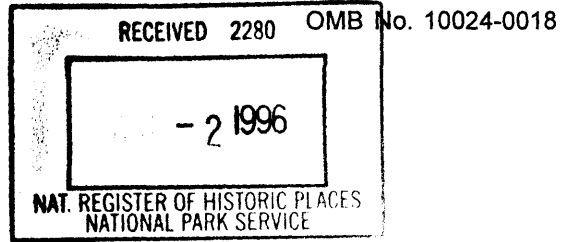


1237



United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Berkeley School

other names/site number 5DV4904

2. Location

street & number 5025-5055 Lowell Blvd. [N/A] not for publication

city or town Denver [N/A] vicinity

state Colorado code CO county Denver code 031 zip code 80212

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally.
(See continuation sheet for additional comments [].)

[Signature] State Historic Preservation Officer September 25, 1996
Signature of certifying official/Title Date

State Historic Preservation Office, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.
(See continuation sheet for additional comments [].)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
See continuation sheet [].
- determined eligible for the National Register
See continuation sheet [].
- determined not eligible for the National Register.
- removed from the National Register
- other, explain
See continuation sheet [].

[Signature] Signature of the Keeper Date
Edson H. Beall 11.1.96

Entered in the National Register

Berkeley School
Name of Property

Denver, Colorado
County/State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not count previously listed resources.)

Contributing	Noncontributing	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	0	Total

Name of related multiple property listing.

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

(Enter categories from instructions)

EDUCATION: school

Current Functions

(Enter categories from instructions)

VACANT

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN: Italianate

Materials

(Enter categories from instructions)

foundation Sandstone
Limestone
walls BRICK
roof ASPHALT
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Berkeley School
Name of Property

Denver, Colorado
County/State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey
- # _____
- recorded by Historic American Engineering Record
- # _____

Areas of Significance

(Enter categories from instructions)

EDUCATION

Periods of Significance

1894-1946

Significant Dates

1894

1906

1923

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

Dryden, David W.

Huntington, Glen W.

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other:

Name of repository:

Colorado Historical Society

Berkeley School
Name of Property

Denver, Colorado
County/State

10. Geographical Data

Acreage of Property 1.4

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 497050 4404100
Zone Easting Northing

3. Zone Easting Northing

2. Zone Easting Northing

4. Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Mary Andries, consultant; David Fox & Larry Arbuthnot, owners

organization The Berkeley School LLC date 3/1/1996

street & number 2150 W. 29th Ave. telephone 303-480-7529

city or town Denver state CO zip code 80211

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Berkeley School LLC

street & number 2150 W. 29th Ave. telephone 303-480-7529

city or town Denver state CO zip code 80219

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Berkeley School
Denver County, Colorado

NARRATIVE DESCRIPTION

The Berkeley School consists of two buildings located in north Denver at 50th and Lowell Blvd. The school's prominent location on Lowell has made it a neighborhood landmark. The two-story building dominates the west side of the street, standing high above the surrounding single-story homes. Several small, neighborhood businesses are found to the south along Lowell and the campus of Regis University stretches away to the east. The residential neighborhood to the west consists mostly of modest, well tended, turn of the century homes, with grander houses interspersed throughout.

A few old cottonwood trees in marginal condition and several mature pine are the only vegetation remaining on the flat site. Several bare foundations remain from the 1989 attempt to re-use the property. The smaller, original school building occupies the north portion of the 20-lot parcel and the newer school building occupies the south/central portion.

Original Building

The 1894, Italianate style, original school is a rectangular plan, approximately 40'x 60', one-story, hipped roof structure with an irregularly coursed, ashlar, red sandstone foundation, red brick walls, and composition shingle roof. The east, south and west elevations display symmetrical fenestration composed of tall, narrow windows with semicircular-arched transoms and brick hoods joined by a corbeled brick belt course. Sandstone sills are joined visually by a brick belt-course. The eaves of the moderately sloped roof are boxed and supported by modillions. The building entries are contained in a slight extension of the north elevation. The main entry is contained in a short, northeast corner tower. The tower rises a half-story above the eaves and terminates in a pyramidal roof supported by four brick corner piers which extend through the roof. A solid brick balustrade springs from a narrow sandstone belt course and is topped by a similar sandstone rail. A three window, hipped roof dormer faces east. All of the original windows have been replaced and many are covered with wood panels.

