

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received JAN 6 1987  
date entered FF 5 1987

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

1. Name

historic The Arno Apartments

and/or common The Cooper Apartments

2. Location

street & number 325 East 18th 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n/a not for publication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	
n/a district	n/a public	n/a occupied	n/a agriculture	n/a museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	n/a commercial	n/a park
n/a structure	n/a both	n/a work in progress	n/a educational	<input checked="" type="checkbox"/> private residence
n/a site	<b>Public Acquisition</b>	<b>Accessible</b>	n/a entertainment	n/a religious
n/a object	n/a in process	n/a yes: restricted	n/a government	n/a scientific
	n/a being considered	n/a yes: unrestricted	n/a industrial	n/a transportation
		<input checked="" type="checkbox"/> no	n/a military	n/a other:

4. Owner of Property

Theodore Epstein, Jr., 212 South Dexter, Denver, CO 80222  
name Jay Kanaber, 1834 East Lake Drive, Littleton, CO 80121

street & number see above

city, town see above

n/a vicinity of

state see above

5. Location of Legal Description

courthouse, registry of deeds, etc. Clerk and Recorder's Office, City and County Building

street & number W. 14th Avenue and Bannock

city, town Denver

state Colorado

6. Representation in Existing Surveys

Colorado Inventory  
title of Historic Sites has this property been determined eligible? n/a yes  no

date On-going n/a federal  state n/a county n/a local

depository for survey records Office of Archaeology and Historic Preservation, CHS

city, town Denver

state Colorado

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<u>n/a</u> excellent	<u>n/a</u> deteriorated	<u>n/a</u> unaltered	<u>X</u> original site
<u>n/a</u> good	<u>n/a</u> ruins	<u>X</u> altered	<u>n/a</u> moved .. date <u>n/a</u>
<u>X</u> fair	<u>n/a</u> unexposed		

**Describe the present and original (if known) physical appearance**

The Arno Apartment building is located on a northwest corner site at East 18th Avenue and Logan Street in the North Capitol Hill Neighborhood. The large, rectangular building has a low hipped roof and a south facade consisting of five bays arranged in three stories with end pavilions defined by quoins. On the Logan Street side of the building, the three pavilions are connected by glazed porches on all three stories. The building's Colonial Revival design reflects the popular architectural trends in early 20th century Denver with the decorative elements executed in light tan brick which contrasts with the dark red brick exterior. Light tan brick is used in the rusticated basement level with a water table stepping over the window units. The quoins at the corners and the cornice frieze are also of tan brick. On the upper stories, tan brick emphasizes the flat arched second story windows with voussoirs and blind arches with brick roundels in the centers reminiscent of the Federal period of Colonial Revival architecture. The windows in the pavilions are tripartite with an eight over one wood sash center portion flanked by narrow vertical windows with small panes.

The symmetry of the front elevation is emphasized by the monumental center entry portico topped by an open triangular pediment supported by large fluted Doric columns surmounted by rectangular blocks with triglyphs suggesting a Doric frieze. The entry door, now boarded over is flanked by slender engaged Ionic columns and multi-paned sidelights, also boarded over, and a transom above. Over the entry door, a semi-circular balcony is supported by two large brackets and has a curved wrought iron railing. The top and bottom of the closely placed balusters end in scrolls.

In the interior, the apartment units are arranged around the center hall plan. The ceilings are high and the hallway is from eight to ten feet wide. In the units, the original woodwork, such as door and window frames, has been retained. Over the years, the kitchen and bathroom fixtures have been updated. With the exception of converting the four front units on the second and third floors into eight units, there have not been any other floor plan changes.

The only alterations to the original exterior appearance were to enclose the recessed porches on the east elevation along Logan Street with glass windows at an early date. The building, which has been vacant for about four years, has been boarded up for security, but is in reasonably good condition. The current owners intend to rehabilitate the building for housing as a Tax Act project and to retain the original residential character of the building.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<u>n/a</u> prehistoric	<u>n/a</u> archeology-prehistoric	<u>n/a</u> community planning	<u>n/a</u> landscape architecture	<u>n/a</u> religion
<u>n/a</u> 1400–1499	<u>n/a</u> archeology-historic	<u>n/a</u> conservation	<u>n/a</u> law	<u>n/a</u> science
<u>n/a</u> 1500–1599	<u>n/a</u> agriculture	<u>n/a</u> economics	<u>n/a</u> literature	<u>n/a</u> sculpture
<u>n/a</u> 1600–1699	<input checked="" type="checkbox"/> architecture	<u>n/a</u> education	<u>n/a</u> military	<u>n/a</u> social/
<u>n/a</u> 1700–1799	<u>n/a</u> art	<u>n/a</u> engineering	<u>n/a</u> music	humanitarian
<u>n/a</u> 1800–1899	<u>n/a</u> commerce	<u>n/a</u> exploration/settlement	<u>n/a</u> philosophy	<u>n/a</u> theater
<input checked="" type="checkbox"/> 1900–	<u>n/a</u> communications	<u>n/a</u> industry	<u>n/a</u> politics/government	<u>n/a</u> transportation
		<u>n/a</u> invention		<u>n/a</u> other (specify)

