

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM

(Type all entries -- complete applicable sections)

STATE: Colorado	
COUNTY: Denver	
FOR NPS USE ONLY	
ENTRY NUMBER APR 17 1975	DATE

1. NAME

COMMON: The West Side Neighborhood
AND/OR HISTORIC: Hunts Addition (source: Robinson's Atlas, June 1873)

2. LOCATION

STREET AND NUMBER: 1312 to 1438 Mariposa, 1311 to 1439 and 1314 to 1446 Lipan, 1305 to 1369 and 1300 to 1370 Kalamath, 1038 to 1126 W. 14th St., 1008 to			
CITY OR TOWN: 1118 W. 13th St. 931			
Denver			
STATE Colorado	CODE 08	COUNTY: Denver	CODE 031

3. CLASSIFICATION

CATEGORY <small>(Check One)</small>	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input checked="" type="checkbox"/> Being Considered.	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE <small>(Check One or More as Appropriate)</small>			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <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 checked="" type="checkbox"/> Other <small>(Specify)</small> <u>(Small business)</u>
ACCESSIBLE TO THE PUBLIC: Yes: <input type="checkbox"/> Restricted <input checked="" type="checkbox"/> Unrestricted <input type="checkbox"/> No			

4. OWNER OF PROPERTY

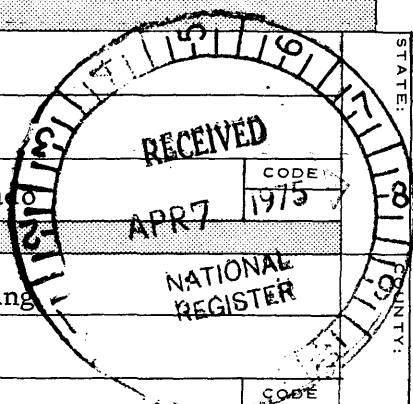
OWNER'S NAME: Large multiple private ownerships	
STREET AND NUMBER:	
CITY OR TOWN: Denver	STATE: Colorado

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Tax Assessor, City and County of Denver Building	
STREET AND NUMBER: 1445 Cleveland Place	
CITY OR TOWN: Denver	STATE: Colorado

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: A plan for Historic Preservation in Denver.	
DATE OF SURVEY: June 1974	<input checked="" type="checkbox"/> Federal <input type="checkbox"/> State <input checked="" type="checkbox"/> County <input checked="" type="checkbox"/> Local
DEPOSITORY FOR SURVEY RECORDS: Denver Planning Office	
STREET AND NUMBER: 1445 Cleveland Place	
CITY OR TOWN: Denver	STATE: Colorado



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7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Except for minor alterations or additions, the West Side Neighborhood appears much as it looked 80 to 90 years ago. Red sandstone sidewalks, stone curbing, iron yard fencing and street-tree planting have survived in this early suburban scene. Two-thirds of the 115 structures need only minor exterior repairs to return them to their original appearance. Architectural alterations such as the loss of a front porch or stuccoing of brick represents a major change on these small 19th century residences. Only 16 buildings have suffered such major losses. The street-tree planting in Elm and Maple is mature; however, extensive renewal has now become necessary. Intrusions such as modern roofing, storm windows and non-historic paint colors are common but expected in an unrestored area. Always a middle and lower income neighborhood, it is now an economically depressed area, and predominately Hispanic neighborhood which has not had resources enough to change with the times, thus preserving an incredible record of late 19th century middle income housing.

By 1890 these blocks were totally developed and included three two-story commercial blocks at intersections of 14th Street. The remainder was one, one and one-half and two-story brick residences. Typical among these houses is 1438 Lipan, built before 1873. Undoubtedly built for speculation, it is similar to or identical to other houses in this development including the five-house row 1102-1118, 13th Street. It is a one story, rectangular plan brick house with two bays, vernacular Doric detailing, front gable with projecting eaves and wood front porches. Its segmented arch labels in projecting brick around the windows were common to the area.

Characteristic of the influence of the East Coast in Denver is the brick, bay-front, "townhouse" at 1331 Lipan. Here the window arches have key stones and an elaborate cornice and frieze worked out in brick.

The style home that had evolved by the 1890's is clearly shown by 1405 Lipan. A four gabled house, the front eaves are gracefully splayed. A staggered pattern of imbricated shingles fill the gable around a delicate window. Excellent brick work, red sandstone foundation, white porch, tiny grass yard and original iron fence complete the colorful composition.

