United States Department of the Interior  
National Park Service  
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 Curtis-Park Historic District, Expanded

and/or common Curtis-Champa Streets Historic District

2. Location

roughly 30th St., Stout, Downing, and Arapahoe

3. Classification

<table>
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<tr>
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<th>Ownership</th>
<th>Status</th>
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<tr>
<td>structure</td>
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<tr>
<td>site</td>
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<td>in process</td>
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<td>object</td>
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<td>government</td>
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4. Owner of Property

name (see continuation sheets)

5. Location of Legal Description

courthouse, registry of deeds, etc. City and County Building

6. Representation in Existing Surveys

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

date Ongoing

depository for survey records Colorado Preservation Office
7. Description

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<td>XX good</td>
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Describe the present and original (if known) physical appearance

The extension of the Curtis-Champa Streets District includes 77 buildings which represent several diverse architectural styles as is the case in the original district. Encompassed is a similar mixture of cottages with two-story houses and an interspersing of one- and two-story row houses. The size of lots in the extension are all approximately the same and not as varied as those in the original district, indicating a smaller range of incomes with these residents than those that lived closer to the central downtown area.

As in the original district (which contains about 280 buildings), the styles of architecture are revivals of the Italianate style, Queen Anne style and Victorian Eclectic, with the inclusion as well of both Greek Revival and Neo-Classical Revival. The Greek Revival style is characterized by low pedimented roof lines, tall windows, dentils, attic windows in the frieze and pediment-shape window heads. The Neo-Classical Revival style is distinguished by symmetrical window and door arrangement, a simple roof line, porticos flanked by classical columns and the absence of arches.

**Italianate**

One of the most predominant styles found in the Curtis Park area, Italianate residences, are seen as both one-story cottages and two-story villas.

The best example of a one-story cottage is found at 3148 Champa, where this small brick home, built in 1886 by William H. Allen, a Colorado Real Estate Broker, has a truncated hip roof, scroll-shape eave brackets and dentils on both the roof and porch, tall windows with arched brick lintels and a small overdoor porch supported by plain square posts. Another 1886 one-story cottage is found at 3321 Curtis, this also of brick construction but with a flat roof.

The finest example of a two-story Italianate Villa is found at 3245 Curtis a brick home which is in excellent condition and whose truncated hip roof is crowned with the traditional iron cresting. The tall segmental arched windows have stone lintels and sills while the front veranda is supported by turned posts with wood decoration under the eaves. This home was built in 1882 by the E. E. Hartwells.

Another villa, circa 1884, can be found at 3263. This brick two-story home also has a truncated hip roof and a similar front veranda with turned wooden supports.

A variation of the Italianate Villa is seen at 823-39 31st Street, a two-story row house with front bays and a flat roof with decorative cornice. The structure is of smooth-faced stone with a rusticated stone foundation. The tall double-hung windows on both stories have smooth lintels. Unfortunately, the original canopy porches and steps have been replaced with metal canopies and concrete steps.

**Queen Anne**

Variations of the Queen Anne style are found throughout the extension area with both one- and two-story examples. A small one-story cottage of brick construction is found at 3317 Curtis, where the front gable is predominant and faced with fish scale shingles. The small gable on the overdoor porch is identically faced and has turned wooden supports. The tall windows have slightly arched brick lintels.
A two-story brick Queen Anne residence, built in 1886, is found at 3242 Curtis. The front gable is predominant and faced in fish scale shingles with a pair of rectangular windows and a single pedimented window head. The eaves are finished by a plain overhanging rascia board. The front porch has a gable roof and Doric columns.

A second and more interesting two-story Queen Anne style house, circa 1890, is found at 3303 Curtis and is adorned with a cross gable roof with four front gables in all each of which is faced with fish scale shingles. The fascia board is decorated with plain and beaded moldings. The front stringcourse and all lintels, sills and foundations are of rusticated stone, while the side stringcourses are brick. The small porch, supported with turned posts and pilasters has a spindle frieze in the Eastlake style.

Victorian Eclectic
Two different examples of Victorian Eclectic can be highlighted here, although this is by far the most predominant "style" in the neighborhood. This particular category was established to include all of those structures that combine many different architectural styles but have no dominating elements.

A one-story brick Victorian residence built in 1886 can be found at 3222 Champa which exhibits a truncated hip roof but with a predominant front gable. The gable is highlighted with a small arched attic window and an Eastlake-style decorative bracket. The tall windows have pedimented heads and tie in with the smooth front stringcourse. The overdoor porch is supported with turned posts and the foundation has been stuccoed.

