

**United States Department of the Interior
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received **AUG 29 1985**
date entered

**National Register of Historic Places
Inventory—Nomination Form**

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

1. Name

historic SOUTH SIDE

and/or common BROADWAY TERRACE/ BAKER HISTORIC DISTRICT

2. Location

street & number Generally bounded by Broadway to Fox,
W. 5th Avenue to W. Alameda n/a not for publication

city, town Denver n/a vicinity of

state Colorado code 08 county Denver code 031

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	n/a <input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Multiple ownership

street & number n/a

city, town Denver n/a vicinity of state Colorado

5. Location of Legal Description

courthouse, registry of deeds, etc. Clerk & Recorder - City & County Building

street & number 14th & Bannock

city, town Denver state Colorado

6. Representation in Existing Surveys

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

date ongoing federal state county local

depository for survey records Colorado Preservation Office

city, town Denver state Colorado

7. Description

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

Describe the present and original (if known) physical appearance

Baker Historic District is a Victorian residential neighborhood comprised mainly of single family detached dwellings, mixed with a number of multi-family duplexes, triplexes and terraces. In most blocks there is a uniformity along tree lined streets of setbacks red brick material, gabled roofs and wooden front porches. Most of the houses in the district are set on narrow lots with the larger houses, churches and commercial buildings on the corners.

The district, located in the northeast corner of the larger Baker neighborhood, covers approximately 150 acres consisting of twenty-four whole blocks and eleven partial blocks with a total of some 846 buildings. Boundaries are drawn to include the most intact area of the neighborhood and to exclude greatly deteriorated blocks and gross intrusions. There are 751 contributing buildings within the nominated area with ninety-three non-contributing buildings. (see map #3) Intrusions are either modern commercial or residential buildings out of character with the scale, design and materials within the district or they are older buildings which have been altered and no longer contribute to Baker's historic character.

The period of development began in the 1870s as more of a rural settlement than an urban neighborhood, reflected in the frame and log dwellings scattered widely throughout the area. By 1887, development tended to be centered in the south and west sections of the district along Elati and Fox streets where the majority of houses were small, close together and of wood frame construction. As development moved east toward Broadway in the late 1880s and 1890s, most of the frame dwellings were replaced by more substantial brick houses that compose much of the historic fabric in the district today. Several of the small vernacular, wood frame houses probably dating from the 1880s, still remain characterized by narrow clapboard siding and tall narrow windows. (Photo #43)

There is a mixture of architectural styles throughout the district. Since the majority of houses were built in the late 1880s and early 1890s, the predominant architectural style is Queen Anne, representing approximately 52% of the total buildings. The Terrace Style or multi-family comprise 13%, while 9% are Classic Cottage Style; 5% are Four-square Style; 4% Edwardian; 3% Bungalow Style; 2% Dutch Colonial Revival; 2% Masonry Vernacular. Other styles, each representing less than 1% of the total are Italianate, Shingle Style, Wood Frame Vernacular, Art Deco, Collegiate Gothic; Colonial Revival; Victorian Commercial; Mission Revival.

The Queen Anne Style houses have an asymmetrical plan, are from one and a half stories, faced with red brick with rusticated stone foundations, sills and lintels. Roof shapes vary from single or double front gable to cross gable to a combination of gable and hip. Gables have bargeboards and are faced in decorative shingles. There is a wide variety of front porches, including those set at one side of the front or extended across the full width or wrap around. They are one or

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two stories in height, with elaborate wood details in turned posts, brackets, spindle friezes, and railings. There is generally a large, round arched front window which may have stained glass in the upper portion. Towers, a Queen Anne characteristic, are seen on several of the houses designed by William Lang, who designed approximately thirty-nine of the Queen Anne style houses in the district. The Fleming Brothers and the House Construction Company also built a number of Lang's houses, as well as their own for speculation which were most likely pattern book designs. (Photos #3, 4, 6, 22, 44)

The smaller one-story Queen Anne cottages are Victorian period vernacular houses with a front gable roof faced in shingles and front porch with turned posts. (Photo #5, 13, 31)

The district also contains several of the city's few examples of the Shingle Style--one of the more interesting variations of the Queen Anne. These houses are characterized by the abundant use of shingles primarily on the upper stories, on rounded corners of recessed gable windows and on porch columns. (Photo #18, 29, 33)

The neighborhood was fairly well developed before 1893. When construction resumed after the depression in the late 1890s, other styles began to replace the popular Queen Anne. The Edwardian Style houses were built in the late 1890s and early 1900s during the transitional period, following the Silver Crash. The Edwardian house has the Queen Anne asymmetrical plan and roof shape, one and one half to two and a half stories and rectangular windows, but the front porch elements and detailing is Neo-Classical with predominant Tuscan porch columns. (Photo #30) The Dutch Colonial Revival Style also began to appear during this period. One of the more picturesque, it is represented by a number of good examples in the district. These houses are distinguishable by their prominent gambrel shaped roof, usually in front, with a variety of window shapes in the center of the shingle faced gambrel. The detailing is classical with broad front porches with Tuscan columns and wood railings. (Photo #2)

Appearing at the same time as the Dutch Colonial was the Foursquare distantly related to the Colonial Revival Style. These houses began to be built in the late 1890s and continued into the 1920s. They are easily recognized by their square plan and boxy shape, two stories high with a hipped roof and dormer in the center front. A broad, hipped roof porch covers the front and has wooden Tuscan columns and porch railings. After about 1905, brick posts and low porch walls were seen more frequently. The district has several examples of the Foursquare single family houses as well as several excellent duplexes. (Photo #25)

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The Classic Cottage, a small one-story version of the Foursquare, appeared in the late 1890s and is found in large numbers in the district. Because many were builders' houses, they are seen in groups of two or three or include whole face blocks such as the row on the west side of the 100 block of South Cherokee. (Photo #40) These houses have the same predominant features of the Foursquare and a variety of porch and dormer designs, but always with Classical detailing. The Classic Cottage was popular until the teens when it was superseded by the Bungalow as the popular inexpensive small house. (Photo #11)

Bungalows, which came into popularity ca. 1912-15, are found in great profusion in other Denver neighborhoods. They are relatively scarce in the district since there were few vacant lots left there by the teens. The predominant feature of these one story rectangular houses are their low pitched gable roofs and porch roofs with exposed structural members - rafters and beams. The side gable roof Bungalows typically have dormers. Testimony to the Bungalow's popularity is the number of Bungalow porches added to the Queen Anne houses during the teens and 1920s to replace deteriorated Victorian porches.