The commercial block at 1369 Kalamath was built before 1890 and originally housed various dry goods, grocers, barbers, tailors and other small businesses. Most of the original store fronts remain intact including upper sash bordered in small square panes. An iron cornice with dentils and brackets and elaborate brick belt courses decorate the facade. A planting strip bordering Kalamath has been paved.

Nearly every building retains some or all of the applied ornament that made each house unique. Carved foliate scroll work and bulky turned porch columns were copied from the grand houses once standing in what is now the central business district. Ornate sash, capricious shingle siding, scroll brackets, turned lattice work and lace-like verge boards were the less oppressive "cottage style" of carpentry ornament popular throughout the 19th century, considered necessary by the original residents and still respected today. This Victorian detail adds interest to what is most significantly the survival of the whole scene.

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known) **Developed 1870-1890**

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input checked="" type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input checked="" type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | <u>Economic</u> |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | <u>History of</u> |
| <input checked="" type="checkbox"/> Architecture | <input checked="" type="checkbox"/> Landscape Architecture | <input checked="" type="checkbox"/> Social/Humanitarian | <u>Region</u> |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | _____ |
| <input type="checkbox"/> Conservation | | | _____ |

STATEMENT OF SIGNIFICANCE

The growth of this neighborhood parallels Denver's role as supplier and market for the mining areas which were the source of fabulous wealth from ~~1870's to the 90's~~. Hunt's Addition is among the first developments outside the Congressional Grant of 1860 which combined Denver City, Auraria City, and Highland. The streets were the first laid out in cardinal orientations as opposed to river oriented streets of Denver and Auraria and have 40 lots to the block. By 1874 one-half of the area was built in small brick residences. Few of these early permanent homes which are called "Shotgun" houses survive elsewhere in Denver. Their primitive floor plan of single rooms aligned directly one behind another is derived from log cabins which were their predecessors and contemporaries.

Within 12 years the area had become middle-class Victorian neighborhood with typically self-conscious architecture and neighborhood shops. Those elements of a residential area that could be borrowed from the growing number of mansions in town were borrowed, most notably the style of ornament and the street architecture. The later emphasized both the unity of a given street and the privacy of the individual. Intact today are the stone curbs, planting strip and stone sidewalks which are the public domain. Low walls topped with iron fences mark the beginning of a semi-public space which includes the front porches. It is not hard to imagine the formal front rooms and private family rooms that every family once maintained.

Such clear evidence of how many Americans once lived provides us with a memory by which to judge the present and serves to put the outstanding mansions and public buildings that occasionally are preserved into a context which is more accurate historically. For Denver, it is important that the West Side Neighborhood be preserved as an example of its boom-town character as experienced by most of its early residents.

The area borders a proposed site for a HUD assisted high density development. Acquisition and demolition of the subject structures has been considered by the city of Denver to provide a "buffer zone."

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

History of Denver by Jerome C. Smiley - 1901, Times-Sun Publishing Co.
Robinson's Atllass of Denver 1873, revised 1887
 Denver City Directories 1870-1880

All material courtesy of Colorado State Historical Society Library,
 State Historical Museum, Denver, Colorado

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 13/500050/4398360
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 13/499540/4398250
 SEE INSTRUCTIONS

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	39 ° 44 ' 21 "	105 ° 00 ' 06.4 "		° ' "	° ' "	
NE	39 ° 44 ' 21 "	105 ° 00 ' 03 "		° ' "	° ' "	
SW	39 ° 44 ' 12 "	105 ° 00 ' 06.4 "		° ' "	° ' "	
SE	39 ° 44 ' 12 "	105 ° 00 ' 03 "		° ' "	° ' "	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 10 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE:
 Peter Snell, Architect

ORGANIZATION: Colorado Preservation Coalition DATE: December 1974

STREET AND NUMBER:
 P.O. Box 25287

CITY OR TOWN: Denver STATE: Colorado CODE:

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison 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. The recommended level of significance of this nomination is:

National State Local

Name: Stephen H. Hart

Title: Color. Hist. Pres. Officer

Date: 1/24/75

NATIONAL REGISTER VERIFICATION

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

Robert M. ...
 Chief, Office of Archeology and Historic Preservation

Date: 4/17/75

ATTEST:

Charles H. ...
 Keeper of The National Register

Date: 4.17.75