

DATA SHEET PH0068803

Form 10-300
(Rev. 6-72)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Colorado
COUNTY: Denver
FOR NPS USE ONLY
ENTRY DATE APR 1 1975

1. NAME

COMMON: Curtis-Champa Streets District
AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER: (See Item 2, Continuation Sheet)			
CITY OR TOWN: Denver	CONGRESSIONAL DISTRICT: 1		
STATE Colorado	CODE 08	COUNTY: Denver	CODE 031

3. CLASSIFICATION

CATEGORY <i>(Check One)</i>	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 type="checkbox"/> Private <input checked="" type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No
PRESENT USE <i>(Check One or More as Appropriate)</i>				
<input type="checkbox"/> Agricultural	<input checked="" type="checkbox"/> Government	<input checked="" type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input checked="" type="checkbox"/> Comments
<input checked="" type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Private Residence	<input type="checkbox"/> Other <i>(Specify)</i>	<u>Primarily residential</u>
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input checked="" type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME:			
STREET AND NUMBER:			
CITY OR TOWN:	STATE:	CODE	

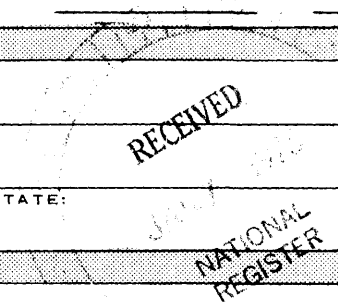
5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC: Department of Revenue, Assessment Division			
STREET AND NUMBER: 1445 Cleveland Place, Room 102			
CITY OR TOWN: Denver	STATE: Colorado	CODE: 80202	CODE: 08

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: Denver Historic Preservation Survey, 1967 HABS			
DATE OF SURVEY: 1973	<input type="checkbox"/> Federal	<input type="checkbox"/> State	<input checked="" type="checkbox"/> County
DEPOSITORY FOR SURVEY RECORDS: Denver Landmark Preservation Commission			
STREET AND NUMBER: 1445 Cleveland Place, Room 300			
CITY OR TOWN: Denver	STATE: Colorado	CODE: 80202	CODE: 08

SEE INSTRUCTIONS



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7. DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Curtis-Champa Streets District is probably the only surviving neighborhood in Denver which 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.

This area has importance in that it reflects the architectural development of a residential area and could cover a period of 30 or 40 years of Denver's history. There has been no previous research on the history of this district. What has been done so far seems to reveal that this area had considerable importance in the growth of the city. Therefore, all effort should be put forth in preserving the Curtis-Champa Streets District.

Here one will find very large houses next door to very small cottages and an intermingling of double houses, small row-houses and large row-houses. The size of the lots also vary from spacious yards, with iron fences around the houses to almost no yard at all where the houses almost touch.

The styles of architecture found in the district are revivals of the Italianate style, the Second Empire style, the Romanesque style, the Gothic style, Carpenter Gothic style, the Queen Anne Style, the Eastlake style, and Victorian Period Eclectic.

The buildings have been classified into styles because the most predominant elements fall into one style category more than any other. In some cases, however, the elements were too diverse. These have been classified as Victorian Period Eclectic.

Italianate

One of the most predominant styles to be found within the District is the Italianate style. These are of two types. The first type, referred to here as a villa, is two story, rectangular in plan and elevation with a hip or truncated hip roof, overhanging eaves with brackets and ornamental frieze, and an open veranda across the entire front of the house. It is not known at this time if any of these houses had a cupola at the center of the truncated hip roof as in other regions of the United States or if they were without. Today they are without.

The other type of the Italianate style is similar to the villa, but has a two story front bay and in some cases a flat roof. It has a small covered front porch in the front entrance area only.

Italianate Villa

The best example of the Italianate villa style will be found at 2639 Curtis Street, built c. 1887. This house is of brick construction,

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rectangular in plan and a truncated hip roof. The projecting eaves are bracketed and there is a decorative frieze. There is a small, one story bay near the rear of the house on the southwest side which has bracketed eaves. The windows have dressed stone lintels and sills. The lintels have a carved rosette in the center. There is an open veranda across the front. The flat roof of the veranda is supported by square wood posts with ornamental wood brackets at the tops. There is a decorative wood frieze under the eaves of the veranda roof.

Another good example of this style will be found at 2431 California Street, built c. 1876. This is the earliest construction date found so far by the research. The brick house is rectangular in plan with a truncated hip roof. There is iron cresting around the perimeter of the flat section of the roof. There are paired brackets under the eaves and smaller single brackets between the pairs. A veranda with a flat roof extends across the front of the house, with an ornamental iron railing, supported by square wood posts. The windows have segmental arched dressed stone headers with a central keystone.

The house at 2631 California Street, c. 1887, is another good example of the villa style. It is two story, brick and has a truncated hip roof with brackets under the eaves. There is also a decorative wood frieze under the eaves. The windows have dressed stone headers with a rosette carved into the center. The veranda has turned wood posts with wood ornamentation at the tops. A wood frieze is under the eaves of the veranda roof.

The house next door at 2625 California Street, built in 1887, was the James A. Miller residence. This house is a variation of the villa style. It is a three story brick with truncated hip roof with small gabled dormers at the sides. An unusual wood oriel is at the front of the house. The oriel is two stories high and the roof forms a front gable. There are arched windows in the oriel. The eaves of the roofs are bracketed and with a decorative frieze. A small front porch leads to the offset front entrance.