In addition to the single family houses in the district, there are a number of multi-family buildings. Many reflect the Bungalow, Foursquare and Classic Cottage styles popular with single family home design. Other structures are best classified as Terrace Style, referring to the linear, multi-family buildings of two or more attached units one and two stories high. These have flat roofs, small entrance porches and usually a corbelled brick cornice. (Photos #28, 35, 37)

Although primarily residential, the district also contains a few Victorian commercial buildings which are scattered throughout the neighborhood. Most, however, are located on corners, are of red brick and usually two stories high with flat roofs and corbelled brick cornices. The first story, used for commercial purposes, has display windows with clerestory windows above and recessed central or clipped corner entrances. The second floor was often residential characterized by tall, narrow segmental arched or rectangular windows. (Photo #45)

Unusual buildings in the district include several attached garages built facing the street which serve as garages for the neighboring houses. There are two such buildings in the 200 block of Delaware each with spaces for several cars and separate wooden doors for each space. (Photo #15)

Schools within the district include the old Alameda Public School, later Byers Elementary School at 108 West Byers Place built in 1902. It is designed in the Mission Style. (Photo #47) Fairmont Elementary School, 520 West 3rd Ave., was constructed in 1924 in the Collegiate Gothic Style. (Photo #12) The Art Deco Style is represented by the 1936 Fire House #11 at 40 West 2nd Ave., a W.P.A. project. (Photo #23)

The following is a list of buildings which are representative of the architectural styles from the 1880s to 1936 that are found in the Baker Historic District.

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RESIDENTIAL ARCHITECTURE - SINGLE FAMILY

VERNACULAR WOOD FRAME HOUSES

1. 20 S. Cherokee St., T.A.* 1890.

One-and-a-half story, front gable roof, narrow lap siding, one story masonry store-front addition.

2. 143 Delaware St., T.A. 1900.

One story, hipped roof with front gable, narrow lap siding, small shed roof porch with gable entrance, turned posts.

3. 111 W. Archer Pl., T.A. 1890.

"Shotgun" house with narrow lap siding, front gable roof, gable porch with round columns may be later addition.

4. 151 W. Archer Pl., T.A. 1890. (Photo #34)

One-and-a-half story, front gable, narrow lap siding, full width front porch with turned posts with frieze forming arches, picket fence.

QUEEN ANNE STYLE

5. 453 Delaware St., ca. 1890. (Photo #4)

Red brick, two story, double front gable roof with barge boards and fish scale shingles, hipped roof front porch at one side of front with arched opening of wood and bead frieze, segmental arched front window.

6. 461 Delaware St., ca. 1890 (Photo #3)

Red brick, two story, hipped roof with gable at top, two story front gable pavilion at one side with recessed porch in gable, small dormer with gable roof. One story gabled front porch, round arched front window with rusticated stone surround.

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QUEEN ANNE STYLE (continued)

7. 319 W. Irvington Pl., T.A. 1895.

Red brick, two story, front gable roof, two story front porch with shed roof on first story and gable on second, turned wood columns, railings and spindle frieze.

8. 224 W. 4th Ave., T.A. 1888.

Two story, brick painted, double front gable with fish scale shingles and bargeboard small two story porch at one side with mansard roof on first story and gable on second, turned wood post in groups of three, wood railings and frieze.

9. 227 W. 4th Ave., T.A. 1896.

Red brick, front gable roof with predominant porches, circular porch entry with conical roof projecting from wrap-around one story porch with slender turned wood posts, railing and spindle frieze, second story gable roof porch over entry. Decorative barge boards. Similar to house at 145 W. 4th Ave.

10. 213 W. 4th Ave., T.A. 1890. (Photo #6)

Brick painted, two story front gable, round arched front window with rusticated stone surround, two story porch with gable roof on second story, turned wood posts, stone foundation, sills and belt courses.

11. 132 W. 4th Ave., Dr. Isaac Perkins House, T.A. 1890.

Very tall, red brick, three story with double front gable created by second story porch, first story wrap-around porch with projecting circular entry porch with low conical roof. Smooth round classical porch columns on low masonry wall may be later additions.

12. 150 W. 3rd Ave., B.P.* 1889. Architect-William Lang.

Broad front gable roof with fish scale shingles, two story porch with curved mansard faced with shingles at first story and curved or bowed roof on second, turned wooden posts, railing and spindle frieze.

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QUEEN ANNE STYLE (continued)

13. 301 Bannock St., T.A. 1885.

Large two and a half story corner house, brick painted, double front gable roof with projecting side gable bay. Wrap-around porch with gable entry, thick turned wooden posts on top low masonry wall. Second story porch enclosed and faced in clapboard.

14. 327 and 331 Cherokee St., B.P. 1889.

Mirror images, brick painted, cross gable roof with sunburst on either side of gable window, decorative barge board, recessed entry porch at one corner under gable, spindle frieze, round arch front window, belt course, dentils on frieze below gable.

15. 98 W. Byers Pl., Frederick J. Greenway House, T.A. 1889.
(Photo #44)

Corner site, large, front gable roof, two story additions to south rear in 1920s and west side, second story porch enclosed ca. 1910, round bay on east side with conical roof.

16. 50 W. 2nd Ave., John H. Blood House, T.A. 1886. (Photo #22)

Corner site, red brick, two stories, complex roof with front gable at one side, irregular plan, wrap-around porch with projecting gable entry, porch now screened in, Tuscan columns may be later additions.

EDWARDIAN

17. 147 W. Irvington Pl., T.A. 1908. (Photo #30)

Corner site, large two and a half story, brick painted, steep pitch hipped roof with side gable bays, wrap-around front porch with square wood columns and wood railing, gable roof dormer in front, round second story bay window with half conical roof suggesting a tower.

18. 133 W. 4th Ave., T.A. 1886.

