

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received **JUL 26 1983**

date entered

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic Glenarm Place Historic Residential District

and/or common Same

2. Location

street & number 2417 ~~through~~ 2462 Glenarm Place n/a not for publication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 checked="" type="checkbox"/> district (13 bldgs)	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" 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	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> n/a in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> n/a being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name (see continuation sheet)

street & number

city, town n/a vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Department of Revenue, Assessment Division

street & number 1445 Cleveland Place, Room 102

city, town Denver state Colorado

6. Representation in Existing Surveys

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

date ongoing  federal  state  county  local

depository for survey records Colorado Historical Society-Preservation Office

city, town Denver state Colorado

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

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

Located between 24th and 25th streets on Glenarm Place, the proposed Glenarm Place Historic District is seven blocks northeast of the center of downtown Denver. The district, which consists of thirteen residences, is part of one of Denver's earliest residential neighborhoods,<sup>1</sup> probably the only surviving neighborhood in Denver that represents so many diverse architectural styles. Moreover, the research, to date, indicates that some of the styles found in the district are remarkably similar to the homes that were in the downtown area before the commercial buildings were erected.

The district is distinctive within this older residential area (which lies generally between Broadway and City Park) in the quality and variety of buildings contained--large impressive residence juxtaposed against smaller Victorian cottages and double residences. The number of two-story buildings and the architectural richness represented sets the block apart from the surrounding neighborhood, which contains almost solely one-story cottages, many of which are in deteriorated condition.

The majority of the residences were built between 1880 and 1893, the height of the Victorian era, and the styles of architecture are rich and diverse--Italianate, Second Empire, Queen Anne, Carpenter Gothic, and Victorian Eclectic.

#### Italianate

The most important styles to be found within the district are the Italianate. All are rectangular in plan and elevation with flat roofs and high false cornices displaying ornamental brackets and panel molding.

2445 (see photo 12) and 2452 (see photo 14) Glenarm Place are both two story, three-bay buildings of brick construction. They are distinguished by small covered front porches in the front entrance areas only. On both buildings the dressed stone lintels above the windows and doors display a floral pattern. This pattern is repeated in the ornate cornice detailing. The cornice, brackets and decorative panel molding on 2445 is all tin.<sup>2</sup>

2462 Glenarm Place (see photo 7) is two-story brick, stuccoed on the front wall only with a massive bay composing the central unit of the front facade. The decorative wooden cornice is supported by brackets and an ornamental frieze. The windows all have dressed stone lintels displaying a rosette both in the center and on the sides.

2435-37 Glenarm Place (see photo 11) is a two-story Italianate double residence. The main cornice with its decorative panel molding and brackets is reflected again in the one story front portico framing the entrances to both residences. One of the most distinguishing features of the building is the ornate brick string courses that tie the front of the building together and form relieving arches over each window and door. Decorative brickwork is also found on each of the side chimneys.

2438 Glenarm Place (see photo 16) represents the basic Italianate style house that was very common in Denver by the mid to late 1800s. The most notable feature on the building is the decorative brickwork forming the cornice, and the lintels around the windows and front entryway.

#### Queen Anne

The most significant Queen Anne style building on the block is 2425 Glenarm Place (see photo 9). The building is two stories, of brick construction. The predominant

# 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** 1880-1915      **Builder/Architect** Unknown

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

The Glenarm Place Historic District is a block of thirteen residences located near the historic neighborhoods of Curtis Park (listed in the National Register), San Rafael Historic District (officially determined eligible) and the Clements Historic District (designated a Denver Landmark). The block is significant within the general neighborhood because of the quality of the architecture represented and the scale of the buildings, which results in a cohesiveness and visual unity that make it distinctive. The residences in the immediate vicinity surrounding the block consist largely of one story dwellings of more modest scale and detailing than those represented in the Glenarm District. Many of these buildings are in a deteriorated condition and do not retain the physical integrity displayed in the Glenarm Place block.

The proposed Glenarm Place Historic District has both an architectural and an historic significance for the city of Denver. Located between 24th and 25th streets on Glenarm Place, the architecture of the houses display a rich variety of residential styles and represent both the period in which the homes were built and the type of people who built them.

The roots of the Glenarm Place Historic District go back to the days when Denver's population boomed with the arrival of the Denver Pacific Railroad. Although founded twelve years earlier, in 1858, the city only began to thrive after 1870 when the railroad brought great numbers of new settlers flooding into the frontier town. The population boom inevitably created a real estate boom, and many of the area's residents turned their homes into commercial buildings and moved outward from the confines of the original townsite.

This expansion was most rapid in the northeasterly direction, as evidenced by the patchwork of additions that were added to the city in that direction during the 1870s. The boundaries of this new neighborhood were roughly from Lawrence Street east to Downing Street, and from downtown northeast to Curtis Park (which began at 30th Street).<sup>3</sup> Today this same neighborhood includes the Curtis Park Historic District, a National Register listing; the Clements Historic District, a Denver landmark; and the now proposed Glenarm Place Historic District.