The house at 2343 Stout Street, c. 1885, has the basic elements of the villa style with the variation of a triangular pediment on the center front of the truncated hip roof and repeated in the roof of the veranda. There is a wood railing around the roof of the veranda.

The house at 2903 Champa Street, built c. 1885-1887, is another version of the villa style. This house is very large, of red brick with a truncated hip roof. The veranda has very nice wood ornamentation under

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the eaves and at the tops of the turned posts. There is a very good round arched stained glass window on the northeast side of the house.

The J. Jay Joslin residence, built c. 1884-1887, at 2915 Champa Street is of brick which has been painted white. It has a standing seam tin roof. There are shutters at the windows. The front veranda has been changed from the original, but the house is still the villa style.

Other houses of this style will be found at:

2841 Champa Street, c. 1894
2752 Champa Street, c. 1886
2655 Champa Street, c. 1887
2649 Champa Street, c. 1887
2641 Champa Street, c. 1887

There are no other houses in the district like the two at 2535 Champa, c. 1881, and 2545 Champa Street. 2545 Champa was the home of Fritz Thies, built c. 1885. The two houses are identical two story, brick, irregular plan, truncated hip roof. The front porch of 2535 Champa was probably changed from the original, which still can be seen at 2545 Champa, a wood hanging canopy over the front entrance. The heavy detailing of the canopy is of the Eastlake style. On the northeast side toward the rear of the house is an ell with a two story bay. There is a small side porch in the angle where the ell joins the main house. The wood of the porch and the railing of the roof are also Eastlake style in feeling. 2545 Champa has been stuccoed and the other house is painted brick. These two houses have very spacious yards with an ornamental iron fence.

On Curtis Street the Italianate villa style will be found at:

2615 Curtis Street, c. 1885
2734 Curtis Street, c. 1886
2905 Curtis Street, c. 1891

Examples of the Italianate style with the front bay will be found at:

2613-2619 California Street is a double residence, c. 1887, that is two stories, a low truncated hip roof of standing seam tin and a rusticated stone foundation. On the front are two bays and side verandas, one on each side. The roofs of the bays have triangular pediments which are repeated in a smaller version between the first and second floors of the

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bays. There is a decorative wood frieze and brackets under the eaves of the roof and again in smaller detail between the first and second floors. The porches have wood posts, with decorative brackets at the tops and a frieze. This building is one of the more attractive doubles in the district.

At 2600 Stout Street (723 26th Street), c. 1895, there is a very large Italianate house with a pair of two story front bays. There are brackets under the eaves of the truncated hip roof. There is iron cresting at the top of the roof.

2737 Champa Street, c. 1885, has a two story front bay and a flat roof. There is a projecting cornice with brackets which gives it an Italianate appearance. It possibly had a small front porch which has been removed.

2747 Champa, c. 1887, is similar in basic plan, but the top of the bay appears to be Second Empire style with round headed dormer windows. The original front porch is small and has wood brackets and frieze under the eaves.

At 2755-2761 Champa Street (912 28th Street), c. 1890, is an Italianate double residence. It is two stories with large bays in front and a flat roof.

2523, 2537 and 2541 Curtis Street, all c. 1880, are three Italianate style houses with two story front bays and whose front porches have been removed.

2735 Curtis Street, c. 1886, is another example, but the front porch has been replaced by one with brick posts which interferes with the scale of the house.

Queen Anne

Varations of the Queen Anne style will be found in the Curtis-Champa Streets District. These houses have an irregularity of plan and a variety of textures. The first and second floors may be of different materials. The roofs can be hipped, but the gable is predominant. There is usually a large porch gable and sometimes a second story porch. The upper stories may project beyond those below. The windows have many forms, but are never pointed-arch. There are bay windows and in the later phase of the style, a round or polygonal turrent. The gables will be faced in fish scale shingles and have additional wood decorations. There

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will be barge boards, either decorative or plain. And then, sometimes, the Eastlake style of ornamentation will be added in the form of curved brackets, posts of porches and verandas that look like table legs, rows of spindles forming openwork of friezes along porches, and various sized and shaped knobs.

2820 Champa Street, c. 1886, is two stories, stucco over brick, and a gabled roof. The entire second floor is faced in fish scale shingles. There is an interesting oriel window.

2663 Champa Street, c. 1885, is a large, two story, red brick house with a center front gable faced in fish scale shingles and a highly decorative and unusual window treatment. There are dentils under the eaves and brick stringcourses. The veranda across the front of the house has the Eastlake style ornamentation in the turned posts and a frieze that is a row of spindles topped by wood with circular openings.

2951 Curtis Street, c. 1886, is a very plain Queen Anne style. It is two story, truncated hip roof with a front gable. The second story overhangs the first and is faced in fish scale shingles. There is a two story bay on one side. The veranda runs across the width of the house and has no ornamentation.

2825 Curtis Street, c. 1888, has two stories, brick on the first and square shingles on the second. The roof is gabled with brackets under the eaves. The front gable is faced in fish scale shingles and has a barge board with simple decoration. There is a veranda across the front and in the entrance area there is a second floor porch with a gable roof with the same shingles and barge board as the main roof. Both porches have turned posts with brackets at the tops. There is a one story bay on the southwest side which has a modified round turret on the second floor.

