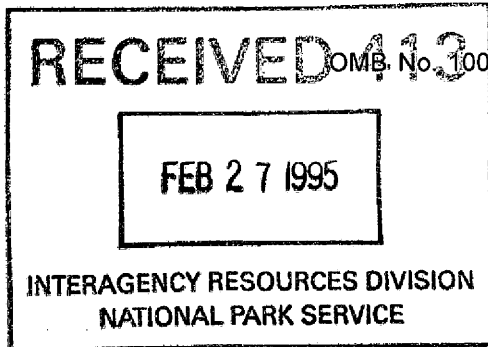


United States Department of the Interior
National Park Service

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 Cole Neighborhood Historic District

other names/site number 5DV4696

2. Location

street & number 3200 and 3300 blocks of Vine and Race Streets [N/A] not for publication

city or town Denver [N/A] vicinity

state Colorado code CO county Denver code 031 zip code 80205

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally.
(See continuation sheet for additional comments [].)

[Signature] State Historic Preservation Officer February 21, 1995
Signature of certifying official/Title Date

Colorado State Historic Preservation Office
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:

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 [].

[Signature] Signature of the Keeper Date
Edson H. Beall 3-31-95

Entered in the
National Register

Cole Neighborhood Historic District
Name of Property

Denver County, Colo.
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

106 12 buildings

_____ sites

_____ structures

_____ objects

106 12 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)

DOMESTIC: Single Dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Bungalow/Craftsman
Tudor Revival
Mission/Spanish Colonial Revival
LATE 19TH AND EARLY 20TH CENTURY
AMERICAN MOVEMENTS
OTHER: Classic Cottage
MODERN MOVEMENT

Materials

(Enter categories from instructions)

foundation CONCRETE
walls BRICK

roof ASPHALT
other STONE
WOOD

Narrative Description

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

Cole Neighborhood Historic District

Name of Property

Denver County, Colo.

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 Bibliographic 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)

ARCHITECTURE

Periods of Significance

1910 - 1941

Significant Dates

N/A

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

Deane, H.L.

Ellis and Marshall

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository:

City and County of Denver,

Planning and Community

Development Office

Cole Neighborhood Historic District
Name of Property

Denver County, Colo.
County/State

10. Geographical Data

Acreage of Property 12 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1.	13 Zone	503110 Easting	4401410 Northing	3.	13 Zone	503320 Easting	4401130 Northing
2.	13 Zone	503320 Easting	4401410 Northing	4.	13 Zone	503110 Easting	4401130 Northing

[] See continuation sheet

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 Carl McWilliams, Principal
organization Cultural Resource Historians date June, 1994
street & number 1607 Dogwood Court telephone 303-493-5270
city or town Fort Collins state CO zip code 80525

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 See continuation sheets
street & number _____ telephone _____
city or town _____ state _____ zip code _____

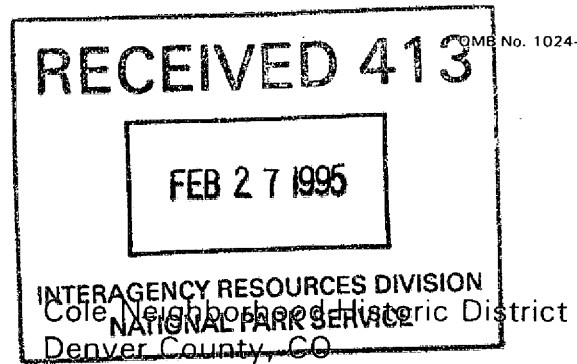
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain 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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1



INTRODUCTION

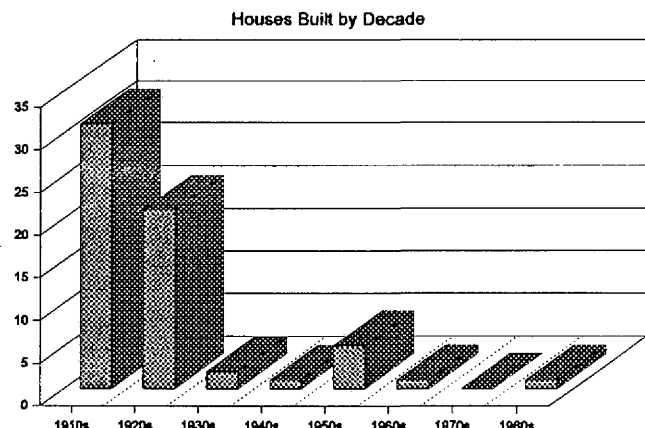
The Cole Neighborhood Historic District encompasses four square blocks along Vine and Race Streets, in the eastern portion of northeast Denver's Cole Neighborhood. Comprised of 71 primarily single-family houses, and 47 detached garages, or secondary buildings, the district is a visually cohesive collection of working-class homes. Almost exclusively of masonry construction, the district's houses feature uniform setbacks, and display the design and workmanship of the era. The neighborhood's quiet tree-lined streets, wide grass boulevards between the streets and sidewalks, and mature landscaping, also contribute to the historical character of the district. Taken together, these elements create a setting that conveys a strong sense of feeling and association with life in one of Denver's working-class neighborhoods during the early 20th Century.

