

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

OCT 19 1987

DEC 25 1987
~~DEC 31 1987~~

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

1. Name

historic Hanigan-Canino Terrace

and/or common same

2. Location

street & number 1421-1435 West 35th Avenue

n/a not for publication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	n/a <input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	n/a <input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: vacant

4. Owner of Property

name Del Norte Neighborhood Development Corporation c/o Marvin Kelly

street & number 3401 Pecos Street

city, town Denver

n/a vicinity of

state Colorado 80211

5. Location of Legal Description

courthouse, registry of deeds, etc. Register of Deeds

street & number City and County of Denver, 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 Historical Society (OAHF)

city, town Denver

state CO 80203

7. Description

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

Describe the present and original (if known) physical appearance

The Hanigan-Canino Terrace has ten contributing units. It is located in the North Denver neighborhood and sited on the south side of West 35th Avenue at Navajo Street. This part of the city, which is a residential neighborhood of mostly small single family detached houses, contains a high number of historic structures and three local and National Register historic districts; the Stoneman's Row Historic District, the Old Highland Business District, and the Potter-Highlands Historic District. Denver landmarks in the immediate area include St. Patrick's Church at the corner of 33rd and Pecos, Mt. Carmel Church at 3549 Navajo, and Cerrone's Grocery Store at 3617 Osage. Also located nearby on the corner of 34th and Navajo and listed in the National Register of Historic Places is the Notary House, where Mother Cabrini, one of two American women to be canonized lived.

The building permit for the Hanigan-Canino Terrace was issued on November 28, 1890. The structure contains many of the elements of the "Terrace Style" architecture as described in the Colorado Historical Society's Guide to Colorado Architecture. The building is in fair condition and retains its integrity. (See footnote #10.)

The "duplex houses", as the building is referred to on the building permit, is a ten unit, two story, flat-roofed structure of 7200 square feet with a footprint of 3600 square feet on a 9000 square foot lot. It is constructed of brick which is not painted and has brick fire walls between every other unit. The other common walls are of wood stud and plaster construction. On the interiors, the first floor contains the living room and a small kitchen and a closed stairway to the bedrooms on the second floor. The Terrace was apparently built as "cold water" units, i.e., without bathrooms or central heat. It is believed that the bathrooms, located at the top of the stairs, were added after 1935 when Joseph Canino bought the building.

The Hanigan-Canino Terrace has design and architectural elements of particular interest. For instance, front doors are one step above street level with no evidence that there were ever porches due to no set back from the sidewalk. There is an unpaved strip between the street and sidewalk with a mature stand of trees. The Hanigan-Canino Terrace is built as five double bays with each double bay stepped higher as the building advances up the inclined site. This creates a stepped profile along the corbelled brick cornice.

The building is simple in both massing and ornamentation. The Terrace was designed and constructed with ten residential units. Each of the ten bays of the building is recessed and topped with corbelled brick detailing. They are separated by a brick chamfered pilaster which is also topped with brick corbelling. The window and door openings both have segmental arches with double course corbel brick detailing on the first floor and single course brick detailing on the second floor. Transoms are located over the front doors. The window sills are wood and the thresholds are concrete. A raised two brick belt course at the transom level runs the length of the south and west facades.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> N/A community planning	<input type="checkbox"/> N/A 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 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 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 1890 **Builder/Architect** Builder - Frank Hanigan

Statement of Significance (in one paragraph)

The Hanigan-Canino Terrace, constructed in 1890, has social significance and meets Criterion A because it is representative of the social history and ethnic settlement patterns in North Denver from 1890 to 1937. These patterns are represented by the various owners and tenants of the building. The Terrace was a type of multiple-family housing available in North Denver for working class immigrants which had four small rooms, no bathrooms, hot water or central heat. The Terrace has architectural significance and meets Criterion C as a good example of the Terrace Style in Denver. The Terrace is only one of three remaining in the neighborhood which is unaltered.

The Hanigan-Canino Terrace meets Criterion A because it provided homes for three separate immigrant groups.- Irish, Italian, and Hispanic - who characterize the development patterns in the North Denver neighborhood.

In order to understand how the Hanigan-Canino Terrace fits into the context of the ethnic settlement patterns of North Denver, it is necessary to understand how the City of Denver and the North Denver neighborhood developed.

Denver City was founded in 1858 by William Larimer, who also waded across the Platte River to the west to stake a claim on land that he named Highland. In order for Highland to develop, a passenger ferry across the Platte River began operations in 1859. In 1860, a bridge was built to link Highland with Denver City.¹ When Denver City & Highland merged with Auraria to become the City of Denver, Highland became known as North Denver.² After the railroads came to Denver in 1870, the whole city, including North Denver, experienced a surge of new development and construction. North Denver became a highly desirable place to live and many of the people who first settled here were prosperous and well educated. By the 1880s, such prominent Denver citizens as William Coors and Dr. William Smedley lived in North Denver because they were convinced that area would soon house Denver's elite.³

As Denver's industry grew, stimulated by the railroads and mining, North Denver began to attract a different group of residents. Drawn to the area by the promise of work in the nearby rail yards and smelters, Irish and Italian immigrants have settled in North Denver through the years. North Denver became one of three distinct ethnic neighborhoods in the city. Five Points was home to the black population and the Northern European immigrants lived in Globeville.

