

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

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

received **MAY 23 1986**

date entered

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

**1. Name**

historic San Rafael Historic District

and/or common San Rafael Historic District

**2. Location**

street & number Generally bounded by Washington to Downing,  
East 20th Avenue to East 26th Avenue n/a not for publication

city, town Denver n/a vicinity of

state Colorado code 08 county Denver code 031

**3. Classification**

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

**4. Owner of Property**

name Multiple Ownership

street & number n/a

city, town Denver n/a vicinity of state Colorado

**5. Location of Legal Description**

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

street & number 14th & Bannock

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 Colorado Preservation Office

city, town Denver state Colorado

## 7. Description

**Condition**

excellent  
 good **S VAN**  
 fair  
 deteriorated  
 ruins  
 unexposed

**Check one**

unaltered  
 altered

**Check one**

original site  
 moved date \_\_\_\_\_

**Describe the present and original (if known) physical appearance**

The San Rafael Historic District is a Victorian residential neighborhood comprised mainly of single family detached dwellings mixed with a number of multi-family buildings including duplexes, triplexes, and terraces. The houses in most blocks have a uniformity of setbacks, red brick materials, a height of one to two stories and front porches with wood and brick elements. Many of the houses in the district are set on narrow lots with the larger houses, churches, and three older commercial buildings sited on corners.

The District, located approximately eight blocks northeast of downtown Denver, in the Five Points Neighborhood, covers approximately 77 acres consisting of twelve whole blocks and seven partial blocks with a total of some 379 buildings. For the most part, the district boundaries follow those of six additions platted between 1874 and 1886 and takes its name from the three filings of the San Rafael Addition. The boundaries are drawn to include the most intact area of the neighborhood and to exclude vacant land and gross intrusions such as the Safeway store which occupies a whole block and large housing developments. (Map 1).<sup>1</sup> There are 338 contributing buildings within the nominated area with 41 non-contributing buildings. (Map 2.) The modern intrusions are commercial or residential buildings that are out of character with the scale, design and materials of the district. A number of older houses are considered to be non-contributing through the loss of original integrity due to inappropriate alterations and which no longer contribute to San Rafael's historic character. (Photo #5A, 10, 16, 40.)

Sections of original pink sandstone sidewalk remain in some blocks, but others have been replaced by concrete. Most of the front yards are landscaped with grass, shrubs, and flower beds. Many yards are fenced with chain link or picket fences. Others have decorative low wrought iron fences on stone retaining walls. There are two stone hitching posts remaining in the parking strip where there are also some of the old street trees. (Photo #3, 19, 22, 33, 34.)

The development of San Rafael began in 1874 with the first San Rafael Addition near the south end of the district, and the 1876 Horner's Addition in the northwest corner. Development progressed from the western edge along Washington Street and reached Downing in the 1890s and early 1900s. The earliest dwellings in the western section of the district were modest brick houses, built on a single 25' x 125' lot. Many of these were replaced by later 19th century brick houses.

All additions in the district were platted by 1886 and there were close to 100 occupied houses in the neighborhood. The greatest period of growth occurred during the 1880s up to the 1893 Silver Crash, which accounts for the predominantly Victorian character of the neighborhood. Fifty percent of the single family residences in the district are Queen Anne Style with 2.5% Vernacular Masonry, 1.5%.

<sup>1</sup>A prominent landmark in the San Rafael neighborhood not included in the district is the New Terrace at 900-914 E. 20th Avenue (and 1954-1958 Emerson Street). It was excluded because it lies outside the historic San Rafael Addition which was established as the south boundary for the district. Constructed in 1889, this highly visible two-story Queen Anne terrace forms a terminus for the south end of Emerson Street, before it jogs at E. 20th. The building is clearly individually eligible for the National Register and, if owner consent is obtained, will be nominated at a future date.

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Italianate Style and less than 1% are Vernacular Wood Frame dwellings, Second Empire Revival and Shingle Style. The 20th century style buildings constructed after 1893 tend to be in the eastern section of the district. These include 10% Foursquare houses with less than 1% Classic Cottages, Dutch Colonial Revivals, Bungalow/Craftsman and other vernacular styles.

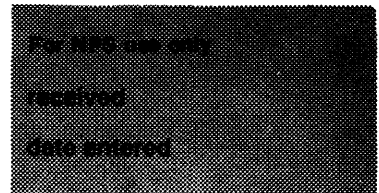
2.5% of the buildings in the district are multi-family dwellings which include terraces, duplexes and triplexes. A number of these are designed in a specific style such as Queen Anne, Italianate, Romanesque, Foursquare and Craftsman styles.

Among the oldest buildings in the district are the Vernacular Wood Frame dwellings dating from the mid-1880s. The few remaining examples, in the western portion of the district, are typically one story with a rectangular plan, front gable roof and faced in clapboard. An excellent example is the Deitler House at 2242 Clarkson, (ca. 1886) which has a small arched opening in the center of the gable and low pediment shaped moldings over the windows. The Leet House, 2530 Clarkson (1881) and the Morrison House, 2259 Clarkson (1885) are the only two story frame houses remaining in the district. (Photo #11.) A number of the frame houses have been hidden beneath sheathings of brick pattern asbestos shingling, metal siding and stucco. The small shotgun house at 2510 Clarkson, one of the oldest houses in that block, has a deep setback and is covered in non-original siding. (Photo #17.) There is a great variety of 1880s Vernacular Masonry houses in the district which are one and two stories, featuring complex roof shapes, metal cresting and porches with turned wood posts, brackets and spindle friezes. (Photo #13 and 3.)

The Italianate Style of the Denver Landmark Gebhardt House at 2253 Downing (ca. 1887) may be one of the best representations in the city. (Photo #39.) There are a number of similar, although less elaborate, Italianate houses in the district characterized by plan, hipped roof with bracketed eaves and a two story rectangular full width front porch with elaborate decorative wood elements. Two of these, the Saylor House (2089 Emerson) and the Allen House (2098 Clarkson) are Territorial houses constructed before Colorado's 1876 statehood.

A variation of the Italianate Style found in the district are the one and two story brick houses that have a flat roof with a decorated brick or metal cornice, a prominent front bay and partial width front porch with turned wood posts, brackets and spindle friezes. (Photo #8, 19A.)

The Queen Anne Style houses in San Rafael have asymmetrical or rectangular plans, are two to two and one half stories high, and are faced with red brick with rusticated stone foundations, sills and lintels. Roof shapes vary from single or double front gables or



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cross gable to a combination of gable and hip. The gables usually have bargeboards, are faced in decorative shingles and contain a variety of window treatments. The one and two story front porches may be partial or full width, wrap-around or circular in design. The large front window, usually round arched, may have stained glass in the upper portion. Several of the large Queen Anne houses have towers. (Photo #5, 23, 28, 32, 41.)

The few shingle style houses in the district are similar to the Queen Annes except for the shingle covered second story. Balcomb and Rice, architects, appear to have specialized in shingle style buildings in the early 1890s. (Photo #15.) The Second Empire Revival Style is rare in the district with the only example at 2210 Clarkson (ca. 1886) identified by its steep mansard roof.

Following the Panic of 1893, among the first new styles to appear was the Dutch Colonial Revival, one of the more picturesque styles. It is represented by a number of good examples in the district distinguishable by prominent front gambrel roof shapes with a variety of windows in the center of the shingle faced gambrel. The detailing of the full or partial width front porches is classical with Tuscan columns and plain wood railings. (Photo #19.)

Appearing at the same time as the Dutch Colonial Revival houses were the Foursquares, which are distantly related to the Colonial Revival Style. The Foursquare first appeared in the late 1890s and continued into the 1920s. They are easily recognized by their square plan and boxy shape, and are two stories high with a hipped roof and center dormer. A broad, hipped roof porch covers the front of the house and has wood Tuscan columns and simple railings. After about 1905, brick posts and low porch walls were seen, as were partial width front porches, oriel windows, oversized brackets and other ornaments. The single family houses and duplexes were built in the Foursquare Style. (Photo #4, 4A, 7, 30A.)