Two-story Victorian residences are seen at 3239 Champa and 3241 Champa and are striking in their differences. The dwelling at 3239 Champa, circa 1888, is of brick construction and is asymmetrical with its odd-sized arched windows and door and the rectangular bay window that extends from the second floor. The tall double-hung windows in the bay are ornamented with geometric stained and leaded glass panes at the top, while the bay has a small gable roof and scroll-shape brackets as supports. The house has an unornamented flat roofline.

A rare example of a two-story frame house is seen at 3241 Champa, built in 1882, the only such residence in Curtis Park and one of the few in the entire city. The gable roof is decorated with cutout wood trim and the two upper story windows have flat lintels decorated with dentils. There is a simple front bay window and the small porch is supported with smooth columns between which are slatted railings. This house was built by Robert H. Reid, a stenographer with the First National Bank of Denver.

Greek Revival
Two examples of one-story Greek Revival frame residences are seen in the extension area, the first of which is located at 3227 Champa, built in 1887. Originally a double residence, the westernmost entrance was removed to create a single-family residence. The low gable roof has scroll-shape brackets at the ends of the two sections of the false front and the gable is highlighted with a small arched attic window. The flat front veranda is supported by five square posts with a slatted rail. The symmetrical windows and doors have pedimented headings.
The other frame cottage is found at 3229 Curtis, circa 1886, and has a front gable roof with a small rectangular attic window. The front veranda is supported with square wooden posts with dentils under the eaves. The door and tall windows have plain, non-decorative frames.

**Neo-Classical Revival**

An example of Neo-Classical Revival is found in the single-story row house at 1001-21 30th Street. The flat-roofed brick structure has six plain porticos that are flanked with Doric columns. The eaves have plain brackets while the main decoration comes with the brick stringcourses near the roofline. The sills and steps are of rusticated stone.

**Additional Comments**

Two other structures require specific mention as contributing to the extension area. The first is Denver Fire Station #10, built in 1928, at 3201 Curtis, a typical example of late 1920s fire stations built in Denver. It is a two-story brick structure with a tile pent roof.

The second structure is a small, two-story brick Victorian residence that was moved from its original lot at 2457 Champa in June of 1981, to a vacant lot at 3209 Champa as part of a preservation effort on the part of the Mountain Bell Company and Historic Denver, Inc. The house was to be demolished in order for Mountain Bell to build a new switching station at that location, but instead was given to Historic Denver, along with the necessary funds to move the building to its new location. The house, circa 1888, fits attractively into its new lot and can be a contributing element in the block once it has been stabilized and restored.

**Intrusions**

- Curtis Park Community Denver—contemporary building. 2900 Curtis.
- 3211 Champa—drastically altered historic building.
- 3331 Curtis—vacant lot.
- 3122 Champa—drastically altered historic building.
- 3251 Champa—contemporary commercial building.
- 3255 Champa—contemporary commercial building.
8. Significance

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An extension of the Curtis-Champa Streets Historic District boundaries is important to encompass those residences similar in period, styling and quality of architecture to those in the original district. Important examples of Italianate, Queen Anne, Victorian Eclectic, Greek Revival, and Neo-Classical Revival styles have been overlooked with the existing National Register district and are found in concentrated numbers along the fringe areas of the present boundaries. Acknowledgement of the seventy-seven additional structures is essential to a more valid historical and architectural treatment of the Curtis Park neighborhood as a whole.

The extension also includes the first park in the city of Denver—Curtis Park (see continuation sheet, Item #1, page 2). To leave out this segment of the neighborhood was merely a professional error and it is necessary to include the park in the historic district because it has been an influential factor in the historical development of the area as a community.

The majority of structures included in the extension were built at the same time as those in the original district, between 1885 and 1890 and follow, as well, the same modest size and varying styles. The residents of the extension area were similarly middle class working people—teachers (Miss Jennie M. Wrisley, 3219 Champa), clerks (Mr. Seth I. Terry, 3229 Curtis), railroad engineers (Mr. Michael Ryan, 3242 Curtis), stenographers (Mr. Robert H. Reid, 3241 Champa), and even confectioners (Mr. Albert A. Gerspach, 3231 Champa)—and their contribution to the development of late nineteenth century Denver is significant.
9. Major Bibliographical References


10. Geographical Data

Acreage of nominated property: approximately 87 acres total (of which approx. 25 acres is expanded area) estimated

Quadrangle name: Commerce City
Quadrangle scale: 1:24000

UTM References

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Verbal boundary description and justification: JUSTIFICATION—The boundary is extended to include those blocks similar in period and style to buildings within the Curtis-Champa Streets Historic District. Encompassed are those blocks that still retain sufficient physical integrity to constitute a visual unity with those residences in the district presently listed in the Register.