The majority of the interior consists of a large multi-purpose room extending the full length of the south portion of the building. A simple wood stage occupies the west wall. The east, south and west walls are of exposed brick, the north wall is lathe and plaster. The northern portion of the interior is composed of a series of small offices and closets. A stairway leads down to the lower level where a flat roofed concrete passageway connects with the newer building. The passage allowed students to move between the two buildings without going outside. The roof of the passageway is just visible at grade between the two buildings.

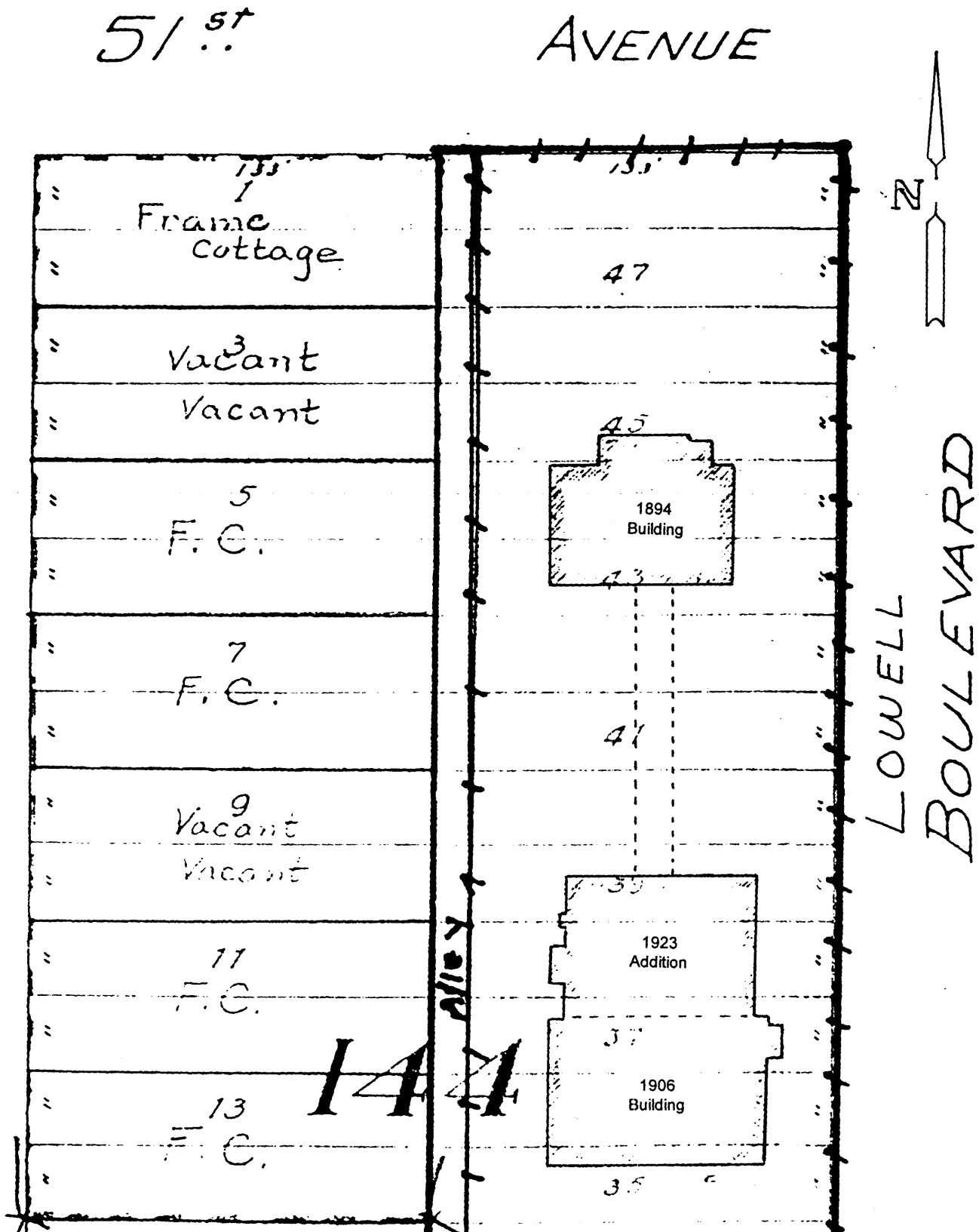
Classes were held in one room, while the second was used for social activities, such as box socials, literary society meetings, lectures and dances. By 1904, records show a student enrollment of 69 students, suggesting that the second room was also being used for classes. With the construction of the new building in 1906, the original school became the annex or gym and was converted to the current single room configuration.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Berkeley School
Denver County, Colorado