2800 Curtis Street, built c. 1891, is one of the most interesting and well maintained Queen Anne style houses in the district. It has a hipped roof with large front and side gables. There is a side veranda as well as a front porch with a gable roof. The first floor is brick, the gables of the second floor are faced in shingles and there are barge boards with open square design. The front gable has very large brackets at the bottom of the gable.

2743 Curtis, the Orlando Scobey residence, built c. 1885-1887, is two storied, red brick, with a hipped roof. There is a two story front bay with a gable roof at the front. The roof of the bay overhangs and has

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large brackets at the bottom. The porch has turned posts with brackets and an ornamental openwork frieze. There is also a small porch at one side of the front leading to the front entrance. There is an ornamental iron fence around a well maintained yard.

2727 Curtis Street, c. 1888-1889, is a large two story, brick house with a gable roof. There is a gabled ell toward the rear of the northeast side. The porch runs along the side of the house back to the ell and extends beyond the front of the house. The roof of the porch is gabled and supported by turned wood posts and has a turned spindle railing. The main roof gable is faced in shingles and has a plain bargeborad. There is an iron fence across the front of the yard.

2712 Curtis Street, built c. 1897, has a high hip roof with a gable on one corner of the front. The gable is faced with fish scale shingles and has brackets at the bottom of the gable. This gable is over the first floor porch which has a gabled hip or gablet roof. The porch posts are plain with plain brackets. There is a turned spindle railing.

Gothic Revival or Carpenter Gothic

The Gothic Revival style or Carpenter Gothic has ornamentation that is two dimensional gingerbread made by the scroll saw. It is in this respect that it differs from the ornamentation of the Eastlake style which is made with the lathe, the gouge and the chisel. The buildings in the Gothic Revival style give the appearance of fragility. The houses or cottages have steep roofs, dominant central gables and spacious verandas. The gingerbread will be used on the bargeborads of the gables and on the verandas. There can be towers, turrets or slender spires. The pointed arched is used.

The only church in the district is in the Gothic Revival style. It is located at 2501 California Street. The cornerstone reads, "First German Society of the M. E. Church. Organized - 1878 and Erected 1887." It is now "Zion Temple Penticostal Apostolic Church." The building is of red brick, cruciform in plan with a single spire at one side. The windows and door are pointed arches. The spire is of wood construction. The building is in rather poor condition.

2927 Champa Street, c. 1886, a house in the Gothic Revival style, has good wood ornamentation under the eaves of the front porch.

2948 Champa Street, c. 1890, is another example of Gothic Revival style.

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2630 Curtis Street, built c. 1880, is the best example of this style in the district. The roof is a high hip with a high front gable. There is decorative woodwork in the peak of the gable and under the eaves of the veranda.

Victorian Period Eclectic

2355, 2359, 2363 Stout Street, (814 24th Street), c. 1891, is a two story row house faced in rusticated stone. This is the only building of this type in the district. It has a circular two story bay and two rectangular bays with rounded corners. Windows are rectangular and round arched. There are unusual pediments at the tops of the rectangular bays, which have conical roofs with finials. The roof is flat and there is a projecting cornice. Each of the three entrances have small wood porches with gable roofs. The porch posts form round arches at the front and the sides of the porch. The overall feeling is of Romanesque Revival style.

2510-12 California Street, c. 1901, is a very small brick double residence. The flat roof has a balustrade in the center. A very small front porch serves both entrances.

2551, 2553, 2559, 2561 California Street, c. 1902, is a row house which is of a later period than most of the buildings in the district. It perhaps could be called Neo-Classical in style. It is one story with a flat roof. There is a cornice with brackets and an egg-and-dart moulding. The front doors are grouped in pairs with a canopy over each pair. The canopy is supported with very large brackets and has a metal roof. The windows are round arched except narrow, pointed arch windows on each side of the entrances.

2524 Stout Street, c. 1886, is two stories with a two story front bay and a very steep front gable roof. Unfortunately, the original front porch has been replaced with one which now covers the entire width of the building.

2700 Stout Street is another row house.

The even side of the 2400 block on Stout Street has houses which are built very close together. The majority of the houses have flat roofs and are two stories. Some have a one story bay in front with a small porch whose roof is supported by turned posts. Other of the houses have a round arched front window in place of the bay and a similar

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front porch. There are three small cottages with hipped roofs. The one at 2430 Stout Street has iron cresting on the roof and the original front porch. There are also two cottages with gable roofs.

2418 Stout Street, c. 1886, appears to be a town-house unlike any other in the district.

2347-2351 Stout Street, c. 1885, is another double residence with an asymmetrical facade.

3900 Champa Street, c. 1884, is a large, red brick house with a two story bay on one side and a veranda in the front that extends around to one side.

2812 Champa Street, c. 1886, has a cross-gable roof, with paired brackets under the eaves. There is a small bay on one side toward the rear of the house, which has a mansard roof with paired brackets. The original front porch has been replaced by one of a light colored brick with square posts.

2821 Champa Street, c. 1886, is brick with a second story front dormer with high truncated hip roof. The veranda across the front has turned wood posts with brackets.

2627 Champa Street, c. 1886, is the Patrick Ford house. It is two stories with a cross gable roof. It appears to be a mixture of Queen Anne with the shingling on the second story and Gothic Revival in the high front gable and the ornamental wood of the second story porch. Most of the first floor is vine covered so other elements are not visible. The front porch, however, does not appear to be the original one.