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

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11. Form Prepared By

name/title: Barbara Norgren
organization: date:
street & number: 7453 E. Jefferson Drive 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 Sudler

title: State Historic Preservation Officer (Acting) date: August 16, 1983

For NPS use only

I hereby certify that this property is included in the National Register: Entered in the National Register date: 9/22/83

Keeper of the National Register
Attest: date:  
Chief of Registration
United States Department of the Interior  
National Park Service  

National Register of Historic Places  
Inventory—Nomination Form

Major Bibliographical References

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<td>Denver Tax Assessor Office</td>
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<td>Denver Water Department—Water Tap Permits</td>
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<td></td>
<td>Denver City Directories. Corbett and Bailinger, Denver.</td>
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Those areas surrounding the extended area that are excluded have either experienced severe deterioration or are commercial in character (as on the northeastern edge of the expanded area).

**VERBAL BOUNDARY DESCRIPTION**

The new boundaries of the Curtis Park Historic District extend to the northeast from the present boundary of 30th Street along Curtis and Champa Streets to the point where those streets intersect with Downing Street at approximately 34th Street at Curtis and 33rd Street at Champa.

See Map 1 for the boundaries of the extension and the final boundaries of the Curtis Park Historic District.

The boundary description of the Curtis Park Historic District as it exists with the extensions to the district is as follows:

Beginning at the intersection of 25th Street and Arapahoe Street; then along Arapahoe Street to 26th Street; then along 26th Street to the alley between Arapahoe and Curtis Streets; then along the alley to 31st Street; then along 31st Street to Arapahoe Street; then along Arapahoe Street to 32nd Street to the alley between Arapahoe and Curtis Streets; then along the alley to 34th Street; then along 34th Street to Downing; then along Downing to Curtis Street; then along Curtis Street to 33rd Street; then along 33rd Street to Champa Street; then along Champa Street to the property line between lots 4 and 5, block 64, Case and Ebert's Addition; then along the property line to the alley between Champa and Stout Streets; then along the alley to the property line between lots 15 and 16, block 64, Case and Ebert's Addition; then along the property line to Stout Street; then along Stout Street to the property line between lots 29 and 30, block 63, Case and Ebert's Addition; then along the property line to the alley between Stout and Champa Streets; then along the alley to 31st Street; then along 31st Street to Champa Street; then along Champa Street to 30th Street; then along 30th Street to Stout Street; then along Stout Street to 28th Street; then along 28th Street to the alley between Stout and California Streets; then along the alley to 27th Street; then along 27th Street to California Street; then along California Street to 26th Street; then along 26th Street to the alley between California and Welton Streets; then along the alley to 25th Street; then along 25th Street to California Street; then along California Street to 24th Street; then along 24th Street to Stout Street; then along Stout Street to 23rd Street; then along 23rd Street to the alley between Champa and Stout Streets; then along the alley to the SW property line of 2446 Champa and extending along Champa to include the lots at 2446 Champa and 820–838 25th Street; then extending along Champa to 25th Street; then along 25th Street to the alley between Curtis and Champa Streets; then along the alley to 26th Street; then along 26th Street to Curtis Street; then along Curtis Street to 25th Street; then along 25th Street to Arapahoe Street, the point of beginning.

(Location is in the W 1/2 of Section 26, the SE 1/4 Section 27 and the NE 1/4 of Section 34; Township 35; Range 68; 6th P.M.)
Consideration is hereby requested of a formal change of name from the Curtis-Champa Streets Historic District to the Curtis Park Historic District. As mentioned above, Curtis Park was the first city park in Denver, having been donated to the city in 1868 by Francis Case and Frederick Ebert for such use. This first 2.44 acres of open space as bounded by Curtis, Arapahoe, 31st and 32nd Streets, was named after Samuel Curtis, an early pioneer who came to Denver in 1859 and was a member of the Denver Town Company.

It was six years after this donation that the movement of residents into the Curtis Park area was in full swing and the city council decided on March 20, 1874, to put in a fence and two rows of cottonwood trees around the park. Thus, through the first commitment to developing Curtis Park, the tradition of creating beautiful and livable neighborhoods in Denver was begun.

On April 27, 1912, an additional two-block area, blocks #56 and 357 of the Case and Ebert's Addition, was deeded to the city of Denver as an extension of the park land by the Walter S. Cheesman Realty Company. This additional open space, bounded by Curtis, Champa, 30th and 32nd Streets, is adjacent to the original parcel of land and tripled the size of Curtis Park.