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

Berkeley School
Denver County, Colorado

New Building

The newer school building to the south repeats many of the Italianate style design elements of the original building including the tall, narrow windows, many with half-round arches; the gently sloped hip roof with boxed eaves and modillions; and the tower-like entry extensions on the east and west elevations. The building consists of a 1906 section on the south and similar sized addition on the north constructed in 1923. The overall building is two-stories with a garden level basement. The irregular plan is approximately 100'x 70'. The red brick walls rise from a limestone foundation and terminate in a gently sloping hipped roof with composition shingles. The eaves are boxed and supported by modillions.

The east and west elevations are mirror images. The central entry tower separates the five bays in the original section from the seven bays in the addition. A large, limestone water-table forms the lintels for the garden-level windows. The first-story windows have continuous limestone sills and are separated by brick pilasters with simple limestone bases and capitals, and continuous semicircular brick rowlock arches with limestone keystones. The second-story windows contain limestone sills and flat brick arches. On the west (rear) elevation, all the first and second-story windows are covered by wood panels. The second northern-most bay is filled by a large, square, brick chimney which rises through the eave to a corbeled cap. A door with transom provides access at one of the garden-level window locations.

The main, mid-level entry is reached from a two-step concrete stoop contained in a tower-like structure on the east elevation, separating the original section from the addition. The wood paneled, half-light doors are sheltered by a hipped roof which is supported by limestone pilasters and paired brackets. Brick pilasters flank the short first-story windows and the tall, arched second story windows. Limestone first-story sills support four finials which separate and flank the windows. A carved limestone panel occupies the full width of the entry tower between the first and second stories. The wall extends slightly above the adjacent eaves and terminates in a hip roof supported by paired brackets. The rear (west elevation) entry follows the basic pattern of the main entry. The windows above the entry door roof are not separated by sill finials and the upper windows contain limestone lintels.

The north elevation contains a centered door and window at the garden level and a pair of boarded up first and second-story window openings matching those on the west elevation. The central portion of the wall extends above the eaves and terminates in a small hipped roof with two sets of paired brackets. A small horizontal window opening fills the space just below the eave.

The south elevation contains three irregularly spaced windows and a sheltered door on the garden-level and a pair of first-story centered windows matching the design of the second-story windows on the east elevation. The second-story contains two openings directly above those on the first-story. The western-most opening matches that of the first-story while the other contains a boarded up door and transom. The door accesses a metal fire escape which follows the wall to grade near the rear of the building. The central portion of the wall extends above the eaves and terminates in a small hipped roof with two sets of paired brackets identical to those on the north elevation.

The largest alteration to the new building was the 1923 addition off the north elevation. The sensitively executed addition closely matches the design, materials and workmanship of the original

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 4

Berkeley School
Denver County, Colorado

construction. The addition is set-back slightly on the east and west elevations. The set-back allows the original hip roof to turn the corner and visually differentiates the 1906 section from the 1923 addition. Before the construction of the addition, the 1906 brick building resembles a scaled-up version of the 1894 original. The addition repeated the Italianate styling while doubling the size of the school.

More recent exterior alterations include the replacement of nearly all the original windows during the aborted 1989 rehabilitation. As in the original building, the developer replaced the original windows with modern single or two-light fixed and casement windows.

The interior of the new building lost a large degree of architectural integrity through the 1989 attempt to rehabilitate the structure into residential lofts. Although 1923 room and hallway configuration survives, few interior architectural details remain. The developer opened up the attic with modern stairs, skylights, and roof openings. Much of the original wood trim, moldings, doors, and stairway balustrades were removed. A few classrooms retain their original slateboards and one retains its original pressed tin ceiling. Twenty years after its closure as a school, the buildings remain vacant, except for the flocks of pigeons roosting in the attic.