Most of the homes in the proposed Glenarm Place Historic District were built between 1880 and 1893, the height of the Victorian era and a period of expansion and building boom in Denver that produced some of the most significant architecture in the city.<sup>4</sup> The styles of Victorian architecture represented in the District include Italianate, Queen Anne, and Victorian Eclectic. Also notable in the District's architecture is the unusually good representation of decorative tin, which was a phenomenon of the building industry in Denver in the 1870s and 1880s. Among those who built their homes in this neighborhood were some of Denver's most prominent citizens: successful merchants, professional men, and political and civic leaders. However, the neighborhood was never the exclusive preserve of Denver's wealthiest, as was Capitol Hill in its earliest days. For from the beginning, merchants, blacksmiths, tailors, schoolteachers and

# 9. Major Bibliographical References

(see attached)

# 10. Geographical Data

Acreeage of nominated property 2.32  
 Quadrangle name Commerce City, Colorado

Quadrangle scale 1:24000

UTM References

A 

1	3	5	0	1	7	4	0	4	4	0	0	0	7	0
Zone		Easting				Northing								

  
 C 

1	3	5	0	1	8	0	0	4	4	0	0	0	4	0
Zone		Easting				Northing								

  
 E 

1	3	5	0	1	7	5	0	4	3	9	9	9	4	0
Zone		Easting				Northing								

  
 G 

Zone		Easting				Northing								

B 

1	3	5	0	1	7	8	0	4	4	0	0	0	3	0
Zone		Easting				Northing								

  
 D 

1	3	5	0	1	8	3	0	4	4	0	0	0	1	0
Zone		Easting				Northing								

  
 F 

1	3	5	0	1	6	8	0	4	4	0	0	0	1	0
Zone		Easting				Northing								

  
 H 

Zone		Easting				Northing								

Verbal boundary description and justification

(see attached)

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 Mollie Lawson, Secretary/Treasurer  
 organization Dora Moore Associates, Inc. date March 31, 1983  
 street & number 816 25th Street, Suite 100 telephone (303) 296-9267  
 city or town Denver state Colorado

# 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 (Acting) date 7/21/83

**For NPS use only**  
 I hereby certify that this property is included in the National Register of Historic Places.  
*Delores Byrum* Entered in the National Register date 8/25/83  
 Keeper of the National Register  
 Attest: \_\_\_\_\_ date \_\_\_\_\_  
 Chief of Registration

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2417 Glenarm Place  
William and Mattie White  
2845 Dexter  
Denver, Colorado 80220

2452 Glenarm Place  
Robert Shopneck  
416 Pennsylvania  
Denver, Colorado 80209

2423 Glenarm Place  
Marie Ray  
2423 Glenarm Place,  
Denver, Colorado 80205

2462 Glenarm Place  
Jim Grandgeorge  
2462 Glenarm Place  
Denver, Colorado 80205

2425 Glenarm Place  
Dora Moore Associates Ltd. - III  
816 25th Street, Suite 100  
Denver, Colorado 80205

2429 Glenarm Place  
Dora Moore Associates Ltd. - III  
816 25th Street, Suite 100  
Denver, Colorado 80205

2430 Glenarm Place  
James Padila  
2430 Glenarm Place  
Denver, Colorado 80205

2435-37 Glenarm Place  
Dora Moore Associates Ltd. III  
816 25th Street, Suite 100  
Denver, Colorado 80205

2438 Glenarm Place  
Don McGrath  
2438 Glenarm Place  
Denver, Colorado 80205

2442 Glenarm Place  
Helen Villareal  
2442 Glenarm Place  
Denver, Colorado 80205

2444 Glenarm Place  
Betty Ibanez  
2444 Glenarm Place  
Denver, Colorado 80205

2445 Glenarm Place  
Dora Moore Associates Ltd. - III  
816 25th Street, Suite 100  
Denver, Colorado 80205

2449-55 Glenarm Place  
Dora Moore Associates Ltd. - III  
816 25th Street, Suite 100  
Denver, Colorado 80205

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feature is the two front gables, with the roof gable repeated in the second story front porch gable. The gables are faced in fish scale shingles, and additional detailing is found on the wooden barge board forming the triangle of the gable. Two other notable features on this building are the decorative brickwork found on the side chimney and the rusticated stone corseting which also frames the arched Romanesque style window on the first floor.

Victorian Eclectic

Two of the most notable buildings on the block are 2429 and 2449-55. Both buildings could be classified as Victorian Eclectic.

2429 Glenarm Place (see photo 10) is a small one-story brick residence, rectangular in plan, with a flat roof. It is exceedingly unusual for the city of Denver in that it is four bays wide. All of the bays have dressed stone lintels and sills. The other unique feature is its unusually large and ornate tin cornice. This high false cornice was added to the building to make the home appear bigger and more impressive.

2449-55 (see photo 13) is a two-story double brick residence exhibiting a combination of styles. As with 2429, the high false cornice on the front of the building was probably added to make the building appear bigger and more impressive. The cornice is of tin construction with false gables detailed with sunbursts. The gables are topped with finials. The triangular shape can be found repeated in the design of the two-story front porticos.