2525 Champa Street, c. 1880, is a two story house with a dominating oriel window on the second floor front. This has a high gable roof and the gable end is faced with shingles and a decorative panel in the peak. In the panel are four circular openings. The circle is repeated in the frieze under the gable and under the eaves of the main roof. There are also brackets under the eaves. The porch across the front of the house has a gabled section over the entrance area. There is a round window on the second floor behind the gable of the porch roof. The porch has simple round columns supporting the roof.

2833-35 Curtis Street, c. 1887, is a double residence, two stories and of brick. A very low truncated hip roof has two triangular pediments, one on each side of the front. At the tops of the pediments are finials shaped like a flower stalk with the flower head and leaves. There are brackets

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under the eaves. The long, narrow windows have rectangular dressed stone headers with a medallion carved in the center.

2840 Curtis, c. 1885, is a two story brick house with a mansard-shaped second floor which does not have the original facing, but is faced in brick patterned asphalt siding. The mansard overhangs the first floor and has small brackets beneath. There is, in the center front of the second floor, a large oriel window with a gable roof. There is a veranda across the front of the house and around part of one side, with a gable over the front entrance. The roof of the veranda is supported by slender turned wood posts. This house is in poor condition and in need of paint.

2826 Curtis Street, c. 1889, is one of the most outstanding houses in the district. It is a small brick house with a one story section and a two story section. When viewed from the front, the one story section appears to have a low hip roof. The front entrance is in this part and has a shed-type roof with posts that have ornamental wood brackets. The two story section has a first floor bay window with very ornate iron cresting around the top. The second floor is a mansard open to the front with a single round arched window in the center.

2801 Curtis Street, c. 1886, a large, two story red brick house, has very little ornamental detail. The roof is truncated hip with front and side gables. The gables have plain bargeboards, and at the peaks, almost structural-like detailing. There is a square oriel window on the second floor front. A veranda across the front of the house and around one side has plain columns with Doric capitals.

2738 Curtis Street, c. 1896, was the home of Patrick J. Hannah. This is a modest brick house whose outstanding feature is a gabled dormer in the center front. The dormer has a round arched opening containing a pair of round arched windows.

2663 Curtis Street, c. 1904, is a large, two story brick house with a truncated hip roof with front and side gables. The plan is irregular. Most windows are round arched and there is a round window to one side of the front. The front porch has a small, low gable over the entrance. The original owner is shown as John George Mayer.

2662 Curtis Street, c. 1885, is somewhat Queen Anne in style. The main roof structure of this two story, brick house is a truncated hip with a variety of intersecting gables, the largest over the front bay. This bay has a segmental brick arch over double windows on the first floor and over the double windows on the second floor is a segmental arch in the wood

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detailing of the gable end. The original front porch has been changed.

2640 Curtis Street, c. 1885, has a steeply pitched gable roof. The front entrance is at the side of the house from the side veranda which has a flat roof supported by turned wood posts with brackets. There are also smaller brackets under the eaves of the porch roof. The house is of brick, painted white, and is two and one half stories.

2634 Curtis Street, c. 1890. This house is of brick, two stories, with a gabled hip roof which is the dominant element of the front. The porch has a shed-type roof with slender turned posts.

2508, 2518, and 2524 Arapahoe Street are three houses built in the same style. These houses are small one story cottages of brick with hipped roofs. The roofing is standing seam tin. The element which is dominant is a very large square dormer with a flat roof which is in the center of the front of the roof. 2518 is the only one of the three that has the original front porch. It has turned posts with decorative wood ornamentation at the tops. There is a spindle frieze under the eaves. Other houses of this same style will be found in the Highland section of Denver. 2508 was built c. 1887; 2518, c. 1886; and 2524, c. 1885.

2530 and 2534 Arapahoe Street both c. 1880, are two houses built alike. They are two story brick and the roof at the center front is a hipped gable, the peak of the gable is flat. There are small, plain brackets under the eaves. The windows have segmental arched headers.

Second Empire

There are very few houses of the Second Empire style in the district.

2445 California Street, the George Walter Krammer House, built c. 1888, is two story with brick on the first floor and a mansard like second floor which is faced in stamped tin. The mansard extends beyond the first floor and there is a decorative wooden frieze and cornice. There are two large segmental arched windows on the first floor. The square headed windows on the second floor have projecting lintels with triangular pediments in the center. A wood porch, second floor wood railing, and iron cresting at the roof top have been removed.

2601 Champa Street was the residence of Isaac Gotthelf, built in 1890. This house may better be called Eclectic, however the second floor is a mansard form which overhangs the brick first floor and has brackets underneath. The mansard is faced in a brick patterned material which is not original. The plan is irregular with a rectangular two story bay in the

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front with a gable roof in front of a hipped roof. At the other side of the front on one corner and at the opposite side at the rear are half-hexagonal bays. The one at the front has iron cresting around the top and the one at the rear has a conical shaped roof. The original front porch has been replaced by a metal awning type.

Additional Comments

There are very few frame houses left in the district. 2913 Curtis Street, built c. 1886, is perhaps the best example of a one story, frame cottage. It is of simple design with a gable roof and a veranda at the side. There is no ornamentation. It is on a small lot with several large trees. There are also two frame cottages at 2826 and 2828 Stout Street, both built c. 1886.

There are also very few commercial buildings in the district that are noteworthy. Most of the commercial buildings are of recent construction.

