

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received JAN 16 1984
date entered

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

1. Name

historic Orlando Flats

and/or common Orlando Flats

2. Location

street & number 2330 Washington Street n/a not for publication

city, town Denver n/a vicinity of

state Colorado code 08 county Denver code 031

3. Classification

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

4. Owner of Property

name Denver Revitalization Partnership LTD, c/o Ray Stranske

street & number 2855 Tremont Plaza, Suite 207

city, town Denver n/a vicinity of state Colorado

5. Location of Legal Description

courthouse, registry of deeds, etc. Assessors Office, City & County of Denver

street & number 1445 Cleveland Place

city, town Denver state Colorado

6. Representation in Existing Surveys

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

date Ongoing federal state county local

depository for survey records Colorado Preservation Office, 1300 Broadway

city, town Denver state Colorado 80203

7. Description

Condition excellent good fair deteriorated ruins unexposed**Check one** unaltered altered**Check one** original site moved

date _____

Describe the present and original (if known) physical appearance

The Orlando, a three-story, brick apartment building with stone facing on the first floor, is located in the Five Points section of Denver. The surrounding neighborhood consists largely of residential homes and churches, the majority of which were built between 1870 and the 1890s.

The Orlando's architect, John H. Barnes, was typical of many architects active in Denver in the early 1890s. As such, he was probably more of a self-taught builder than a professional architect. The building exhibits elements borrowed from Richardsonian Romanesque which are concentrated on the front facade of what is essentially a fairly simple vernacular building. The front exterior is faced with rusticated sandstone on the first floor with four regularly spaced arched windows. The central entryway is arched and embellished by voussoirs with a keystone and leaf-like corner detailing in stone.

The upper two stories are brick with stone detailing. Two sets of paired single casement windows are placed on either side of a center element composed of a slightly larger window set apart by brick panels. The center section rises above the cornice, which is composed of corbelled brick. The cornice is capped by a stone strip. Other detailing includes a stone course at window sill level on both the second and third floors and a stone band that merges with the stone lintels above the windows on the second and third floors.

The north and south sides of the building are identical, with regularly spaced arched windows with brick hoods. Only one-half of the front part of the building is three-story, the back half is two-story.

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 type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" 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 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 1891 **Builder/Architect** John H. Barnes -- Architect

Statement of Significance (in one paragraph)

The Orlando is historically significant as one of the better examples of housing designed especially for low-income residents in Denver in the late 19th century. Based on early maps of the city, it also appears that the Orlando was one of the first apartment buildings in the Curtis Park area.. Its more simple, straightforward treatment of brick and stone was distinctive in a neighborhood of more ornate Victorian residences and signalled a change in the social and economic make-up of the neighborhood. The building's layout of small cramped apartments indicates it to be one of the first building types in the community constructed specifically for the new lower-income resident arrivals in Five Points.¹

During the 1870s the Curtis Park area, which is north and adjacent to downtown Denver, developed as a fashionable residential section for much of Denver upper-income population. Beginning in the 1880s however, developers initiated promotion of neighborhoods which were in the southern and eastern sections of the city. From this point, a new phase in the development of Curtis Park began--with its history tied to a greater blend of people of varying income levels.

The structure remained as apartments, going through numerous owners and name changes, until 1980 when it was taken out of service. Hope Communities, a non-profit organization active in the Five-Points area, is currently beginning rehabilitation on the structure. When completed, the building will provide a tenant-managed housing cooperative for low-income groups, certainly an appropriate use for the historic Orlando.

¹A building permit was taken out for this structure in 1891, with construction completed in 1892. The original owner was George O. Shafer, a local real estate speculator who was quite active in Denver real estate development from 1889 to 1897. The original water tap, dated November 5, 1892, shows the structure to consist of thirty-four apartments serviced by six toilets and two bathtubs. Newspaper classified ads in 1892 indicate what appears to have been a very cheap rental rate. From its first publication in 1924 onwards, the city's Householder's Directory show Orlando's residents to have been exclusively employed in low-wage labor positions.

9. Major Bibliographical References

Noel, Thomas J. Denver: Rocky Mountain Gold	Denver Householder's Directory
Denver City Directory, 1883-1980	1924-1960
Denver County Building Permit Records	Denver Water Board Tap Records
Denver County Tax Assessor's Records	Rocky Mountain News, 1891-1893
	Sanborn City Maps, 1890-1929

10. Geographical Data

Acreeage of nominated property .39
 Quadrangle name Commerce City Quadrangle scale 1:24000

UTM References

A	<u>13</u> <u>501940</u> <u>4399960</u>	B	
	Zone Easting Northing		Zone Easting Northing
C		D	
E		F	
G		H	

Verbal boundary description and justification

Lots 5, 6, 7, 8, 9 and the north 1/2 of 10, Block 4, Kountze Addition, city & county of Denver, State of Colorado

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

state	<u>n/a</u>	code	county	code
state		code	county	code

11. Form Prepared By

name/title	<u>Catherine C. Hilker</u>	<u>Eddie Mae Brown, Administrative Assistant</u>
organization	<u>Hope Communities, Inc.</u>	date <u>May 12, 1983</u>
street & number	<u>2855 Tremont Place</u>	telephone <u>(303) 751-2067 (303) 292-4673</u>
city or town	<u>Denver</u>	state <u>Colorado</u>

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 Sudler
 title State Historic Preservation Officer date 12-22-83

For NPS use only

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

Alvora Byers Entered in the National Register date 2/16/84
 Keeper of the National Register

Attest:

Chief of Registration