Although the buildings have suffered a loss of integrity due to vandalism and a poorly executed and unfinished rehabilitation effort, the Berkeley School offers a unique opportunity to present the historical and architectural evolution of a community school. The Berkeley School is capable of imparting to viewers the full scope of the community's educational history from 1894 through the closure of the school in 1976. The buildings retain sufficient integrity of location, setting, design, workmanship, feeling, and association to convey their educational significance.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 5

Berkeley School
Denver County, Colorado

SIGNIFICANCE

The Berkeley School is eligible for the National Register under Criterion A in the area of education. The buildings are associated with and visually convey the educational history of the Berkeley community from 1894 through 1976. The site provides a singular opportunity to view the architectural evolution of the school from the construction of the original building, through the erection of the larger building in 1906, and culminating in the construction of the 1923 addition. The retention of an original school building following the completion of its replacement is extremely rare and provides greater importance to the site both for the Berkeley neighborhood and the larger Denver-area community.

Prior to 1870, the Berkeley School site was part of the vast prairie, not far from the quarter section homesteaded by Jim Baker, legendary trapper and trader. Washington Hepner, perhaps a proprietor of a local dance hall, received a homestead grant for the property in 1863. In 1870 the property was granted to John Hughes, a Welshman in the charcoal and freighting businesses. By 1879, John Brisben Walker had purchased the farm and surrounding properties to assemble approximately 1600 acres known as Berkeley Farm. The name may have come from Berkeley Springs, Virginia, where Walker had previously lived. His original investment in the land totaled \$1,000. Alfalfa was the primary venture for the farm. In 1887, fifty acres of the farm were donated to the Jesuit College, which relocated from Morrison, Colorado, and established what is now Regis College. In 1888, Walker sold the balance of his property for \$325,000 for development.

By 1892, the town of North Denver had incorporated, encompassing the boundaries of Berkeley Farm and a growing population of 450 people. By 1898, the small town was surrounded by the growth of (north) Denver and voted to change its name to Berkeley.

Berkeley School originated in two residences at 5701 Meade and 4849 Newton. In 1894, Adams County School District #98 purchased eight lots at 50th Avenue and Lowell Boulevard. It is assumed that the small two room school was built that year. Any records of the architect, builder or permits have not been found. The school taught students in grades 1-8.

Ruth Wiberg comments in her book, *Rediscovering Northwest Denver*, that Berkeley seemed to be divided geographically and socially even before Interstate 70 sliced through the area. "There was lower Berkeley, south of the (Berkeley) lake to West 38th Avenue, and there was Berkeley Hill, on the side and top of that long ridge that ran through the town. There was little contact between the two areas. The residents rode different streetcar lines to downtown, they attended different churches, and the children attended separate public schools. The school for lower Berkeley was the imposing Louisa M. Alcott Elementary School, at West 41st and Tennyson Street, built in 1892; the Berkeley Hill children went to Berkeley School at West 50th Avenue and Lowell Boulevard."

The Berkeley School has always been the heart of the community and guarded intensely by local residents. On September 7, 1903, a school district boundary dispute reached a stand still, with Adams County teachers barricading themselves in the school, blocking Denver teachers from opening the

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Berkeley School
Denver County, Colorado

Section number 8 Page 6

school. The boundary dispute ended peacefully with the school permanently transferred to the Denver School District #1, City and County of Denver.

School enrollment continued to increase at the Berkeley School and on May 16, 1906, twelve adjacent lots were purchased by the school district and construction began on the two-story school building to the south. The smaller building was converted to one room and renamed the Annex. Denver Building Permit records show an estimated construction cost of \$22,000. David W. Dryden, supervising architect for the Denver school district, was the sole architect for the structure.