Specific dates	Builder/Architect
1909–1910	Architect Leo A. Des Jardins

### Statement of Significance (in one paragraph)

The Arno Apartment building is significant as one of the apartment buildings completed in 1910 during the apartment house boom in early 20th century Denver. In 1904 there were only forty-two apartment buildings in the city, located mainly in the Capitol Hill and North Capitol Hill neighborhoods. By 1909, there were 136 apartment buildings and the number continued to grow as developers found Denver a good market for apartment house construction. Around fifty percent of those buildings constructed prior to 1912 have been demolished and others have been radically altered. The Arno is one of the few buildings which has survived intact. The Arno is also significant for its eye catching eclectic design Colonial Revival style with decorative elements executed in tan brick. The architectural design of the building and the intricate brick detailing is representative of the excellent craftsmanship available in early 20th century Denver. The building has additional significance in its association with the original owners and partners, Miss Mary Welch and Mrs. Elizabeth Monaghan, long-time Denver residents who established the first bachelor's boarding house in Denver ca. 1888.

The Arno had a colorful history beginning with the original owners and partners, Mary Welch, Elizabeth Monaghan and a third partner, Miss Mary Monaghan who opened a fashionable boarding house for bachelors in the Crowe House which stood on the site of the Denver Municipal Auditorium ca. 1888. The popularity of the Crowe House, the first boarding house of its type in Denver, led the partners to open a second residence for gentlemen in the David Moffat house across the street from the Crowe House at the corner of 14th and Curtis streets. The popularity of these establishments was attributed in part to the good cooking of the Monaghan ladies who had successfully operated a small dining room in the early 1880s.

Denver's prominent and eligible bachelors became residents of the Moffat house where the popular entertainments were musicals, card clubs and the exclusive "Gentlemen's Smoking Club of the Moffat House," which had about fifty members.<sup>1</sup> About 1894, the lady partners opened another boarding house, the Arno Hotel at 1811 Grant Street in North Capitol Hill. In 1909, they began construction of this building, the Arno Apartments, one block east of the Arno Hotel.<sup>2</sup>

The designer of the Arno was Leo Andrew Des Jardins, who was the first Colorado architect to qualify for a license by examination in July of 1910. In 1928, Des Jardins published a list of buildings which he claimed or implied he had designed that included the Arno Apartments. In October of 1928, he was charged with unethical conduct by the State Board of Architectural Examiners for claiming to have designed structures actually designed by other architects.<sup>3</sup> However, the original water tap permit gave Des Jardins name on the application as the architect.

# 9. Major Bibliographical References

Denver City Directory and Householder Directory  
Building Permit Application #2411, Sept. 8, 1909  
The Denver Post, May 4, 1919, p.8  
Clipping Files, Western History Department, Denver Public Library  
Arps, Louisa Ward. Denver in Slices. Denver: Sage Books. 1959.

# 10. Geographical Data

Acreege of nominated property under one

Quadrangle name Englewood

Quadrangle scale 24:000

### UTM References

A 

1	3	5	0	1	5	4	0	4	3	9	9	2	5	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 12 through 16, except W 65 ft., Block 248 Clements Addition. The Arno Apartments is the only building on the lot.