The Classic Cottage, a small one-story version of the Foursquare, is rare in the San Rafael district, but is found in great numbers in other older Denver neighborhoods. The Classic Cottage was superseded by the Bungalow as the popular, inexpensive house, beginning about 1910. Because most of the lots in San Rafael were filled by that time, there are few Bungalows found in the 2500 block of Downing Street. Bungalows feature one story rectangular plans, with low pitched gable roofs (front or side) and full width gable roof porches with exposed structural rafters and beams. A number of the Queen Anne and Italianate Style houses in the district had their original porches replaced by Bungalow porches. (Photo #37A.)

In addition to the single family houses in the district, there are a number of multi-family buildings. While some of these buildings reflect residential styles, others are best classified as Terrace

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Style, which refers to the linear, multi-family building with attached dwelling units of one or two stories. These generally have flat roofs, small entrance porches and usually a corbelled brick or metal cornice. (Photo #14, 20, 24, 34, 37A, 42.)

San Rafael has six church buildings which vary from three sizable Gothic Revival buildings and one large Richardsonian Romanesque Church to one small Neo-Classical and one Vernacular stone church building. (Photo #1, 33A, 35.)

The variety of outbuildings is as great as the residential styles. Most of the early wood frame barns, sheds, and outhouses have long since disappeared. Among the earliest to be found along the alleys are the 1880s alley houses, which are rectangular, masonry buildings of one or two stories high and have a flat roof and segmental arched windows. There is a one story brick alley house behind 2520 Clarkson and a two story version in the 2400 block of Emerson. (Photo #18.)

There are several two story carriage houses in the district built ca. 1890s with side gable roofs and a door for loading hay on the second story. These include the Charles Hughes Carriage House at 2036 Emerson, now used as a residence, (Photo #29.) and one at 2230 Clarkson. (Photo #9.) A late 1880s two story carriage house with a mansard roof may be seen at 827 E. 24th Avenue (Photo #12). After automobiles became popular in the early 20th century, many carriage houses were converted to garages or demolished and early 20th century garages were built. The flat roof, masonry garage behind 2259 Downing is a typical example constructed ca. 1910 - 1920 (Photo #38.). The corrugated metal garage, called an "iron" garage by the building department, was once quite common in older neighborhoods. Inexpensive and fireproof, these one-car garages were built with metal panels attached to a wood frame, such as the one at 2417 Ogden. (Photo #36.)

A number of later brick garages are found in the district that resemble the 1920s Bungalow Style house with a gable roof. An example with a clipped gable roof is located at 2242 Emerson. (Photo #26.) There are also a number of more recent garages in the district that are brick with gable roof and overhead doors such as the one at 2419 Downing with a door painted in a checkerboard pattern. (Photo #37.)

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RESIDENTIAL ARCHITECTURE - SINGLE FAMILY

VERNACULAR WOOD FRAME - 19th CENTURY

1. Leet House, 2530 Clarkson, 1881 W.T.P.\*

The two-story front gable Leet House is the largest remaining wood house in San Rafael. It is faced in clapboard and has a front gable roof and shed roof porch with slender columns. The windows are two-over-two with non-original awnings on the second story.

2. The Morrison House, 2259 Clarkson, 1885 W.T.P. (Photo #11)

This two-story, front gable house was the home of Dr. John H. Morrison, physician. Simple in design, it is faced in clapboard and has a front gabled roof with a single four-over-four window in the center of the second floor. The shed roof front porch across the front has plain wood posts. A white wood picket fence surrounds the property. There is a recent gable roof addition on the southwest rear of the house.

3. The Deitler House, 2242 Clarkson, ca. 1886

This house is typical of the one story, front gable frame cottages which once dominated this section of San Rafael. This house might be called Classical with its front gable roof, small arched opening in the center and the low pediment shape of the wood lintels over the two-over-two wood sash windows.

4. 2510 Clarkson, ca. early 1880s (Photo #17)

A small, front gable, wood frame house with deep set back. The original clapboard is now covered by a brick pattern sheathing. It is similar to the small frame house at 2520 Clarkson, now faced in stucco. These houses are the oldest on this block.

VERNACULAR MASONRY - 19th CENTURY

5. 2404 Clarkson, 1888 T.A.\*\* (Photo #13)

Large wall dormers dominate the west front and south side of this two story brick house. Sited on a corner, there is a one story bay topped with iron cresting and a shed roof rear porch on the south side. The porch across the width of the front has a shed roof with center gabled entry, turned posts with fan-shaped brackets and narrow spindle frieze. The double hung wood sash windows are one-over-one and are paired below

\* W.T.P. - Water Tap Permit  
\*\* T.A. - Tax Assessor

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VERNACULAR MASONRY - 19th CENTURY (cont'd.)

segmental arched lintels and decorative insets in the dormers and on the front.

6. Grant House, 2524 Clarkson, 1883 W.T.P.

A one story masonry house with a hipped roof and small central gable containing a small arched opening. There is a shed roof porch across the front with square wood posts. The windows have segmental arched tops and are two-over-two wood sash. They are paired on the front.

7. 2459 Clarkson, ca. 1886.

A one-story, brick (now stuccoed) dwelling with a hipped roof. There is a three sided bay with conical roof and shed roof porch on east front. There is an older, flat roof addition on the south side.

8. Swan J. Carlson House, 2220 Clarkson, 1885 W.T.P.

A one-story cottage with painted brick and a front gable roof. A hipped roof front porch is on two thirds of the front. The windows have segmental arched lintels with brick label molds and are two-over-two double hung wood sash.

9. 2246 Washington, ca. 1886 (Photo #3)

This two-story painted brick house has a front gable roof and decorative brick belt courses. The small front porch has a hipped roof supported by wood posts. The windows are two-over-two with segmental arched lintels with decorative wood insets. There is a low wrought iron fence across the front of the property and a stone hitching post in the parking strip, which is one of two remaining in the neighborhood.

ITALIANATE

10. Gebhardt House, 2253 Downing, ca. 1887, (Photo #39)

Gebhardt House is one of Denver's finest examples of the Italianate Style. A designated Denver Landmark, the house is two-and-one-half stories high, faced in red brick with sandstone trim. The truncated hipped roof probably had iron cresting which has been removed. The front elevation has a two-story, 3-sided bay on the northeast corner capped with a conical roof with a small front gable. The gable is

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ITALIANATE (cont'd.)

repeated in the center of the main roof. There are large decorative brackets and a wide frieze below the eaves. The one-story front porch has wood posts and brackets. The windows are one-over-one with segmental arched stone lintels with key stones and label molds.

11. Morrison - Turner House, 2229 Clarkson, ca. 1878. (Photo #8)

The Morrison House, the oldest house in that block, was the house of one of the first black residents in the district, Frank G. Turner, in 1907. It is an excellent example of the Italianate Style, two-story residence with a flat roof and two-story front bay. The small, one-story, shed roof porch, at one side of the bay has turned wood posts and a spindle frieze. Decorative, raised brick work defines the segmental arch of the narrow one-over-one windows.

12. 2555 Clarkson, ca. 1884. (Photo #19A)

This house is a one-story version of the two-story Italianate Style house with a front bay, flat roof and decorative brick cornice. The non-original front gable porch has a low brick wall and brick posts, similar to a Bungalow porch. An identical house with a shed roof porch is at 2512 Clarkson.

QUEEN ANNE

13. Gilmore House, 2401 Emerson, 1889 B.P.\*\*\*, John J. Huddart, architect; Brauer and Frazier, builder.

Large two-story brick residence on a corner site. The roof shape is complex with hipped, gabled and two conical porch roofs. There are several large finials at the peaks of the ridges. On the north side there is a high recessed porch featuring a wide band of fishscale shingles around the base and turned posts. There is a two story open wood porch on the north side of the rear and a small shed roof porch on the south side. The foundation is of rusticated sandstone as are the heavy lintels and sills. Much of the contrast between the brick and stone has been lost with the painting of the entire exterior. A simple wrought iron fence defines the perimeter of the yard.