The first houses in the district were built in 1910, and by 1924, 60 of the district's 71 extant houses had been built. Overall, 62 houses and 44 garages date from the period of significance and are considered contributing. Only two houses and one garage dating from the period of significance are considered noncontributing due to a loss of integrity. Six other houses and three garages are noncontributing because their construction dates fall outside the period of significance.

BUNGALOWS

The district's principal housing stock is comprised of 1 and 1½-story brick bungalows. Built between 1910 and 1929, these houses are typical of bungalows built throughout Denver. Although numerous bungalows are located in the city, this neighborhood represents one of its most intact concentrations of such homes. Reflecting regional and national trends, bungalows in the Cole Neighborhood Historic District exhibit a number of common

Cole Neighborhood Historic District



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Cole Neighborhood Historic District
Denver County, CO

Section number 7 Page 2

identifying features. All exhibit front or side-gable plans, brick exterior walls, and full-length or nearly full-length front porches. The gable roofs of nearly all of these houses are clad with non-original asphalt shingles, and have exposed rafter ends.

Contributing to a strong horizontal emphasis, the bungalows' front porches feature several identifying characteristics. Houses with front-gable plans typically have gable porch roofs, while most side-gabled houses have shed porch roofs below a central gable dormer. In a few examples, porches are recessed under the houses' main gables. Porch roofs of the district's bungalows are supported by brick half-walls and heavy brick pedestals and piers, which are often tapered. Decorative brick work is found on many porches, and several of the porches also feature stone capping on the top of half-walls, and at the top of brick pedestals and piers.

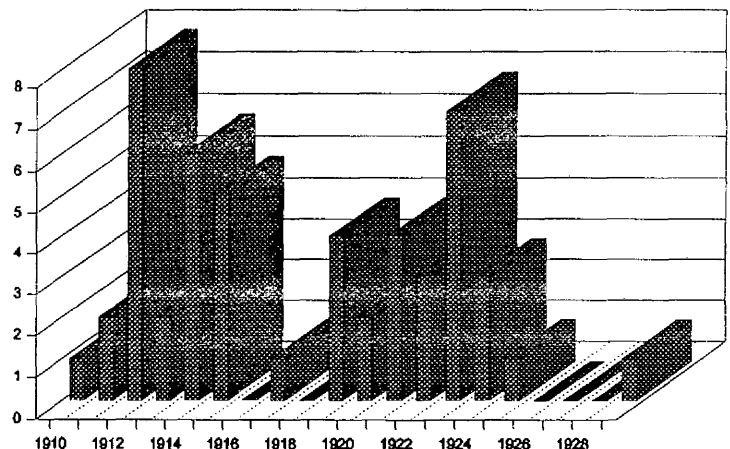
The neighborhood's bungalows also commonly exhibit decorative stick work or false half-timbering in their upper gable ends. False half-timbering also appears in many dormers, and decorative purlins, with knee braces, are found on some houses. Upper gable ends are predominantly stuccoed, but on some bungalows they are clad with wood, squate-butt or fishscale shingles.

The bungalows' exterior walls are red or brown brick, laid almost exclusively in running bond. In some houses, blond brick appears as a decorative element. Complementing the stone work found on the porches, some bungalows also feature stone lug sills or lintels. Exterior brick chimneys are a common feature found among the district's bungalows. On many bungalows, the chimneys are very tall in proportion to the houses, and they often feature courses of corbelled brick.

Windows on bungalow houses in the district are predominantly 1/1 double-hung sash with flat arches and painted wood surrounds. On some houses, four or five vertical panes in the upper sash are set over a single pane in the lower sash, in what is commonly known as a

Cole Neighborhood Historic District

Houses Built by Year, 1910 - 1929



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

Cole Neighborhood Historic District
Denver County, CO

"ribbon pattern." The bungalows' windows are arranged asymmetrically, and appear singly or in multiple groupings. Although some bungalows have stone lug sills, window sills are more often comprised of a course of bricks laid as rowlocks. A few of the district's larger bungalows feature canted bays on a side elevation, usually with three double-hung windows.

Built on rectangular plans with half or full basements, the district's bungalows range in size from just over 900 square feet to nearly 1200 square feet. With common overall dimensions of approximately 26' x 36', these houses feature interior plans comprised of a combination living room - dining room, a large kitchen, two bedrooms, and one bath. In the smaller examples, the bedrooms are set directly off of the living room, dining room, or kitchen. In somewhat larger examples, the bedrooms and bath are set off of a central hallway. A number of the district's bungalows also feature older, yet in some cases non-original, enclosed rear porches.

