

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received DEC - 8 1987  
date entered JAN - 7 1988

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

1. Name

historic Swallow Hill Historic District

and/or common Swallow Hill Historic District

2. Location

street & number See Continuation Sheet

n/a not for publication

city, town Denver

n/a vicinity of

state Colorado

code CO

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	n/a agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	n/a 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 checked="" type="checkbox"/> other: Office

4. Owner of Property

name See Continuation Sheet

street & number n/a

city, town n/a

vicinity of n/a

state n/a

5. Location of Legal Description

courthouse, registry of deeds, etc. Denver County Clerk and Recorder Office

street & number City and County Building, 13th & 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 Office of Archaeology and Historic Preservation

city, town Denver

state Colorado

## 7. Description

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

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

NOTE: THE BUILDING NUMBERS IN THIS REPORT CORRESPOND TO THE NUMBERS ON THE PHOTOGRAPHS, SLIDES, AND SITE MAP.

Swallow Hill is a Victorian residential neighborhood located east of downtown Denver. The district, which encompasses 69 buildings, was once home to many of Denver's most socially prominent families, and is comprised mainly of large, upper middle-class homes and mansions, as well as a smaller number of multi-family buildings. These buildings--most of which were constructed between 1886 and 1910--were designed by some of Denver's most prominent architects and represent some of the city's best examples of residential architecture. Of the district's 69 buildings, 65 (or 94%) are contributing. Although many of the buildings are now used as office space, Swallow Hill was originally, with the exception of St. Paul's Methodist Episcopal Church, entirely residential. Thirty-seven of the buildings were designed as single family homes. Fifteen are townhouses, six are attached rowhouses; three are apartment buildings, three are carriage houses, two are detached rowhouses, one is a duplex, one is a church, and one is a modern storage unit.

Located in Denver's Park Avenue Addition, the Swallow Hill Historic District encompasses one full city block and five partial city blocks. The neighborhood also includes "Swallow's Re-Subdivision of Block 22 of the Park Avenue Addition," from which the neighborhood's current name, Swallow Hill, is drawn. The district extends, roughly, from Colfax on the south, to the north side of East 17th Avenue. The western boundary is marked, again roughly, by the alley between Emerson and Clarkson Streets. The neighborhood is bounded on the east by Downing Street (see map).

Although the Park Avenue Addition was established in 1874, development in Swallow Hill didn't begin until 1886. Other sections of the Park Avenue Addition, notably the areas north and northeast of Park Avenue--down which the streetcar lines ran--were developed at an earlier date.

Robinson's "Atlas of the City of Denver," published in 1887, shows only a few houses within the Swallow Hill Historic District. It also shows that Swallow Hill, while still largely undeveloped, was the only section in the Park Avenue Addition which was to have tree-lined parkways, suggesting that its developers envisioned it as the area's most elegant neighborhood. Chilcott Parkway (now 17th Avenue), Hotchkiss Parkway (now Emerson Street), and Knox Parkway (now Downing Street) were flanked by wide parking strips which are still in evidence, although they have since lost their mature tree plantings. Chilcott Parkway (17th Avenue) intersected with Chilcott Square,

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one of a series of triangular-shaped parks along Park Avenue, Denver's first parkway, which was acquired in 1874 and cuts diagonally across the neighborhood northeast of the Swallow Hill Historic District. These tree-lined streets and squares were named after some of the men who founded the Park Avenue Addition. Chilcott Parkway (17th Avenue) was named after George M. Chilcott. Hotchkiss Parkway (Emerson Street) and Hotchkiss Square were named after Julius Hotchkiss. And Knox Parkway (Downing Street) and Knox Square were named after John W. Knox. Ogden Street and 16th Avenue were not planned as parkways. 1

Another feature of Swallow Hill which differentiates it from the rest of the Park Avenue Addition, is the design of those blocks which front 17th Avenue. Typically, the neighborhood's blocks are divided in half by a north/south alley. However, several blocks along 17th Avenue are divided into thirds, with that third of the block fronting 17th Avenue uninterrupted by an alley cut. These large parcels of property indicate that Swallow Hill's original developers envisioned 17th Avenue as being fronted with either large homes or large multi-family buildings, the latter being realized in 1890 with the construction of the Grafton rowhouses (#52).

Prior to 1886, only a handful of homes were located in Swallow Hill. The oldest structure in the district is 920 E. 17th Avenue (#47), built in 1880. But this building has been remodeled and no longer reflects its original design. The only other building extant from this period is 1566 Emerson (#12), built in 1886. This small cottage is Swallow Hill's only Second Empire building. 2

Swallow Hill's major period of construction occurred between 1886 and 1893, with less than 1% of the buildings being constructed after 1910. In addition, most buildings have been attributed to architects, many of whom were Denver's most prominent architects. Because of the relatively short period of development and construction--and the high architectural standards--the Swallow Hill district has exceptional uniformity of size, scale and architectural style.

The buildings in Swallow Hill are constructed of brick and stone, and are generally between two and three stories high. While not all mansions, the single family residences are large, well-appointed homes with excellent craftsmanship and attention to detail. The homes, most of which still have their original stone and/or wooden porches and detail, share a common setback and street landscaping. The residences are located on standard,

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rectangular city lots, each fronted by a lawn, sidewalk, and parking strip. An exception is the 1600 block of Ogden, in which the houses are elevated from the street level, more so on the east side of the street, and historic landscaping features on this street include a number of sandstone retaining walls. Other historic landscaping elements extant throughout the district include a predominance of sandstone curbstones, sidewalks, and manhole surrounds. With the exception of St. Paul's Methodist Church, the north/south streets are single family residential. Apartment buildings are located, generally, on the east/west avenues. The larger multi-family structures, such as the Perrenoud and the Juliet, as well as the Grafton rowhouses, are located on 17th Avenue.

The predominant style of architecture in the Swallow Hill district is Queen Anne, represented by 29 (or 42%) of the district's 69 buildings. Other styles found in the district are Eclectic, Vernacular Masonry, Terrace, Colonial Revival, Classical Revival, Second Empire, Edwardian Vernacular, Prairie, Italian Villa, and Chateausque.

The Queen Anne style, which can be identified by its asymmetrical composition, uneven facade surfaces, and wide use of surface textures and ornamentation, enjoyed great popularity nationally from 1880-1900, dates which coincide with the construction period of Swallow Hill. Locally, the style was very popular in the 1880s and early 1890s; the style's exuberance reflecting Denver's booming economy. After the silver crash of 1893 and the subsequent depression, Denver's architecture, like its economic forecast, sobered. This can be seen in Swallow Hill, where only one of the district's 29 Queen Anne homes was built after 1893.

