

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

For NPS use only

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

received JAN 6 1987
date entered FEB 5 1987

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

1. Name

historic New Terrace

and/or common New Terrace

2. Location

street & number 900-914 East 20th Avenue n/a not for publication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
<u>n/a</u> district	<u>n/a</u> public	<u>X</u> occupied	<u>n/a</u> agriculture
<u>X</u> building(s)	<u>X</u> private	<u>n/a</u> unoccupied	<u>n/a</u> commercial
<u>n/a</u> structure	<u>n/a</u> both	<u>n/a</u> work in progress	<u>n/a</u> educational
<u>n/a</u> site	Public Acquisition	Accessible	<u>n/a</u> entertainment
<u>n/a</u> object	<u>n/a</u> in process	<u>X</u> yes: restricted	<u>n/a</u> government
	<u>n/a</u> being considered	<u>n/a</u> yes: unrestricted	<u>n/a</u> industrial
		<u>n/a</u> no	<u>n/a</u> military
			<u>n/a</u> museum
			<u>n/a</u> park
			<u>X</u> private residence
			<u>n/a</u> religious
			<u>n/a</u> scientific
			<u>n/a</u> transportation
			<u>n/a</u> other:

4. Owner of Property

name James Wiseman

street & number 2096 Emerson Street

city, town Denver n/a vicinity of state Colorado

5. Location of Legal Description

courthouse, registry of deeds, etc. Clerk and Recorder, City & County Building

street & number W. 14th Avenue & Bannock Street

city, town Denver state Colorado

6. Representation in Existing Surveys

Colorado Inventory
title of Historic Sites has this property been determined eligible? n/a yes X no

date 1986 n/a federal X state n/a county n/a local

depository for survey records Office of Archaeology and Historic Preservation, CHS

city, town Denver state Colorado

7. Description

Condition <u>n/a</u> excellent	<u>n/a</u> deteriorated	Check one <u>n/a</u> unaltered	Check one <u>X</u> original site
<u>X</u> good	<u>n/a</u> ruins	<u>X</u> altered	n/a moved date _____
<u>n/a</u> fair	<u>n/a</u> unexposed		_____

Describe the present and original (if known) physical appearance

The New Terrace, located adjacent to the historic San Rafael Historic District (listed in the National Register), is probably the most eclectic and certainly one of the most elaborately detailed terraces in the city of Denver. Constructed in 1888-1889, it is composed of eight units facing East 20th Avenue. The lively two story brick facade which is nearly bilaterally symmetrical, is characterized by recessed bays, front porches and slightly advanced pavilions with various roof shapes--pyramidal, gabled, square bell-cast and stepped parapet--which rise above the main roof slope. There are oculus dormers set into the roof slope between the pavilions. Continuous stone bands of different widths extend across the front and side walls of the building and unite elements of the exterior.

The focal element of the terrace is the large slightly advanced central pavilion, crowned with a pyramidal roof. The first floor has two round arched windows with five rows of brick voussoirs and a stone keystone. The second floor has four flat headed one-over-one windows. Set just above the second floor bays and below the cornice are two wide stone bands, between which are placed four panels formed by brick laid in a chequerboard pattern. In the center is the date "1889" set within a rectangular stone plaque. The roof is set on a paneled base with miniature classical temples as corner elements. A plaque centered in the middle contains the name "New Terrace." Just below the paneled base is a projecting cornice supported by paired brackets.

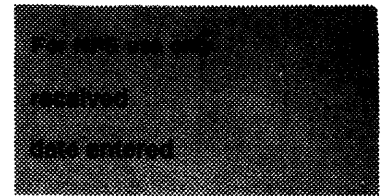
Flanking the center pavilion on each side are two identical units each distinguished by a one-story porch which covers two entryways. The porches are composed of a brick railing with stone banding and a triple set of stout paired turned columns supporting a moulded tin frieze. Decorating the frieze are swags and stylized sunflowers. There are balustrades at the second floor with two transomed doorways opening onto the balconies.

Adjoining these units are, again, identical pavilions with a stepped parapet rising above the low slope of the roof. The center section of the pavilion projects slightly from the two side sections. A paneled frieze composes the top-most element of the parapet. The second story of the center section contains two one-over-one windows linked by a decorated segmental arch. Between the windows and arch is a wide stone band which extends across the full extent of the facade and side walls of the buildings. One window is placed to either side of the center section. At the first level are four windows with a wide stone band forming the lintels. The two center windows are segmentally arched with oversize stone voussoirs. The other two windows are flat-headed.

The units in the adjacent bays are identical to the units flanking the center pavilion--marked by a one-story porch and two entrances at street level and two doorways leading onto a balcony at the second story. Visual interest is created by the two different designs of the end pavilions. The west end corner unit has a gabled roof in which is placed a shield and four ribbons. At the northwest corner is a heavily detailed tower-like oriel with an onion dome. An ornamented molded cornice and frieze featuring brackets and sunflowers adorn the gable and oriel. The wood base and window surrounds in the oriel are trimmed with swags, sunflowers and scrolls. The first floor of the west end unit has a large arched window with brick voussoirs and stone keystone.