VERNACULAR FRONT-GABLE

Four of the oldest houses in the district, all built in 1910, feature Vernacular Front-Gable designs. Located at 3207, 3227 and 3235 Vine, and at 3306 Race, these houses are more vertically oriented than the district's bungalows. With more steeply-pitched roof lines, these houses appear lighter and more angular. They also exhibit a greater variety of texture and materials. All four of these houses have exterior brick walls, although 3227 Vine has been stuccoed, and the brick walls at 3306 Race have been painted white. Decorative wood shingles are commonly found in the homes' upper gable ends. Particularly notable is the upper gable end on the facade of 3207 Vine, which features bands of multi-colored shingles in various patterns. Overall, wood shingles in these houses' upper gable ends include fishscale, sawtooth, cove, square-butt, and octagon patterns.

CLASSIC COTTAGE

Two houses in the district - 3239 Race built in 1911, and 3309 Race built in 1910 - are examples of the Classic Cottage style of architecture. Popular throughout the Rocky Mountain region, Classic Cottages appear visually as modest 1 or 1½-story versions of the American Foursquare. Built in simple rectangular plans, these two houses display flared hip roofs, with central flared hip-roof dormers on their facades. Typical of the district's other houses, they feature brick exterior walls, double-hung windows, tall chimneys, and nearly full-length front porches. Both of these houses have boxed eaves, in contrast to the district's bungalows, which uniformly feature exposed rafter ends.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

Cole Neighborhood Historic District
Denver County, CO

TUDOR REVIVAL

The Tudor Revival style of architecture is based on a variety of Late Medieval prototypes, and was most popular throughout the United States during the 1920s and 1930s. Three houses in the Cole Neighborhood Historic District - 3360 Vine built in 1934, 3200 Race built in 1938, and 3201 Race built in 1940 - are modest examples of the Tudor Revival style. These houses feature more steeply-pitched roof lines, closed eaves, and casement as well as sash windows. Most notable of these houses is 3360 Vine, which displays the extensive use of decorative blond brick, in rounded arch door and window openings, and in quoining at the corners.

MISSION

The Long House, built in 1923, is the Cole Neighborhood Historic District's only example of the Mission style of architecture. The home's distinctive architectural elements include its Mission style parapet wall on the west elevation, rounded arch door and window openings, and painted white stucco walls with red brick accents.

NON-CONTRIBUTING HOUSES

Six houses in the Cole Neighborhood Historic District were built after the period of significance. Ranging in dates of construction from 1953 to 1986, these houses generally feature Ranch style plans. Although their styles are not wholly compatible with the district's historic houses, they are all of comparable size and scale. In keeping with the district's other houses, all but one of the six noncontributing houses feature exterior brick walls.

To accompany this nomination, Colorado Historical Society "Historic Building Inventory Record" forms were completed for each house in the district. Providing a detailed architectural description and historical background information for each house, these forms are on file at the Colorado Historical Society and at the Denver Planning and Community Development Office.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Cole Neighborhood Historic District
Denver County, CO

Section number 7 Page 5

COLE NEIGHBORHOOD HISTORIC DISTRICT
Building List

Address	Historic Name	Style	Date	Status
3200 Vine	Waldron House	Bungalow	1925	contributing
3210 Vine	Mast House	Bungalow	1924	contributing
3216 Vine	Smith House	Bungalow	1924	contributing
3222 Vine	Myers House	Bungalow	1912	contributing
3226 Vine	Graf House	Bungalow	1913	contributing
3226 Vine	Garage			contributing
3234 Vine	Porter House	Bungalow	1913	contributing
3234 Vine	Garage			contributing
3238 Vine	King House	Bungalow	1913	contributing
3244 Vine	Sandberg House	Bungalow	1914	contributing
3244 Vine	Garage			contributing
3250 Vine	French House	Bungalow	1919	contributing
3250 Vine	Garage			contributing
3260 Vine	Peterson House	Bungalow	1923	contributing
3260 Vine	Garage			contributing
3300 Vine	None	Ranch	1986	non-contributing
3310 Vine	Dittman House	Bungalow	1922	contributing
3310 Vine	Garage			contributing
3322 Vine	Burkhardt House	Bungalow	c1920	contributing
3322 Vine	Garage			contributing
3324 Vine	Welch House	Bungalow	1919	contributing
3324 Vine	Garage			contributing
3332 Vine	Miller House	Bungalow	1923	contributing
3332 Vine	Garage			contributing
3338 Vine	Baier House	Bungalow	1924	contributing
3338 Vine	Garage			contributing
3344 Vine	Long House	Mission	1923	contributing
3350 Vine	Long House	Bungalow	1923	non-contributing
3350 Vine	Garage			contributing
3360 Vine	Schwab House	Tudor Revival	1934	contributing
3360 Vine	Garage			contributing
3203 Vine	Westergreen House	Bungalow	1920	contributing
3203 Vine	Garage			contributing

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Cole Neighborhood Historic District
Denver County, CO