The majority of Swallow Hill's Queen Anne buildings fall into either the "hipped roof with lower cross gables" or "cross-gabled roof" Queen Anne subtypes, which is common for large homes and mansions. Among Swallow Hill's more outstanding Queen Anne houses is the Bailey Mansion, 1600 Ogden (#30). Designed by William Lang and Marshall Pugh, the massive, three-story, stone mansion includes an eclectic mix of Queen Anne features, such as a three-story tower with onion dome; a wrap-around stone porch supported by stone columns with ornately carved capitals; an extensive use of stained and leaded glass; projecting bays; large, fluted, chimney stacks; and decorative terra cotta, wood, and carved stone detail ornament. The houses at 1600 Emerson (#15) and 1610 Emerson (#17), both designed by Balcomb & Rice, are outstanding examples of the style's exuberant, extremely

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ornate detailing. The red brick buildings at 1629 and 1635 Downing (#4 and #5), designed by architect L. Aldine, exemplify the neighborhood's smaller Queen Anne homes; their facades broken up by porches, balconies, rough-cut stone beltcourses, decorative shingles and vergeboards. Queen Anne detailing is also abundantly evident on 1651 Ogden (#41), designed by architect A. M. Stuckart, in the form of projecting bays, dormers, and a two-tier porch embellished with columns, pillars, decorative shingles, spindles and latticework. 3

Many of the Queen Anne buildings in Swallow Hill have Colonial and Classical Revival detailing. These stylistic elements--the tripartite "Palladian" window, Adam festoons, pedimented porticos, and Tuscan porch supports--were usually employed on upper middle-class homes and appeared in Denver in the late 1880s and 1890s, coinciding with the development of Swallow Hill. The popularity of this style can be seen in many Swallow Hill homes designed by Frank Edbrooke. Each of Edbrooke's 17th Avenue houses (#48, #49, #51) feature Palladian windows and classical columns. Edbrooke's design of 1625 Downing (#3) also shows Colonial Revival influences. The popularity of this style can also be seen in the works of other Swallow Hill architects, including Varian and Sterner (#35) and the Baerreson Brothers (#22). One of Swallow Hill's more eclectic buildings with Colonial Revival elements is the rowhouse at 1651 Emerson (#25). 4

Building activity in Swallow Hill was temporarily halted by the 1893 Silver Crash. When construction resumed in 1895, the building styles reflected Denver's more restrained self-image: Classical Revival (#31, #44), Colonial Revival (#24, #35), and Edwardian Vernacular (#19). The Brown-Irvine House, 1601 Emerson (#16), is an excellent example of this transitional architecture.

Buildings from this period also reflect the growing interest in more historically "correct" revivals. The symmetrical, formally arranged, classically detailed facade of the Perrenoud (#44) stands in sharp contrast to the exuberantly eclectic facade of 17th Avenue's earlier (1890), multi-family complex, the Grafton rowhouses (#52). The 1901 construction of the Perrenoud and the Juliet apartment buildings (#53), both on 17th Avenue also reflect, presumably, an increased interest in multi-family housing.

The end of Swallow Hill's period of significance is marked by the 1910 construction of St. Paul's Methodist Church (#31). This neoclassical building, with its full height, colossal

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portico, stands as the district's best and final example of the neighborhood's new architectural tastes.

NOTES

1E. Robinson, Robinson's Atlas of the City of Denver (New York: E. Robinson, 1887).

2Ibid.; Thomas L. Smith, Denver Illustrated: 1893 (Denver: Thomas L. Smith, Denver Real Estate and Stock Exchange, 1893), p. 61; "Plat of the Park Avenue Addition to Denver," 19 October 1874; "Plat of the Swallow's Resubdivision of Block 22 of the Park Avenue Addition," 7 June 1887; and Sanborn-Perris Map Co., "Insurance Maps of Denver, Colorado," 1890.

3Virginia and Lee McAlester, A Field Guide to American Houses (New York: Alfred A. Knopf, 1985), p. 263.

4Richard Brettell, Historic Denver: the Architects and the Architecture, 1858-1893 (Denver: Historic Denver, 1973), p. 57; Mary Mix Foley, The American House (New York: Harper and Row, 1980), pp. 194-195.

ARCHITECTURAL DESCRIPTIONS

Contributing Buildings

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1. 1601 Downing St.

CONTRIBUTING. Year of Construction: 1903. Architect: Unknown. Historic Owner: Unknown.

Queen Anne. Single family residence, now used as an office building. Two and a half-story, painted brick building; varied roofline. Two front bays. The front projecting bay has a steeply pitched front gable with decorative vergeboards and spindlework gable ornament; paired double-hung windows and decorative shingles in gable end. The steeply pitched, front-facing roof dormer also has decorative shingles and paired double-hung windows. Outstanding features include large semicircular arched window with arched dripstone on first story; tall end chimneys; and rough-cut stone beltcourses, lintels, and sills. Two-story tower on south side has modified conical roof. Overhanging eaves; boxed cornice. Double and triple-hung

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windows. Paneled and glazed doors with transoms. Canopy hood over front door. Remodeled porch with concrete foundation; modern metal porch railing.

## 2. 1615 Downing St.

CONTRIBUTING. Year of Construction: 1889. Architect: S. B. Zummers. Historic Owner: Hiram H. Grismer

Queen Anne. Single family residence. Two-and-a-half-story, front gable, brick building. Roof dormers. Overhanging eaves; double gable front facade; cornice with dentils; window in gable end. Full width front porch with second story balcony; pier supports. Large, central, first floor window with sidelights and transom.

## 3. 1625 Downing St.

CONTRIBUTING. Year of Construction: 1890. Architect: Frank E. Edbrooke. Historic Owner: Philo D. Grommon

Queen Anne. Free Classic/Colonial Revival detailing. Two and a half story, steeply pitched, front gabled, brick, single family residence. Two bays, topped by large, steeply pitched, gable end with pent roof enclosure, vertical attic vent, decorative shingles, and a ribbon of three, 24/1, double-hung windows. Outstanding features include the one bay, open entry porch with slightly hipped, pentagonal roof with raked cornice and column supports; the second story oriel window with leaded glass transoms; and the raked main cornice with floral swags. Second story loggia has been screened in. Wide, smooth-faced, flat stone arches above first floor, double-hung windows. Two story bay on south side. Widely overhanging eaves. Tall end chimneys. Low, solid brick, full width porch railing and podia.

## 4. 1629 Downing St.

CONTRIBUTING. Year of Construction: 1890. Architect: L. Aldine. Historic Owner: George Crater.