Dryden was born in 1861 and began his architectural practice in 1880. He came to Denver from Greenburg, Indiana, in 1886. During Dryden's early Denver years, his work included the Frank Taylor House (1900) at 945 Pennsylvania, a Denver Landmark. He also was the architect for 23 Denver public schools over a ten-year period. He assisted with the design for Villa Park, Cheltenham, Boulevard, Smedley, and Lincoln schools and was solely responsible for others, including Steele, Grove, Webster, Columbine, Alcott, Berkeley, and the old, demolished Gove Junior High. Evans Elementary (National Register) and North High School are his most noteworthy structures. Dryden retired from architectural practice about 1912 due to ill health. He died March 18, 1915, of Bright's disease in Denver's Mercy Hospital, which he had designed.

The final addition to the large building was done in 1923, at an estimated cost of \$50,000. With this addition, the total number of classrooms increased to eleven, and a tunnel access to the Annex gymnasium was added. Glen Wood Huntington served as the architect, successfully blending the addition with the existing 1906 structure.

Huntington born in Bunker Hill, Illinois, in 1856. After a short stay in Denver before moving on to Texas, he returned to the city in 1888 and opened an architectural practice. The economic crash of 1893 forced him to relocate again to Texas in search of work. The return of prosperity allowed Huntington to reopen his Denver office in 1897 which he maintained until retiring in 1938. He designed hundreds of Denver homes, including the Lamb House (1889), 2652 Lafayette, the Higbee-Parker House (1889), 2622 Lafayette, and Denver's finest Prairie style home at 3400 Federal Blvd. He is best known as the architect of the 1909 Fire Station Number One, located at 1326 Tremont Place, which is a Denver Landmark and National Register listed. Huntington died in 1943 and was buried in Fairmount Cemetery.

Both the Berkeley School and its sister school, the Alcott, were closed in February of 1976, moving their students to the new Centennial Elementary School at 47th and Raleigh Street. On March 25, 1976, Alcott School was destroyed by an arson fire, the night before it was to be demolished. The Berkeley School nearly met the same fate on numerous occasions. Several fires causing moderate damage to the structure have occurred since its closure.

The list of Berkeley School's northwest Denver contemporaries which have fallen to the wrecking ball is stunning:

<u>School</u>	<u>Address</u>	<u>Construction Date</u>
One room school	15th & Central	1872
Old Ashland Elementary	29th & Zuni	1874
Later Ashland Elementary	29th & Zuni	1888
Cheltenham Elementary	Colfax & Irving	1891

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 7

Berkeley School
Denver County, Colorado

<u>School</u>	<u>Address</u>	<u>Construction Date</u>
Old Edison Elementary	30th & Quitman	1892, 1900, 1902
Glen Park Elementary	Colfax & Tennyson	
Alcott Elementary	Tennyson & 41st	1892
Bryant Elementary	36th & Shoshone	1880s
Webster Elementary	36th & Lipan	1892
Columbian	40th & Federal	1892

Only Smedely (43rd and Shoshone- 1902) and the last addition to Boulevard School (Federal & 23rd- 1904) survive from the pre-1906 period. Many fell during the school building boom during the mid-1920s to early 30s, although a few survived until recently.

The Berkeley School survives as the oldest school building in northwest Denver. The existence of the original building plus the 1906 building with its 1923 addition is of special importance. The entire history of elementary education in the Berkeley neighborhood is associated with this building complex. Deep emotional ties to these buildings continue to this day. Berkeley is an old, established neighborhood. Most of its adult residents were students at the school. For them, the school is a significant part of their personal history and they continue to be very protective of it.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 8

Berkeley School
Denver County, Colorado

BIBLIOGRAPHY

Books

Noel, Thomas J. and Barbara S.Norgren. *Denver, The City Beautiful and Its Architects, 1893-1941.*
Denver: Historic Denver, Inc., 1987.

Wiberg, Ruth Eloise. *Rediscovering Northwest Denver.* Denver: Northwest Denver Books, 1976.

Newspapers

Denver Republican, September 9, 1903, p. 1.

Denver Times, September 8, 1903, p. 1.

Denver Post, March 20, 1915, p. 5.

Denver Daily News, March 20, 1915, p. 8.

Denver Post, August 20, 1989, p. 1-D.

Maps, Permits and Other Documents

Rollandet Map of Denver, 1887.

Sanborn Fire Insurance Maps of Denver
1893
1904
1929

Denver Building Permits 1906, 1923.

Berkeley School Building Plans, 1923.