Two stories, red brick, hipped roof with front and side gables, classical porch.

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EDWARDIAN (continued)

19. 101 Irvington Pl., B.P. 1892, Architect-William Lang, Contractor-W. Backus, Original Owner-Dr. S. M. Pearman.

Three stories, cross gable roof, barge board and Palladian window on front gable, alterations by enclosing first story of porch with room additions above.

VERNACULAR MASONRY

20. 230 W. 3rd Ave., B.P. 1900, Architects-Marean and Norton.

This was one of four houses next door to each other, designed by the prominent Denver architectural firm of Marean and Norton. It is one and a half stories, brick, front gable, front porch recessed below second story of gable, classical detailing, dentils and Tuscan columns.

21. 240 W. 3rd Ave., B.P. 1900, Architects-Marean and Norton. (Photo #9)

One and a half stories, front gable roof faced in square cut shingles with central recessed gambrel shape with window, classical porch with front gable and Tuscan columns.

22. 281 Cherokee St., T.A. 1907.

One and a half stories, front gable with flared eaves, shingles in gable, side gable roof dormer, front porch across front with low hipped roof wood Tuscan columns, and rail of sawn open-work.

23. 231 Delaware St., T.A. 1900. (Photo #13)

One and a half story, front gable with eave returns, faced in shingles. Red brick with rusticated stone foundation, lintels, and sills, small gable roof porch at one side with Tuscan columns on top of low brick porch wall.

24. 161 W. Cedar Ave., T.A. 1905.

One and a half stories, brick, quoins, front gable with end returns, shingle facing, small hipped roof front porch, slender columns and wood railing.

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VERNACULAR MASONRY (continued)

25. 219 W. 4th Ave., T.A. 1896. (Photo #5)

One and a half story brick, front gable faced in fish-scale shingles, bargeboard, spindle frieze at gable peak. Slender wood porch columns and railing.

26. 124 W. Irvington Pl., T.A. 1894. (Photo #31)

One and a half story, red brick, front gable roof, round arched front window, outstanding Victorian porch curved and wrap-around on one side, small gable over entrance. Turned wood posts and balusters, spindle frieze, sawn brackets.

27. 101 W. Archer Pl., B.P. 1889, Contractor and owner, Charles Friedhoff.

Corner site, small, one story with hipped roof and front gable, porch at one side, exterior stuccoed.

SHINGLE STYLE

28. 55 Bannock St., T.A. 1882 (ca. 1889-1890) Architect-possibly Lang. (Photo #29)

Two story, brick with large shingled front gable, with recessed gambrel form, large hipped roof side dormers, one story, round corner tower with flat roof (original conical roof may have been removed). Cast concrete stone front porch with shed roof later addition in early 1900s, two cast concrete stone columns rise above corners of porch roof topped with balls, diamond pane windows, heavy rusticated stone lintels.

29. 139 W. Ellsworth Ave., T.A. 1890. (Photo #33)

One and a half story, brick on first story painted white, dominant shingled front gable with band of small round arched windows, shingled mansard roof front porch with large round shingled columns, circular bay on one side with semi-conical roof.

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SHINGLE STYLE (continued)

30. 200 W. 2nd Ave., B.P. 1889, Contractors-Moore and Ermerins.
(Photo #18)

Similar to 210 W. 2nd. Two story, rusticated stone on first and shingles on second. Second story overhangs recessed porch with stone columns, hipped roof with front dormer, rectangular corner window, circular window and round arched window on second story front.

DUTCH COLONIAL REVIVAL

31. 227 W. 5th Ave., T.A. 1900. (Photo #2)

Two stories, red brick, front gambrel roof faced in fish-scale shingles, second story overhangs front porch with square wood columns on low brick wall, leaded glass in upper portions of windows.

COLONIAL REVIVAL

32. 51 W. 4th Ave., T.A. 1890.

Corner site, two and a half stories, side gable roof with gable roof dormers, first story wrap-around porch with Tuscan columns has been enclosed with windows, second story addition over porch, yard fenced with wrought iron between brick piers.

Foursquare

33. 105 - 111 W. 3rd Ave., T.A. 1908.

Large, two story double house on corner site, symmetrical facade, rectangular plan with hipped roof, dormer and chimneys in center of roof, hipped roof porches at each side of front with Tuscan columns and low brick wall.

34. 317 Bannock St., T.A. 1906.

Two story, rectangular plan, hipped roof with center dormer, hipped roof front porch with wood Tuscan columns and porch railing.

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Foursquare (continued)

35. 235 W. 1st Ave., T.A. 1898. (Photo #25)

Two story, rectangular plan, hipped roof with central hipped roof dormer with shingle facing and diamond pane windows, hipped roof porch across front with slender Tuscan columns on low brick wall, modillions under eaves, leaded art glass in upper portions of windows, wrought iron fence.

CLASSIC COTTAGE

36. 440 Delaware St., no date - possibly late 1890s.

One story, rectangular plan hipped roof with central dormer, hipped roof porch at one side of front with wood Tuscan columns and railing, stone sills and lintels.

37. 523 W. 3rd Ave., T.A. 1924. (Photo #11)

One story, rectangular, cast stone, hipped roof with dormer face boarded up. Recessed corner porch, small cast stone garage attached to side of house.

38. 315 Cherokee St., T.A. 1890.

One story, rectangular plan, steep pitched full hipped roof with front dormer, small hipped roof porch at center entrance with Tuscan columns. Similar house at 323 W. Bayaud.

39. 42 - 44 W. Cedar Ave., T.A. 1900.

Rare example of a classic cottage duplex which appears like a single family house under a single hipped roof with one porch and two entries side by side.

BUNGALOW

40. 91 - 93 W. Archer Pl., T.A. 1922.

A one story, light tan brick double house, side gable roof gabled dormer in center front, exposed rafters under eaves, gabled front porches at each side of front with exposed wood members, battered masonry piers supporting porch roof.

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BUNGALOW (continued)

41. 235 and 237 Delaware St., T.A. 1923. (Photo #14)

Twin houses, one story, symmetrical facade front gable roof with clipped gable, front gable porch across width of front with exposed structural members, masonry porch, wall and piers.

