

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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3

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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

**1 NAME**

HISTORIC

Evans School

AND/OR COMMON

Evans School

**2 LOCATION**

STREET & NUMBER

1115 Acoma Street

\_\_NOT FOR PUBLICATION

CITY, TOWN

Denver

CONGRESSIONAL DISTRICT

1

\_\_ VICINITY OF

STATE

Colorado

CODE

08

COUNTY

Denver

CODE

031

**3 CLASSIFICATION**

**CATEGORY**

\_\_DISTRICT

BUILDING(S)

\_\_STRUCTURE

\_\_SITE

\_\_OBJECT

**OWNERSHIP**

PUBLIC

\_\_PRIVATE

\_\_BOTH

**PUBLIC ACQUISITION**

\_\_IN PROCESS

\_\_BEING CONSIDERED

**STATUS**

\_\_OCCUPIED

UNOCCUPIED

\_\_WORK IN PROGRESS

**ACCESSIBLE**

YES: RESTRICTED

\_\_YES: UNRESTRICTED

\_\_NO

**PRESENT USE**

\_\_AGRICULTURE

\_\_COMMERCIAL

\_\_EDUCATIONAL

\_\_ENTERTAINMENT

\_\_GOVERNMENT

\_\_INDUSTRIAL

\_\_MILITARY

\_\_MUSEUM

\_\_PARK

\_\_PRIVATE RESIDENCE

\_\_RELIGIOUS

\_\_SCIENTIFIC

\_\_TRANSPORTATION

\_\_OTHER:

**4 OWNER OF PROPERTY**

NAME

A & R Investment Company (Alan S. and Richard Jay Eber)

STREET & NUMBER

5700 East Stanford Drive

CITY, TOWN

Englewood

\_\_ VICINITY OF

STATE

Colorado 80110

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Denver Assessor's Office

STREET & NUMBER

1445 Cleveland Place

CITY, TOWN

Denver

STATE

Colorado

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Colorado Inventory of Historic Sites

(16/01/0297)

DATE

Ongoing

\_\_FEDERAL  STATE \_\_COUNTY \_\_LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Colorado Historical Society; 1300 Broadway

CITY, TOWN

Denver

STATE

Colorado 80203

# 7 DESCRIPTION

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

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Located on Acoma Street between West Eleventh and West Twelfth Avenues, in Denver, the Evans School is an imposing structure that reflects the classical revival style of architecture. The building is a single, detached structure, irregular in shape, and three stories in height. Its exterior walls are made of specially prepared brick as well as stone, iron, and cement. The east or main facade has eighteen bays, three in the north projection, six in the indentation immediately to its south, three in the center pedimented pavilion, and six in the indentation immediately to its south. The north and south facades have eleven bays each; five on the east, five on the west, and one in the center. Two decorative windows, not counted as bays, flank the center entrance. The west or rear facade has a large number of bays and a major projection with a chimney above which is the flat deck with a surrounding railing which was used by the school for physical education classes. The roof is hipped.

The main body of the structure is of specially made red brick set in stretcher bond. The wall construction is probably load-bearing brick. The wall design includes an entablature and frieze above the ground floor windows on north, east and south facades and again above the third floor windows (surrounding the structure); there is a sill moulding beneath the second floor windows around the north, east and south facades and corner quoins. Two pilasters with Ionic capitals are featured on the north and south facades as well as on the north and south projections on the main facade. A date stone that says "A 1904 D" is placed above both the north and south entranceways.

The structure has multiple roof forms. The roof trim is cornice boxed, frieze decorated with egg and dart moulding and dentils. The roof is topped by an attractive octagonal cupola, centered, and five pediments, one each atop the north and south entrances, and three on the main facade, one over the entranceway and one each over the north and south projections. The roof trim on the pediments is cornice boxed. Other special features include a small drop at each corner and a finial atop each pediment. A three-story single chimney made of brick extends up the southwest corner of the back projection. A second single one-story brick chimney is offset, right.

The fenestration is complex. The ground floor windows on the north, east and south facades are segmentally arched with lugsills and handsome voussoirs. The main window divisions on the first and second floors of all facades are unknown as they are boarded up. The windows on the second and third floors of the north, east and south are flat with decorative lintels. There is no side trim. The second floor windows have a sill moulding, but the third floor windows have lugsills. The third floor windows are two-sashed and double-hung. The windows on the west facade have a flat, plain moulding with no side trim and lugsills. The north and south facades have some special windows in the center section. Above the doors are two flat windows, the top one with a split pediment broken by a decorative element from the date stone and the lower one with a split segmental pediment. On each side of these windows and the doors below them are narrow, flat windows with decorative lintels, no side trim, sill moulding on the second floor and lugsills on the third.