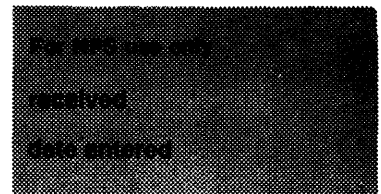
\*\*\* B.P. - Building Permit



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QUEEN ANNE (cont'd.)

14. Osmyrn Parker House, 2096 Emerson, ca. 1889, Balcomb and Rice, architect. (Photo #28)

This large two-story, red brick corner house is a good example of the Queen Anne style. There is a two-story corner tower, a prominent Queen Anne element, and rusticated stone trim. There is extensive use of square cut shingles on the second story porch and fishscale shingles in the small front porch gables. There is a low stone retaining wall topped by an iron fence around the front and street side of the property.

16. Senator Chas. J. Hughes House, 2036 Emerson, ca. 1889 - 1890.

This large two-story red brick house features circular porches with conical roofs, and a hipped roof second story porch. The front porch has heavy turned wood posts on a low wall of rusticated sandstone. The front bay has a gabled roof with shingling and bargeboards. The house is now multi-family and has a wood fire escape on the south side.

17. Crater - Curran House, 2080 Clarkson, ca. 1889, A. Morris Stuckert, architect. (Photo #5)

This large red brick house was designed by architect Stuckert, who lived in the house next door which has been considerably altered. Prominent features include the double hipped roof with dormers, a high sandstone foundation and circular front porch roof.

18. John Palmer - Thomas Ferril House, 2123 Downing, 1890 B.P., Frank Goodrow, architect; Lewellyn Hughes, builder. (Photo #41)

This Denver Landmark house is the current house of Colorado's poet laureat , Thomas Hornsby Ferril. It is an interesting Queen Anne variant with a predominant front gable embellished with random wood rectangles and shingles. The unusually broad window openings contain a double first story window and a triple window on the second floor. The narrow recessed entry porch is at the north side of the front with an enclosed second story porch above.

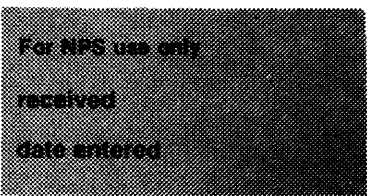
19. 1000 E. 23rd Avenue, 1887 T.A. Balcomb & Rice, Architect; George J. Patterson - Builder. (Photo #32)

Two-story, red brick house with many Queen Anne features including the hipped roof with eyebrow window, front gable faced in shingles with a bargeboard, gable porch roof supported by turned wood columns and recessed second story porches on front and west side. There is a

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QUEEN ANNE (cont'd.)

rusticated stone foundation and stone window trim.

20. 2018 Ogden, ca. 1889

The design of this front gable house was one commonly found in other neighborhoods of this same period. The second story porch gable echos the house gable and both feature bargeboards. Other ornament includes fishscale shingles, small wood panels, turned posts and spindle railings.

21. 2226 Emerson, ca. 1890. (Photo #23)

The main features of this two-story Queen Anne house are a combination hipped and cross gable roof with bargeboards. There is a spindle frieze in the front gable and across the full width shed roof porch. The turned wood posts have brackets and there is a small gable over the porch entry. There is a similar house next door at 2234 Emerson, probably by the same builder.

22. 2031 Emerson, ca. 1889

This small one-story cottage displays Queen Anne features such as fishscale shingles and bargeboards on the double front gable, and a small, shed roof front porch with turned wood posts, spindle frieze and open center gable. This house has been restored.

SHINGLE STYLE

24. Dailey House, 2076 Ogden, 1891 B.P., Balcomb and Rice, architects.

This house is very large, 2 1/2 stories of brick and shingle. Prominent features are the shingled front gable with flared eaves, large opening for recessed porch with small balcony sheltered by bracketed shed roof.

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SHINGLE STYLE (cont'd.)

25. 1024 E. 24th Avenue, ca. 1890.

This small, one-story brick house is one of five identical houses, but the only one which retains its original integrity. The predominant front gable is faced in square cut shingles and has a large eyebrow window at the base. The shed roof of the small front porch is supported by turned posts. There is a segmental arched double front window.

SECOND EMPIRE

26. 2210 Clarkson, 1886 T.A.

This two-story house has an extremely high steep mansard roof faced in tin. The double window in the center of the roof has a non-original metal awning. There are double brackets below the eaves. The low, hipped porch roof is supported by wooden columns which were probably added later. There is a wrought iron fence across the front yard.

DUTCH COLONIAL REVIVAL

27. 2543 Clarkson, 1895 T.A. (Photo #19)

Two-story house with front gambrel faced in square cut shingles. A partially recessed, full width front porch has Doric columns, dentils and modillions under the eaves. There is a wrought iron fence across the front of the small yard.

28. 2060 Ogden, 1893 T.A.

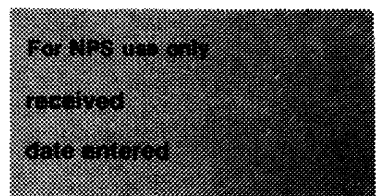
Front gambrel roof faced in narrow clapboards, has eave end returns. The double center window, a one-over-one wood sash with leaded glass in the top portion, has a hood over the top and a wood scroll below the sill. On each side are elegantly detailed oval windows. Heavy rusticated stone has been used for the foundation and cap of the porch wall.

29. 2534 Emerson, 1900 T.A.

This house has a front porch variation, which is recessed under one half of the front. The other half has attached columns at the corners and a large rectangular one-over-one wood sash window with leaded glass in the upper portion.

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FOURSQUARE

30. Walter East House, 2068 Clarkson, ca. 1904 (Photo #4)

This two-story, brick dwelling is typical of early 20th century Foursquare dwellings found in many of Denver's older neighborhoods. The main hipped roof and dormer roof have flared eaves. The dormer, faced in shingles has diamond pane windows. The second story windows are one-over-one double hung wood sash. The hipped roof of the full width front porch is supported by wood columns on a stone capped masonry wall.

31. 811, 815, 819 East 22nd Ave., 1895 T.A. (Photo #7)

These three similar red brick houses, two stories high with hipped roofs, are distinguished by the lavish use of light brick trim on the corners, around the windows and in belt courses.

32. 2036 Ogden, ca. 1896 - 1900. (Photo #30A)

A two-story red brick dwelling with hipped roof. A very wide overhang with modillions is seen on the main roof and dormer and porch roofs. The asymmetrical facade has double second story windows with diamond panes. The two on the first floor have dressed stone lintels with leaded glass transoms above. The small front porch has grouped columns on the masonry wall supporting the steeply pitched hipped roof.

33. Ulysses S. Baker House, 2437 Downing, 1903 T.A.

This typical Foursquare was the home of Denver's first traffic officer. The second floor windows are widely spaced with several courses of decorative brick work in between. The only other ornament is seen in the leaded glass dormer windows. The full width porch has brick piers with non-original metal railing.

34. 2054 Emerson, 1894 T.A.

This two-story brick Foursquare has unusual visual interest in the decorative features of its asymmetrical facade. There is a second story oriel with a corbelled base and the flat roof of the partial porch forms a balcony.

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CLASSIC COTTAGE

35. 913 E. 20th Avenue, 1897 T.A.

An excellent example of an early Classic Cottage identified by the steep pitch of the hipped roof with flared eaves and the large central dormer. The full width front porch has a side entry and full height Tuscan columns supporting a shed roof.

36. 2333 Clarkson, 1906 T.A.

This cottage has a hipped roof of moderate pitch and small dormer. The partial width front porch has a hipped roof supported by plain wood columns. The wide front window has a heavy rusticated stone lintel and sill.

BUNGALOW

37. 2505 Downing, 1925 T.A.