Queen Anne. Two-and-a-half-story, brick, single family residence; hipped roof with cross gables and inset tower. Three bays. Front gabled, projecting bay has paneled vergeboards and decorative woodwork painted in contrasting colors in gable end;

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paired, solid glass, windows in front gable end. The center bay has an open entry porch, topped by a second story balcony. The third bay is an inset tower with S-shaped roof. Outstanding features include the large, first story, circular window with rounded brick hood mold and rough-cut keystone; the rough-cut stone sills, lintels, and beltcourses; and tower details which include raked cornices, decorative shingles, and double-hung tower window with aedicule. The entry porch has turned spindle supports; balustrade with spindled balusters; hipped roof; raked cornice. Paneled and glazed front door with transom. The building has been remodeled with skylights and a new brick retaining wall.

5. 1635 Downing St.

CONTRIBUTING. Year of Construction: 1890. Architect: L. Aldine. Historic Owner: William E. A. Crater and Mrs. E. A. Crater.

Queen Anne. Two-and-a-half-story, brick single family residence; hipped roof with cross gables. This building is very similar to the house next door, 1629 Downing, and was designed by the same architect. With the exception of the tower, the ground plan and massing are virtually identical and the buildings share similar decorative gable ends, entryways, and rough-cut beltcourses, sills, and lintels. Eyelid dormer. Segmental arched window on first floor front facade; rough-cut stone relieving arch. Stone foundation. Paneled and glazed front door with transom. Renovated front porch, painted brick; new brick retaining wall.

6. 1641 Downing St.

CONTRIBUTING. Year of Construction: 1890. Architect: D. Hodgson. Historic Owner: Joseph M. Fleming.

Chateausque. Eclectic design; Romanesque/Queen Anne influences. Massive, two-and-a-half-story, painted brick, single family residence, with steeply pitched, modified hip/mansard roof. Three bays. Center bay is topped by an ogee-curved front wall dormer with a lancet window over a three window ribbon with mullions. Open, one bay, corner entry porch has heavy, squared, masonry, column supports; raked cornice; podia with balustrade and spindle supports. Third bay has large, square windows with transoms. Outstanding features include semicircular arched



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central window with rough-cut stone arch and window tracery; the small center tower with unusual, broken conical roof line; and heavy use of wide, rough-cut stone beltcourses. Parapeted wall dormer on south facade. Boxed and raked cornice. Tall inside end chimney. Rough-cut stone foundation; basement windows. The porch has been altered with a new metal balustrade.

7. 1649 Downing St.

CONTRIBUTING. Year of Construction: 1891. Architect: William Lang and Marshall Pugh. Historic Owner: Mortimer Goff.

Queen Anne. Two-and-a-half-story, cross-gabled, brick, single family residence now used as an office building. Two bays. One bay, pedimented, open entry porch decorative gable end; bracketed cornice; delicately beaded and timbered frieze painted in contrasting colors. The squat, rounded, column supports rest upon a brick, open weave, balustrade. Solid brick podia. Outstanding features include the Palladian window and decorative shingles in front gable end; large, scrolled, front corner bracket; and the rough-cut stone sills and lintels. Side windows have brick segmental arches, some with hood moulds. Stone foundation; basement windows and doors. Outside end chimneys. New partial octagonal bay addition on southwest corner.

12. 1566 Emerson St.

CONTRIBUTING. Year of Construction: 1886. Architect: Unknown. Historic Owner: Unknown.

Second Empire. Small, one-and-a-half-story, painted brick cottage. Modified mansard roof with overhanging eaves supported by paired brackets. Three bays. Central bay has front wall dormer with clipped front gable; paired double-hung windows separated by column in gable end. Outstanding features include the second story corner turret with tent roof and windows with leaded glass transoms; and the brick beltcourses which connect with the brick segmental arches above the door and the tall, narrow, double-hung windows. Stone sills. Paneled and glazed front door, with transom, flanked by two columns. Remodeled porch; concrete foundation.

13. 1570 Emerson St.

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CONTRIBUTING. Year of Construction: 1895. Architect:  
Unknown. Historic Owner: Unknown.

Eclectic. Queen Anne/Romanesque influences. Single family residence, now used as an office building. Three-story, side gabled, detached rowhouse, finished in rough-faced, ashlar stonework. Wide "woven" brick cornice. Two bays. Gabled wall dormer above the front, rounded, slightly projecting, two-story bay, which has three double-hung windows on both first and second stories, and is supported by rounded stone buttresses with swirled and carved stone end pieces. Smaller, secondary, front wall dormer made of wood. Notable features include beltcourses of both rough-faced and smooth stonework, leaded glass window transoms. One bay, open entry porch with flat roof; column porch supports. The porch appears to have been remodeled with a paneled wood balustrade.

14. \*1576-1582 Emerson St. (\*counts as four buildings)

CONTRIBUTING. Year of Construction: 1896. Architect:  
Unknown. Historic Owner: Unknown.

Terrace Style. Two-story, painted brick, corner building which houses four townhouses. Symmetrical facade. Flat roof; small shaped center parapet; overhanging bracketed cornice. Two, one bay, open, entry porches on Emerson Street, each leading to two doorways; column supports. Notable features include the brick pilasters, with ornate terra cotta capitals. Side entrance on 16th Avenue. No sidewalk setback; the porches open directly onto the flagstone sidewalks. This building, and the one adjacent to it (#43), were built as townhouses, but were converted to one bedroom apartment buildings in the 1950s. They are now being restored as townhouses.

15. 1600 Emerson St.

CONTRIBUTING. LISTED ON NATIONAL REGISTER OF HISTORIC PLACES. Year of Construction: 1889/1890. Architect: Robert Balcomb and Eugene Rice. Historic Owner: Wilbur C. Lathrop

Queen Anne. Romanesque influences. Massive, high style, two-and-a-half-story, side gabled, painted brick single family residence now used as an office building. Central building, which has three bays, flanked on the north and south by lower, recessed rectangular bays. Largest front bay topped by a front

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gabled wall dormer with recessed windows and elaborate carved wood ornament in gable end. Front gabled bay also has three windows with transoms on the second story; and a semi-elliptical, parlor window on the first story, which has rough-cut stone keystone and voussoirs, stone columns, and a leaded and stained glass lunette. Outstanding features also include front, inset, bay tower with corbelled brick corners, and modified dome roof with finial. Heavy use of rough-cut and finished stone beltcourses, now painted in contrasting colors. Stone beltcourse also serves as second-story transom bar. Overhanging gable ends and eaves; classical cornice with modillions. Open, pedimented, entry porch; squared column supports with carved capitals. Porch gable end has spindlework frieze, and carved wood ornament detailing dragons, faces, and foliage. Tall, outside, end chimneys with corbelled chimney caps. The interior has been renovated, and retains many of its original features include an elaborate oak staircase, wainscoting, carved wood ornament. Porch wall and podia have been stuccoed. One-story addition and parking lot in the rear.