TERRACE STYLE/multi-family

42. 303-07-11-15 W. Irvington Pl., and 55,59, 63 Cherokee St., T.A. 1900. (Photo #28)

One story, red brick, 7-unit terrace on corner site, low pitch hipped roof, two sets of double arched entries each with two recessed entrances along W. Irvington and three on Cherokee. Front wall above arches continues through eave line to large dormers above with low pitch hipped roof and double diamond pane windows. Large terra cotta cartouche in center of W. Irvington facade, two solar panels added over western-most dormer.

43. 313-17 W. 2nd Ave., B.P. 1908. J. N. Westergreen, builder, M. E. Short, owner.

One story, light tan brick, side gable roof with stepped brick parapets, two small gabled front porches with Tuscan columns, two hipped roof dormers.

44. 52 - 70 S. Bannock St., T.A. 1899. (Photo #37)

Two story, red brick, 10-unit terrace, flat roof, corbelled brick cornice, belt course, rectangular raised brick panels on second floor between segmental arched windows, light tan brick quoins, low hipped roof entry porches with Tuscan columns, wrought iron fence around very small front yards.

45. 141 - 149 W. Archer Pl., B.P. 1901. Owner-Richard Griffith. (Photo #35)

One story, flat roof, rusticated stone facade, five-unit terrace, cornice with double brackets, flat roofed porches with bracketed eaves, entry to porches at sides, wood Tuscan columns, porch and stair railings.

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NON-RESIDENTIAL BUILDINGS

VICTORIAN COMMERCIAL

46. 300 - 306 Elati St., B.P. 1889. John R. Cox, owner.

Corner site, two-story, commercial building, red brick, flat roof, second floor residential with segmental arched windows, first floor commercial with clipped corner entrance and storefronts along Elati Street, with some reversible alterations to display windows and clerestories.

47. 301 Elati St., T.A. 1902. Charles Lind, owner, Frank C. Eberly, architect.

Corner site, two-story, commercial building, red brick, flat roof with corbelled brick cornice and bands of decorative brick work below, second story residential with rectangular windows, first floor commercial with altered clipped corner entrance and altered display windows and clerestories. Second story was added in 1912.

48. 95 W. Byers Pl., no date. (Photo #45)

Corner site, two-story commercial building, red brick, flat roof with elaborate brick work in cornice, second story residential with rectangular windows, rusticated stone sills and lintels, first floor original commercial now residential with display openings made smaller with new windows, clerestories boarded over, clipped corner entrance also altered.

PUBLIC BUILDINGS

SCHOOLS

49. 108 W. Byers Pl., Byers-Alameda School, B.P. 1902. (Photo #47) Mission Revival Style - Gove and Walsh, architects.

Corner site, large three-story grey brick building with rectangular plan, curvilinear end wall parapets, high foundation walls of dark contrasting brick with dressed stone cap forming belt course, pent roofs with exposed beams over some second story windows, new awnings on west side, new metal frame windows, large parking area to west in old playground, new wrought iron fence around property on north, east and west.

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SCHOOLS (continued)

50. 520 W. 3rd Ave., Fairmont Elementary School, B.P. 1924.
(Photo #12) Collegiate Gothic Style, Harry James Manning,
architect.

Large site covering one and a half blocks, building sited at southeast corner of W. 3rd and Fox facing north. New addition on south rear. Two stories, red brick, flat roof, irregular plan, with notable, highly decorative white terra cotta trim including window and door surrounds, quoins, cornice, decorative squares in band below cornice. Artistic interior features include a procession of animals and birds around the original kindergarten room by Denver artist J. H. Boge and a fireplace faced in diamond shaped tiles, each with a Mother Goose character in silhouette.

51. 40 W. 2nd Ave., Fire House #11, B.P. 1936-37. (Photo #23)
Art Deco Style - WPA project #1210. Architect-C. Francis Pillsbury, Sr.

Two stories, dark red-brown brick, rectangular plan, flat roof, stylistic design interest in the vertical and horizontal brick coursing of the wide vertical brick projections terminating above the parapet in an inverted "V" shape. Narrow vertical brick bands define the second story windows, three sets of vehicle doors across north front each with three rows of small windows in upper portions.

CHURCHES

52. 205 W. 5th Ave., Danish Evangelical Bethany Lutheran Church (Lutheran Community Center), B.P. 1912. (Photo #1)
Baerreson Brothers, architects.

Corner site, red brick with projecting square corner tower and steeple with Gothic arched windows. Front gable roof, with rose window, gabled pavilion opposite tower with one story entry with two Gothic arched openings.

53. 120 W. 1st Ave., First Avenue Presbyterian Church, 1906.

Corner site, front gable roof, large Gothic arched window over entry doors, square corner tower with large Gothic arched opening for recessed doors at base, another similar doorway on opposite side of front.

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CHURCHES (continued)

54. 126 W. 2nd Ave., St. Peter's Episcopal Church, 1891 (corner-stone). (Photo #21)

The most interesting church in Baker District, reminiscent of rural English churches. Rusticated stone, irregular plan, short corner tower with pyramidal roof topped by cross, recessed main entrance in base of tower with iron grille across entrance, hipped main roof with deep overhang and large brackets, hipped roof bays. One story parish hall addition, ca. 1940s, on east side.

55. 55 W. 3rd Ave., St. John's Evangelical Lutheran, B.P. 1912. William Cowe, architect.

Corner site, front gable roof brick, corner tower and steeple with crockets, central Gothic arched main entrance with large stained glass window above with segmental arched top.

56. 529 W. 1st Ave., First Free Methodist Church, 1910. (Wesleyan Covenant Church) Church of God of Prophecy.

Double front gable roof, corner tower with pyramidal roof. Raised entrance in tower, Gothic arched openings.

GARAGES

57. East Side of Delaware in 200 Block, ca. 1930s. (Photo #15)

One story, brick, long, rectangular four car garage at back of lot facing the street. Four pairs of wooden doors with panels in lower portions and windows above, now boarded up.