This is one of the very few Bungalows in the district. It displays typical Bungalow features including a side gable roof and front gable on the porch. The gables are clipped or flattened with the rafters exposed. The porch piers and walls are masonry.

VERNACULAR

38. 2332 Clarkson, 1898 B.P.

This two-story, brick house is similar to a Foursquare except for the front gable roof faced in fishscale shingles. The hipped roof front porch covers part of the front and has masonry piers and low walls.

39. 2524 Emerson, 1900 T.A.

This transitional house displays 19th century Queen Anne elements in the multi-pattern shingle facing of the steep front gable roof which has flared eaves and gable end returns. The two second story windows are one-over-one double hung wood sash with shaped label molds. There are 20th century Classic elements seen in the wood Tuscan columns supporting the hipped roof of the full front porch. The eaves have slender modillions. There is a non-original iron porch rail.

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VERNACULAR (cont'd.)

40. 2544 Emerson, 1900 T.A.

There is a touch of English influence seen in the false half timbering of the front gable of this two story masonry house. The double gable windows have diamond shaped panes in the top portion and rusticated stone sill. The small front porch has a flat roof, square, fluted wood columns and wood railing.

41. 2416 Emerson, 1898 T.A.

This is a small Vernacular cottage with front gable roof with diamond shingles and flared eaves with brackets. The full width porch has wood Tuscan columns set on square wood pedestals and low wood railing. The small, double gable window has diamond panes and a hood.

42. 909 E. 25th Avenue, 1904 B.P. (Photo #21)

The English influence of this two-story, brick residence is evident in the false half timbering of the second story. The roof is front gable with large side gables. There is a band of three windows in the front gable and the porch is recessed underneath the second story. The square wood posts with heavy shaped tops sit on top of a masonry wall. A mirror image of this house is at 2571 Downing.

RESIDENTIAL ARCHITECTURE - MULTI-FAMILY

TERRACE STYLE - ONE STORY

43. 2435-37 Clarkson, ca. 1885. (Photo #14)

One-story brick duplex, flat roof with corbelled brick cornice, and symmetrical facade. The front porch is recessed in the center between the two end bays. The wooden porch posts have decorative brackets. The windows are tall, narrow one-over-one wood sash and the wood paneled front doors have transoms.

44. 2343 and 2347 Downing, 1909 T.A.

Two identical duplexes of brick with contrasting brick trim. The roof is flat with a shaped parapet in the front. The double front porches have hipped roofs supported by plain wood columns and simple wood railings.

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TERRACE STYLE - ONE STORY (cont'd.)

45. 922-36 East 25th Avenue, 1900 T.A.

A one-story, brick terrace with a flat roof and eaves with bracket and dentil trim. There are five hipped roof front porches with plain wood columns and simple wood railings.

TERRACE STYLE - TWO STORY

46. 2502-04 Clarkson, ca. 1889. J.J. Huddart, Architect.

A two-story brick multi-family dwelling with an unusual rounded center bay on the second story. There is a horizontal brick banding on the upper portion of the first and second stories reinforced by heavy rusticated sandstone belt courses. The roof is flat with a heavy cornice treatment which has a rectangular panel and ornamented pediment in the center on top of the circular bay.

47. 2201-09 Emerson, 1901 T.A. (Photo #24)

This four-unit terrace is of brick with a flat roof, stepped parapet with a cornice below the top. The cornice has brackets and dentils. Two hipped roof front porches serve double entrances and have short wood columns on top a masonry wall. The one-over-one windows have heavy rusticated stone lintels. The foundation is also of rusticated sandstone.

48. 821-39 East 25th Avenue, ca. 1889 (Photo #20)

This ten-unit terrace is one of the largest multi-family buildings in the district. Sited on a corner, it is of brick, has a flat roof and ornamental brick parapet. The windows are segmental arched with decorative brick tops which are connected by belt courses. The entries are paired beneath shed roof hoods supported by large curved brackets.

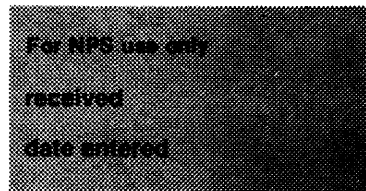
ITALIANATE DUPLEX

49. 2067-73 Downing, ca. 1889. (Photo #42)

This flat roofed, brick building sits on a high foundation. The symmetrical facade has a three-sided central bay flanked by gable roof porches with turned wood posts and railings. There is a highly decorative cornice with a center pediment. The windows over the porches are round arched and the others are flat arched with heavy stone lintels.

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VERNACULAR

50. 920 East 24th Avenue, 1890 T.A., Van Stone Brothers, builders.

The two-story brick building is a combination of Shingle Style, as seen in the triangular pediments and dormer facing and of Romanesque Revival, seen in the round arched door and window openings of the first story. The arches are outlined with heavy rusticated sandstone and are linked by a belt course. The entrances are recessed in the two center arches.

51. The Van Stone Terrace, 2355-57-61 Ogden, 1890 B.P., Van Stone Brothers, builders and owners. (Photo #34)

This three-unit building is the most highly decorated dwelling in the district. Although the units are contained in one building, their facades have been individualized with elements such as an oriel balcony and gable wall dormer, a second story porch with a gable roof and a second story porch with a hipped roof. There are additional features not usually found in Denver's domestic architecture, such as the third story open "bell" tower on the corner unit and an open passageway from front to rear through the building. All the units have round arched first-story windows with heavy rusticated stone surrounds which are the only unifying feature of the building. There is a low stone retaining wall at the front of the yard topped by a low wrought iron fence.

FOURSQUARE

52. 2307-09 Clarkson, 1904 B.P., Frank Goodnow, architect.

The design of this two-story brick duplex is identical to that of a single family Foursquare house except there are two entry doors instead of one. The building plan is rectangular with a hipped roof, flared eaves and center dormer. The low hipped roof of the full width front porch is supported by short wood columns on top of a low masonry wall. The windows of the first floor are six-over-one and on the second they are one-over-one. All sills are rusticated stone.

CRAFTSMAN DUPLEX

53. 2014-16 Emerson, ca. 1915-1920.

This one-and-a-half-story brick duplex bears a close resemblance to a single family house with the exception of the double entry doors. The roof is side gable with a very large front dormer with two sets of windows at either side and false half timbering in between. The full width front porch has a gabled roof with exposed structural members in the gable and decorative brickwork on the piers on each



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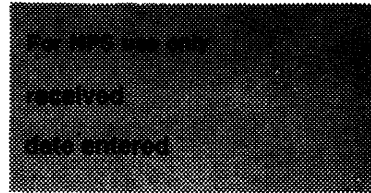
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CRAFTSMAN DUPLEX (cont'd.)

side of the entry.

NON-RESIDENTIAL ARCHITECTURE

CHURCHES

GOTHIC REVIVAL

54. 13th Avenue Presbyterian / 23rd Avenue Presbyterian Church, 701 East 23rd Avenue, 1882-1883.

This is the oldest church building in the San Rafael District. It is of red brick with an articulated corner tower with slender spire flanked by gabled roof sections on the south and west sides. The Gothic arched entry doors are in the two sides of the tower and there are Gothic arched windows with heavy tracery in the two gabled bays. The eaves of the gables are finished with a saw-tooth design.

55. Christ Methodist/Scott Methodist Church, 2201 Ogden, 1889 B.P., Franklin Kidder, architect.

Constructed of rusticated grey stone with red sandstone trim, this designated Denver Landmark building is somewhat Romanesque Revival in materials and massing, but has Gothic Revival style arches in the openings and the articulated shafts of the door and window details. Grey and red stone has been executed in a checkerboard pattern at the entries. The rectangular corner tower lost its spire in 1976 due to wind damage. There are rose windows in the gabled bays on the south and east facades. The building is in a deteriorated condition with a great deal of water damage to the exterior stone.