## 16. 1601 Emerson St.

CONTRIBUTING. Year of Construction: 1900. Architect: Unknown. Historic Owner: Theodore M. Brown.

Italian Villa. Eclectic design; with Mission and Tuscan Villa influences. Two-and-a-half-story, rough-cut, random ashlar, stone residence, now used as an office building. Modified hipped roof line is covered with asphalt, although research indicates the original roof was red tile. Three bays. Three-story, squared, towers with hipped roofs flank the recessed center bay, which is topped by a scrolled parapet wall dormer. Widely overhanging eaves. Outstanding features include the oversized, classical, window entablature supported by columns, which creates a balcony-like effect around the second and third floor windows. A design feature which is repeated in the center, second story, open balcony. Other notable features include the secondary, molded wood cornice; the center bay, open, entry porch, supported by rounded and squared column supports; and the second story bay window. Stone porch railing and podia.

## 17. 1610 Emerson St.

CONTRIBUTING. LISTED ON NATIONAL REGISTER OF HISTORIC PLACES. DENVER LANDMARK. Year of Construction: 1889.

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Architect: Robert Balcomb and Eugene Rice. Historic Owner: John S. Flower.

Queen Anne. Massive, two-and-a-half-story, painted brick residence now used as an office building. Varied roof line, gable on gable. Two front bays. Front gabled projecting bay has ornate gable ends with paneling, decorative vergeboards, and carved wood ornament painted in contrasting colors. The recessed front bay is fronted by a two-tier porch. The pentagonal, first floor porch has turned spindles supported on stone bases, lattice work arches, raked cornice, low balustrade with plain balusters, and carved wood ornament in the pediment. The second story porch is very similar, but smaller and more recessed. Other outstanding features include the large windows in the front projecting bay. The second story window is flanked by squared brick and carved stone columns, and has a stained and leaded glass transom; the pediment above the window extends into the gable end. The first floor parlor window is also flanked by brick and stone columns, as well as sidelights which, like the central window, have stained and leaded glass transoms. The first floor window has a flattened, segmental, stone arch with keystone. Notable features also include the rough-cut stone beltcourses which have been painted in contrasting colors; the pair of small, sashed windows with aedicule in front gable end; raked cornice; and a two-story, gabled, circular bay on the southern elevation. Tall, corbelled, outside chimney. One-story shed addition, and three-story rear staircase. Foundation landscaping. Wrought iron fencing.

18. 1631 Emerson St.

CONTRIBUTING. Year of Construction: 1889. Architect: Unknown. Historic Owner: William S. Haswell.

Vernacular Masonry. Single family residence. Two-story, double front gable, brick building of simple design. Overhanging eaves. Double-hung windows on second story, front facade. Large, round arched first floor window. Stone sills. Canopy over front door. The building has been entirely stuccoed and painted. Once owned by a socially prominent Denver family (the Haswells), this may well be a Queen Anne style building which has lost its architectural detail.

19. 1630 - 1632 Emerson St.

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CONTRIBUTING. Year of Construction: 1900. Architect:  
Unknown. Historic Owner: Unknown.

Edwardian Vernacular. Single family residence. Two and a half story brick building; hipped roof. Colonial Revival detailing. Widely overhanging eaves. Small, central, pedimented, roof dormer; raked cornice. Projecting front bay is front-gabled; raked cornice. Notable features include the corbelled beltcourses, tall exterior end chimneys. Open entry porch with gabled roof; floral swag in gable end; column porch supports. Addition on south with separate entrance (1630 Emerson). Partially enclosed porch. Chain link fence.

20. 1633 Emerson St.

CONTRIBUTING. Year of Construction: 1905. Architect:  
Unknown. Historic Owner: Unknown.

Vernacular Masonry. Two-story brick building. Three bays; center recessed bay. Overhanging eaves supported by large paired brackets. Symmetrical facade. Center doorway flanked by two square towers with ribbons of narrow, multi-paned windows. The first and second floors of each tower are separated by a bracketed secondary cornice. Door with sidelight. Painted brick, some stucco.

21. 1634-36 Emerson St.

CONTRIBUTING. Year of Construction: 1891. Architect: E. J. Nolds. Historic Owner: F. G. Wood.

Queen Anne. Single family residence, now converted into an apartment building. Three-story, front gable, brick building. Roof dormers added as part of remodeling. Overhanging eaves. A ribbon of three, double-hung windows in gable end. Bracketed cornice. Second story, double-hung windows. Large, first floor window with stone arch. Stone beltcourse. Two-tiered, enclosed entry way, probably a result of remodeling.

22. 1644 Emerson St.

CONTRIBUTING. Year of Construction: 1891. Architect:  
Baerreson Brothers. Historic Owner: Andrew J. Woodside.

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Queen Anne. Two-and-a-half-story, painted brick residence; gable on hip roof line. Center gabled roof dormer with widely overhanging eaves supported by spindles, and a semicircular arched window in the gable end. Two front bays. The front-gabled projecting bay has a semicircular arched window in the gable end identical to the one in the roof dormer; decorative shingles in a semicircular pattern; raked cornice. The recessed front bay has a two-tier porch. The first floor wrap-around porch has a low balustrade with spindled balusters and squared column supports supported by a stone base, and a pedimented, one bay, entryway supported by squared brick pillars. The second floor porch, which is located above the first floor entryway, has a small pediment and column supports. Both porch pediments have ornate, foliated, carved wood ornament. Other outstanding features include the large first and second story windows on the front projecting bay, which have stained glass lunettes, and stone segmental arches with voussoirs and keystones.

23. 1647 Emerson St.

CONTRIBUTING. Year of Construction: 1892. Architect: Baerreson Brothers. Historic Owner: J. T. Gibson.