The first immigrant group to find its way to North Denver was the Irish. St. Patrick's, a Catholic parish, was established and helped to attract the Irish to North Denver. Equally important as the nearby work and their own church was the modest and inexpensive housing, like the Hanigan-Canino Terrace.

9. Major Bibliographical References

See attached.

10. Geographical Data

Acreeage of nominated property .208 under one acre

Quadrangle name Arvada, CO

Quadrangle scale 1:24000

UTM References

A

1	3	4	9	9	7	1	1	0	4	4	0	1	5	6	1	0
Zone			Easting						Northing							

B

Zone			Easting						Northing							

C

Zone			Easting						Northing							

D

Zone			Easting						Northing							

E

Zone			Easting						Northing							

F

Zone			Easting						Northing							

G

Zone			Easting						Northing							

H

Zone			Easting						Northing							

Verbal boundary description and justification

Lots 13, 14 and 15, inclusive, block 69, Viaduct Addition, the plat of which is recorded in Plat Book 4 at page 46.

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

state n/a code county code

state n/a code county code

11. Form Prepared By

name/title Marvin Kelly and Deborah Spooner/Executive Director and Assistant

organization Del Norte Neighborhood Development Corp. date 1/28/87

street & number 3401 Pecos Street telephone 433-0924

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 date 10-6-87

For NPS use only

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

Patrick W. Andrews date 11/25/87
for Keeper of the National Register

Attest: _____ date _____
Chief of Registration

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Hanigan-Canino Terrace

Over time, the interiors have been "improved" on a unit by unit bases. The building is however, in poor repair, and most units retain the original decorative wood baseboards and door and window trim. The wood windows along the front facade are rectangular with a multi-paned upper sash over a single pane lower sash. Windows in the rear facade are two-over-two wood sash windows with wood sills. Window and door openings in the rear of the building also feature segmental door and window openings.

The Hanigan-Canino Terrace today consists of nine units and a corner storefront with a small unit above, facing the avenue. It is assumed that Joseph Canino altered the structure (principally an interior conversion) in 1935 when he bought and moved the Navajo Meat Market and his family to the building. The exterior alteration, confined to the lower floor of the corner unit, consisted of installation of three large plate glass windows along Navajo and 35th Avenue to create a storefront. This is the only significant change made to the exterior of the building since its original construction. A small, one-story brick utility addition has been added to the rear of the building along Navajo Street, directly behind the storefront at some unknown date.

The back yards are small with a few mature trees. Each small yard has been cordoned off by chain link fencing and an unused alley runs the length of the north rear yards.

The Terrace was determined eligible by the Colorado State Historic Preservation's office on August 23, 1983. As a Tax Act project, it is anticipated that the certified rehabilitation of the building will begin in 1987.

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Hanigan-Canino Terrace

Beginning in the late 1890s and early 1900s close on the heels of the Irish, the Italian immigrants came to North Denver. Some were brought specifically to work in the rail yards. The Italians came from both north and south Italy and their occupations varied depending on which area of Italy had been their home.

The Northern Italians tended to have industrial backgrounds and generally found jobs in the rail yards or in the smelters in nearby Argo and Globeville. The Southern Italians, whose work had usually been farming, were attracted to North Denver due to the proximity to the fertile Platte River valley where they established productive truck farms along the river. In 1894, the Italians built their own Catholic Church, Our Lady of Mount Carmel. By the 1920s, the Italians had fully replaced the Irish as the predominant immigrant group in North Denver and the community became known as Denver's "Little Italy."⁴ During these years the Italians developed their own businesses to serve their own population, but became so well known that they attracted customers and clients from the entire city.

Since the early 1900s, Denver had been the winter headquarters for many Hispanics who came to Colorado to work in the sugar beet fields. Due in part to the inexpensive housing and the cultural ties to Our Lady of Guadalupe Church in North Denver, a third ethnic group came to live in the neighborhood. The Hispanic community began to form in North Denver beginning in the late 1920s and early 1930s and remain there today.