56. 23rd Avenue Presbyterian Church/New Hope Baptist Church, 2267 Ogden, 1906. (Photo #33A)

This building was the third home in San Rafael of the 23rd Avenue Congregation. It is of light brick with decorative brick trim around the Gothic arched windows and doors. The square corner tower does not have a spire, but terminates in a parapet with a series of pinnacles above the cornice. There are gabled bays on the east and north facades. The east bay features three Gothic windows with finely detailed stain glass windows. The chancel is on the south side of the building with Gothic windows and a conical roof.

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RICHARDSONIAN ROMANESQUE

57. Calvary Baptist Church/Zion Baptist Church, 933 E. 24th Avenue, 1890-1893. Jackson and Rivinius, architects; C. J. Smith, builder. (Photo #35)

This building housed one of Colorado's largest black congregations beginning in 1913 when Zion bought the building. The exterior is faced in rusticated stone. The plan is an L with gabled ends on the south and east. The square tower on the south front contains a large round arched entry with paired open arches on all four sides near the top. The faces of the large gable ends contain tripple round arched windows with small rectangular windows below. This building is a designated Denver Landmark.

NEOCLASSICAL

58. Loyola Chapel; The Ogden Street Church of God, 2536 Ogden, ca. 1920.

This painted masonry building has a broad front gable roof with a smaller projecting gable supported by four columns across the front which forms a covered porch. The double door entry is placed in the center and is flanked by two tall narrow windows with heavy stone lintels.

VERNACULAR

59. Unity Church of God in Christ, 2428 Ogden, ca. 1889.

This is the smallest of the churches in the district. It is faced in rusticated stone, is a hall plan with a front gable and a square tower on the north set back from the front. There are rectangular openings in the tower above the level of the main roof. The building entrance is recessed under the northwest corner of the roof.

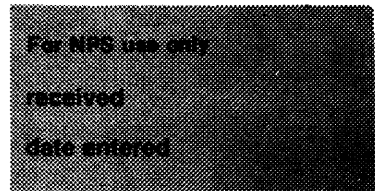
COMMERCIAL

60. Halliburton's, 801-07 E.22nd Avenue, ca. 1915-1920. (Photo #6)

One of two store buildings in the district, this now vacant building has a flat roof with a center shaped parapet of decorative brick. The boarded up south front and west side contained large display windows with clerestories. The double door entrance is recessed on the south front. The store is built onto the front of an 1887 house.

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COMMERCIAL (cont'd.)

61. 1038 E. 22nd Ave., 1926 T.A.

This building once contained several businesses, but is now vacant and boarded up. It is constructed of brick with a flat roof and a sloping tiled section near the front. The corner store, which was once the neighborhood drug store, has a clipped corner entrance flanked by full height brick piers. Between the piers above the entry door is a parapet with terra cotta decoration. West of the corner store running along E. 22nd Avenue, are several store fronts which had large display windows with clerestories and recessed entrances.

62. P & M Automotive, 728 E. 26th Avenue, ca. 1920s.

This H shaped garage building is one story high, of brick and has a flat roof. The projecting bays at each end contain large garage doors. There are small contemporary additions set into the angles of the H.

OUTBUILDINGS

63. 827 E. 24th, B.P. 1889. Henry Dozier, Architect. (Photo #12)

This two-story carriage house has a mansard roof with small center gables containing small windows. Built along the alley and faces E. 24th, there are double doors on the south. The face brick has been stuccoed and the building is in poor condition with the stucco coming off around the doors.

64. Carriage House, 2230 Clarkson, ca. 1890s. (Photo #9)

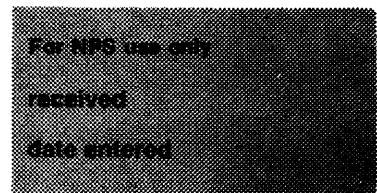
A two-story brick building with a side gable roof faced in square cut shingles. On the alley side there is a second story dormer containing a door and hay hook. At one end of the alley wall is a large wooden door.

65. Charles Hughes Carriage House, 2036 Emerson, ca. 1890s. (Photo #29)

This two-story, brick carriage house has been converted into a residence. The ends of the side gable roof have had glass installed. Along the alley wall there is a wall gable containing the loading door for the hay.

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OUTBUILDINGS (continued)

66. Alley House, behind 2520 Clarkson, ca. late 1880s or early 1890s.  
(Photo #18)

This is a one-story brick building with a flat roof and narrow segmental arched windows. The building is currently vacant.

67. Iron Garage, 2417 Ogden, ca. 1915-1920. (Photo #36)

This corrugated metal structure was once quite common and inexpensive to build. This building is constructed of corrugated metal panels attached to a wood frame. The low gable roof faces the alley as do the double metal doors.

68. Flat Roof Garage, 2229 Downing, ca. 1915-1920. (Photo #38)

One-story, stucco covered brick building whose alley wall is faced in clapboard with double doors in the center. Originally there probably were a series of narrow hinged wood panel doors across the entire alley wall with space for two cars.

69. Masonry Garage, 2242 Emerson, ca. 1920s. (Photo #26)

This garage is one story, faced in brick and has a side gable roof with a clipped gable similar to Bungalow Style houses. There is a double overhead door in the alley wall.

70. Contemporary Masonry Garage, 2419 Downing, ca. 1970s-80s.  
(Photo #37)

Brick with gable roof oriented to the alley and faced in vertical boards. The overhead door has been painted to achieve a checkerboard affect.

MODERN INTRUSIONS

RESIDENTIAL

71. Apartment, 2246-50 Clarkson, 1958 T.A. (Photo #10)

This three-story brick apartment building is over scaled for the character of the neighborhood. The end of the building faces the

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RESIDENTIAL (cont'd.)

street and extends beyond the setbacks of the older houses next door. The front entries, reached by exterior stairs, face the side of the house to the south. There are several similar buildings in the district.

72. 800-810 E. 25th Avenue, ca. 1960s (Photo #16)

This concrete block house is abandoned and boarded up and the property surrounded by a high chain link fence.

COMMERCIAL

73. Pierre's Supper Club, southwest corner of E. 22nd and Downing, ca. 1980s. (Photo #40), 2157 Downing

The building has a round tower, it is faced in stucco with half timbering. It does not conform in style, setback materials, or use of the buildings in the district.

# 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 checked="" 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** 1874-1920s **Builder/Architect** See #8, pg. 7

**Statement of Significance (in one paragraph)**

The San Rafael Historic District is significant as a well-preserved, middle-class residential neighborhood dating from the early 1870s to the 1920s. The district contains 379 buildings with approximately 50% representing the Queen Anne Style testifying to the greatest period of development from the late 1880s to 1893. Architectural interest in San Rafael is seen in the progressive development of the neighborhood from the early wood frame and Italianate buildings to the large elegant Queen Anne houses and six church buildings. A number of the significant buildings in the district were designed by such notable Denver architects as A. Morris Stuckert, John J. Huddart, Frank Goodnow, George W. Huntington, Balcomb and Rice and Franklin Kidder. In addition, several prominent builders worked in the neighborhood including the Fleming Brothers, McPhee and McGinnity and the Van Stone Brothers. Prominent residents in the district included attorney and U. S. Senator Charles J. Hughes and socially prominent horseman, J. Fred Roberts, a charter member and president of the Gentlemen's Driving and Riding Club (1898-1909). Nationally recognized poet and Colorado's fifth Poet Laureate, Thomas Hornsby Ferril, a long-time resident still lives in the district. Denver's medical community contributed to the history of the district with the first Children's Hospital and Women's Hospital to be located at 2221 Downing Street. Several women physicians lived in the area as did such prominent doctors as Jeremiah T. Eskridge, nationally known neurologist and Dr. Francis H. McNaught, associated with the Women's Hospital.