Queen Anne. Two-and-a-half-story brick residence now used as an office building. Three front bays; symmetrical composition. The overhanging eaves of the front gable are supported by a large central bracket and paired corner brackets; pierced vergeboards with carved wood ornament; raked cornice. The doors in the gable end, topped by a pediment with carved wood ornament, open onto a balcony which has a balustrade with spindled balusters. Outstanding features include the second-story, tower-like, open porch with a conical roof supported by columns; exposed rafters; spindlework frieze; wood shingle base. Second story bay window with pediment; segmental stone arch with carved dripstone. Full width, open, front porch supported by columns; balustrade with turned spindle balusters. Carved wood ornament on porch pediment echoed in pediments on second and third floor front facade. Elaborate leaded transoms over first floor windows. Rough cut stone beltcourses. Two-story bay on south elevation topped with overhanging, shingled gable. Cloth awnings. Rear fire escape; double metal stovepipes on north side. Stone hitching post with wrought iron hardware. Concrete/wrought iron retaining wall.

24. 1650 Emerson St.

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CONTRIBUTING. Year of Construction: 1904. Architect:  
Unknown. Historic Owner: Unknown.

Colonial Revival. Single family residence, now apartments. Two-and-a-half-story, hipped roof brick building. Classical design. Center roof dormer with two small, multi-paned windows. Overhanging eaves; exposed rafter beams. Second floor ribbon of three double-hung windows separated by columns supporting classic entablature. First floor bay window; raked cornice; leaded glass transom. Dominant feature is the circular entrance portico supported by columns. Sandstone steps.

25. 1651 Emerson St.

CONTRIBUTING. LISTED ON NATIONAL REGISTER OF HISTORIC PLACES. Year of Construction: 1892. Architect: Robert Balcomb and Eugene Rice. Historic Owner: Thomas Nelson Haskell.

Queen Anne. Detached Row House. Two-and-a-half-story, modified cross gabled, brick single family residence. Sullivanesque influences. Each floor incorporates different design elements. Steeply pitched, overhanging, "Shingle-style" front gable supported by six large wood brackets. Narrow gable vent; large window flanked by carved wood panels; finial. Cornice with highly ornamental floral swag flanked by pressed metal brackets. Second floor pilasters with carved stone bases. Bay window on second story supported by stone beltcourse; S-shaped scroll brackets; stained and leaded glass panels. Romanesque brick arches over first floor window and recessed entryway. Rounded arched, stained and leaded glass panel in first floor window. Molded brick belt course on first floor. Inside end chimney; metal chimney cap with swag. Sandstone porch steps. Concrete porch wall and podia.

26. 1545 Ogden St.

CONTRIBUTING. Year of Construction: 1889. Architect:  
Unknown. Historic Owner: Unknown.

Queen Anne. Single family residence. Two-story brick building; hipped roof with front gable. Overhanging eaves; gable ornament. Large, rounded arched windows on first and second floors; brick relieving arches. Belt courses. Gabled, open entry porch supported by turned spindle supports; balustrade.

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27. 1551 Ogden St.

CONTRIBUTING. Year of Construction: 1890. Architect:  
Unknown. Historic Owner: Unknown.

Queen Anne. Two-and-a-half-story, gabled, brick building. Overhanging eaves; vergeboards with decorative wood beads; small oriel window (check this) in gable end. Two-tier front porch. Full width porch supported by columns; solid brick balustrade; rough-cut stone trim. Second floor gabled porch with beaded vergeboards; gable ornament. Large, round arched window on first floor front facade.

28. 1557 Ogden St.

CONTRIBUTING. Year of Construction: 1892. Architect:  
Unknown. Historic Owner: George B. Dodge.

Queen Anne. Two-and-a-half-story, painted brick building; gable-on-hip, varied roof line. Two bays. Front-gabled projecting bay has decorative shingles, carved sunburst patterns, and paired double-hung windows with raked cornice and classic entablature in gable end. Recessed bay is fronted by two-tier open porch. Both porches have raked cornices, and flared mansard roofs, which may be the result of remodeling. The first floor porch is supported by wooden columns resting on a solid brick porch base with stone trim. Second story porch supported by turned spindle supports; balustrade with turned spindle balusters; spindlework frieze. Brick and stone podia. Other notable features include the double-hung windows framed by rough cut-stone beltcourses; and the two-story bay with gabled roof on the north elevation. Overhanging eaves supported by scrolled wood brackets; raked cornice. Tall narrow roof dormer has decorative vergeboards; sashed windows.

29. \*1571-1583 Ogden St. (\*counts as six buildings)

CONTRIBUTING. Year of Construction: 1907. Architect:  
Unknown. Historic Owner: Unknown.

Terrace Style. Two-story, corner, brick building which houses six townhouses. Symmetrical facade. Each of the three bays is separated by parapeted buttresses; finials; arcanthus



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leaves terra cotta ornament. Each bay has an open entry porch supported by Corinthian columns. Flat roof; corbelled brick cornice with brackets. Rectangular windows on second floor separated by paired, semicircular arched windows; brick relieving arches; dripstones; keystones. Large, semicircular arched windows on first floor. Corbelled brick beltcourses. Brick porch walling. Secondary, basement level entrances. Wrought iron fence. Flagstone sidewalks and porch steps.

30. 1600 Ogden St.

CONTRIBUTING. LISTED ON NATIONAL REGISTER OF HISTORIC PLACES. Year of Construction: 1889. Architect: William Lang and Marshall Pugh. Historic Owner: George W. Bailey.

Queen Anne. Romanesque influences. Massive, three-story, single family residence, now used as an office building. Varied roof line. Irregular massing; extensive detailing. Surfaced with random ashlar, rough-faced, buff-colored, Longmont sandstone, trimmed in blue Longmont. Three front bays, flanked by recessed bays on north and south elevations. Front-gabled projecting bay has carved stone ornament in the gable end, finial, decorative, beaded vergeboards, and overhanging eaves supported by two large scrolled brackets. Recessed middle bay topped by a square wall dormer with pyramidal roof; a ribbon of three sashed windows with transom bar. Three-story, round, corner tower capped with onion dome; finial; cornice with modillions. The third-story, double-hung, tower windows have transoms, separated by a stone beltcourse/transom bar. The second story, semicircular arched, tower windows have smooth-faced stone arches, dripstones, and carved capitals. Outstanding features include the wrap-around porch, supported by groups of three stone columns with ornately carved capitals and plain stone pedestals; the massive, fluted, outside, chimney stacks on the north and south elevations, and the cantilevered gable with extended Italianate brackets over the bay on the northern elevation. Other features include the use of smooth-faced beltcourses; the ribbon of three double-hung windows with transom bar on the third floor of the front projecting bay; and the porch entryway pediments with foliated carvings over main and south entrances. Beaded porch cornice. Side gables have pent roof; half-timbering. Metal cresting along roof peaks. The porch wall has been remodeled and is not original. The building was recently renovated, c. 1985.

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31. 1615 Ogden St.

CONTRIBUTING. Year of Construction: 1910. Architect:  
Unknown. Historic Owner: Methodist Church.