In the center of the main facade are three doors. They are recessed and semicircular in shape, with the surround having the same decorative elements as the ground floor windows except for a carved stone that serves as the keystone. Above each double door is a flush fan. There are no side panels. Each of the main doors is a double leaf

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with one panel located in the upper third of the door. The method of joining the panel to the door is unknown as it is boarded up. One step leads up to each of the main doors. The north and south facades feature a centered, flat, double-leaf door which is flanked by two Ionic columns and is topped by a split ogee pediment. Each door leaf contains a single panel in its upper third portion.

A portico supported by piers is located above the front entrance. It features four Ionic columns which are connected by a low railing and supports an elaborate pediment. Leading out to the portico are three doors which are flat with plain pediments and moulded trim on the sides. Above these doors are three flat windows with decorated entablature, moulded side trims, and slipsills.

To enter the building, one steps down about three feet, a characteristic of the architect. The interior contains extensive cast rod iron balustrades, also typical of the architect's work. A newspaper piece advertising the property for lease four years ago stated that it was "all operational, water, gas, electric. All mechanical systems updated quality. Meets all city and state code requirements . . . Sprinkler throughout."

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	XARCHITECTURE	XEDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

The Evans School in Denver is significant for its architectural excellence; for its association with educational development in the city; and for its association with David W. Dryden, an important Colorado architect. In addition, the school was named for John Evans, an early territorial governor, important business leader, and a founder of the University of Denver.

Time and location had an unusually important influence on the construction of the Evans School. It was planned a relatively short time after the completion of the State Capitol, a few blocks away, and during the era that saw the construction of many elegant mansions on Capitol Hill. Moreover, planning for the school began just at the time Mayor Robert W. Speer launched a long program of city building and civic construction, notably the monumental Civic Center. The Capitol and the Civic Center were classical in design. And so the Evans School became the architectural expression of its time and place.

The architect for the Evans School was David W. Dryden, a pioneer designer who practiced in Denver for thirty-five years. In 1901 he was appointed the supervising architect for School District #1, a position he held until 1912 when he resigned owing to poor health. It was during this tenure, however, that he designed twenty-three school buildings<sup>5</sup> of which only three remain in essentially their original form. The Evans School, one of these three, is particularly important because it was designed to serve as a model for other schools that would be built in the district. Planning for the structure began at least as early as 1903, and construction began the next year.

Once completed, the Evans School served the public for sixty-nine years. Throughout this time it was an elementary school although for a brief period in 1917, it also housed Junior High students. In 1928 the school district established a Hearing Conservation Department at the Evans and in 1930 a Sight Saving Department. For many years the school was the only one in the area that served the deaf, blind, or physically handicapped, and it was the only elementary school in Denver open in the summer. By the early 1970s, however, declining enrollment and obsolescence prompted the school district to close the building and sell it. Since then, it has sat boarded and idle awaiting adaptive use.

From an architectural perspective, the Evans School is an exceptionally fine example of the Classical Revival in Denver. The columns, pilasters, and portico all highlight this style. There are also Adam-style flat arches with projecting keystone on many of the windows and on the arched transoms over the main doors. The central cupola on the roof reflects a neo-colonial influence.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

See continuation sheet

## 10 GEOGRAPHICAL DATA

**UTM NOT VERIFIED**

ACREAGE OF NOMINATED PROPERTY 1.491

**ACREAGE NOT VERIFIED**

QUADRANGLE NAME Englewood

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 13 500960 4398070  
ZONE EASTING NORTHING

B           
ZONE EASTING NORTHING

C         

D         

E         

F         

G         

H         

VERBAL BOUNDARY DESCRIPTION

Lots 1-17 inclusive, Block 59, Evans Addition, City and County of Denver, State of Colorado

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

STATE	CODE	COUNTY	CODE

## 11 FORM PREPARED BY

NAME / TITLE

Joan M. French

ORGANIZATION

DATE

November 1979

STREET & NUMBER

4230 East Sixth Avenue

TELEPHONE

(303) 321-3471

CITY OR TOWN

Denver

STATE

Colorado 80220

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL   

STATE   

LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*Arthur C. Saunders*

DATE

*June 23, 1980*

TITLE

State Historic Preservation Officer

**FOR NPS USE ONLY**

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

ATTEST: *Paula Stoder Kael*  
KEEPER OF THE NATIONAL REGISTER  
CHIEF OF REGISTRATION

DATE

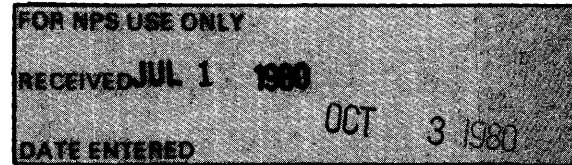
*10/3/80*

DATE

*9/29/80*

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Rocky Mountain Journal. October 1, 1975.

Rocky Mountain News. March 20, 1915.

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Denver Building Permits. Denver Public Library Western History Department microfilms. Denver, Colorado.

Denver Public School District 1. Personal interviews with Bill Wilbur, Coordinator, Facility Planning. November 1979.

Denver Public School District 1. School records files on Evans School and Broadway Latin School.