8. Significance

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

Specific dates 1870s-1920s **Builder/Architect** various

Statement of Significance (in one paragraph)

The Baker Historic District is significant in representing a well-preserved cohesive middle-class neighborhood dating from the 1870s to the 1920s. It contains approximately 847 buildings. The greatest period of development was the late 1880s and the early 1890s, testified by the great variety of Queen Anne houses located within the boundaries. Its architectural interest is enhanced by the large number (39) of houses designed by Denver architect William Lang, well known for his fanciful and imaginative residential designs, and his partner, Marshall Pugh. The neighborhood, which is closely linked with the development of a larger area known as the South Side, is also important for its association with several men prominent in Denver's history. Instrumental in platting the additions and promoting the area were William Newton Byers, founder of the Rocky Mountain News; John L. Dailey, a printer and Byers' partner in the newspaper business; and Dailey's brother, William L. Dailey, South Side community leader and real estate developer.

Baker Historic District forms a small part of the area extending from the south side of Cherry Creek to Alameda and from the Platte River to Washington Street that was annexed to Denver in 1883. It is immediately north of the early town of South Denver, laid out in 1874 from the Platte to South Broadway between Alameda and Yale avenues. The town was incorporated in 1886 and annexed to Denver in 1894 with the east boundary at South Colorado Boulevard. In the 1880s, the area east of Broadway from Cherry Creek to Yale was known as the South Side and west of Broadway as the West Side, which included Auraria. The Baker Neighborhood, west of Broadway, however, was more closely allied with the South Side rather than the West Side because of its close proximity to Broadway.

The Baker District, west of Broadway, is made up of twenty-one additions and subdivisions of sizes varying from a half a block to many blocks which were platted between the early 1870s and the mid-1880s. Broadway Terrace, one of the largest, was the first to be platted in 1873 by John L. Dailey, William N. Byers' partner in the Rocky Mountain News. Dailey, a printer by trade, came to Colorado with Byers in 1859 and was associated with him until 1870 when Dailey established his own printing and book binding business. Dailey, County Treasurer from 1877 to 1883, was among the first to file for land along Broadway in 1862. He moved to an unknown location in Broadway Terrace in 1874. During the 1890s he lived in a frame house at 425 Broadway which was demolished in 1900. 1 Broadway Terrace Addition, located in the center of the district along Broadway, was "a broad and beautiful plateau" with mag-

9. Major Bibliographical References

see footnotes

10. Geographical Data

Acreeage of nominated property Approximately 150 acres

Quadrangle name Englewood

Quadrangle scale 1:24 000

UTM References

A

1	3
---	---

5	0	0	8	4	0
---	---	---	---	---	---

4	3	9	6	9	8	0
---	---	---	---	---	---	---

Zone Easting Northing

B

1	3
---	---

5	0	1	0	5	0
---	---	---	---	---	---

4	3	9	6	8	6	0
---	---	---	---	---	---	---

Zone Easting Northing

C

1	3
---	---

5	0	1	0	5	0
---	---	---	---	---	---

4	3	9	5	5	5	0
---	---	---	---	---	---	---

D

1	3
---	---

5	0	0	7	1	0
---	---	---	---	---	---

4	3	9	5	5	5	0
---	---	---	---	---	---	---

E

1	3
---	---

5	0	0	6	6	0
---	---	---	---	---	---

4	3	9	5	7	0	0
---	---	---	---	---	---	---

F

1	3
---	---

5	0	0	4	2	0
---	---	---	---	---	---

4	3	9	6	1	1	0
---	---	---	---	---	---	---

G

1	3
---	---

5	0	0	4	2	0
---	---	---	---	---	---

4	3	9	6	4	0	0
---	---	---	---	---	---	---

H

1	3
---	---

5	0	0	5	9	0
---	---	---	---	---	---

4	3	9	6	9	3	0
---	---	---	---	---	---	---

I

1	3
---	---

5	0	0	7	2	0
---	---	---	---	---	---

4	3	9	6	9	8	0
---	---	---	---	---	---	---

Verbal boundary description and justification

See Map 3. (Broken line indicates boundary.)

see continuation sheet.

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

state	code	county	code
n/a			

state	code	county	code

11. Form Prepared By

name/title Barbara Norgren

organization Consultant date April 22, 1985

street & number 7453 E. Jefferson Dr. telephone 740-7860

city or town Denver state Colorado 80237

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Barbara Norgren

title State Historic Preservation Officer date 8-7-85

For NPS use only

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

Beth Givens

date 10/3/85

Keeper of the National Register

Attest:

date

Chief of Registration

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nificant view of the Rocky Mountains. ²

In 1874, Byers platted his subdivision in the far southeast corner of the district. Byers, an important figure in Denver's early history, came to Denver in April of 1859 with John L. Dailey. Together they published the first issue of the Rocky Mountain News on April 23, 1859, and beat a rival newspaper by just twenty minutes. By 1877, Byers' Subdivision had water from the Platte Water Canal, the streets were lined with trees and there were no city taxes. ² Byers lived at 69 Bannock, now demolished, for a short time in the early 1880s.

Among one of the first people to buy land and live in Byers' Subdivision was Frederick J. Greenway, an Englishman, who bought Block 36 between South Broadway, South Bannock, West Byers Place and West Alameda Avenue in 1877 for \$500.00. Greenway, who lived in a "dug-out" (living quarters below grade with a roof above grade) on Broadway in the 1880s, put the rest of the block under cultivation and grew up to eighteen or twenty varieties of strawberries. ⁴ In 1887, Greenway sold his land for building sites and ca. 1889, built a large Queen Anne house for himself at the corner of South Bannock and West Byers at 98 West Byers Place. Although considerably altered, the house is still there today. (Photo #44)

Greenway was typical of the few early settlers who bought land in the district in the late 1870s and early 1880s. They lived in widely scattered frame houses, crude "pine slab" cabins and rough "dug-outs" surrounded by large tracts of land. According to South Side resident and historian James O. Patterson, most of the early residents "engaged in gardening for the market" by cultivating vegetables and raising "fancy poultry". ²

Broadway, which became a major north-south thoroughfare in the 20th century, was only a rough country road in the 1860s and early 1870s with a creek bed crossing at Cherry Creek. This was the only link South Siders had with downtown Denver other than the Larimer Street bridge several miles to the northwest through Auraria. Eventually a wooden plank bridge was built across the creek and by the 1880s Broadway began to develop into one of Denver's finest streets.