Section number 7 Page 6

Address	Historic Name	Style	Date	Status
3207 Vine	Graves House	Vernacular Front-Gable	1910	contributing
3207 Vine	Garage			non-contributing
3215 Vine	Lesser House	Bungalow	1921	contributing
3227 Vine	Bartels House	Vernacular Front-Gable	1910	contributing
3227 Vine	Garage			contributing
3235 Vine	Allie House	Vernacular Front-Gable	1910	contributing
3239 Vine	Bernard House	Bungalow	1910	contributing
3239 Vine	Garage			non-contributing
3251 Vine	None	Ranch	1957	non-contributing
3255 Vine	None	Ranch	1957	non-contributing
3309 Vine	Bradford House	Bungalow	1910	contributing
3319 Vine	Maraus House	Bungalow	1929	contributing
3319 Vine	Garage			contributing
3327 Vine	Swanson House	Bungalow	1923	contributing
3327 Vine	Garage			contributing
3333 Vine	Pakiser House	Bungalow	1923	contributing
3339 Vine	White House	Bungalow	1915	contributing
3339 Vine	Garage			contributing
3345 Vine	Haselgren House	Bungalow	1916	contributing
3345 Vine	Garage			contributing
3351 Vine	Eames House	Bungalow	1915	contributing
3351 Vine	Garage			contributing
3361 Vine	Retallack House	Bungalow	1916	contributing
3361 Vine	Garage			contributing
3200 Race	Smith House	Tudor Revival	1938	contributing
3214 Race	Garbe House	Bungalow	1924	contributing
3214 Race	Garage			contributing
3220 Race	Morford House	Bungalow	1915	contributing
3220 Race	Garage			contributing
3226 Race	Kenke House	Bungalow	1914	contributing
3226 Race	Garage			contributing
3232/3236 Race	None	Ranch	1957	non-contributing
3240/3246 Race	None	Ranch	1957	non-contributing
3250 Race	von Ehrenkrook House	Bungalow	1912	non-contributing

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Cole Neighborhood Historic District
Denver County, CO

Section number 7 Page 7

Address	Historic Name	Style	Date	Status
3260 Race	None	Ranch	1961	non-contributing
3300 Race	Feely House	Bungalow	1914	contributing
3306 Race	Button House	Vernacular Front-Gable	1910	contributing
3312 Race	Feely House	Bungalow	1923	contributing
3312 Race	Garage			contributing
3318 Race	Klopie House	Bungalow	1921	contributing
3318 Race	Garage			contributing
3328 Race	Widmer House	Bungalow	1921	contributing
3328 Race	Garage			contributing
3332 Race	Smith House	Bungalow	1922	contributing
3332 Race	Garage			contributing
3338 Race	Hodge House	Bungalow	1922	contributing
3338 Race	Garage			contributing
3344 Race	Bettes House	Bungalow	1914	contributing
3344 Race	Garage			contributing
3350 Race	Savage House	Bungalow	1913	contributing
3350 Race	Garage			contributing
3358 Race	Hinman House	Bungalow	1914	contributing
3358 Race	Garage			contributing
3201 Race	McCune House	Tudor Revival	1941	contributing
3201 Race	Garage			contributing
3211 Race	Holmquist House	Bungalow	1912	contributing
3211 Race	Garage			contributing
3217 Race	Warner House	Bungalow	1912	contributing
3227 Race	Nordeen House	Bungalow	1912	contributing
3227 Race	Garage			contributing
3235 Race	Culver House	Bungalow	1912	contributing
3239 Race	Stevens House	Classic Cottage	1911	contributing
3239 Race	Garage			contributing
3247/3249 Race	None	Ranch	1953	non-contributing
3247/3249 Race	Garage			non-contributing
3259 Race	Carlson House	Bungalow	1911	contributing
3259 Race	Garage			contributing
3303 Race	Barr House	Bungalow	1911	contributing

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 8

Cole Neighborhood Historic District
Denver County, CO

Address	Historic Name	Style	Date	Status
3303 Race	Garage			contributing
3309 Race	Stenman House	Classic Cottage	1910	contributing
3315 Race	Anderson House	Bungalow	1921	contributing
3315 Race	Garage			contributing
3321 Race	Deane House	Bungalow	1923	contributing
3321 Race	Garage			contributing
3329 Race	Kline House	Bungalow	1922	contributing
3329 Race	Garage			contributing
3333 Race	Dillon House	Bungalow	1912	contributing
3339 Race	Powell House	Bungalow	c1915	contributing
3339 Race	Garage			contributing
3345 Race	Smith House	Bungalow	1919	contributing
3345 Race	Garage			contributing
3351 Race	Doyle House	Bungalow	1912	contributing
3351 Race	Garage			contributing
3359 Race	Noren House	Bungalow	1915	contributing
3359 Race	Garage			contributing

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 9

Cole Neighborhood Historic District
Denver County, CO

ARCHITECT/BUILDER (Cont.)

Garbe, I.W.
Gregg, E.F.
Hodge, Russell
Kline, Chris
Long, C.P.
McCune, W.R.
Roach, Harry
Smith, Adna A.
Smith, Bert E.
Smith, J.R.
Swanson, Oscar
Westergreen, J.N.
White, J.M.
Widmer, E.J.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 10

Cole Neighborhood Historic District
Denver County, CO

INTRODUCTION

The Cole Neighborhood Historic District is being nominated for inclusion in the National Register of Historic Places under National Register Criterion C. Dominated by the construction of 1 and 1½-story brick bungalows, all but a few of the district's houses were built during the 1910s and early 1920s. These houses, moreover, have been changed little from their original construction. As such, the district has retained a large measure of its historical integrity, and it clearly embodies the distinctive characteristics of the bungalow style of architecture.

