

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

| | |
|---------------------|-------------|
| FOR NPS USE ONLY | |
| RECEIVED JUL 1 1980 | SEP 12 1980 |
| DATE ENTERED | |

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Clements Rowhouse

AND/OR COMMON

2201-2217 Glenarm Place

2 LOCATION

STREET & NUMBER

2201-2217 Glenarm Place

__NOT FOR PUBLICATION

CITY, TOWN

Denver

CONGRESSIONAL DISTRICT

1

__ VICINITY OF

STATE

Colorado

CODE

08

COUNTY

Denver

CODE

031

3 CLASSIFICATION

CATEGORY

DISTRICT

BUILDING(S)

__ STRUCTURE

__ SITE

__ OBJECT

OWNERSHIP

__ PUBLIC

PRIVATE

__ BOTH

PUBLIC ACQUISITION

__ IN PROCESS

__ BEING CONSIDERED

STATUS

__ OCCUPIED

UNOCCUPIED

WORK IN PROGRESS

ACCESSIBLE

__ YES: RESTRICTED

__ YES: UNRESTRICTED

__ NO

PRESENT USE

__ AGRICULTURE

__ COMMERCIAL

__ EDUCATIONAL

__ ENTERTAINMENT

__ GOVERNMENT

__ INDUSTRIAL

__ MILITARY

__ MUSEUM

__ PARK

PRIVATE RESIDENCE

__ RELIGIOUS

__ SCIENTIFIC

__ TRANSPORTATION

__ OTHER:

4 OWNER OF PROPERTY

NAME

Clements Park Development Company, c/o Mr. Burton D. Levy

STREET & NUMBER

530 Knox Court

CITY, TOWN

Denver

STATE

Colorado 80204

__ VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Denver City and County Courthouse

STREET & NUMBER

1445 Cleveland Place

CITY, TOWN

Denver

STATE

Colorado

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Colorado Inventory of Historic Sites

(16/01/0296)

DATE

Ongoing

__ FEDERAL __ STATE __ COUNTY __ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Colorado Historical Society, 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

Located at 2201-2217 Glenarm Place in Denver, the Clements Rowhouse is a single detached structure that reflects the characteristic architectural styles of late Victorian America. The structure is basically rectangular in shape with two stories set over a full basement. The primary building material is brick laid in courses of stretcher bond. The main or southeast facade is punctuated by three, large central bays and two secondary projections that provide a feeling of variety and movement to the Rowhouse. The roof is flat, although it has five small chimneys set back some distance from the southeast wall.

The secondary features give the structure its appearance as a late nineteenth century rowhouse. The building is divided into five apartments with entry to each occurring above the street level. A flight of cement stairs with iron railings leads up to each unit where entry occurs through an eight-paneled red door. Each entrance flanks the projecting central bays. The fenestration is tall and narrow in keeping with the late nineteenth century style. The windows are all two-sashed and double-hung, with single units in the central bays and over the doors, and pairs in the secondary projections in the main facade. Except for those on the basement level, the windows all have a carved label above, whose pattern is reflected in a wider treatment over the doors. All the windows have a stone lugsill. At the roofline the structure has a delicate cornice and frieze with simple carvings and brackets.

8 SIGNIFICANCE

| PERIOD | AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW | | | | |
|---------------|--|--|--------------------------|-----------------------|--|
| __PREHISTORIC | __ARCHEOLOGY-PREHISTORIC | __COMMUNITY PLANNING | __LANDSCAPE ARCHITECTURE | __RELIGION | |
| __1400-1499 | __ARCHEOLOGY-HISTORIC | __CONSERVATION | __LAW | __SCIENCE | |
| __1500-1599 | __AGRICULTURE | __ECONOMICS | __LITERATURE | __SCULPTURE | |
| __1600-1699 | <input checked="" type="checkbox"/> ARCHITECTURE | __EDUCATION | __MILITARY | __SOCIAL/HUMANITARIAN | |
| __1700-1799 | __ART | __ENGINEERING | __MUSIC | __THEATER | |
| __1800-1899 | __COMMERCE | <input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT | __PHILOSOPHY | __TRANSPORTATION | |
| __1900- | __COMMUNICATIONS | __INDUSTRY | __POLITICS/GOVERNMENT | __OTHER (SPECIFY) | |
| | | __INVENTION | | | |

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Clements Rowhouse is primarily significant for its architectural features, for this structure is one of the best of the few remaining rowhouses in Denver. The building has also played a role in the settlement and growth of the city.