2565 Curtis Street was built c. 1890 and was the State Armory. The building is stuccoed and has a pleasing arrangement of round arched windows.

2401 California Street is a small brick commercial building presently used as a grocery store. It is possible that this was the original use because it is of the style and scale of the small, neighborhood groceries in the late 19th and early 20th centuries.

The descriptions have been given mainly of the most architecturally and/or historically significant buildings in the core of the historic district. Around the perimeter of the district there are fewer significant buildings. The following are in this area and are worthy of mentioning. In the 2800 block of Champa Street, both sides, there are Gothic, Italianate, and Queen Anne style houses and one with a gambrel roof. The odd side of the 2300 block of Stout Street has two houses in the Queen Anne style, one Italianate, and two Gothic style cottages which are empty and boarded up. These cottages are one and a half story, of brick and have gable roofs. The even side of the 2300 block of Stout Street has several good houses.

The people that live in this neighborhood are mostly in the low income bracket. That plus the fact that there are many absentee landlords will account for some of the deterioration in this district. The homes that are well maintained are occupied by the owners. Because of the deterioration, the area could be a prime target for urban renewal.

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

**National Register of Historic Places
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Red flagstone sidewalks, originally installed throughout the neighborhood, remain a dominant contributing element to the historic district.

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian 16th Century 18th Century 20th Century
 15th Century 17th Century 19th Century

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input 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>Local history</u> |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <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

SEE INSTRUCTIONS

The Curtis-Champa Streets Historic District is one of the oldest residential areas in the city which still exhibits neighborhood growth from approximately the time of its original development to after the turn of the century. The oldest existing house in the historic district was built in 1876 and the majority of houses were constructed during the period 1885 to 1890. The houses were built, for the most part, by early pioneers, some who had been long-time residents of Denver. They were business and professional men as opposed to the men who came to the area and made their fortunes in the mining and railroad industries.

Almost none of the houses in the area have the kind of opulence and flamboyance we have come to associate with those men whose daring and great wealth also expressed itself in architectural terms in the 1880's and 90's found in other areas of Denver.

The historic district contains the homes of solid hard working middle class people who had lived in the part of the city that was to become the commercial area. As the young city developed, some of the businessmen and merchants replaced their residences with business houses. They built new homes further away from the city center on the same streets running into the downtown or business section. The historic district constitutes part of that outward growth.

Dating of the houses in the area is based primarily on two sources, Robinson's Atlas of the City of Denver, published in 1887, and Baist's Real Estate Atlas of Surveys of Denver, published in 1905. Both contain detailed block maps, showing structures already built at the time of their publications. By comparing still existing buildings against those shown in Robinson's Atlas, there are 166 structures still standing built in 1887. The Baist Atlas makes it possible to locate another 115 existing structures built by 1905, making a total of 281 structures within the boundaries of the district built by the latter date. The tax assessor's records also helped date the structures.

Using the 1905 date of Baist's Atlas as the closing date for the period of the area's major development is misleading, however, as reference to the records of the tax assessor's office makes clear. There are records on 279 of the houses within the historic district which show

9. MAJOR BIBLIOGRAPHICAL REFERENCES

- a) 1973 Denver Survey
- b) Robinson's Atlas of the City of Denver, Colorado, 1887.
- c) Baist's Real Estate Atlas of Surveys of Denver, 1905.
- d) Smiley, Jerome C., History of Denver, The Denver Times, The Times-Sun Publishing Company, Denver, 1901.
- e) Corbett and Hoye and Company, Denver Directory, 1873.
- f) Denver City Directories, 1881 - 1891
- g) Social Register, 1892.
- h) Tax Assessor's Records
- i) Denver Water Board Records
- j) Denver Post, various issues.

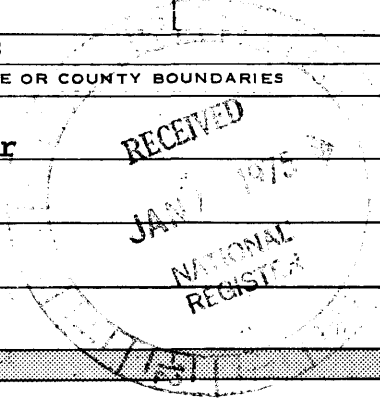
10. GEOGRAPHICAL DATA

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	
NW	Degrees Minutes Seconds 39° 45' 38.4"	Degrees Minutes Seconds 104° 58' 42.5"		Degrees Minutes Seconds ° ' "	Degrees Minutes Seconds ° ' "	
NE	39° 45' 29.75"	104° 58' 29.6"				
SE	39° 45' 8.67"	104° 58' 55.5"				
SW	39° 45' 18.6"	104° 59' 08.4"				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **66 acres**

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

STATE:	CODE	COUNTY	CODE
Colorado	08	Denver	031
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE: **Bill West, Barbara Norgren, Robert Carper**

ORGANIZATION: **Historic Denver** DATE: _____

STREET AND NUMBER: **1015 9th Street**

CITY OR TOWN: **Denver** STATE: **Colorado 80204** CODE: **08**

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 A. West

Title Colorado State Liaison Officer

Date 12/29/74

NATIONAL REGISTER VERIFICATION

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

AK Montecore
Director, Office of Archeology and Historic Preservation

Date 1/1/75

ATTEST:

W. J. [Signature]
Keeper of the National Register

Date **APR 1 1975**

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8. Significance Continued, Page Two

the year of construction in each case. The earliest date is 1876 (for the house at 2431 California); but the major period of construction was from 1885 through 1890, a period that accounts for 186 buildings (most of them houses). The peak year was 1886, with 76 houses under construction. J.C. Smiley, Denver's most thorough historian, offers a commentary on real estate in the period that helps us see what was happening in the historic district as part of a building boom that encompassed all of Denver. According to him, building was slow in the city for the period 1880-85, but "in the autumn of 1885 a marked revival set in The movement did not fairly attain momentum until 1886 Then came the great era of wonderful activity in Denver real estate Clear around the city the work of building went on as if by miracle, and hundreds, thousands of acres of weed-grown land, were covered with buildings having high average both in cost and architectural character." (Smiley, Jerome C. History of Denver, The Denver Times, the Times-Sun Publishing Co., Denver, 1901).

The Denver City Directory offers further corroborative evidence that the late 1880's saw the area's greatest building activity. Of the 72 persons whom we know to have moved into homes during the late 1880's and early 1890's, 32 moved into their homes in 1887 (in time to be included in the City Directory of that year), almost three times the number now known to have moved in any other year. That large figure corresponds to the equally large proportion of houses listed in the records of the tax assessor's office as under construction in 1886 (a total of 76), houses apparently ready for occupancy by 1887. The number of persons moving into the area fell off after 1887, but it remained fairly constant through 1891, when it fell off dramatically. (In 1888, we know of 11 who moved into the area, in 1889 another 11, 7 in 1890, and 9 in 1891). Again, the records of the tax assessor's office provide parallel evidence. After the peak year of 1886, houses under construction fell off, but remained fairly constant through 1891, with the exception of 1889. (There were 24 in 1887, 20 in 1888, 4 in 1889, 31 in 1890, and 11 in 1891). After 1891 the number of houses built each year steadily and sharply declined.

There is some evidence to suggest that the area was developed earlier than the real estate atlases and the records of the tax assessor's office leads one to believe. There are three pictorial maps of early Denver. The first, dated 1874, indicates that almost no building had occurred by then on California, Stout, Champa, and Curtis between 23rd and 30th. The second map, however, dated 1882, shows the same area already heavily occupied by houses. Still another pictorial map exists from 1889, but there would seem to be little difference between 1882 and 1889 on the four streets of the historic district. The maps do not accurately portray the buildings of the area (though the map of 1889 appears to have attempted a degree of accuracy in its drawings), so one can only take a general sense of the

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development of the neighborhood from them. They do, however, offer some evidence for fairly widespread building in the area in the early 1880's.

Furthermore, the Water Board records show that 12 tap permits were issued in 1880 and 1881 to addresses in the area. The issuance of a tap permit, however, did not mean that construction was going to begin in the immediate future. In fact, delays of several years between the year of the tap permit and the year of construction do not seem uncommon.

According to Corbett and Hoyer and Company's Denver Directory of 1873, the first of its kind, there were people living in the area by 1873, though whether any of those earliest houses still survive is not yet known. Since the City annexed land between 1867 and 1874 that moved it, in a piecemeal fashion, in a northeasterly direction, occupancy of the area could have begun by the late 1860's. The evidence of Smiley, however, leads one to believe otherwise. According to him, 23rd Street was still the northern limit of the City in 1879.

The records of the tax assessor's office do show that 15 houses were under construction in 1880, but the evidence already cited most strongly supports the view that the historic district was primarily built up in the period 1885-1890, thus being one of the oldest residential districts of the city. It has two distinctions, furthermore, that make it particularly noteworthy among the other old residential areas of Denver. Unlike North Denver's Highlands, the entire area of the historic district was built up at about the same time so that the area provides a homogeneous impression and atmosphere. There are some intrusions from later periods into the area, of course, but it remains remarkably intact unlike most other older areas of the city, and contains some of Denver's finest early homes. That is accounted for by the prestige the area apparently enjoyed; for it was into this area that the city's prosperous merchants and professional men moved, who were also its civic and social leaders. When the home of Wolfe Londoner, Mayor of Denver, 1889-91, was demolished in 1940 (it stood at 2222 Champa), an article in the Denver Post commented that when the house was built in 1886, it stood in the immediate neighborhood of the "homes of many other early-day civic leaders." That observation is supported by the memories of Mrs. Josephine Brauch, daughter of Patrick P. Ford, who still lives in the house at 2627 Champa where she was born. Mrs. Brauch not only remembers many of those prominent men who once lived in the area, she also believes that the best of the district still stands. Her opinion is supported, at least in part, by the Social Register of 1892. Such a document provides no conclusive evidence for the original social primacy of the area, but its evidence is certainly interesting and in part convincing. At the beginning of the Social Register, a street index is offered which lists, under the heading of street names, where the

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socially prominent lived at that time. The four streets that constitute the main avenues of the historic district were all unusually well populated with the social elite of Denver. Counting only the names of those who lived between 23rd and 30th, the outer limits of the district, we find that 22 names are listed for California, 19 for Stout, 19 for Champa, and 16 for Curtis. That those four streets constituted the socially prominent streets for that portion of the city is borne out by noticing how sharply the number of names listed in the Social Register drops off when one moves on to the streets that parallel the central four. Arapahoe and Welton, which flank the four streets of the historic district, have only 7 names each, while Lawrence and Glenarm, the streets beyond them, have none.