In the years prior to 1930, countless bungalows were built in the Denver area and most of these still exist. Perhaps because of their abundance, Denver's bungalows have largely been overlooked in terms of recognizing their historic architectural significance. Ironically though, the bungalow style is particularly significant in Denver because it was the city's dominant housing style for working-class families for more than two decades. Located in northeast Denver, the Cole Neighborhood Historic District was and is a working-class neighborhood that contains one of Denver's most concentrated and historically intact collections of bungalow houses.

EVOLUTION OF THE BUNGALOW

The Arts and Crafts movement led to two distinctive styles of American houses. The first was the Prairie style (1900-1920), which began in Chicago under the leadership of Frank Lloyd Wright. The second style inspired by the movement was the Craftsman style (1905-1930), influenced primarily by the work of two brothers, Charles Sumner Greene and Henry Mather Greene. The Craftsman style was quickly spread throughout the country by pattern books and popular magazines. The bungalow, a modest one or one and a half story version of the Craftsman house, was a dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920s. The style rapidly fell from favor after the mid-1920s; few were built after 1930.

The leader of the Arts and Crafts movement in America was Gustav Stickley (1857-1942). Discouraged by the social turmoil caused by the recent industrial era, Stickley's answer was to repudiate the machine age with its accompanying social ills. He developed a philosophy of design which stressed comfort, utility and simplicity through the use of natural materials and a lack of pretention. As publisher of the *Craftsman*, a magazine he founded

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 11

Cole Neighborhood Historic District
Denver County, CO

in October 1901, Stickley sought to expound upon the concept of "total design," which sought to integrate the house with its surroundings through all aspects of design: house construction, landscaping, interiors and furnishings.

Charles Sumner Greene and Henry Mather Greene grew up on a farm, developing a great appreciation for nature. Trained in carpentry, wood and metal work, the brothers contrasted this very practical background with course work in architecture and engineering at MIT. Henry was exposed to Henry Hobson Richardson's shingle style of architecture, and to the oriental influences popular at the time; Charles traveled to England the year before Stickley began publishing his magazine, and was greatly influenced by the Arts and Crafts movement of that country. The brothers pooled their interests and talents, ultimately developing a style of simplified housing designed for the middle and working classes of American society.

Given extensive publicity in trade journals and popular magazines of the day, including *Western Architect*, *House Beautiful*, *Architectural Record*, and *Ladies' Home Journal*, the one-story Craftsman house quickly became the most popular modest house in the country. As a result, a flood of pattern books appeared, offering plans for Craftsman bungalows; some even offered completely pre-cut packages of lumber and detailing to be assembled by local labor. By the early 1920s, bungalows had become so popular that a journal titled *The Bungalow Magazine* was in publication, extolling the virtues of bungalow-living.

The Craftsman movement emphasized simplicity, durability, harmony with the natural surroundings, and an economy of space and material. Translated into an architectural style, these ambitions were accomplished through the application of exposed structural members and geometric styles of ornamentation to emphasize simple horizontal lines. Low pitched roofs with wide eave overhangs were favored. Exposed ridgepoles and purlins, often with knee braces, as well as stickwork or false half-timbering, appeared in the gable ends. These exposed structural components, whether supportive or merely decorative, comprised key visual elements for these homes. Facades were dominated by a broad stairway leading to a full or nearly full width porch. Porch hoods were supported by battered pedestals, topped by large squared post piers, creating a heavy horizontal emphasis. Common window patterns consist of divided lights in the upper sash and a single light in the lower sash. Natural colors and, in the more elaborate examples, the use of contrasting materials, created warmth. The house is tied into the landscape with the use of natural materials and colors in the foundation.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 12

Cole Neighborhood Historic District
Denver County, CO

Inside, first impressions counted. The typical interior was a small area with the look of a large amount of space. The illusion of space and freedom was created by doing away with unnecessary partitions. Often, only a broad arch created a minimal division between living and dining rooms. Structural features, such as window seats, fireside nooks, and built-in shelves and hutches were important. Wood was used for interest, warmth, and beauty. Typical floor plans called for two bedrooms, often located directly off of the living and dining rooms, but occasionally reached through a hall.

In the early 20th century, the bungalow truly became the egalitarian home that Stickley had envisioned. Costing in the range of \$500.00 to \$5000.00 to construct, bungalows could be a do-it-yourself project. Buyers could purchase detailed house plans through the mail. Catalogs of pre-cut houses designed to be assembled on site were exceedingly popular until the Depression during the 1930s.

DENVER BUNGALOWS, AND THE COLE NEIGHBORHOOD HISTORIC DISTRICT

In Denver, the bungalow style became dominant in the years prior to World War I, and it remained popular until the early 1930s. Economical and relatively easy to build, bungalows were the house of choice for Denver's working-class families. Obtaining building plans from the various trade journals and pattern books, numerous Denver builders were engaged in constructing modest bungalow houses.