Today, the park plays an important role in the Curtis Park neighborhood as the only large open space in the middle of this highly populated urban Park to citizens and government officials alike and, therefore, Curtis Park Historic District is both a more descriptive and familiar and familiar name to use in titling this historic area.
United States Department of the Interior
National Park Service
National Register of Historic Places
Inventory—Nomination Form
Curtis Park Historic District, Expanded
Continuation sheet

Item number 4

(IR) means In Residence. Local addresses all zip 80205

OWNERS

NUMBERED STREETS

1001-1005-1009-1015-1017-1021 30th St.
Merle Brewer
PO 164
Grand Lake, CO 80447

821 31st Street
Lillie Harrell Dennis (IR)

823-825-827-829 31st Street
Zillenwaytt & Dennis Lee Simmons
2731 Clayton St.
Denver, 80205

1010-1012 31st St.
Elio & Maria Resendez (IR at 1012)

1016 31st St.
Dolores Dominguez (IR)

800 32nd St. (vacant)
Robert Stefanski
3145 Stout St.
Denver, 80205

808 32nd St. (vacant)
John and Della Canino
160 S. Monaco Parkway, #100
Denver, 80222

816 32nd St.
Dennis Kramer
4600 E. Asbury Circle
Denver, 80222

818 32nd St.
Russ Symons and Freeman Sherrill (IR)

805-07-11-13-17-19 32nd St.
Jay Feichter and Lair Tienter
2435 California
Denver, 80205

828 Twenty-fifth Street
Doyal & Phoebe O'Dell
710 S. Krameria Street
Denver, 80224

823 32nd St.
John Michaels (IR)

835-39 32nd St.
Arlene Levinson
310 S. Ames St. #10
Lakewood, 80226

906 33rd St. (6 unnumbered, abandoned row houses)
Edward Willis
PO Box 4005
Denver, 80204

924-26 33rd St.
Lawrence Tolmie
2907 Lowell Ave.
Irving, Texas 75062
United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

Curtis Park Historic District

Continuation sheet

(IR) means In Residence. Local addresses all zip 80205

3011
Bernard A. Tichy
10607 W. 31 Place
Denver, 80215

3015
Robert Stefanski
3145 Stout
Denver, 80205

3023
Stephen Moore (IR)

3029
Joanna Besseghini (IR)
2915 Champa
Denver, 80205

3033
James Gober (IR)

3037
Jesus Santoya and family (IR)

Virginia Kimball
PO Box 412
Arvada, 80001

3204
Chizu, Kuga, Tsui, & Geo. Nakayama
12932 Elgin Place
Denver, 80239

3201 (Fire House)
City & County of Denver
1460 Cherokee St.
Denver, 80202

3208
Jesse Reyes and Paula Vasquez
3260 Curtis
Denver, 80205

3212
Marion P. Hamilton
2212 Julian or c/o Judy Hamilton
Denver, 2951 Curtis

3216
Manuel & Esperanza Ruiz
3219 Champa
Denver, 80205

3220 Ben Beierle
1878 Colo Highway 52
Erie, CO 80516

3224
Stella V. Cabral (IR)

3200 (vacant lot between 3224 & 3234)
Geo. Ahn c/o Manuel Martinez
3234 Curtis

3227
Masaru & T. Louise Nakatsuko (IR)

3229
Margaret B. Faulkner (IR)

3233
Valerie & Terri Martinez (IR)

3234
Flora Espinoza (IR)

3236
Charles Gilmer (IR)

3239
Magdalen M. Marquez (IR)

3242
Daniel & Virginia Rodríguez (IR)

3243
James Bogue
3245 Curtis
Denver, 80205
**Curtis Park Historic District, Expanded**

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2½ vacant lots (listed as 3301) Denver Housing Authority
United States Department of the Interior
National Park Service
National Register of Historic Places
Inventory—Nomination Form

Curtis Park Historic District, Expanded

CHAMPA STREET

3114
Alan Stein (IR)

3122
Don Missey (IR)

3126
Patrick Kelly
PO Box 5291 TA
Denver, 80217

3130
Galen & Sandra Bomgaars
3803 S. Quince
Denver, 80237

3134
Felipe & Amanda Zuniga (IR)

3138
Hope Lucero
3542 Williams
Denver

3142
Alan Lenzi (IR)

3148
Linda Barajas (IR)

3154
James C. Spinelli (IR)

3162
Wally Schulta (IR)

3205
Dale & Barbara Tomich (IR)

3211
Paul Castro
3231 Champa
Denver, 80205

3214
Kenneth J. Shon
843 Garfield
Denver

3219
Manuel & Esperanza Ruiz (IR)

3222
Manuel & Esperanza Ruiz
3219 Champa
Denver, 80205

3225
Mancel & Urdalee Steadman (IR)

3231
Paul & Shirley Castro (IR)

3239
James Sunder (IR)

3241
Victor Hebert
1085 Zang St.
Golden, 80401

3247
Berneil Simmons & Judith Baird (IR)

3248 (vacant)
H.A. Niernberger
3020 Ohm Way
Denver, 80209

3255 (Liquor store/commercial intrusion)
Theodore & Judith Aylsworth
1366 W. 101st St. Pl.
Northglenn, 80221

2446 Champa Street
Joe and Sally Shirai
same