsmanship exhibited in the detailing of the building, such as the marble floors in the main foyer and entrance hall, the mahogany doors and moldings in the apartments, and the terra cotta trim on the exterior define its architectural distinctiveness. The Norman was designed and owned by prominent Denver architect William Norman Bowman, for whom the apartment building was named. Bowman was responsible for the design of several schools, municipal and commercial buildings throughout Denver, including the Telephone Building, his best and tallest building; and the Cosmopolitan Hotel, both located in downtown Denver. His credits also include the design of several courthouses in Colorado and in other Western states.

The Norman Apartments were designed and owned by one of Denver's well known architects, William Norman Bowman, for whom the building was named. When the building opened for occupancy in June of 1924, it was billed as "The Aristocrat of Apartments" in an eye-catching, oversized circular issued by the rental agents for the building, the Hitchings-Van Schaack Investment Company. The circular stated the building would fill a "long felt need for an apartment which will surround its dwellers with more of an atmosphere of refinement, which will afford them the character of services made possible through the best Eastern Type of design." And indeed, the building offered many amenities in the apartments and convenient services in the building. No other more luxurious apartment building had been constructed in the city since the Perrenaud Apartments, designed by Frank E. Edbrooke, at 836 E. 17th Avenue in 1901.

(continued)

9. Major Bibliographical References

See continuation sheet.

10. Geographical Data

Acreage of nominated property .72 acres

Quadrangle name Englewood

Quadrangle scale 1:24000

UTM References

A

1	3	5	0	2	2	9	0	4	3	9	5	9	3	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

(see continuation sheet)

List all states and counties for properties overlapping state or county boundaries

state n/a code county code

state code county code

11. Form Prepared By

name/title Barbara Norgren

organization Consultant date September 1, 1983

street & number 2453 E. Jefferson Drive telephone 740-7860

city or town Denver state Colorado

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature Barbara Norgren

title State Historic Preservation Officer date 12/7/83

For NPS use only

I hereby certify that this property is included in the National Register

[Signature]
Keeper of the National Register

Entered in the
National Register

date 12/22/83

Attest: _____ date _____

Chief of Registration

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The "clean, cool, quiet location" of the building was emphasized, with the Downing Street Parkway and the Denver Country Club golf course to the east, an unrestricted view of the mountains to the west and the Polo Club to the southeast where the polo games could be seen from the east windows of the building. The building was located for convenient access to most sections of the city and yet removed from the congestion and fumes of traffic and commerce. The importance of this location has changed little since 1924 and is still considered a prime residential area.

Because of the sound proof qualities of the building, tenants with children were encouraged when the building first opened. Further inducement was the large landscaped area in the center of the circle drive where children could play away from the traffic on the streets.

Among the building services offered to the tenants were both passenger and freight elevators, maid quarters in the basement which rented for a nominal fee, "a completely electrified" laundry with washers, ironers and dryers and unlimited ice available at all times without charge. A call to the garage would deliver a tenant's car to the rear entrance from the one story garage behind the building, where a man was on duty twenty-four hours a day. The garage was heated and had ample room for parking.

In the 1920's and '30's, it is believed that the Norman far surpassed other Denver apartment buildings for spaciousness of the apartments, services offered to the tenants, convenience of location and low rentals which continued to be the policy through the years.

When the Norman first opened, the rents were considered very reasonable for a three room apartment (buffet) at \$75 and \$225 for a seven room apartment. Even in the early 1950's, the rents had not risen appreciably. The buffet apartment rented from \$115 with the seven room apartment (three bedrooms) from \$300 to \$375. At that time, there was twenty-four hour security service and garage attendents included in the rent. It was billed as elegant, conservative with beautiful grounds and convenient location. No pets or children were allowed.

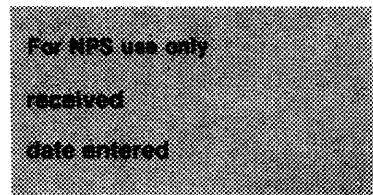
The original low rental may have been the reason for the sale of the Norman in 1935 under a foreclosure decree. The sale was conducted on the front steps of the then new City and County Building by Elmer W.