In the Cole Neighborhood Historic District, several contractors were involved in building houses. J.M. White, who lived at 3241 High Street, was the neighborhood's most prolific builder. He built numerous homes in the general area, and was responsible for the construction of at least nine houses within the historic district. Houses attributable to White include: the Porter House at 3234 Vine, in 1913; the King House at 3238 Vine, in 1913; the Sandberg House at 3244 Vine, in 1914; the Bradford House at 3309 Vine, in 1910; the White House at 3339 Vine, in 1915; the Retallack House at 3361 Vine, in 1915; the Morford House at 3220 Race in 1915; the Bettles House at 3344 Race, in 1914; and the Hinman House at 3358 Race, in 1914.

Contractors Todd and Holmquist built neighboring houses at 3211 and 3217 Race in 1912. J.N. Westergreen, who was listed in Denver directories as a carpenter, built 3203 Vine in 1920, and then lived in the house for a time before selling it in about 1924. Earlier, in the 1910s, Westergreen lived at 2230 High Street. Within the Cole Neighborhood District, Westergreen was also responsible for building the Noren House at 3359 Race in 1915, and

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 13

Cole Neighborhood Historic District
Denver County, CO

the Peterson House at 3260 Vine in 1923. Other builders active in the 1910s included Ellis and Marshall, who built 3222 Vine in 1912, and Bert E. Smith who built 3345 Race in 1919. A carpenter, Smith lived two blocks north at 3421 Race. He was also responsible for the construction of 3332 Race in 1922.

Located at 932 W. 7th, contractor E.J. Widmer built several Denver bungalows in the early 1920s, including at least two in the Cole Neighborhood Historic District. In 1921, Widmer built the Kloppe House at 3318 Race, as well as the house next door at 3328 Race, which he also owned for a time. Other contractors who built area homes in the 1920s included Chris Kline, who constructed 3329 Race in 1922; C.P. Long, who in 1923 built 3344 and 3350 Vine; I.W. Garbe, who built 3214 Race in 1924; and William Pakiser who erected 3312 Race Street in 1923. Also in 1923, Oscar Swanson was responsible for the construction of 3327 and 3333 Vine.

These contractors were also responsible for building many of the Cole Neighborhood's garages during the 1910s and 1920s. These garages are generally small (several are barely long or wide enough to house a full-sized automobile), and nearly all are located along the alleys, in positions subordinate to their accompanying houses. Moreover, with just one exception, the garages are accessed either from the alley or from the side street, rather than from the front, as was characteristic of Denver's post World War II residential construction. The district's garages, thus, typify residential garage construction during the period when the automobile had established a dominance over horse drawn transportation, but before the automobile (and eventually the multi-car) lifestyle had fully reshaped residential neighborhoods.

COLE NEIGHBORHOOD'S RESIDENTS¹

The Cole Neighborhood, named for Carlos M. Cole, a former Superintendent of Denver Public Schools, is bounded generally by Downing Street on the west, 40th Avenue on the north, York Street on the east, and Martin Luther King Boulevard on the south. The neighborhood's western parcels (west of High Street), were platted and largely developed prior to the turn of the century. During this time, lands that would later encompass Cole's

¹Much of the information regarding the neighborhood's history, was provided by Wallace Yvonne McNair's "Cole Neighborhood: A Historical Overview." Prepared for the City and County of Denver Community Planning and Development Office in June 1994, Ms. McNair's report was written to accompany a comprehensive survey report on the Cole Neighborhood.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 14

Cole Neighborhood Historic District
Denver County, CO

eastern portions were owned by David Moffat and H.S. Cheesman. Platted in 1902 as the Cheesman-Moffat Addition, this area was gradually developed in the ensuing years as working class housing to support nearby industries.

Many of the neighborhood's first families were of Irish and German descent, while smaller numbers of Russians, Swedes, Poles, Hungarians, and Scandinavians also settled here. Residents worked for the nearby railyards, foundries and stockyards. Many Germans were employed as machinists, helping build compressors and drilling equipment. Many eastern Europeans also worked in nearby smelting plants.

At the same time that houses were being built in the Cole Neighborhood Historic District, Denver's Black population remained well to the west, in areas closer to the South Platte River. Largely due to discriminatory real estate practices and segregated housing laws, it was not until the 1930s that Blacks began to move into areas east of Downing Street. Discrimination aimed at keeping Blacks out of various neighborhoods was particularly virulent in the 1920s. The Ku Klux Klan was at its peak in the 1920s, and there were several racially-motivated incidents of violence aimed at Blacks and other ethnic groups.

By the 1940s, though, Blacks had begun to move eastward across York Street, and the area of the Cole Neighborhood Historic District gradually began to become a predominantly Black neighborhood. In the 1950s, White families in the neighborhood still outnumbered Black families, but by the end of the 1960s, all but a small percentage of the white population had moved away. Today, the Cole Neighborhood Historic District is primarily home to elderly retired citizens (many of whom have lived in their homes for thirty to forty years), and to young working families with children. The district is also predominantly owner-occupied. In June 1994, according to City and County of Denver Assessor's records, only 16 of the district's 71 houses were maintained as rentals.