Representative of the first group of North Denver immigrants is the first owner of Hanigan-Canino Terrace, Frank Hanigan and his wife Annie, who were Irish immigrants.⁵ Around the turn-of-the century, the tenants of the terrace were mainly people from England and Ireland such as Irishman Thomas Hickey, who lived in the building with his wife, seven children, son-in-law and grandchild. Also living at the terrace from 1898 to 1901 was Dr. Daniel Lucy. Lucy arrived in Denver in 1893 as a working class Irish immigrant and became a well known and respected physician and politician.⁶ Lucy worked his way through Denver's Gross Medical College. After graduation, he established his practice in North Denver to work among the poor Irish community. In 1898, Dr. Lucy moved into the second floor corner unit of the Hanigan-Canino Terrace and opened his medical office on the first floor below his residence. In 1901, Dr. Lucy moved across the street into a residence/office which he had built.⁷

Representing the Italian population in North Denver is Joseph Canino, who purchased the terrace in 1935. He set about to make improvements in the units by installing indoor plumbing. Canino had a meat market called Navajo Meats which he opened in 1930. He relocated the meat market into the first floor of the corner unit that had been Dr. Lucy's medical office. The market was very successful and became well known throughout the city for its high quality meats.⁸

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The third ethnic group, the Hispanic, is represented by well known artist, Juan Menchaca who moved to the terrace in 1936.⁹

The Hanigan-Canino Terrace meets Criterion C because it is a good example of the terrace style. With a flat roof, handsome brick corbelling and segmental arched doors and windows the building contains the main elements of the terrace style in Denver as defined in "A Guide to Colorado Architecture."¹⁰ The siting of the building, on a slight incline is rare in Denver and exemplifies the meaning of the word terrace.

Because of Denver's relatively flat prairie terrain, most of the terraces in the city do not step up hills as the name implies, but are built on level ground. In Denver, the word terrace has come to mean any multiple family building with common wall units side by side which have separate front and back entrances.

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FOOTNOTES

1. Ruth E. Wiberg, Rediscovering Northwest Denver, (Denver: Bradford Printing Company, 1976), pp. 7-8.

2. Lyle Dorsett, The Queen City: A History of Denver, (Boulder: Pruett Publishing Company, 1977), pp. 21-23.

3. Wiberg, pp. 10-13.

4. Wiberg, p. 44.

5. Building Permit Application #2180, November 28, 1890.

6. Denver City Directory, 1898-1901.
U.S. Census, 1900.

7. Interview, Sanford Lucy (son of Dr. Daniel Lucy), September 16, 1985.
"Death of a Doctor-Politician," Rocky Mountain News, October 22, 1941, p.3.

8. Interview, Sue Tarantino (daughter of Joseph Canino), September 16, 1985.
Denver City Directory, 1940-1978.

9. Denver City Directory, 1907-1911, 1929-1937.

10. Sarah J. Pearce and Merrill A. Wilson, "A Guide to Colorado Architecture," (Denver: The Colorado Historical Society, 1983), p.30.

This booklet has been adopted by the State Historic Preservation Office as the official guide to the styles of Colorado's architecture. The Terrace Style as defined on page 30 reads as follows: "The Terrace Style is considered to be somewhat unique in Colorado and dates from the late 1880s through 1920. These structures are basically one or two story brick buildings with a flat roof and corbelled cornice. The style is evident in a few single-family homes as well as duplexes, triplexes and multiple family unit complexes. Many have individual porches at each entrance. While the most common cornice treatment is brick corbelling, occasionally a separate cornice with brackets or parapets at the roofline are evident. Stylistic elements such as Richardsonian arches or Italianate bracketed cornices are used occasionally but the basic flat-roofed, rectangular form predominates."

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BIBLIOGRAPHY

Dorsett, Lyle, The Queen City: A History of Denver. Boulder: Pruett Publishing Company, 1977.

McClung, Quantrille, Memoirs of My Childhood and Youth in North Denver. Denver: Colorado Genealogical Society, 1979.

Turk, Gayle, Trial and Triumph. Colorado Springs: Little London Press, 1978

Wiberg, Ruth E., Rediscovering Northwest Denver. Denver: Bradford Printing Company, 1976.

Building Permit Application #2180, November 28, 1890.

Colorado Latin American Personalities. Centennial Edition, 1959.

Denver City Directory, 1898-1905, 1907-1919, 1955-1978.

Denver Post. "Veteran Physician Dies," 22 October 1941.

Householder Directory, 1926-1955.

Master Property Books, Denver Tax Assessor's Office.

Mountain and Plain History Notes, October 1963.

Rocky Mountain News. "Biographical Sketch of Artist Juan Menchaca," 15 August 1937.

Rocky Mountain News. "Death of a Doctor-Politician," 22 October 1941.

Sanborn Maps - 1893.

U. S. Census - 1900, 1910.

Interviews:

Senator Dennis Gallagher, State Senator
24 September, 1985.

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Hanigan-Canino Terrace

Father Marshall Gourley, Priest - Our Lady of Guadalupe Church
9 September, 1985.

Mr. Sanford Lucy, Son of Dr. Daniel Lucy
16 September, 1985.

Ms. Sue Tarantino, Daughter of Joseph Canino
16 and 17 September, 1985.

Ruth Eloise Wiberg, Author
13 August, 1985.