Classical Revival (Neoclassical). Buff-colored brick church building. Outstanding features include the full height, colossal portico on the Ogden Street elevation. Four Ionic columns supporting full-width pediment; raked cornice with modillions; brick pedestals; classical frieze with brick rosette. Between each column is a full-height, stained glass tracery window. The columns are flanked by two entryways, each with a semicircular, stained glass fanlight with tracery. The columns are flanked by two brick pilasters. Brick corner quoins. The 16th Avenue elevation echoes the main facade and has six, full height, squared brick columns supporting pediment identical to that on Ogden Street. The 16th Avenue elevation also has full height, stained glass, tracery windows, and is flanked by two entryways. The western elevation also has full height, stained glass windows. Outside chimney with corbelled cap on western elevation. Brick podia; concrete porch steps. Wheelchair ramp on Ogden Street. Remodeled doors. The stained glass windows are covered with protective plastic. Basement level windows. The interior of the church has been renovated, and is now painted white with new, paneled wainscoting. The oak pews are in a semi-circular arrangement around the pulpit-shaped altar rail, which has a balustrade with spindled balusters. Notable interior features also include the hanging, brass lamps with stained glass. Choir loft.

32. 1618 Ogden St.

CONTRIBUTING. LISTED ON NATIONAL REGISTER OF HISTORIC PLACES. Year of Construction: 1892. Architect: Robert Balcomb and Eugene Rice. Historic Owner: John S. Flower.

Queen Anne. Single family residence. Two-and-a-half-story, brick building; hipped roof. High style, with ornate detailing. Bracketed and cantilevered front and side wall dormers; overhanging eaves; wood shingles. Outstanding features include the inset corner tower with conical roof; sandstone sills and lintels; and the curved bay window, decorated with floral swags and ribbon medallions. Raked sandstone cornice. Open entry porch with columns supporting pediment with carved ornament; brackets; full entablature; portico porch bay on northern elevation. Two-story, polygonal bay on north facade with chimney

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and projecting roof dormer.

33. 1623 Ogden St.

CONTRIBUTING. Year of Construction: 1888/1889. Architect:  
Unknown. Historic Owner: Francis Gallup.

Queen Anne. Single family residence. Two-and-a-half-story, front gable, brick building. Overhanging eaves. Gable end has paired windows with stained glass transom; half-timbering. Brick and rough-cut stone beltcourses. Large, Romanesque arched window on first floor; sidelights; fanlight; columns with carved stone capitals. Paneled and glazed front doors with transom. Outside end chimney with corbelled chimney cap. Painted brick. Remodeled porch.

34. 1629 Ogden St.

CONTRIBUTING. Year of Construction: 1889. Architect:  
Unknown. Historic Owner: Herbert L. Aulls.

Queen Anne. Single family residence. Two-and-a-half-story, cross gable, painted brick building. Eastlake influences. Two bays. Front gable end has decorative wood shingles; pent roof; sashed window in gable end. Overhanging eaves; molded box cornice; projecting spindlework frieze below cornice. Front projecting bay has three windows on both first and second floors; with wide, rough-cut stone beltcourses serving as window trim. Front-gabled, recessed bay is fronted by a two-tier porch. First floor, open, entry porch supported by elaborately turned spindles resting on a brick porch base; spindlework frieze. Porch pediment with paneled ornament; architrave surround. Wood shingled, second story enclosed porch. Tall, outside end chimney. Brick porch base. Foundation plantings.

35. 1630 Ogden St.

CONTRIBUTING. Year of Construction: 1892. Architect:  
Ernest Varian and Frederick Sterner. Historic Owner: Soloman B. Hardy.

Colonial Revival. Single family residence. Two and a half story, front gable, brick building. Formal design, with "correct" detailing. Steeply pitch front gable; overhanging

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eaves with egg and dart molding. Shingled gable end, with shingles building out to form an "eyebrow" over the tall, thin gable window, which is supported by a rounded shelf with bracket. The gable end has loggia porch supported by four Doric columns. Egg and dart bed molding; floral swags and ribbons. Full-width entry porch supported by Tuscan columns and brick columns; solid brick balustrade. First floor windows encased in sandstone quoins. Second story bay window is set back into the facade. Octagonal bay on south facade. Three side gables, one large one flanked by two smaller ones, with elaborate Palladian windows worked in shingles.

36. 1635 Ogden St.

CONTRIBUTING. Year of Construction: 1888. Architect: Unknown. Historic Owner: George S. Van Law.

Queen Anne. Single family residence. Two-and-a-half-story, brick building; hipped with intersecting gable roof. Center roof dormer. Overhanging eaves; decorative vergeboards. Paneled brick ornament, particularly in gable ends. Rounded arched window in gable end. Large, Romanesque arched window on first floor; lunette of leaded and stained glass. Stone and brick belt course. Missing front porch. Paneled and glazed door with transom.

37. 1638 Ogden St.

CONTRIBUTING. Year of Construction: 1890. Architect: Ernest Varian and Frederick Sterner. Historic Owner: James R. Hicks.

Queen Anne. Single family residence. Two-and-a-half-story, cross gable, brick building. Two bays. Overhanging eaves; paneled vergeboards. Palladian window in front gable end. An outstanding feature is the two-tier porch. First floor, wrap-around porch has columns resting on a balustrade of open-weave, alternating bricks, supporting a pediment with swag, full entablature. Second story, open porch, also supported by columns, has vergeboards identical to those on main gable. Rusticated sandstone lintels and beltcourses. Molded, curved bricks used around window and door openings. Sandstone steps. Railroad tie retaining wall.

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38. 1639 Ogden St.

CONTRIBUTING. Year of Construction: 1889. Architect:  
Unknown. Historic Owner: John C. Murray.

Queen Anne. Single family residence. Two-story, cross gable, stuccoed brick building. Overhanging eaves; arched paneled barge boards. The arched design is repeated in the porch pediment and on roof dormer. Decorative brick panels in gable ends. The south side contains a large bay window with chimney. Original chimney caps. Belt courses. Large, round arched window with keystone on first floor, front facade. Open entry porch, supported by pairs of short columns resting on brick piers. Paneled and glazed door with transom.

39. 1642 Ogden St.

CONTRIBUTING. Year of Construction: 1910. Architect:  
Unknown. Historic Owner: Unknown.

Vernacular Masonry. Single family residence. Two-story, brick building, with stepped roof line. Symmetrical facade. Flat front facade, broken only by the extended cornice, supported by brackets, and the full width, front porch. Second floor balcony. Doors with sidelights and transoms on first and second floors. Double-hung, slightly arched windows.