A strong sense of community led to the formation of the South Broadway Union Club in 1884 to deal with such issues as public transportation and street grading. ⁶ The first meeting was held in Field Hall, 255 Broadway, owned by Thomas M. Field, a civil engineer and state surveyor who lived next door at 265 Broadway.

Alfred E. Pierce, closely identified with the development on the South Side, began The South Side Advocate, a newspaper to promote real estate, in 1884. Pierce lived on Lincoln Street out of

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the district. In 1886, John H. Blood joined with Pierce to publish The Denver Eye, the voice for the South and West sides. (Auraria became known as the West Side in the 1880s) Blood's 1885 Victorian house still stands at 50 West 2nd Avenue. (Photo #22)

The impetus for development of the South Side from a rural suburb into an urban neighborhood came with public transportation to the area. In 1878, after the wood plank bridge across Cherry Creek was lost in a flood, it was replaced with one that allowed the horse car line to be extended south on Broadway to Alameda by the Denver City Railroad Company. Development was slow at first, but picked up considerably in 1888 when the Denver Tramway Company built a cable car line along Broadway to Alameda and extended it to Yale in 1889. The new cable line, a great improvement over the horse car, encouraged real estate investment and a great flurry of construction activity from 1889 to the Silver Crash of 1893. During this time, the crude structures of the early settlers in the district were demolished to make way for more substantial brick houses. However, a few old frame houses have survived including the small "shotgun" house at 111 West Archer, possibly dating from the 1870s. A larger frame cottage with a picket fence stands at 151 West Archer dating from the 1880s. (Photo #34) Several other early frame houses remain in the district, but have been considerably altered with new siding or brick veneering.

The greatest number of the houses in the historic district are designed in the Queen Anne Style. Most were built in the late 1880s and early 1890s by builders who bought land, built houses and sold them at moderate prices on the installment plan. The most prolific builders in the district were the Fleming Brothers - Jessie, who came to Colorado in 1884, and Calvin who came in 1886. Both were carpenters and were soon joined by brothers Patrick, a bricklayer, and D. Carson, a carpenter. They were the first to sell on the installment plan in the district and did more than any other firm to build up the South Side. The Flemings built whole blocks of houses and in 1889 alone, constructed fifty-nine houses on the South Side. Noted for their fine craftsmanship, the Fleming's reputation grew and they branched out to build in many other sections of the city. The Flemings employed a large number of people and headquartered their business on a half block between West 1st and West 2nd Avenues between Broadway and Acoma where they sold building materials. The buildings are no longer there, but several houses remain in the district where the Flemings lived: 428 Cherokee in 1888; 128 West 3rd in 1889; and Jesse Fleming lived at 253 Acoma from 1892 to 1897. The Flemings

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built the row of houses on West Ellsworth from 105 to 123.

Other builders in the district include Moore and Ermerins, real estate and investments, who built to suit their clients and also sold on the installment plan (Photo #20). They built up Block 15 in Broadway Terrace between West Ellsworth and Irvington, Bannock and Cherokee. One of the partners, Frank A. Moore, lived in a now demolished house at 323 Acoma.

The House Construction Company, another builder in the neighborhood, was headed by James F. Howell. Howell owned land in Broadway Terrace which became Howell's Subdivision at the northeast corner of West 2nd and Bannock. The House Construction Company and the Fleming Brothers built houses designed by architects William Lang and Marshall Pugh. (See Photo #20 for Streetscape of houses by Lang and House Construction Co.) Approximately thirty-nine Lang houses remain in the district today. Lang, who came to Denver in 1886, brought an eclecticism to Denver's residential architecture and produced some of the most lively and unique houses in the city. Considered among Lang's best designs are the large and expensive stone houses such as the landmark Raymond House at 1572 Race, the Zang House at 1532 Emerson and the Bailey House at 1600 Ogden. In contrast, his Baker houses were modest and scaled down in size and ornament, but still had a flare of individuality that mark them as Lang designs in the shape of the porches, the use of shingles and the decorative brickwork. Lang was not able to sustain his practice through the Silver Crash and following depression and left Denver ca. 1896. On August 22, 1897, Lang's obituary appeared in the Rocky Mountain News. Lang died after he was hit by a train in Illinois.

By the 1890s, Baker District had become an attractive middle class neighborhood. There was a social and economic mix among the residents which accounts for the differing sizes of houses. Living in the district was neither as socially exclusive nor as expensive as Capitol Hill, but forty-one Baker families were listed in the socially exclusive Blue Book in 1892. The wealthier residents tended to live in the larger corner houses or along Broadway. As Broadway developed commercially in the 20th century, the large houses were replaced by business blocks. Among the important Baker residents was Paul Whiteman, musician and band leader of note who lived at 135 W. Ellsworth as a child in the early 1900s and attended school at Fairmont Elementary School where his father taught music. His house has been altered by the addition of a Bungalow porch.

Highly respected and noted Denver physician and surgeon, Dr. Isaac Perkins, lived at 132 West 4th Avenue from ca. 1890 until 1929.

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He was among those responsible for establishing Presbyterian Hospital in 1921. 2

In 1893, the Silver Crash and depression marked the end of the Victorian period. When construction resumed in the late 1890s, the few remaining vacant lots in the district were filled up with 20th century styles - Classic Cottage, Foursquare, and Bungalow.

Sometime in the 1920s or '30s, the neighborhood began to decline with houses converted into apartments and rooms or just neglected. Renewed interest in the neighborhood began in the 1970s and today many of the houses have been restored.