The San Rafael Historic District is made up of six additions platted between 1874 and 1886. The district is part of an 80 acre homestead granted to Courtland C. Clements in 1865. By 1874, Clements had sold the land to such well-known businessmen as William Clayton, Jack W. Horner, Charles B. Kountz and Moritz Barth for development and investment. San Rafael Addition was the first to be platted in 1874 by developer Henry A. Dubois, Jr., who bought Clayton's land. It was named after Dubois's home town, San Rafael, California. James B. Donaldson, Dubois's agent, was the earliest resident in

# 9. Major Bibliographical References

See continuation sheet

# 10. Geographical Data

Acreeage of nominated property approximately 77 acres

Quadrangle name Commerce City and Englewood

Quadrangle scale 1:24 000

### UTM References

A 

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

B 

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4	3	9	9	5	3	0
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Zone Easting Northing

C 

1	3
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5	0	2	0	8	0
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4	3	9	9	5	3	0
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D 

1	3
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5	0	2	0	4	0
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4	3	9	9	5	8	0
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E 

1	3
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F 

1	3
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5	0	1	9	2	5
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4	3	9	9	9	8	0
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G 

1	3
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4	4	0	0	3	1	0
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H 

1	3
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5	0	2	1	6	0
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4	4	0	0	3	0	0
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### Verbal boundary description and justification

I 13 502160 4400150  
J 13 502220 4400150

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, consultant

organization

date December 26, 1985

street & number 7453 East Jefferson Drive

telephone (303) 740-7860

city or town Denver

state Colorado 80237

# 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 5-8-86

### For NPS use only

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

Entered in the  
National Register

*for Helores Byer*  
Keeper of the National Register

date 6-20-86

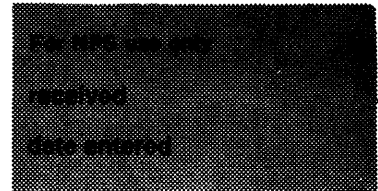
Attest:

date

Chief of Registration

United States Department of the Interior  
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the district. Donaldson was a Scotsman who attracted others of Scottish as well as English and Irish descent to live in the neighborhood. By 1880, there were 38 houses scattered through Donaldson's addition with some 175 residents, many of whom remained there until after the 1940s. <sup>1</sup> The second filing of San Rafael took place in 1882 and a third in 1886. Substantial development began after ca. 1888 up to 1893 when most of the large Queen Anne homes were constructed.

In 1876, developer Jack W. Horner, platted his addition in the northwest corner of the district. By 1887, most of the small, twenty-five foot lots were filled with small frame dwellings. Two of these early houses are at 2510 and 2520 Clarkson.

The land for Kountze's Addition, north of East 23rd Avenue, was acquired by Charles B. Kountze in 1868 and was platted in 1882. The Kountze family, long prominent in Denver's banking history, opened the Kountze Brothers Bank in 1862 which became the Colorado National Bank in 1866. <sup>2</sup> The houses in the Kountze Addition tended to be small brick residences rather than frame. In 1887, there were approximately 35 small houses in the western section of the addition along Washington and Emerson streets. <sup>3</sup> Between 1889 and 1893, the empty lots in the addition on Ogden and Downing streets filled with large brick houses.

Moritz Barth platted his addition in 1884 in the far northeast corner of the district. Barth and his brother, William Barth, came to Denver as bootmakers and became among Denver's wealthiest real estate tycoons. <sup>4</sup> Unlike the scattered development in Horner's and Kountze's additions, the small brick houses in Barth's addition were built in an orderly fashion beginning in the western section and progressing to the east. Most of the early 20th century houses are seen in this addition along Ogden and Downing streets.

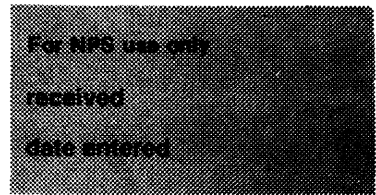
The nineteenth century residents in San Rafael had diverse occupations ranging from tanners, blacksmiths, bricklayers and laborers to real estate men, insurance salesmen, and manufacturing owners, to doctors and dentists.

Among the prominent residents of San Rafael, Charles J. Hughes is perhaps the most notable in the history of Denver and Colorado. Hughes, who lived in a large 1889 Queen Anne house at 2036 Emerson, was Colorado's most influential business attorney who represented several prestigious firms including Great Western Sugar Company, the First National Bank, Coors Brewery and the Denver Tramway Company.



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From 1909 to 1911, Hughes served in the U. S. Senate. 5

Other residents of interest include Ulysses S. Baker, a police detective, who became Denver's first traffic officer. Baker lived in the Foursquare house at 2437 Downing. George E. Crater, who established Crater, Cobb and Co., lived in the 1889 Queen Anne style house at 2080 Clarkson which was designed by A. Morris Stuckert. Crater's insurance firm was the oldest in Colorado.

Architect John J. Huddart designed the 1889 Queen Anne house at 2401 Emerson with many porches and bays for John J. Gillmore, president of the Northern Colorado Irrigation Company (1890) and president of the Highline Canal Company (1907). From ca. 1889 to 1916, Osmyrn S. Parker lived in the imposing Queen Anne/Shingle Style house at 2096 Emerson. Parker had several businesses including wholesale cigars and tea, insurance, and in 1900 he established a manufacturing and import agency.

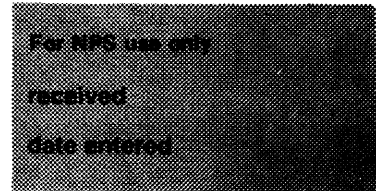
One of Denver's most decorative terraces, the 1891 Van Stone Terrace at 2355-61 Ogden was home to the owner, J. Fred Roberts and his family who lived here from 1892 to ca. 1898. Roberts, a well-known horseman, was the proprietor of the Keystone Stables and later the Mansion Stables. Roberts, a charter member of the Denver Gentlemen's Driving and Riding Club, served as its president from 1898 to 1909. Dr. Ida Noyes Beaver, one of Denver's early women doctors, also lived in the Van Stone Terrace. Beaver trained at the University of Colorado and the Women's Medical College in Chicago and received her Colorado medical license in 1894. 6

When St. Lukes Hospital and Nursing School moved from North Denver to Pearl Street and East 19th Avenue in 1890, San Rafael was a convenient and pleasant neighborhood for the doctors and nurses to locate. In 1902, Dr. Horace G. Wetherill established the Denver Maternity Hospital, the first in the city, in a now demolished house at 2221 Downing. The hospital opened on April 20, 1902 with beds for twenty-one patients. On February 17, 1910, The Children's Hospital opened in the same building with 30 beds. The nurses residence was located next door at 2225 Downing. 7

One of the earliest doctor residents in the district was Dr. John H. Morrison who lived in the two-story wood frame house at 2259 Clarkson in 1885. Perhaps the most notable of San Rafael's physician residents was Dr. Jeremiah T. Eskridge, a widely recognized neurologist. Dr. Eskridge served as president of the Colorado Medical Society from 1890 to 1891, was appointed professor of Nervous and Mental Diseases in 1892 at the University of Colorado Medical School and he became Dean of the medical school in 1897. Eskridge, a child prodigy who

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taught school at age 15 and an advocate of hypnotism, was often called on as a medical witness in court trials. When he died in 1902, the Denver Courts adjourned on the day of his funeral. Eskridge lived in the Italianate double house at 2037 Emerson. 8

Dr. Sarah L. Hughes, who received her Colorado license in 1904, lived in the now demolished house at 2097 Clarkson and Dr. Agnes Brandon Scott, a graduate of the Denver Homeopathic College in 1909, lived in the A. Morris Stuckert designed house at 815 E. 23rd Avenue. 9

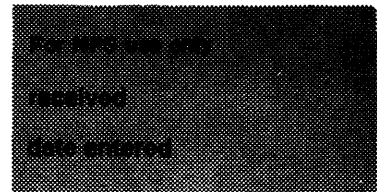
Thomas Hornsby Ferril, a current resident in the district, was born in Denver in 1896. Ferril has received countless awards for his poetry and was appointed Colorado's fifth Poet Laureate in 1979. Ferril and his parents moved (ca. 1900) into the 1890 Queen Anne style house built by his aunt, Mrs. John Palmer at 2123 Downing, a designated Denver Landmark. The house was designed by architect, Frank Goodnow. 10

Because most of the construction in the district occurred between 1888 and 1893, the majority of houses are in the Queen Anne style. A number of these were designed by leading Denver architects. A. Morris Stuckert was prominent among those working in San Rafael in this period. Well known for his design of the downtown Kittredge Building, Stuckert designed the Ordway House at 2084 Clarkson, where he lived for a time, and the Crater House next door at 2080 Clarkson. The houses in the district designed by John J. Huddart are located at 2502-04 Clarkson, a two-story terrace and 2401 Emerson. Huddart is recognized for his design of the Kinneavey Terrace in Curtis Park Historic District at 27th and Stout streets and the Denver Landmark Creswell House at 1244 Grant Street. Frank Goodnow designed the Foursquare duplex at 2307-09 Clarkson as well as the Queen Anne style house at 2135 Downing. In addition to the four houses on East 23rd Avenue, Balcomb and Rice designed the Queen Anne Style Dailey House, 2076 Ogden, and the outstanding Shingle/Queen Anne Style house of Osmyr Parker at 2096 Emerson. Balcomb and Rice also did a great deal of work in other neighborhoods for real estate developers.