Houses that Contribute to the Integrity of the District

Located within the boundaries of the District are three small Victorian cottages. These cottages were all built between 1880 and 1900, and exhibit a combination of Victorian stylistic elements (such as truncated hip roofs, decorative barge board, small gabled dormers, decorative brickwork and cornices) that maintain the integrity of the proposed district. The addresses of these residences are 2417 Glenarm Place (see photo 8), 2423 Glenarm Place (see photo 4) and 2442 Glenarm Place (see photo 6).

Intrusions

2444 Glenarm Place is a single family residence that was probably built some time after World War I (see photo 15). Although not of the period of the other houses, 2444 is of the same size and scale as the smaller Victorian cottages. As such it does not call attention to itself or seriously detract from the overall integrity of the proposed district.

The residence at 2430 Glenarm Place, although constructed around the turn-of-the-century, has been too severely altered from its original appearance to be considered a contributing element. The most drastic change has been the application of stucco to the exterior walls, pediment of the portico, and porch supports.

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tradesmen also built their homes here. And it was this economic mix that gave the area its unique architectural diversity--large stately homes juxtaposed against smaller cottages and double houses, all of the buildings exhibiting a rich variety of Victorian styles.

The Glenarm Place Historic District is a notable example of the types of homes built by these solid hard working middle class people who were some of Denver's earliest pioneers. Among those who built their homes on this block were John Young, an iron-worker; Catherine A. Carter, a schoolteacher; Henry P. Steele, one of the owners of H.D. and H.P. Steele, Grocers; Sidney Goldsborough, solicitor; and John J. Sleight, carpenter.

In summary, the proposed Glenarm Place Historic District is significant for at least two important reasons: first, it is distinctive in containing within one block, buildings of quality and scale unlike those in the surrounding area; second because it was developed during a time of economic growth by prospering middle class residents and reflects the lifestyle in its wide variety of richly designed Victorian houses.<sup>5</sup>

Within the district five of the most significant buildings architecturally are currently undergoing renovation.

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<sup>1</sup>Three blocks from the eastern boundary of the Curtis Park Historic District, a National Register listing, the Glenarm Place District was originally part of the Curtis Park neighborhood. However, the intrusion of Welton Street, which was converted to commercial use in the early part of the twentieth century, created a visual barrier between the two residential areas.

<sup>2</sup>The advent of the railroad in 1870 allowed Denver to import metal for use in building construction. Metal was a phenomenon of the middle part of the nineteenth century, starting with the opening of the Crystal Palace at the Exposition of 1850 in England. The Glenarm Place Historic District has an unusually good representation of this use of decorative tin by early Denverites.

<sup>3</sup>Curtis Park, A Denver Neighborhood, by William Allen West in cooperation with Historic Denver, Inc.

<sup>4</sup>Historic Denver, by Richard R. Brettell, a publication of Historic Denver, Inc.

<sup>5</sup>During the 1970s and early 80s, Denver has been experiencing a building boom paralleled only by the building boom of the 1880s. Many blocks of houses similar to the Glenarm Place Historic District, located only seven blocks from the core of the city, have been razed to make way for high rise commercial buildings.



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Cherry Creek Gothic: Victorian Architecture in Denver, by Sandra Dallas

Curtis Park, A Denver Neighborhood, by William Allen West in cooperation  
with Historic Denver, Inc.

Historic Denver, by Richard R. Brettell, a publication of Historic Denver,  
Inc.

Robinson's Atlas of the City of Denver

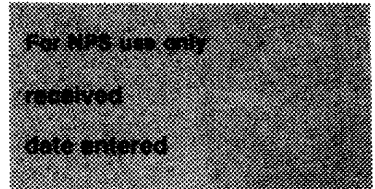
Denver City Directories

The Denver City and County Clerk and Recorder's Office

Denver Water Board tap permits

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Verbal Boundary Description

The proposed district is located between 24th and 25th streets on Glenarm Place. The thirteen residences face onto Glenarm Place and the boundaries are well defined. The northwest boundary is the southeast side of the alley between Welton Street and Glenarm Place. The southeast boundary is the northwest side of the alley between Glenarm Place and Tremont Place. (On both the northwest and southeast sides of the block, the lots run 125' deep from Glenarm Place to the alley.) The northeast boundary is 25th Street on the southeast side of the block, and 75' (or three city lots) southwest of 25th Street on the northwest side of the block. The southwest boundary is 100' (or four city lots) northeast of 24th Street on the northwest side of the block, and 175' (or seven city lots) northeast of 24th Street on the southeast side of the block.

Glenarm Place Historic District  
Denver County, Colorado

City of Denver Planning Map 1982  
Scale: 1"=500'

Map 1 of 2  
Nominated area shown in red.  
Intrusion marked in blue.

Curtis-Champs Street Historic District  
shown in yellow, Clements District in  
purple (both listed in the National  
Register); and San Rafael District  
in green (determined eligible).