The significance of the Cole Neighborhood Historic District has been enhanced by the pride of ownership shown by the houses' past and current owners. From the blue-collar Europeans, who built and first lived here, to the Blacks that have had to fight for opportunities and battle against discrimination, the district has been home to many families from different cultural backgrounds.

The period of significance for the Cole Neighborhood Historic District begins in 1910 with the construction of the first bungalow and ends in 1941 with the construction of the last of three Tudor Revival houses.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 15

Cole Neighborhood Historic District
Denver County, CO

PUBLICATIONS

Clark, Robert Judson. *The Arts and Crafts Movement in America 1876 - 1916*, Princeton, N.J.: Princeton University Press, 1972.

Cole's Cross Reference Directory for Greater Denver. Published annually 1975 - present, on file at the Denver Public Library, Western History Section.

The Denver Gazetteer Company Incorporated's Denver Directory. Published annually 1910-1959, on file at the Denver Public Library, Western History Section.

Denver Householders' Directory and Street and Avenue Guide. Published annually 1924-1958, on file at the Denver Public Library, Western History Section.

Pearce, Sarah J. *A Guide to Colorado Architecture*, Denver: The State Historical Society of Colorado, 1983.

Polk's Denver City Directory. Published annually 1960 - 1986, on file at the Denver Public Library, Western History Section.

Radford, William A. *Radford's Artistic Bungalows*, Chicago: The Radford Architectural Company, 1908.

Sanborn Fire Insurance Maps, dated 1903, 1929, and 1958, on file at the Denver Public Library, Western History Section.

Smiley, Jerome C. ed. *History of Denver*, Denver: The Times-Sun Publishing Company, 1901.

Stickley, Gustav. *More Craftsman Homes*, New York: The Craftsman Publishing Company, 1912.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 16

Cole Neighborhood Historic District
Denver County, CO

JOURNAL ARTICLES

"Craze for the Simple House: How it is Built and Decorated," *Craftsman* 31 (November 1916): 166 - 172.

"Development of Beautiful Architectural Detail in America," *Craftsman* 29 (October 1915): 40-42.

"Evolution of a Bungalow," *House Beautiful* 54 (December 1923): 622-624.

"Illustrating the Craftsman Idea of Home Comfort in Bungalow and Cottage," *Craftsman* 28 (April 1915): 108-113.

"New Types of Small Houses that Combine Beauty and Efficiency," *Craftsman* 30 (July 1916): 392-395.

UNPUBLISHED SOURCES

"Cole Neighborhood Plan." Report prepared by the Denver Planning Office, May 1976.

McNair, Wallace Yvonne. "Cole Neighborhood: A Historical Overview." Report prepared for the City and County of Denver, Planning and Community Development Office, June 1994.

Water taps maintenance records, on file with Denver Water, 1600 West 12th Avenue, Denver, CO 80254.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Additional Documentation Page 17 Cole Neighborhood Historic District
Denver County, CO

Verbal Boundary Description

Located in northeast Denver, the Cole Neighborhood Historic District encompasses all of Blocks 24 and 27, the east halves of Blocks 25 and 26, and the west halves of Blocks 23 and 28, all in the Cheesman-Moffats Addition. The property's boundaries form a rectangle marked by the following UTM reference points:

A 13.503110.4401410
B 13.503320.4401410
C 13.503320.4401130
D 13.503110.4401130

Boundary Justification

The nominated property is a cohesive early 20th Century residential neighborhood, dominated by one and one-and-one-half story brick bungalows. Martin Luther King Boulevard, a main east-west thoroughfare, forms the district's southern boundary. It separates the Cole Neighborhood from the Whittier Neighborhood to the south. Bruce Randolph Avenue forms the district's northern boundary. Also a heavily-traveled route, Bruce Randolph Avenue effectively separates the district from the neighborhood to the north. Although less intact in terms of historical integrity, adjacent streets to the east and west have similar housing stock built largely during the same time period.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Additional Documentation Page 18 Cole Neighborhood Historic District
Denver County, CO

Property Owners Names and Addresses

Henry Jr. and Helen L. Hudson
3200 Race Street
Denver, CO 80205

Willie J. McDaniel
3214 Race Street
Denver, CO 80205

Vonnie E. and Clarence I. Hays
6275 South Hudson Court
Littleton, CO 80121

Anne L. Dailey
3226 Race Street
Denver, CO 80205

Gene W. and Sendia C. Harris
10091 Wolff Street
Westminister, CO 80030

John A. Stark
3258 South Dallas Court
Denver, CO 80210

Michael O. and Marilyn C. Wells
3300 Race Street
Denver, CO 80205

Patricia Jean Killen
3306 Race Street
Denver, CO 80205

Ashraf and Patricia A. Saad-Masri
2529 Bellaire Street
Denver, CO 80207

Jules E. Lee and Evangeline Langston
3318 Race Street
Denver, CO 80205

George W. Nelson and Annie Davis
3328 Race Street
Denver, CO 80205

Delores Dudley
3332 Race Street
Denver, CO 80205

Ronald C. Moore
3338 Race Street
Denver, CO 80205

Keith and Regina Springer
3344 Race Street
Denver, CO 80205

Sharon Kay McGee
3350 Race Street
Denver, CO 80205

Russell and Evelyn Bishop
2500 Ash Street
Denver, CO 80207

Gerald and Katie Brashears
3359 Race Street
Denver, CO 80205

Olga Herrera
3351 Race Street
Denver, CO 80205

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Additional Documentation Page 19 Cole Neighborhood Historic District
Denver County, CO