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

state n/a code n/a county n/a code n/a

state n/a code n/a county n/a code n/a

# 11. Form Prepared By

name/title Barbara Norgren

organization Consultant

date September 7, 1986

street & number 7453 E. Jefferson Drive

telephone 740-7860

city or town Denver

state CO 80237

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

n/a national n/a state X 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 12-23-86

### For NPS use only

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

Entered in the National Register

Melores Byun  
Keeper of the National Register

date 2-5-87

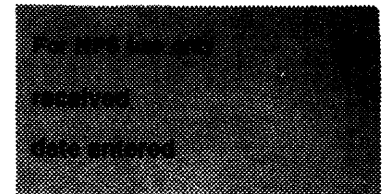
Attest:

date

Chief of Registration

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

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Continuation sheet The Arno Apartments

Item number 8

Page 2

After completion of the \$30,000 building in 1910, the moderately sized units were occupied mainly by middle income tenants. They were nurses, clerks, managers of businesses and insurance and real estate agents. When the building changed ownership in 1929 the name was changed to the Carmel Apartments. In the early 1970s, the name was again changed to the Cooper, the present name.<sup>4</sup>

In 1922, the Arno played a small part in the mystery surrounding the sensational robbery of the Federal Reserve truck in front of the U. S. Mint in Denver on December 18, 1922. News clippings of the day indicated that the money was counted in one of the Arno's apartment units after the robbery. A more recent article in The Denver Post on May 26, 1985, stated that the robbery plot was hatched in unit number 23 at the Arno. This unit was rented on December 9, 1922, to Harold G. Burns and his alleged wife, who moved out in a great rush on December 17th, the day before the robbery. The criminals were never apprehended for this crime.<sup>5</sup>

The Arno has been vacant and boarded up for about four years. The rehabilitation of the building by its current owners is intended to be a Tax Act project for housing units which will retain the original residential character of the building.

FOOTNOTES

1. The Denver Post, May 4, 1919, p.8.
2. Denver Building Permit Application, #2411, September 8, 1909.
3. Des Jardins Review (Privately Printed, 1928)  
State Board of Architectural Examiner Records.
4. Denver City Directories  
Denver Householder Directories
5. Clipping files at the Denver Public Library, Western History Department.  
Louisa Ward Arps, Denver in Slices (Denver: Sage Books, 1959) pp. 120-121.

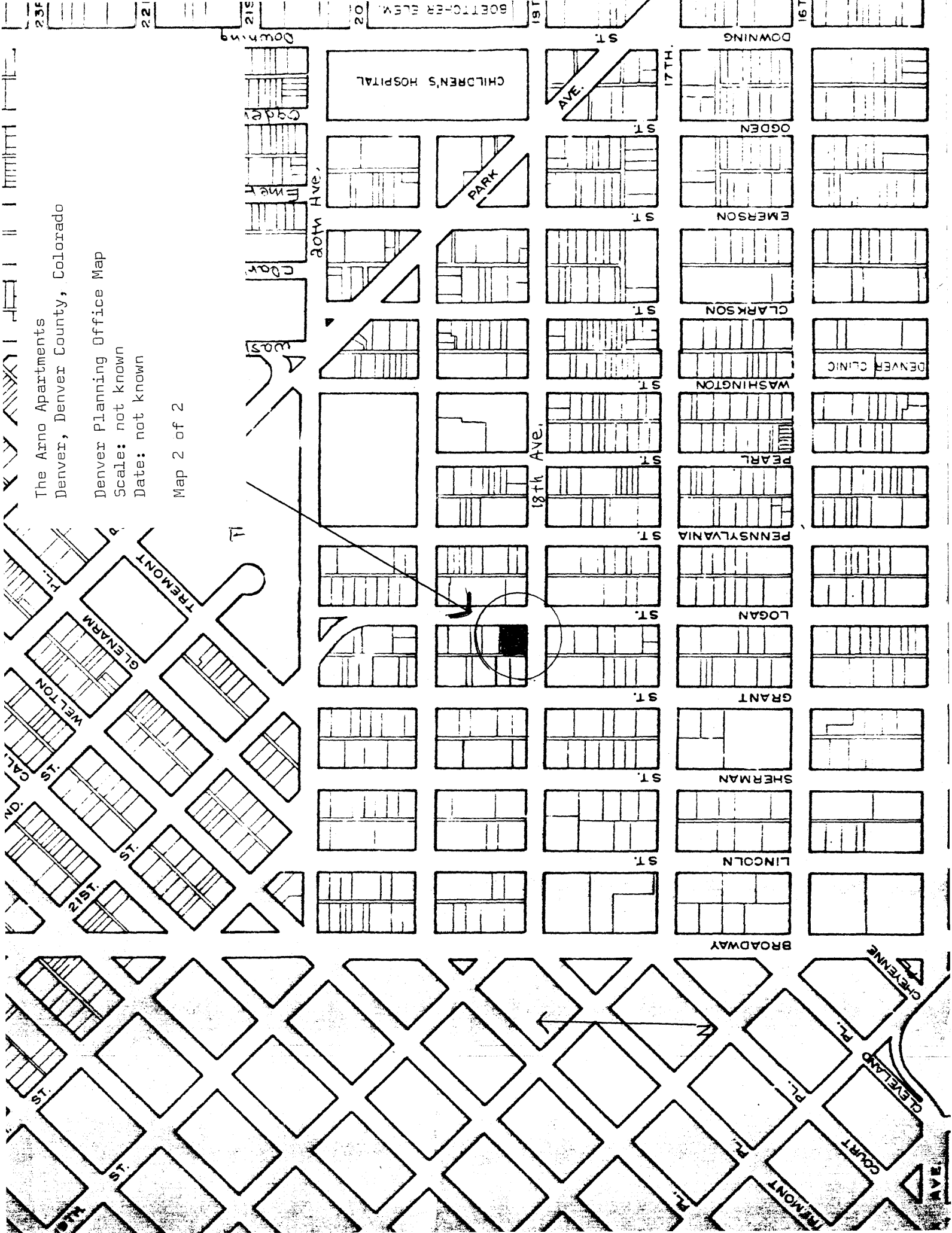
The Arno Apartments  
Denver, Denver County, Colorado