The architect of one of the most eclectic buildings in the district is unknown. The Van Stone Terrace was built by the Van Stone Brothers, builders, at 2355-61 Ogden Street. Originally from Canada, the brothers, Richard G. and Fredrick S. Van Stone lived at 2523 Emerson in the early 1880s and built a number of houses in the district including 920-24 East 24th and 2559 Emerson. Other well-known builders working in San Rafael were McPhee and McGinnity, who were one of the city's largest building material suppliers and contractors. The Fleming Brothers, who started their 1880s construction business in the Baker Historic District, also worked in San Rafael and other neighborhoods.

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The 1883 23rd Avenue Presbyterian Church, originally known as the 13th Avenue Church, at 701 East 23rd Avenue, is the oldest building of six churches in the district. In 1888, the congregation acquired lots at 2267 Ogden and bought the old Central Presbyterian Church building at 18th and Champa. The old church was disassembled and moved to the new lots on Ogden Street. In 1906, this stone building was destroyed by fire and the present brick building was constructed in its place during 1906-1907. Of special interest are the beautiful stained glass windows.

The large stone church at 933 East 24th Avenue, completed in 1893, was originally the Calvary Baptist Church. Jackson and Rivinius are named on the cornerstone as the architects. The well-known landscape painter, Charles Partridge Adams, was the church historian who wrote, A History of the Calvary Baptist Church of Denver, Colorado. A. D. 1881-1913. In 1913, the church was sold to the Zion Baptists, the oldest negro Baptist congregation in Colorado, organized in 1865. This building is a designated Denver Landmark as is Christ Methodist/Scott Methodist Church at 2201 Ogden. The 1889 Scott Methodist building was designed by Franklin Kidder, well-known Denver church architect. In 1976, the tower was removed due to damage caused by high winds and in 1983 the ground floor stained glass windows were removed.

The churches are symbolic of the changes that occurred in the district after 1900. Denver's 19th century black population, who lived north of downtown along Larimer and Blake streets, began to move northeast into the Five Points neighborhood in the early 1900s. The churches were sold to black congregations such as Zion Baptist and Scott Methodist and by the 1920s many of the residents of San Rafael were black. Among the first black families to live in the district were Frank and America Turner, who bought the handsome 1870s Italianate house at 2229 Clarkson Street in 1907. The neighborhood remained black until after World War II, when black families were finally allowed to purchase property east of York Street. Today, the residents in the district are a mix of young, white professionals and black families.

There are four designated Denver Landmarks in the San Rafael District: The Thomas Hornsby Ferril House, 2128 Downing Street; the Gebhardt House, 2253 Downing Street; Calvary Baptist/Zion Baptist Church, 933 East 24th Avenue; Christ Methodist/Scott Methodist Church, 2201 Ogden. The Orlando Flats (New Orlando), 2330 Washington, is listed in the National Register of Historic Places.

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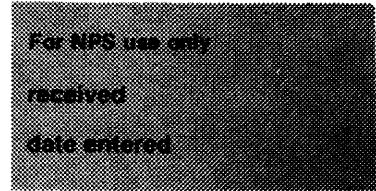
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FOOTNOTES

1. Elisha Robinson, Atlas of the City of Denver, Colorado, (New York: 1887).
2. Stephen J. Leonard, "The Irish, English and Germans in Denver, 1860-1890", n.p.
3. Robinson Atlas.
4. "Irish, English and Germans".
5. Lyle W. Dorsett, The Queen City: A History of Denver, (Boulder: Pruett Publishing Company, 1977), p. 191.
6. Mary de Mund, Women Physicians of Colorado, (Denver: The Range Press, 1976), pp. 19-20.
7. Interview: L. Joseph Butterfield, M.D., Director-Regional Program Development, Children's Hospital, December 27, 1985.
8. Journal of the American Medical Association, January 25, 1902, pp. 263-264.
9. Women Physicians, p. 42, p. 66.
10. Rocky Mountain News, February 6, 1977, p. 8, p. 16.  
Building Permit #276, February 18, 1890.

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ARCHITECTS

Jackson & Rivinius	933 East 24th Avenue
Franklin Kidder	2201 Ogden
A. Morris Stuckert	815 East 23rd 2084 Clarkson 2080 Clarkson
Frank Goodnow	2123 Downing 2135 Downing 2307-09 Clarkson
John J. Huddart	2502-04 Clarkson 2401 Emerson
Balcomb & Rice	2076 Ogden 2096 Emerson

BUILDERS

Richard and Frederick Van Stone	2355-61 Ogden
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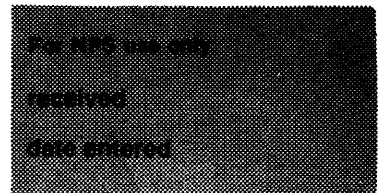
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**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
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Continuation sheet San Rafael Item number 10 Page 2  
Historic District

VERBAL BOUNDARY DESCRIPTION

Beginning at the southwest corner of E. 26th Ave. and Downing Street proceed south along the west side of Downing to E. 20th Ave.;

Thence west along the north side of E. 20th to the alley between Emerson and Clarkson;

Thence north along the east side of the alley to the lot line between 12, block 14, San Rafael Add., 3rd Filing and lot 13, block 11, San Rafael Add.;

Thence west along the north side of the lot line to Clarkson;

Thence north along the east side of Clarkson to E. 22nd;

Thence west along the north side of E. 22nd to the alley between Clarkson and Washington;

Thence north along the east side of the alley to the lot line between lots 1 and 7, block 5, San Rafael Add.;

Thence west along the lot line to Washington;

Thence north along the east side of Washington to the lot line between 4 and 5, block 5 Kountze's Add.;

Thence east along the lot line to the alley between Washington and Clarkson;

Thence north along the east side of the alley to E. 26th;

Thence east along the south side of E. 26th to the alley between Emerson and Ogden;

Thence south along the west side of the alley to E. 25th;

Thence east along the north side of E. 25th to Ogden;

Thence north along the east side of Ogden to a line between lots 7 and 8, block 9 Barth's Add.;

Thence east along the lot line to the alley between Ogden and Downing;

Thence north along the east side of the alley to E. 26th;