Denver Public School Records and Memorabilia.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 9

Berkeley School
Denver County, Colorado

GEOGRAPHICAL DATA

Verbal Boundary Description

Lots 29-48, except for the rear or westerly 8 feet thereof, Block 144, Berkeley Addition, City and County of Denver.

Boundary Justification

The nominated property includes the entire parcel historically associated with the two school buildings.

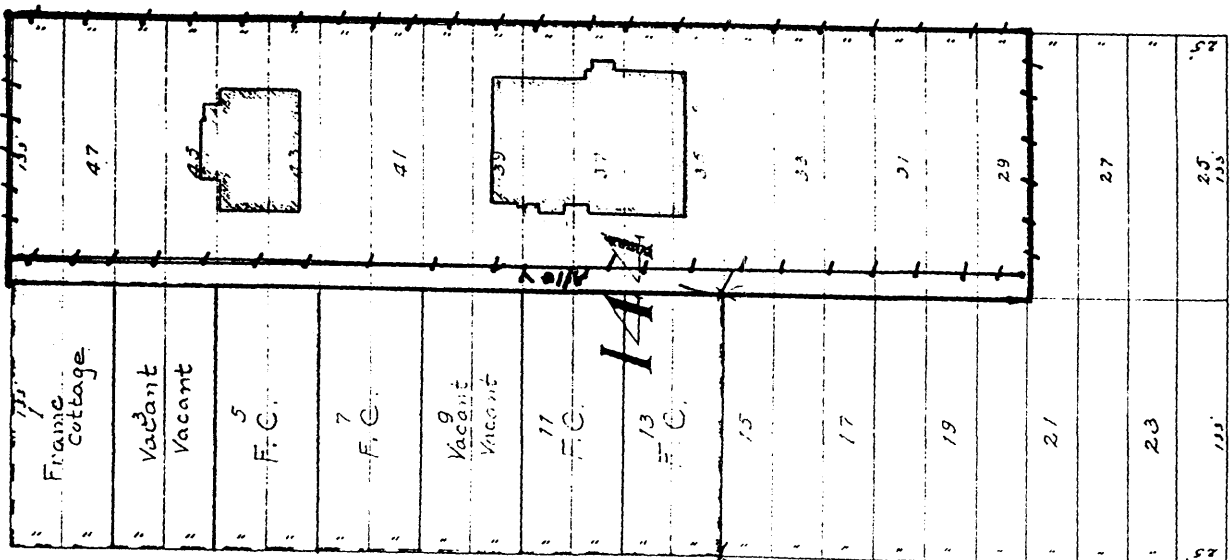
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Berkeley School
Denver County, Colorado

Section number Additional Documentation Page 10

BERKELEY SCHOOL.



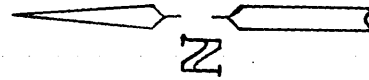
SCALE 1"=50'
0 25' 50' 75' 100'

DESCRIPTION

Lots 29 to 48, Block 144, Berkeley.

ACQUIRED

Lots 41 to 48 June 24, 1894; 058-238; 1100;
Lots 29 to 40, May 14, 1900; 1868-504; 1800.



LEGEND

- School Property
- Sanitary Sewer
- Water
- Gas
- Telephone Line
- Electric Light & Power Line

DENVER PUBLIC SCHOOLS.	
OFFICE OF THE CHIEF ENGINEER	
SUBJECT	
DRAWN BY	A. G. T.
TRACED BY	A. G. T.
CHECKED BY	G. J. L.
	DEC. 14, 1922
	DEC. 17, 1922
	Jan. 2, 1923