It would be misleading and unfair to attempt any sweeping generalizations about the kind of men who, with their families, first occupied the area. The presence of imposing Italianate villas and tiny cottages within the district suggests that there were considerable economic, and doubtless social, distinctions among its first inhabitants. If what follows is primarily concerned with the prominent members of the neighborhood, who gave it its original eminence and whose careers are now easier to learn about, it should be kept in mind that a great many of the early houses within the boundaries of the historic district are modest, one-story cottages.

The most conspicuous members of the community seem to have been long-time residents of Denver, men who came to the West in their youth, in the 1860's and 1870's, settled here to establish businesses and professional careers, and who were, by the time they moved into their villas on California, Stout, Champa, and Curtis, ready to enjoy the fruits of their labors. They were, in short, the kinds of men whose obituaries tended to refer to them as "pioneers." If, when more research has been completed, the generalizations just offered about them prove fully fustified, they will have been a noticeably different group from those who rose to social eminence in the 1890's, those of great wealth, many of whom made their money elsewhere and came to Denver to spend it. The conspicuous men who lived in the historic district were not fabulously wealthy men, they were only prosperous, and their prosperity was based upon the kind of services that added stability to the still new but flourishing city. Some examples will illustrate.

Patrick P. Ford, whose delightful and still beautifully maintained house continues to stand at 2627 Champa, was born in Ireland in 1847. He arrived in Denver in 1872 by way of St. Louis, where he had already gained the experience in building and contracting that became the foundation for his success in Denver. Among his contributions to the city and state were Denver's first water works; most of the road up Platte Canyon and into

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South Park; various sections of the Kansas Pacific and the Denver and Rio Grande railroads; and the Overland Race Track. He was responsible, too, for the grading of 15th Street (which was done with an ox team), as well as the grading of Colfax Avenue. His work also took him into adjoining states, where he built irrigation systems and did work for various railroads. In addition to his work as a contractor, Mr. Ford was active in civic and political affairs. He was deputy sheriff in 1880; and a member of the volunteer fire department in the days when the volunteers themselves pulled the fire-fighting equipment by means of ropes.

Two doors down the street from the Fords lived the Isaac Gotthelf family, at 2601 Champa, which was constructed at a cost of \$25,000. Gotthelf was born in Germany in 1844. He arrived in this country at New Orleans. Mr. Gotthelf made his fortune primarily in mercantile pursuits and stock raising. In the early days, he owned a store near Saguache, on the Santa Fe Trail. He was elected from there to the First General Assembly of Colorado in 1876, which he continued to serve for subsequent terms.

Just down the street from the Fords and the Gotthelfs on Champa, at 2545, stands the lovely house that was originally the home of Fritz Thies. For thirty-nine years he was an importer of wines, liquors, and tobacco products, and developed a business which was, according to his obituary, the largest concern of its kind in the West. He was also a man who loved music. He was described on his death as a "pioneer business man, banker, and music master."

When J. Jay Joslin, who lived at 2915 Champa (still standing) died at his home in 1927, the Rocky Mountain News called him "the Merchant Dean of Denver." Born in Vermont in 1829, he also came to Denver in 1872 and soon founded his department store. He also founded the Denver Chamber of Commerce. By 1899, he had risen to such prominence that an article in The Mecca, a Denver news magazine, described him as "A Merchant Prince." The same article describes his numerous civic activities and philanthropies. He eventually became known as "the grand old man of Denver business." The department store which bears his name is still in existence in Denver.

In 1887, Judge Markham moved into the house still standing at 2611 Stout. Born in Virginia in 1829, he was admitted to the bar and practiced law there until 1858. In 1860, he was in Kansas, where he was elected to the state legislature. In 1862 he moved to Colorado where he became a well-known and respected lawyer and judge. He was Attorney of Arapahoe County in 1862; and in 1868 he was elected Prosecuting Attorney of the First Judicial District of Colorado. His name was memorialized in his own time by being affixed to the Markham Hotel (possibly designed by Frank E. Edbrooke) which stood at the southwest corner of 17th and Lawrence.