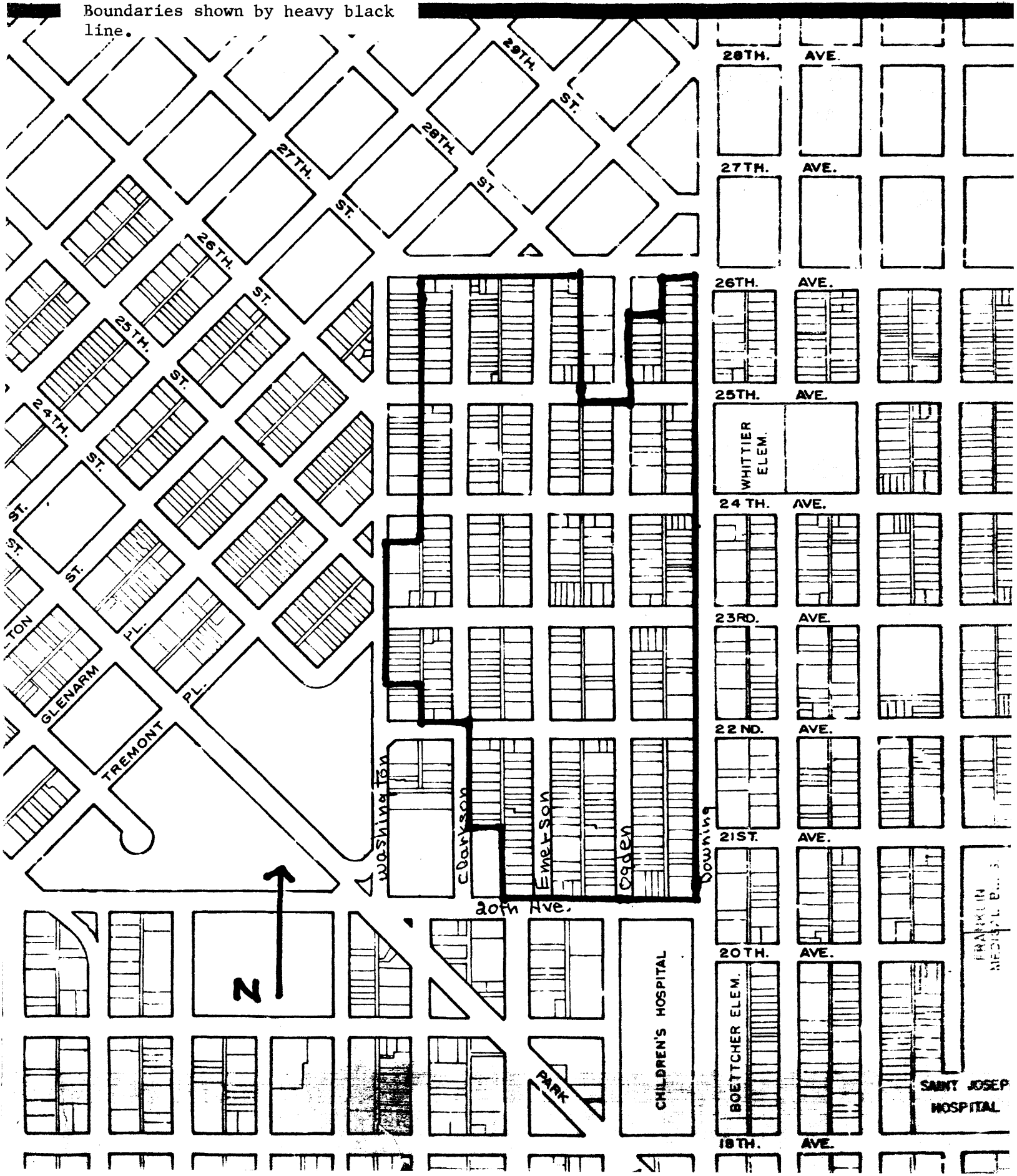
Thence east along the south side of E. 26th to Downing, and the place of beginning.

Denver, Colorado

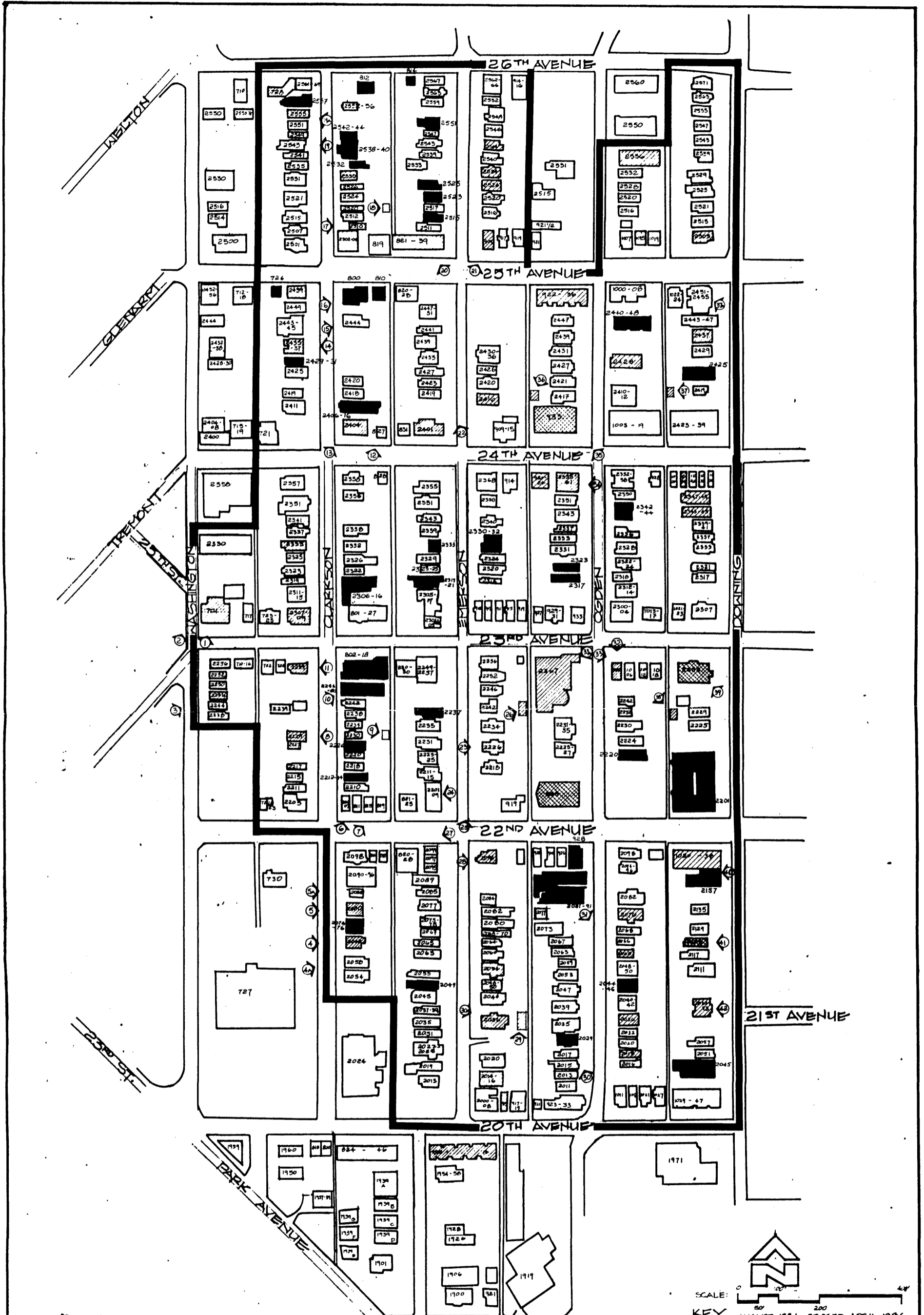
Denver Planning Office Map 1975

Scale: 1 inch = 500'

Boundaries shown by heavy black line.







SAN RAFAEL HISTORIC DISTRICT  
DENVER • COLORADO

PASSARELLI DESIGN PARTNERSHIP

SCALE: 0 50 100 200 40

KEY  
 AUGUST 1984 • REVISED APRIL 1986  
 [Diagonal lines] INDIVIDUALLY DISCLOSED IN NOMINATION AT ITEM 7.  
 [Horizontal lines] DENVER LANDMARK  
 [White] CONTRIBUTING  
 [Black] NON-CONTRIBUTING

Boundaries shown by heavy line.  
 Encircled numbers are keyed to photographs.  
 Numbers within lots are addresses.

DENVER COUNTY, COLORADO