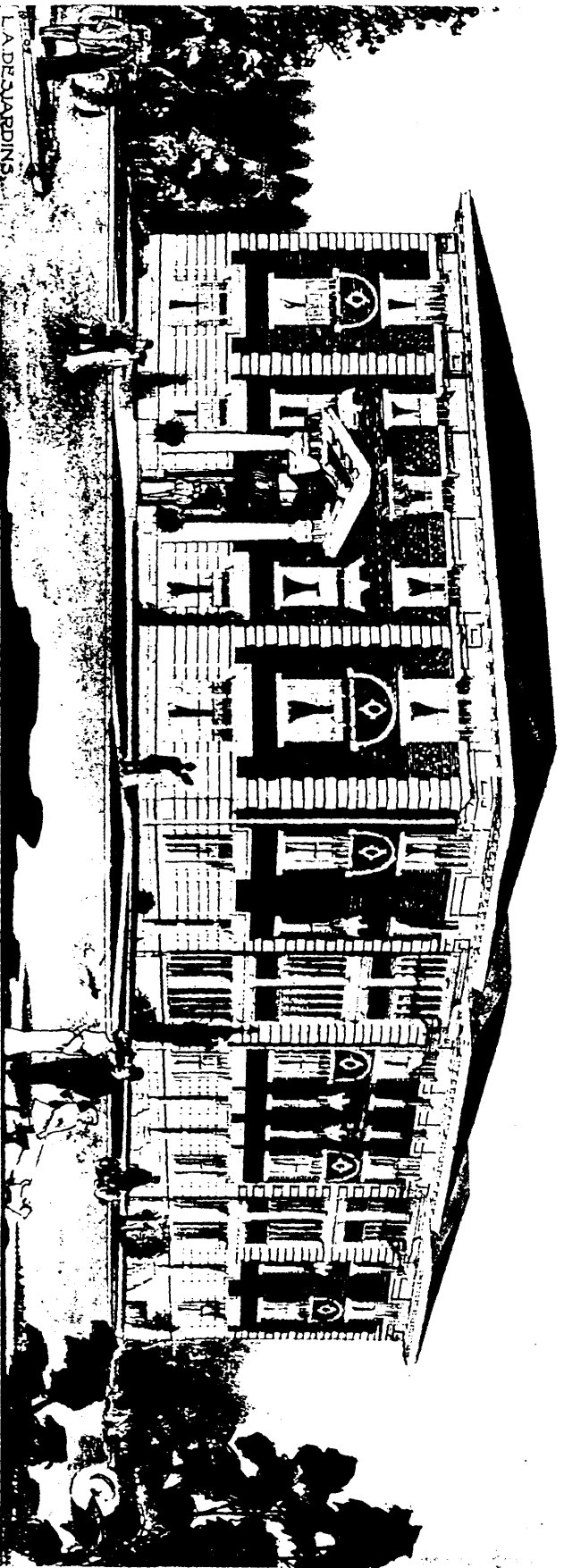
Denver Planning Office Map

Scale: not known

Date: not known

Map 2 of 2





ARNO APARTMENTS, DENVER, COLORADO. ERECTED IN 1908.

Source: Des Jardins Review  
(privately printed, 1928) n.p.  
Western History Department  
Denver Public Library