Cesario and Stella Rodriguez
3345 Race Street
Denver, CO 80205

Hannah M. Houston
3339 Race Street
Denver, CO 80205

Ruby M. Vann and Cynthia D. Harris
3333 Race Street
Denver, CO 80205

Arthur H. and Jewel D. Sims
3329 Race Street
Denver, CO 80205

William and Adris Sidney
3321 Race Street
Denver, CO 80205

Woodrow and Jessie Williams
3315 Race Street
Denver, CO 80205

Grant Lee and Carol M. Crawford
3309 Race Street
Denver, CO 80205

Gloria Joan Jones
3303 Race Street
Denver, CO 80205

Gus and Beatrice Franklin
3259 Race Street
Denver, CO 80205

Tyree and Deborah McDaniel
3249 Race Street
Denver, CO 80205

Juan and Marie Lomeli
3247 Race Street
Denver, CO 80205

Erma L. Ford
3239 Race Street
Denver, CO 80205

Clarion D. Taylor
93 South Washington Street
Denver, CO 80209

Ronald S. and Jacqueline M. Hilton
3227 Race Street
Denver, CO 80205

Hollie J. Collier
3217 Race Street
Denver, CO 80205

Theresa M. Rodriguez
3211 Race Street
Denver, CO 80205

Hisaki and Kikuyo Murakami
3201 Race Street
Denver, CO 80205

John and Virginia Brewer
3200 Vine Street
Denver, CO 80205

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Additional Documentation Page 20 Cole Neighborhood Historic District
Denver County, CO

Mildred Cook
3210 Vine Street
Denver, CO 80205

Clark Carter
3216 Vine Street
Denver, CO 80205

Juan and Julia Sandoval
3222 Vine Street
Denver, CO 80205

Sherman Gaskin
3226 Vine Street
Denver, CO 80205

Benjamin and Concepcion Lucero
3234 Vine Street
Denver, CO 80205

Eleanor Turner
3244 Vine Street
Denver, CO 80205

Dewayne Johnson and Aline Buskey
3250 Vine Street
Denver, CO 80205

Isiah and Christine McDonald
3260 Vine Street
Denver, CO 80205

Miles Holloman
3300 Vine Street
Denver, CO 80205

Edna Marion
3310 Vine Street
Denver, CO 80205

Obadiah and Sudie Lewis
3322 Vine Street
Denver, CO 80205

Earline and Thomas Williams
3552 Leyden Street
Denver, CO 80207

Victoria Shelton
3332 Vine Street
Denver, CO 80205

Lillie O. Wells
3338 Vine Street
Denver, CO 80205

Staunton and Marie Dillard
11997 East Ford Drive
Aurora, CO 80012

Martin Luther and Merlin Lovern Taylor
3350 Vine Street
Denver, CO 80205

Dorothy Lee and Sayonara N. Davis
3360 Vine Street
Denver, CO 80205

L. and Clementine K. Carter
3203 Vine Street
Denver, CO 80205

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Additional Documentation Page 21 Cole Neighborhood Historic District
Denver County, CO

Janis Marie Hammons
1600 East 24th Avenue
Denver, CO 80205

Ethel and Celestine Williamson
3300 Madison Street
Denver, CO 80205

Miles Frilot
3227 Vine Street
Denver, CO 80205

James Dickerson Jr.
3235 Vine Street
Denver, CO 80205

Richard and Patricia Gates
3239 Vine Street
Denver, CO 80205

Thomas W. Bean Foundation

Center Investments
3309 Vine Street
Denver, CO 80205

John A. Stoval
8940 East Colorado Circle
Denver, CO 80231

Cynthia J. Melson
3327 Vine Street
Denver, CO 80205

Sadie M. Akins
3333 Vine Street
Denver, CO 80205




Judith L. Obermeier
3339 Vine Street
Denver, CO 80205

Rand Shead
3345 Vine Street
Denver, CO 80205

Eldora V. Fisher
3351 Vine Street
Denver, CO 80205

Roswitha A. Bray
1599 Williams Street #1003
Denver, CO 80218

COLE NEIGHBORHOOD HISTORIC DISTRICT

-  PHOTOGRAPH NUMBER, LOCATION, AND VIEW
-  NON-CONTRIBUTING
-  CONTRIBUTING

Map 1 of 2
SCALE: 1 IN = ~70 FT

