

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received AUG 26 1983

date entered SEP 22 1983

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 (Boundary Increase)

2. Location

Roughly 30th, Stout, Downing, and Arapahoe

street & number See #10 verbal boundary description n/a not for publication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"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name (see continuation sheets)

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

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

street & number 13th and Bannock

city, town Denver state Colorado

6. Representation in Existing Surveys

title Historic Sites Inventory of Colorado 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

excellent

good

fair

deteriorated

ruins

unexposed

Check one

unaltered

altered

Check one

original site

moved

date _____

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.

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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 mouldings. 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 are, 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.

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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

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 1870-1920

Builder/Architect n/a

Statement of Significance (in one paragraph)

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

Norgren, Barbara. Historic survey. Colorado Preservation Office, Denver, Co., 1981.

10. Geographical Data

Acreege of nominated property approximately 87 acres total (of which approx. 25 acres is expanded
 Quadrangle name Commerce City Quadrangle scale 1:24000 area)

UTM References

A	1 3	50 2 3 2 0	4 4 0 1 4 8 0	B	1 3	5 0 2 3 2 5	4 4 0 1 0 5 0
	Zone	Easting	Northing		Zone	Easting	Northing
C	1 3	5 0 1 8 0 0	4 4 0 0 2 5 0	D	1 3	5 0 1 3 4 0	4 4 0 0 0 0 0
E	1 3	5 0 1 3 5 0	4 4 0 0 5 2 0	F			
G				H			

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

state	n/a	code	county	code
state		code	county	code

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

Melores Byers
 Keeper of the National Register

Attest: _____ date _____
 Chief of Registration

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Denver Building Department--Building Permit Applications

Denver Tax Assessor Office

Denver Water Department--Water Tap Permits

Blumenson, John J.G. Identifying American Architecture. Nashville: American Association for State and Local History, 1977.

Denver City Directories. Corbett and Bailinger, Denver.

Foley, Mary Mix. The American House. New York: Harper and Row, 1980.

Whiffen, Marcus. American Architecture Since 1780. Cambridge: MIT Press, 1969.

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(JUSTIFICATION CONTINUED)

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 ½ of Section 26, the SE ¼ Section 27 and the NE ¼ of Section 34; Township 35; Range 68; 6th P.M.)

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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.

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(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. Monoco 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

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CURTIS STREET

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)

3045-47-49-51-53-55-57-59-61

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 Martiniez (IR)

3234

Flora Espinoza (IR)

3236

Charles Gilmer (IR)

3239

Magdalen M. Marquez (IR)

3242

Daniel & Virginia Rodriguez (IR)

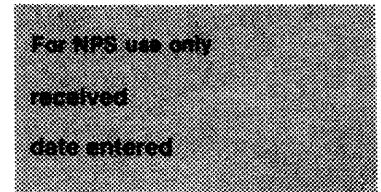
3243

James Bogue
3245 Curtis
Denver, 80205

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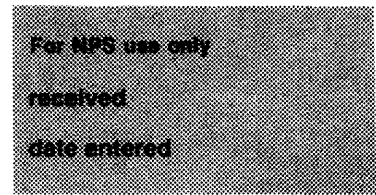
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CURTIS STREET (cont.)

- | | |
|---|---|
| 3245
James Bogue (IR) | 3339
Jose & Maria Serna (IR) |
| 3246
John Reyes and Paula Vasquez (IR) | 3343
Vicente & Margarita Mendoza (IR) |
| 3251
Bernard A. & Maxine Saldana (IR) | 3347 Downing
David Clift (IR) |
| 3256
Robert Chamberlin (IR) | 3351 Downing
Yori Teshima
11495 W. Hampden
Denver, 80227 |
| 3260
Joe Reyes & Paula Vasquez (IR) | 3357 Downing (Downing Meat Market/
Commercial intrusion)
4122 S. Newport Way
Denver, 80237 |
| 3263
Petia Vasquez
2554 Champa
Denver, 80205 | |
| 3303
Flora Salazar (IR) | |
| 3307
Laurie Gordon (IR) | |
| 3311
Eugene & Marlene Salas (IR) | |
| 3313
Ardella Ikner
55 S. Albion
Denver, 80222 | |
| 3317
Catherine Ramirez (IR) | |
| 3321
Jesus & Maria Sarmiento (IR) | |
| 3325
Gilbert & Gloria Maldorado (IR) | |
| 2½ vacant lots (listed as 3301)
Denver Housing Authority | |

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CHAMPA STREET

3114 Alan Stein (IR)	3214 Kenneth J. Shon 843 Garfield Denver
3122 Don Missey (IR)	3219 Manuel & Esperanza Ruiz (IR)
3126 Patrick Kelly PO Box 5291 TA Denver, 80217	3222 Manuel & Esperanza Ruiz 3219 Champa Denver, 80205
3130 Galen & Sandra Bomgaars 3803 S. Quince Denver, 80237	3225 Mancel & Urdalee Steadman (IR)
3134 Felipe & Amanda Zuniga (IR)	3231 Paul & Shirley Castro (IR)
3138 Hope Lucero 3542 Williams Denver	3239 James Sunder (IR)
3142 Alan Lenzi (IR)	3241 Victor Hebert 1085 Zang St. Golden, 80401
3148 Linda Barajas (IR)	3247 Berneil Simmons & Judith Baird (IR)
3154 James C. Spinelli (IR)	3248 (vacant) H.A. Niernberger 3020 Ohm Way Denver, 80209
3162 Wally Schulta (IR)	3255 (Liquor store/commercial intrusion) Theodore & Judith Aylsworth 1366 W. 101st St. Pl. Northglenn, 80221
3205 Dale & Barbara Tomich (IR)	2446 Champa Street Joe and Sally Shirai same
3211 Paul Castro 3231 Champa Denver, 80205	