Baker District has two school buildings. Byers-Alameda School, 108 W. Byers Place, was built in 1902 in Mission Revival Style designed by prominent Denver architects Aaron Gove and Thomas Walsh. The \$40,000 building replaced the small, one-story tin Byers School on the same site. The name was changed to Alameda School when Byers Junior High was built. 10 The building was converted to condos in 1984. (Photo #47)

Fairmont Elementary School, 520 W. 3rd Ave., was designed in the Collegiate Gothic Style in 1924 by Denver architect Harry James Manning. (Photo #12) The school replaced the old 1880s Fairmont School at the south end of the block on the corner of Elati Street and W. 2nd Avenue. 11

The oldest of the five churches in the district is the distinctive stone St. Peter's Episcopal Church at 126 W. 2nd Ave., built in 1891. The architect is not known. (Photo #21) The 1912 building of the Danish Evangelical Lutheran Bethany Church stands at 205 W. 5th Ave. Now the Lutheran Community Center, it was designed by the noted Denver architectural firm of the Danish born Baerreson Brothers. 12 This building may be on the site of the 1896 St. John's German Evangelical Lutheran Church who bought lots at the corner of Acoma and W. 3rd Ave. and applied for a building permit in March of 1912. This church at 55 W. 3rd Ave. was designed by William Cowe, noted for the design of many Foursquare houses. 13 In 1900, St. John's opened the first protestant parochial school in the city. 14

The First Avenue Presbyterian Church at 120 W. 1st Ave. was constructed in 1906. The small church at 529 W. 1st Ave. was originally built in 1910 as the First Free Methodist Church. It later became the Wesleyan Covenant Church and now the Church of God of Prophecy. 15

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FOOTNOTES & BIBLIOGRAPHY

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2. Rocky Mountain News, April 23, 1880, Clipping File, Western History Department, D.P.L.
3. Loc. Cit., January 4, 1877, Clipping File.
4. Patterson, James O., "History of South Denver", The Denver Eye, August 21, 1901.
5. Ibid. James O. Patterson bought twenty acres of land and platted it in 1882. His own frame house on the corner of West Ellsworth and Broadway has long since been demolished. Patterson is said to have built the first brick house in the area at 16 West Ellsworth, also demolished.
6. The Eye, January 1, 1890, p.1. William L. Dailey, John Dailey's brother, served as the first president of the Union Club which eventually evolved into the South Side Improvement Society. Dailey, described as a "wheel horse" in every important South Side cause, came to Colorado looking for gold and ended up farming on the Platte River bottom, fighting Indians at Sand Creek and raising cattle. In 1881, he settled into South Side real estate and went into the grocery business with Edwin E. Butters. Dailey lived east of Broadway on Lincoln Street in the 1890s and in 1904, built a now demolished house on West Ellsworth.
7. Ibid., p.2.
8. "Brief Histories of the Denver Public Schools", 2/24/1947, Western History Dept., D.P.L.
9. Library Quarterly, Denver Medical Bulletin, Dec. 1963. n.p.
10. "The History of Alameda School", Western History Dept., D.P.L. n.d.
11. "Brief Histories of the Denver Public Schools." n.d.
12. Building Permit Application, #1816, 10/4/1912.
13. Building Permit Application, #417, 3/27/1912.
14. Rocky Mountain News, 10/29/1900, p.10.
15. Denver City Directory, 1890-1893.

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Verbal Boundary Description:

Beginning at point A (see USGS map) on Bannock St. at E/W alley proceed S along W curb of Bannock to W 5th Ave.

E along S curb line of W. 5th to N/S alley bet Acoma & Bannock;

S along alley to lot line S of 124 W 5th bet L 25 & 26 Blk 5 Daileys Re-Sub;

E along lot line to Acoma;

S along W curb line of Acoma to lot line N of 434 Acoma bet S $\frac{1}{2}$ L 11 & N $\frac{2}{3}$ L 11 Blk 6 Bdwy Terrace, Daileys Re-Sub;

E along line to N/S alley bet Acoma & Bdwy;

S along alley to W 4th;

W along S curb line to Acoma;

S along W curb line of Acoma to lot line N of 55 W 3rd bet L 8 & 9 Blk 7 Bdwy Terrace;

E along lot line for 100 ft. to property line;

S along line to W 3rd;

E along S curb line of W 3rd to N/S alley bet Acoma & Bdwy;

S along alley to lot line behind 32 W 3rd bet L 2 & 3 Blk 12 Bdwy Terrace;

W along lot line to W curb of Acoma;

S along curb line to lot line N of 59 W 2nd bet L 8 & 9 Blk 12 Bdwy Terrace;

E along lot line to N/S alley bet Acoma & Bdwy;

S along alley across W 2nd to lot line S of 100 Acoma bet L 3 & 4 Blk 13 Bdwy Terrace;

W along lot line to Acoma;

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S along W curb of Acoma to W 1st;
E along S curb line of W 1st to lot line E of 46 W 1st Ave;
S along lot line to E/W alley bet W 1st & W Irvington;
E along alley to N/S alley bet Acoma & Bdwy;
S along alley to W Irvington;
W along N curb line of W Irvington to Acoma;
S along W curb line of Acoma to W Ellsworth;
E along S curb line of W Ellsworth to N/S alley bet Acoma & Bdwy;
S along alley to E/W alley bet W Ellsworth & W Archer;
S along alley to lot line E of 67 W Archer on W $\frac{1}{2}$ L 37 Blk 1 Pattersons Sub;
S along lot line to W Archer, across Archer;
S along lot line E of 68 W Archer to N/S alley;
S along alley to W Bayaud;
E along S curb of W Bayaud to N/S alley bet Bdwy & S Bannock;
S along alley across W Maple, W Cedar & W Byers to E/W alley bet W Byers & W Alameda;
W along alley to W side of 108 S Bannock (Byers Pl. Condos);
N to W Byers;
W along N curb of W Byers to lot line E of 174 W Byers bet L 18 & 19, Blk 45, Byers Sub;
S along lot line to E/W alley bet W Byers & W Alameda;
W along alley to S Cherokee;
N along E curb line of S Cherokee to W Cedar;
W along N curb line of W Cedar for 75 ft. to rear of 167-189 S Cherokee (Ash Apts);
N along rear of apts for 75 ft;

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W 25 ft;

N along line at rear of houses in 100 Blk S Cherokee for 350 ft. to lot line N of 133 S Cherokee bet L 3 & 4 Blk 1 Bayauds Add to Byers Sub;

E along lot line to E curb of S Cherokee;

N along curb line to W Bayaud;

E along S curb line of W Bayaud to lot line W of 175 W Bayaud bet L 20 & 21 Blk 1 March Add;

N along lot line to E/W alley bet W Bayaud & W Archer;