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Continuation sheet Significance Item number 8 Page 4



William Norman Bowman had a varied and interesting career as architect and engineer. Three years before Bowman's death, he was recognized in the Rocky Mountain News (People of the West; "The Story of William Norman Bowman" by Roscoe Fleming. RMN, 25 Oct. 19, 1941, p.10), as an active and vigorous man at the age of seventy-three. Denver's skyline was a momento to Bowman, according to the article, and would have been poorer and lower but for the buildings designed by Bowman. The Telephone Building is one of the best and tallest of Bowman's downtown buildings, which also included the Denver Theater (demolished) and the Cosmopolitan Hotel (to be demolished). The News article also noted that one of Bowman's best projects was the Romanesque Church in Rushville, Indiana - 1893.

Bowman came to Denver in 1910 to make his permanent home and built a large house in Barnum called "Yamecila" at 325 King Street. Still in existence today, which he later sold to the Sisters of Saint Francis. Bowman designed many schools, municipal and commercial buildings in Denver, Colorado and outside the state. In Denver he designed the School Administration Building on 14th Street, Park Hill Methodist Church, Colburn Hotel, the State Office Building, the Glenarm YMCA, Byers and Cole Jr. High Schools and the Continental Oil Building (demolished).

In May of 1927, Bowman was appointed by Governor Alva Adams to the state board of architectural examiners for a four year term to succeed Robert K. Fuller.

In 1941, Bowman was described as a man with a ready smile and laugh, with grey-blue eyes behind tortoise shell rimmed glasses, who wore old-fashioned batwing collars and conservative suits. After Bowman's first wife died at Christmas time in 1943, he secretly married his former secretary in July about a month before his death in August 1944. He died at his apartment at he Norman where he had lived since 1924, and is buried at Fairmount Cemetery.

Buildings designed by William Norman Bowman outside Denver, Colorado:

Weld County Court House, Greeley, Colorado

Montrose County Court House, Montrose, Colorado

Jackson County Court House, Walden, Colorado

Moffat County Court House, Craig, Colorado

Yavapai County Court House, Prescott, Arizona

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Continuation sheet Bibliographical References Item number 9

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Baker, James H. and Hafen, LeRoy R., History of Colorado.
Denver: Linderman Company, Inc. 1927.

Denver City Directory. 1925 - 1927.

Denver Municipal Facts, v.3 #50, 9 sec. 1911, p.9.

The Denver Post, 7 May 1927, p.2; 29 August 1944, p.1;
29 April 1946, p.4; 1 September 1949, p.2.

Householder Directory - 1926.

Men and Women of Colorado. Phoenix, Tuscon, Denver: Pioneer
Publishing Company, 1944.

The Rocky Mountain News, Denver, 15 October 1935, p.8;
29 August 1944, p.16; 11 December 1971, p.163.

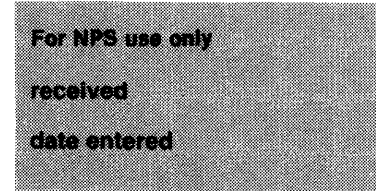
"The Story of William Norman Bowman", by Roscoe Fleming.
Rocky Mountain News, 25 October 1941, p.10,
"People of the West".

Circular, The Norman Apartments. Clipping files, Western
History Department, Denver Public Library.

Interview: Ms. Doris Kraemer, Manager - The Norman, 99 South
Downing, 12 August 1983.

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Norman

Denver County, CO

Continuation sheet Verbal Boundary Description Item number 10

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LEGAL DESCRIPTION

A part of block 5, Shackelton Place, City and County of Denver, Colorado according to the recorded plat thereof, and more particularly described as follows:

Beginning at the southeast corner of said block 5; thence west along the south line of said block 5 a distance of 32.50 feet to the true point of beginning; thence continuing west along said south line a distance of 206.10 feet; thence north parallel with the east line of said block 5 a distance of 103.20 feet; thence east parallel with the south line of said block 5 a distance of 100.50 feet; thence north parallel with the east line of said block 5 a distance of 96.80 feet; thence east parallel with the south line of said block 5 a distance of 105.60 feet; thence south parallel with the east line of said block 5 a distance of 200.00 feet to the true point of beginning, containing 31.492 square feet, more or less.