With the arrival of the railroad in 1870, Denver at last became linked by rail with the East and its future as a major western city finally looked secure. A tremendous boom in building and population followed over the next twenty years. To participate in this economic growth, Alfred Clements platted an area just east of downtown as the location of a new residential neighborhood. It was within this area that the Rowhouse was built in 1883. This building was one of the first of these structures, but by the end of the century there were many lining the streets in both Clements Addition to the city and in other subdivisions. At this time Clements Addition was a solid middle class neighborhood populated by small businessmen, city administrators, and managerial personnel of the corporations operating in Denver. Over the years, however, the neighborhood gradually deteriorated, and in the 1960s and 1970s the Denver Urban Renewal Authority leveled much of Clements Addition and most of the rowhouses here and elsewhere. This structure is the last rowhouse remaining in this addition.

From an architectural perspective the Clements Rowhouse displays the salient characteristics of these structures as they appeared in the late nineteenth and early twentieth centuries. The entry above the street level, the narrow staircases, window treatment, and cornicework all reflect the architecture of late nineteenth century Denver and of Victorian America. As the only remaining rowhouse in Clements Addition, and one of few in the city, this structure stands as a reminder of a characteristic type of urban living in the late Victorian era.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See continuation sheet

UTM NOT VERIFIED

ACREAGE NOT VERIFIED

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than 1

QUADRANGLE NAME Englewood

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A 13 501490 4399770
ZONE EASTING NORTHING

B [] [] [] [] [] [] [] [] [] []
ZONE EASTING NORTHING

C [] [] [] [] [] [] [] [] [] []

D [] [] [] [] [] [] [] [] [] []

E [] [] [] [] [] [] [] [] [] []

F [] [] [] [] [] [] [] [] [] []

G [] [] [] [] [] [] [] [] [] []

H [] [] [] [] [] [] [] [] [] []

VERBAL BOUNDARY DESCRIPTION

See continuation sheet

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

STATE CODE COUNTY CODE

STATE CODE COUNTY CODE

11 FORM PREPARED BY

NAME / TITLE

Susan Calhoun

ORGANIZATION

Colgate University

DATE

January 31, 1980

STREET & NUMBER

Box CU1038

TELEPHONE

315-824-2609

CITY OR TOWN

Hamilton

STATE

New York 13346

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

Arthur C. Townsend

June 23, 1980

DATE

TITLE

State Historic Preservation Officer

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

W. Ray Luce
KEEPER OF THE NATIONAL REGISTER

DATE 9/12/80

ATTEST: *Paula Stone Lee*
CHIEF OF REGISTRATION

DATE 9/80

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Major Bibliographical

CONTINUATION SHEET References ITEM NUMBER 9 PAGE 1

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Blumenson, John. Identifying American Architecture (Nashville, Tennessee:
American Association for State and Local History, 1977).

City Directory of Denver (Denver, Colorado: City of Denver, 1873, 1878, 1883).

Davis and Baldwin. Denver Dwellings and Descendents (Denver: Sage Books, 1963)

Fitch, James Marston. American Building: The Historic Forces that Shaped It.
(Boston: Houghton, Mifflin, Co., 1947).

Hosmer, Charles. Presence of the Past (New York: G. P. Putnam, 1965).

Robinson's City Atlas (Denver, 1888).

(no author), "Early Denver as Seen Through Its Architecture," Roundup Magazine
(September, 1969), p. 19.

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CONTINUATION SHEET Verbal Boundary
Description ITEM NUMBER 10 PAGE 1

That part of Lots 17, 18, 19 and 20, Block 180, Clement's Addition to the City of Denver, described as follows: Commencing at the most southerly corner of Lot 17, in the intersection of Glenarm and 22nd Streets; thence along the line of 22nd Street northerly 67'10" to a point; thence at right angles to the last line northeasterly 87'; thence at right angles to the last line northwesterly 57'2" to the alley; thence northeasterly along the alley, 13' to a line between Lots 20 and 21, in said block; thence at right angles to the last line southeasterly along the line of Lots 20 and 21, 125' to Glenarm Street; thence along the line of Glenarm Street 100' to the place of beginning.

and

A portion of Lots 17, 18, 19 and 20, Block 180, Clement's Addition to the City of Denver according to the recorded plat thereof, described as follows: Beginning at a point on the southwesterly line of Lot 17, 37.77' southeasterly from the west corner of Lot 17; thence southeasterly 19.40' along the southwesterly line of Lot 17; thence northeasterly parallel to the northwesterly lines of Lots 17, 18, 19 and 20, 75.03' more or less, to a point of 12' northeasterly from the southwesterly line of Lot 20; thence northwesterly 19.40' parallel to the southwesterly line of Lot 20; thence southwesterly 75.03' more or less to a point of 12' northeasterly from the southwesterly line of Lot 20; thence northwesterly 19.40' parallel to the southwesterly line of Lot 20; thence southwesterly 75.03' more or less to the point of the beginning.

and

the westerly 37.77' of Lots 17, 18 and 19 and the westerly 37.77' of the southerly 12' of Lot 20, Block 180, Clement's Addition to the City of Denver, Colorado.