W along alley to S Cherokee;

N along E curb line of S Cherokee to W Irvington;

W along N curb line of W Irvington to Elati;

S along W curb line of Elati to W Ellsworth;

W along N curb line of W Ellsworth to N/S alley bet Fox & Gallepego;

N along alley to W 2nd;

E along S curb line of W 2nd to Fox;

N along E curb line of Fox to W 3rd;

E along S curb line of W 3rd for 90 ft. to W side of 503 W 3rd;

N along W side of 503 W 3rd for 50 ft. to property line bet N & S $\frac{1}{2}$ of L 14 Blk 3 Fairmont Add;

E along property line to N/S alley bet Elati & Fox;

N along alley to property line N of 305 Elati bet L 17 & 18 Blk 3 Fairmont Add;

E along property line to Elati;

N on Elati to lot line N of 310 Elati bet L 12 & 13 Blk 2 Fairmont Add;

E along lot line to N/S alley bet Elati & Delaware;

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N along alley to W 4th Ave;

E along S curb line of W 4th to Cherokee;

N along E curb line of Cherokee to E/W alley bet W 4th & W 5th Ave
S of 417 Cherokee;

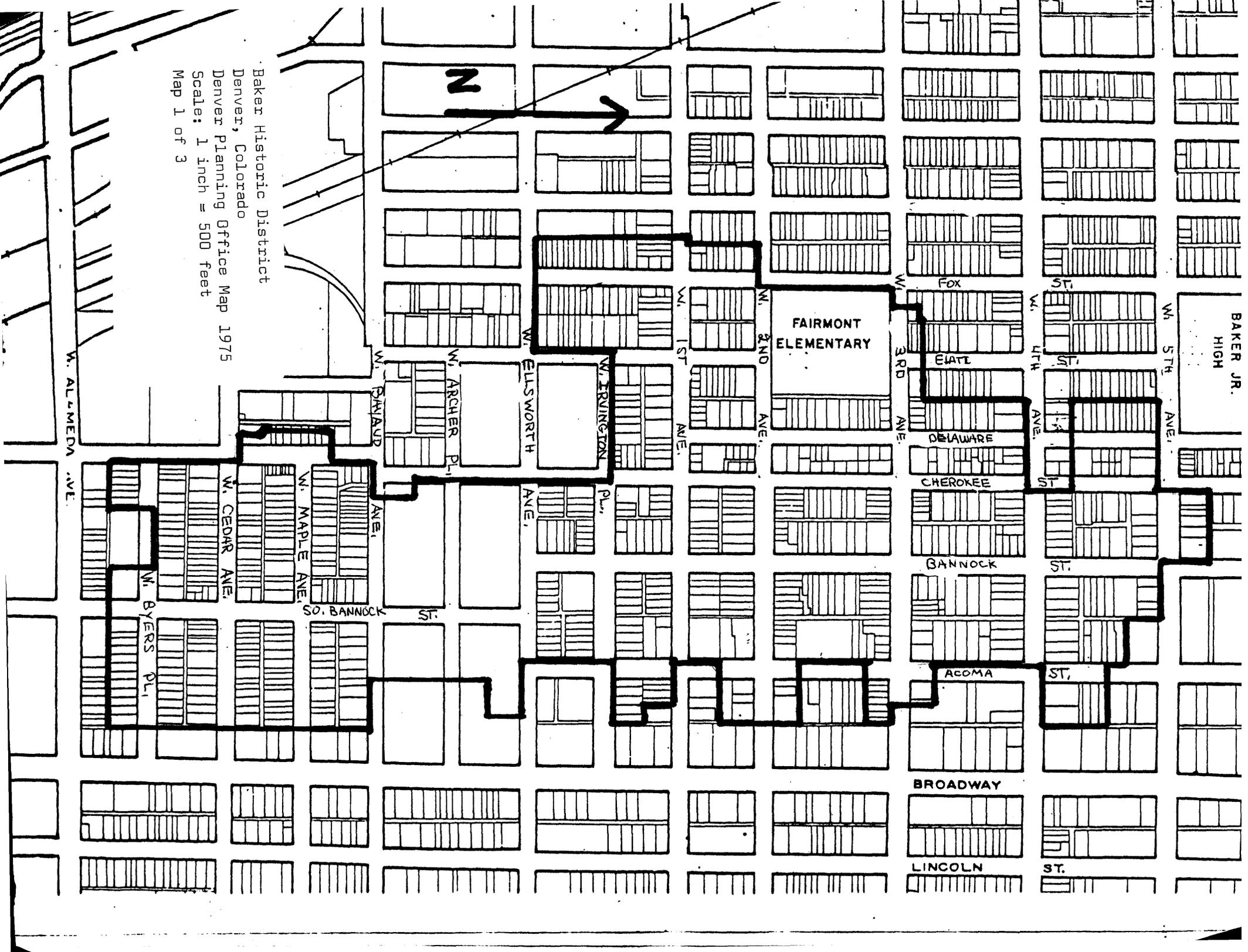
W along alley across Delaware to E/W alley bet Delaware & Elati;

N along alley to W 5th;

E along S curb of W 5th to Cherokee;

N along E curb of Cherokee to E/W alley N of 504-518 Cherokee;

E along alley to Bannock the POB.



Baker Historic District
Denver, Colorado
Denver Planning Office Map 1975
Scale: 1 inch = 500 feet
Map 1 of 3

FAIRMONT
ELEMENTARY

BAKER JR.
HIGH

W. ALAMEDA AVE.

W. BYERS PL.

W. CEDAR AVE.

W. MAPLE AVE.

SO. BANNOCK ST.

W. SHAW AVE.

W. ARCHER PL.

W. ELLSWORTH AVE.

W. IRVINGTON PL.

W. 1ST AVE.

W. 2ND AVE.

W. 3RD AVE.

FOX ST.

ELATI ST.

DELAWARE ST.

CHEROKEE ST.

BANNOCK ST.

ACOMA ST.

BROADWAY ST.

LINCOLN ST.

ST.

ST.

ST.

ST.

ST.

ST.

ST.

ST.

W. 4TH AVE.

W. 5TH AVE.

W. 6TH ST.

W. 7TH ST.

N