41. 1651 Ogden St.

CONTRIBUTING. Year of Construction: 1889. Architect: A. M. Stuckart. Historic Owner: Daniel Perry.

Queen Anne. Single family residence. Two-and-a-half-story brick building; varied roof line. Exceptionally well preserved, detailed trim. Irregular massing and wall surfaces. Two bays. Front projecting bay has a cantilevered front gable supported by large, scrolled, wood brackets. The first floor, parlor window has a stone, segmental arch; sidelights and transoms. Second story door with sidelights and transom apparently led to a balcony, now missing. Recessed entry bay is fronted by an elaborate, two-tier, open porch with Elizabethan detailing, which is a dominant feature of the house. First floor, wrap-around porch supported by corbelled brick pillars and oversized spindle supports; lattice work frieze. The front porch base is brick open weave, with the middle section pushing out as a pulpit-

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shaped balcony. The northern elevation has a balustrade with turned spindle balusters, and lattice work porch base. Second floor porch supported by short columns resting on shingled piers; balustrade with turned spindle balusters. Also notable are the rough-cut stone and corbelled brick beltcourses, and the north side bay with tall, outside, end chimney. South side oriel window. Extensive use of leaded and stained glass.

43. \*914 - 922 E. 16th Ave. (\*counts as five buildings)

CONTRIBUTING. Year of Construction: 1900. Architect: Unknown. Historic Owner: Unknown.

Terrace Style. Two-story brick building which houses five townhouses. Symmetrical facade; three bays, each with an entry porch. The side porches each lead to two entryways; the center porch leads to one townhouse. Each porch has column supports; balustrades with spindled balusters. Flat roof; small shaped center parapet. Raked cornice. Corner quoins. Notable features include the shaped brick window surrounds; second story windows also have egg and dart moulding. This building, and the one adjacent to it (#14), were built as townhouses, but were converted to one bedroom apartment buildings in the 1950s. They are now being restored as townhouses.

44. 836 E. 17th Ave.

CONTRIBUTING. Year of Construction: 1901. Architect: F. S. Snell. Historic Owner: C. A. Perrenoud.

Classical Revival. English Classical design. Massive, four story brick apartment building, in which a series of apartments and light wells are arranged around a four-story rotunda in a double E design. Symmetrical, formally arranged facade with classical detailing. Hipped roof; overhanging eaves; full entablature with raked cornice. Horizontally, the building is broken up by a series of molded wood, brick, and stone beltcourses. Vertically, the bays are defined by varying window patterns, projecting bays, and loggias. Center bay is defined by the 17th Avenue portico, which features Tuscan columns and entablature. Composite columns support the above three loggias, one of which is now enclosed. Double door entrance with transom and sidelights. The building also has porticos on the western and eastern (Emerson St.) elevations. The Emerson Street portico is three stories tall; the first floor is brick and arcaded; the

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second and third stories share Composite columns with full entablature. Other notable exterior features include the small Jacobean windows with quoining; and the corbelled brick corner quoins. A roof dormer is flanked by inside brick chimneys with corbelling and chimney caps. The building's interior court is crowned by a stained glass skylight. A double return staircase connects with all floors, as does the original cage elevator.

46. 1630 1/2 Ogden St.

CONTRIBUTING. Year of Construction: 1892. Architect: Ernest Varian and Frederick Sterner. Historic Owner: Soloman B. Hardy.

Vernacular Masonry. Carriage house. Brick; gabled roof; shingled gable ends. Brick arched windows.

48. 925 E. 17th Ave.

CONTRIBUTING. Year of Construction: 1888. Architect: Frank E. Edbrooke. Historic Owner: M. J. Cranmer.

Queen Anne. Two-and-a-half-story, gabled, brick single family residence, now used as an office building. Overhanging eaves supported by large, carved wood brackets. Porch and roof gables have paneled barge boards, with large decorative beads painted in contrasting colors. Front gable end has decorative wood shingles; Palladian window. Sashed second-story windows; stone sills. Other notable features include the open, entry porch supported by classical columns; Eastlake sunburst pattern in porch pediment. Brick porch wall with stone trim; stone podia. Corbelled brick beltcourses. Stone foundation.

49. 931 E. 17th Ave.

CONTRIBUTING. DENVER LANDMARK. Year of Construction: 1889. Architect: Frank E. Edbrooke. Historic Owner: Frank E. Edbrooke.

Queen Anne. Two-and-a-half-story, brick, single family residence; gable on hip roof line. Classical Revival influences. Two bays. Front-gabled projecting bay has a second-story Palladian window which breaks into the gable end; brick and stone arch; dripstone; leaded and stained glass lunette. First floor, semi-elliptical arched window; brick relieving arch; also with

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leaded and stained glass lunette. The recessed bay is fronted by first and second story open porches. First floor, entry porch has squared and fluted Ionic columns supporting a porch pediment, which features carved wood ribbons and insignia with address; raked cornice. Second-story inset porch also has raked cornice supported by columns. Columns also support the balcony of the roof dormer on the west facade. Shingled dormer on eastern elevation. Corbelled brick water table. Corbelled brick porch wall; masonry podia. Double outside end chimney; original corbelled chimney caps. Recent brick repair. This building, and the buildings on either side of it, were all designed by Frank Edbrooke, one of Denver's most notable architects. The buildings share similar design elements: Palladian windows, classical entablature, columns, gabled roof lines.

50. 940 E. 17th Ave.

CONTRIBUTING. Year of Construction: 1889. Architect: Fred H. Hale. Historic Owner: Le Mayer

Queen Anne. Single family residence, now used as a medical clinic. Two-and-a-half-story, cross-gabled, painted brick building. The main entrance on 17th Avenue has been drastically remodeled, c. 1960s, but the building's other elevations show that it was a high-style building, with such typical Queen Anne features as cantilevered gables, bays, balconies, half-timbering, decorative stonework, and wood detailing. Notable features include the Palladian window in front gable end with swan's neck pediment; the stone window and door arches; the tall outside chimneys with corbelled brick chimney caps; and inset entry porch on the eastern elevation.

51. 941 E. 17th Ave.

CONTRIBUTING. Year of Construction: 1889. Architect: Frank E. Edbrooke. Historic Owner: E. W. Merritt.

Queen Anne. Single family residence, now being converted into a bed-and-breakfast establishment. Two-and-a-half-story brick structure; varied roof line. Overhanging eaves supported by carved wood brackets; incised barge boards. The front gable end, cantilevered and supported by brackets, is shingled and has an inset bay window. Quoins around first and second floor openings. The upper halves of the second floor windows are designed to resemble medieval casement windows. First floor,



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wrap around porch supported by stone pillars and classical wood columns. The porch, which has been partially enclosed, once featured an open weave, brick, porch base. Porch pediment has carved floral swags and ribbons. Bay window on east facade with outside end chimney.