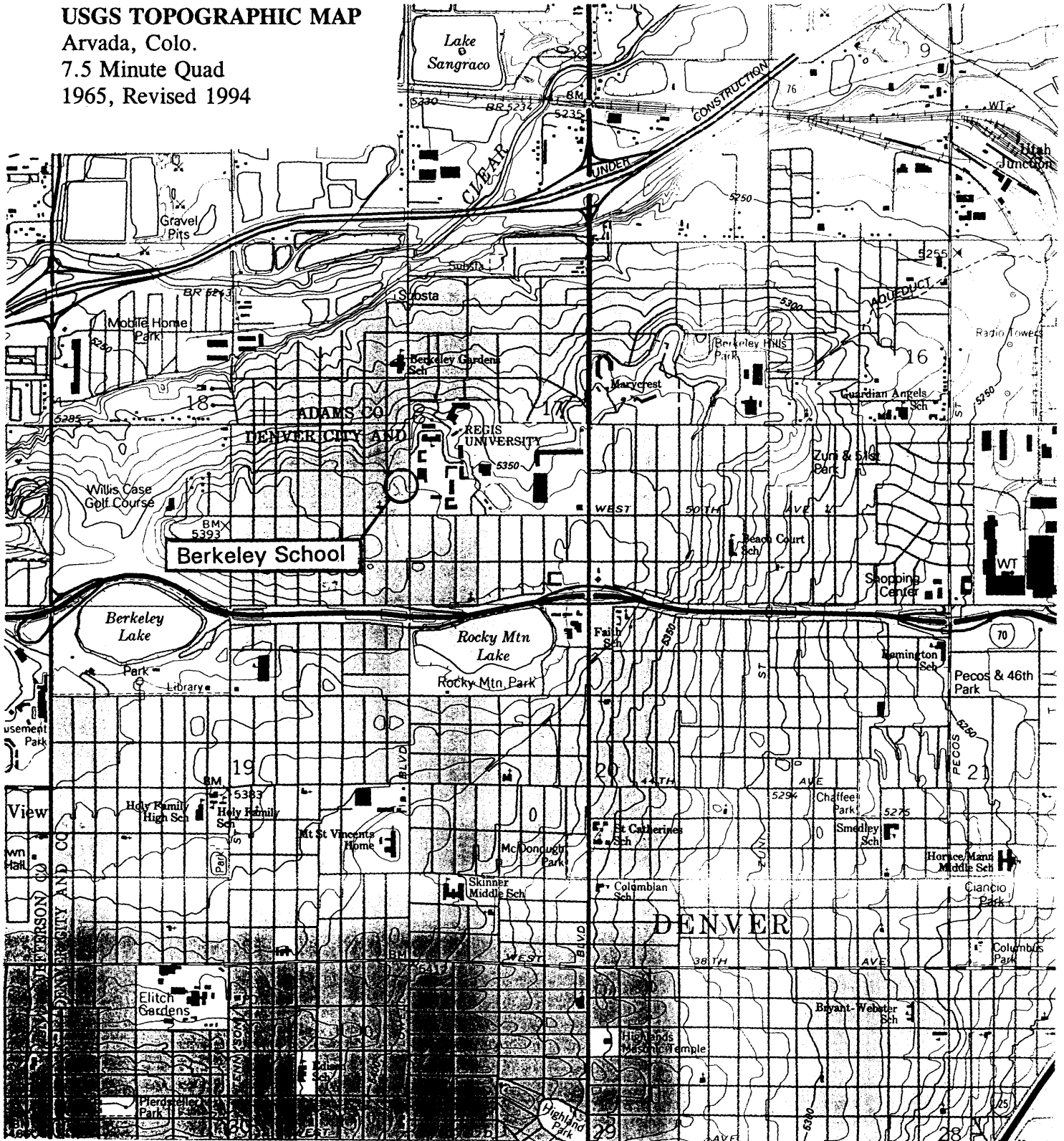
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Berkeley School
Denver County, Colorado

Section number Additional Documentation Page 11

USGS TOPOGRAPHIC MAP
Arvada, Colo.
7.5 Minute Quad
1965, Revised 1994



**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number Additional Documentation Page 12

Berkeley School
Denver County, Colorado

PHOTOGRAPH LOG

The following information pertains to photographs numbers 1-7 except as noted:

Name of Property: Berkeley School
Location: Denver County, Colorado
Photographer: Mary Andries
Date of Photographs: March, 1996
Negatives: Berkeley School LLC, 2150 W. 29th Ave., Denver

<u>Photo No.</u>	<u>Information</u>
1	View to the southwest across Lowell Blvd.
2	East elevation, new building, view to the west.
3	West elevation, new building, view to the east.
4	North elevation, old building, view to the south.
5	South elevation, old building, view to the north.
6	Interior stairway, second floor, old building.
7	Interior, 2nd floor classroom, old building.