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Continuation sheet New Terrace, Denver, CO Item number 7 Page 2

The pavilion at the east end is equally ornate. It has a square bell-cast roof with a copper ball finial. At the front corner, miniature duplicates of the roof exist in pressed metal and are set within a boxed paneled cornice. Directly below is a denticulated sub-cornice which rests on a flat wooden band decorated with many small carved sunflowers. At the second level is a pair of Roman arched windows. At the spring, the windows are divided by a broad horizontal stone band and the arches themselves are filled with a carved half-sunflowers.

In the course of time, the building has suffered minor changes. All of the brick has been painted, much of the leaded glass has been lost, some of the porch and balcony trim has been replaced, and the gilding has long since worn off the dome. Beyond these minor changes, however, the structure is relatively intact. Much of the original hardware still exists within the units, and few interior walls have been relocated. The greatest loss to the property is the demolition of the carriage house that originally sat to the rear of the main building. It seems to have disappeared some time in the 1940-1960 period.

There is an additional building on the lot (not within the nominated area, however). It is a smaller apartment building than New Terrace and was constructed in 1895-1896.

8. Significance

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

Specific dates 1888-1889 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The New Terrace, significant for its Victorian architectural design, is probably the most eclectic surviving terrace in Denver. The New Terrace harkens back to an era when terraces (and the concept of apartment living) were relatively new to residents of Denver. A "fancy" and "modern" building design was important to entice potential clients into foregoing the ideal of a detached house with a yard. The exuberant and fanciful design for New Terrace provided the architectural distinction and interest to suit the purpose. It is also a prominent neighborhood landmark at the south end of San Rafael Historic District where Emerson Street dead-ends at the New Terrace.

"Denver could have been called, in the nineteenth century, an eclectic city. Composed of men who came from all over the world for a variety of reasons, Denver possessed a diverse and often eccentric clientele to which the architectural profession had to cater."¹ It was also a period when there was a great deal of construction taking place. The late 1880s was perhaps "the greatest construction boom in the history of Denver, rivaling in scope, quality, and complexity the building boom of the late sixties and early seventies in the twentieth century."²

Despite the large number of architect-designed buildings produced in the late 19th century and the high standing architects had within the community of Denver at the time, architects are often unnamed in buildings records--particularly the 1880-1889 period. Such is the case with New Terrace.

Due to gaps in the Denver building permits files, and to a lack of information from other sources, it is currently not possible to positively identify the architect responsible for the design of the New Terrace. Denver had many good eclectic architects in the period 1885-1893, and this building could conceivably have been designed by almost any one of them. Evidence would seem to point to the Baerresen Brothers because of the similarities to their Flat Building at 24th Street and California (now demolished) are striking. In both cases, the symmetry is the same, there are towers on both ends, and a central tower--all of differing design. There are also the same general separations of members at the floor line, and both have a false mansard roof masking a flat roof behind.

While John J. Huddart is also a possibility as the architect, his designs tended to be more symmetrical, more repetitive, and less eccentric. Had the design been by Huddart, one would expect to see each of the bays and each of the towers identical. His was a more conservative eclecticism. New Terrace, on the other hand, is wildly exuberant in its eclecticism. The only consistent repetition is in the use of carved sunflowers, and even these differ in size, number, and application. This building is more closely akin to the Flat Building, mentioned above, and seems to have been a predecessor to the El Jebel Shrine (18th Avenue at Sherman) designed by the Baerresen firm a few years later. While differing radically from this latter building, the obvious eclecticism is there. It is of a nature not to be found in other Denver architects of the period.

Whoever its architect, the building stands as one of the best preserved examples of eclecticism in Denver. The animation and rhythm in evidence in the treatment of the facade and the creativity shown in the variety of detailing and materials used, combine to produce an important illustration of its style and period.

9. Major Bibliographical References

Brettell, Richard R. Historic Denver. Denver: Historic Denver, Inc., 1973.

Rocky Mountain News. 1 January-31 December 1888.

10. Geographical Data

Acree of nominated property under one acre

Quadrangle name Englewood, CO

Quadrangle scale 1:24000

UTM References

A

1	3	5	0	2	1	3	0	4	3	9	9	5	0	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

Lots 33 and 34, Block 2, Park Avenue Addition

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

state n/a code n/a county n/a code n/a

state n/a code n/a county n/a code n/a

11. Form Prepared By

name/title J. Scott Midgorden

organization n/a

date 25 August 1986

street & number 2357 Ogden Street

telephone (303) 830-8039

city or town Denver

state CO 80205

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

n/a national n/a state X 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 Sudler

title State Historic Preservation Officer

date 12-23-86

For NPS use only

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

dated 12-23-86
National Register

date 2/5/87

J. Delores Byer
Keeper of the National Register

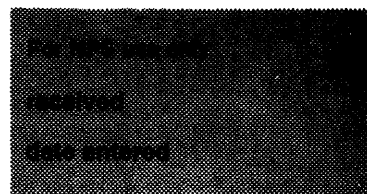
Attest:

date

Chief of Registration

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Continuation sheet New Terrace, Denver, CO Item number 8 Page 2

FOOTNOTES

1. Richard R. Brettell, Historic Denver (Denver: Historic Denver), 1973, p. 123.
2. Ibid., p. 22.