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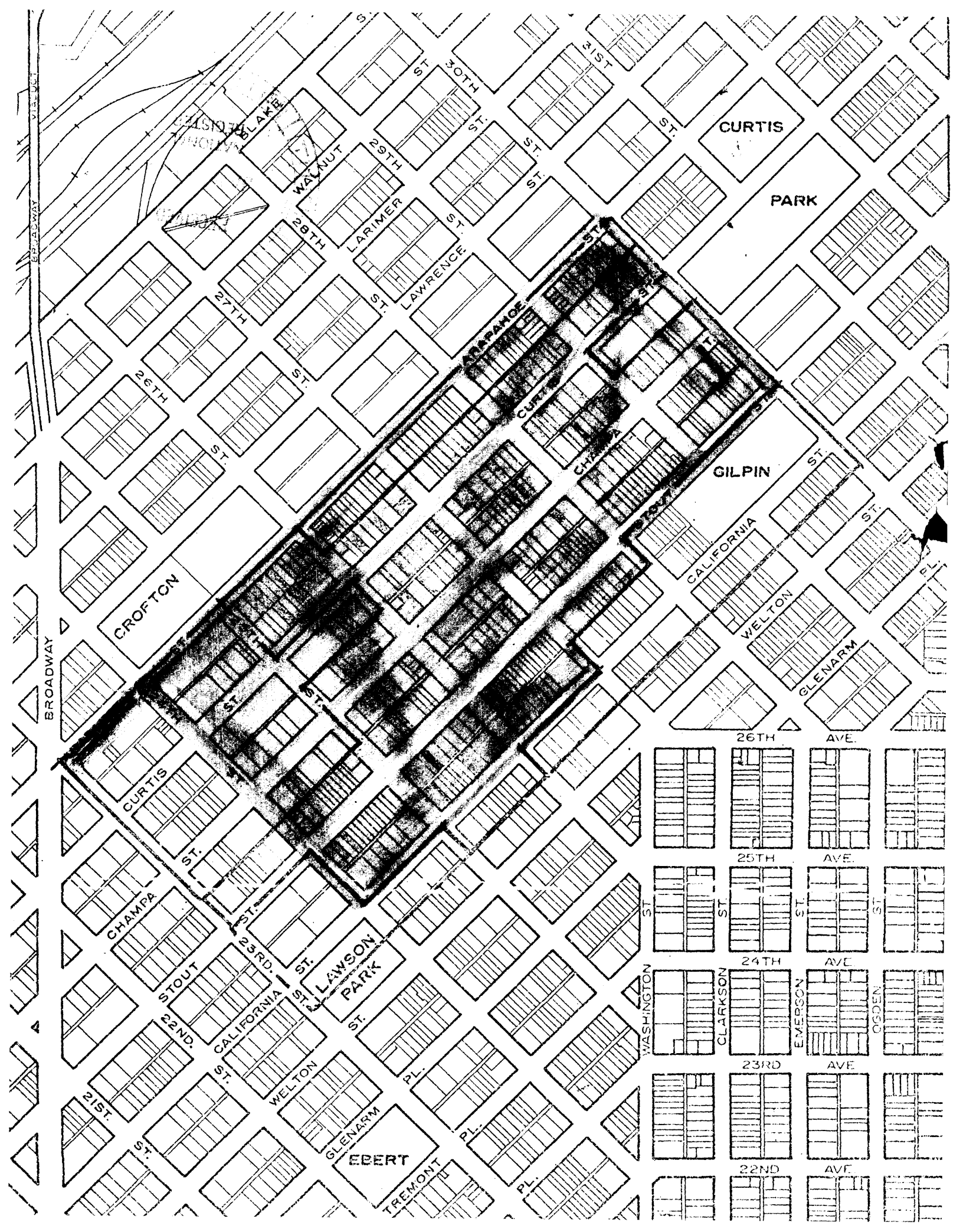
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Into the splendid house at 2625 California moved the James A. Miller family in 1887. Though born in Ohio (in 1839), Miller was the son of pioneer James H.C. Miller who had camped on the present site of Denver in 1851. At the age of 21, the younger Miller made his own first trip West in charge of a wagon train; and he was engaged thereafter for ten years in transporting supplies from outfitting points on the Missouri River to various Rocky Mountain posts. In 1870, he settled permanently in Denver where he subsequently held various posts (he was selected to be Marshall of the First Supreme Court of Colorado), while continuing to follow his mercantile pursuits.

Those who lived in the smaller houses of the area are more difficult to trace, but two early residents of the area have been discovered whose lives, like their houses, were perhaps more modest and inconspicuous than those just described, but nonetheless important in helping to make up the general fabric and quality of the neighborhood. Patrick J. Hannah was a tailor who lived in the charming house at 2738 Curtis. Born in Scotland, he immigrated first to Wisconsin and came to Denver from there in 1864, bringing with him, across the plains, his eight daughters. He died in 1902 at the age of 81, surrounded by most of his family.

Miss Nannie O. Smith lived in the house at 2847 Champa. She was a teacher in the old East Denver High School. She retired from her teaching position in 1898 after twenty-four years of service, during which time she had made for herself "a most enviable record for good work." Almost immediately after her retirement, she married Colonel D.C. Dodge, vice-president and general manager of the Rio Grande and Western railroad and a prominent man in Denver.

Little as is known about Patrick Hannah and Nannie Smith, information suggests that their lives demonstrate the application of values which they shared with their more illustrious neighbors. Hard work and service to the community characterized the lives of both Nannie Smith and J. Jay Joslin; while diligence and good workmanship were values shared by Patrick Hannah and Patrick Ford. The houses themselves are the best index of the social and economic position of those who lived in them; but the consistency of good workmanship suggests the primacy of certain values which cut across whatever class boundaries may have existed. The houses within the historic district are solid, for the most part straightforward, reflecting the virtues of the comfortable middle class, whether high or low, which took up residence there in the 1880's. They also reveal that the middle-class virtues need not be charmless or unsocial. With their welcoming front porches, their love of ornament and architectural detail, their insistence on the use of good materials, they suggest a way of life that was not only demanding but generous as well.



BROADWAY

CROFTON

CURTIS

CHAMPA

STOUT

21ST

22ND

23RD

24TH

25TH

26TH

CALIFORNIA

WELTON

GLENARM

EDBERT

TREMONT

LAWSON
PARK

EDBERT

TREMONT

GILPIN

CALIFORNIA

WELTON

GLENARM

26TH

AVE.

25TH

AVE.

24TH

AVE.

23RD

AVE.

22ND

AVF.

WASHINGTON ST.

CLARKSON ST.

EMERSON ST.

OSSEN ST.