52. \*1001 - 1021 E. 17th Ave. (\*counts as six buildings)

CONTRIBUTING. LISTED ON NATIONAL REGISTER OF HISTORIC PLACES. Year of Construction: 1890. Architect: James Murdock. Historic Owner: Albert W. Brewster.

Eclectic. Chateausque influences. Attached rowhouses. Three-story, brick rowhouses with modified hip roof. Queen Anne and Romanesque influences. Facade divided into eleven bays: six, semi-circular bays; separated by five, recessed bays, each fronted by a two-tier, open, entry porch. The center entryway is a double-wide bay. Exuberant, eclectic design. The central bay is topped by a conical roof; the end bays by gabled wall dormers, each featuring paired, double-hung windows topped with triangular or rounded pediments. Large, Romanesque arched window in each second floor bay. First floor porches supported by brick columns; spindlework fretwork. Second story porches have turned wood columns; fretwork; spindlework frieze. Stone string courses and decorative, terra cotta panels under the windows are repeated across the building.

53. 1002 - 1010 E. 17th Ave.

CONTRIBUTING. Year of Construction: 1901. Architect: Unknown. Historic Owner: Unknown.

Eclectic. Venetian Gothic apartment building. Three-story, buff-colored brick building; flat roof. Very symmetrical facade; three main bays. The center bay consists of three loggias. The first and second story loggias are arcaded; the first floor arcade arches are semi-elliptical; the second story arches are semicircular, with dripstones and keystones. The classic entablature of the third floor loggia is supported by columns. The center bay is flanked by the building's two entrances; each with double doors with a single vertical panel, fanlight, and keystone. Each entrance is flanked by a two-story rectangular bay window and a two-story balcony. Other outstanding features are the overhanging metal cornice with brackets and a modified egg and dart pattern, the cartouche/foiled band decorations,

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and the paired, lancet arched, third-story windows. Corbelled brick beltcourses. Elaborate metal arches, cornices and columns surround the two front entrances, as well as the two, balconied, window openings between the second and third floors. The classic entablature of these windows are supported by four columns; each window is topped by a segmental pediment with keystone. Stone foundation; basement level windows.

54. 1025 - 1029 E. 17th Ave.

CONTRIBUTING. Year of Construction: 1889. Architect: Unknown. Historic Owner: Unknown.

Queen Anne. Duplex, now used as an office building. Three story, brick building. Symmetrical facade. Center chimney. Center bay topped by front-facing, double gable. Overhanging eaves; pierced vergeboards; stick gable ornament. Double-hung windows in each front gable end. Cornice with dentils. Ribbons of three windows on both first and second floors; transoms. Sandstone window surrounds; carved sandstone lintels on first floor. Sandstone beltcourses. Brick, open porches with second story, wooden balconies.

55. 1600 1/2 Ogden St.

CONTRIBUTING. Year of Construction: 1889. Architect: William Lang and Marshall Pugh. Historic Owner: George W. Bailey.

Queen Anne Carriage house, now converted into office space. Stone. Gabled roof; gable ends with half-timbering. Roof dormers. Decorative vergeboards. Arched entrances and windows. Cornice with dentils.

56. 1618 1/2 Ogden St.

CONTRIBUTING. Year of Construction: 1892. Architect: Robert Balcomb and Eugene Rice. Historic Owner: John S. Flower.

Vernacular Masonry. Carriage house. Brick; flared gabled ends with return. Overhanging eaves. Sandstone sills and lintels. Roof dormers.

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Noncontributing Buildings

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40. 1648 Ogden St.

NONCONTRIBUTING. Year of Construction: 1916. Architect: Unknown. Historic Owner: Unknown.

Prairie. Two-story, brick building. Symmetrical facade. Center doorway flanked by two, square, tower porches supported by massive brick piers. Outside period of significance.

42. 1660 Ogden St.

NONCONTRIBUTING. Year of Construction: 1915. Architect: Unknown. Historic Owner: Unknown.

Vernacular Masonry. Dramatically remodeled residence. Outside period of significance.

45. 1690 Emerson

NONCONTRIBUTING.

Modern. Garages/storage facilities. Metal. Incorporates old carriage house. Outside period of significance.

47. 920 E. 17th Ave.

NONCONTRIBUTING. Year of Construction: 1880. Architect: Unknown. Historic Owner: Unknown.

Vernacular Masonry. Single family residence. One-and-a-half-story, brick structure. Remodeled. Loss of integrity.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> n/a community planning	<input type="checkbox"/> n/a landscape architecture	<input type="checkbox"/> n/a 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** 1886-1910 **Builder/Architect** See Attached List

**Statement of Significance (in one paragraph)**

The Swallow Hill Historic District meets Criterion C for its significance as a neighborhood representative of the economic and residential growth Denver experienced during the period 1886 to 1910 embodying a number of well-preserved, stylistically important Queen Anne residences and several important apartment buildings. Taken as a whole, the district represents one of the most significant groupings of architect-designed residential structures in the Rocky Mountain region. Many of Denver's most prominent architects of the period designed buildings within the district, including Lang and Pugh, Balcom and Rice, Varian and Sterner, James Murdock and A.M. Stuckart. Frank E. Edbrooke, noted architect of several of the city's most important buildings, lived in the neighborhood and designed many of its homes.

Swallow Hill was created by members of Denver's power elite, including John Evans, one of the most influential men in early Colorado politics, transportation and commerce. Swallow Hill became the home of many of Denver's leaders in commerce, real estate development and civic affairs. In October 1874, a group of Colorado's most successful and powerful businessmen established the Park Avenue Addition to Denver, an area which encompasses the Swallow Hill Historic District. John Evans, George M. Chilcott, Daniel Witter, Samuel H. Fisher, Julius Hotchkiss and John W. Knox conceived of an appealing residential subdivision with wide parkways planted extensively with shade trees, numerous small parks and deep lots. The Park Avenue Streetcar provided convenient transportation to the area, which was irrigated by a Platte Water Irrigation Company canal running through the southeastern portion of the neighborhood. A newspaper advertisement published in November 1874 presented the area as "the most sightly and beautiful in the city, laid out in the most elegant manner."<sup>1</sup>

John Evans and the other developers established the subdivision in response to the phenomenal growth the city was experiencing as a result of the economic prosperity fueled by the successes of gold and silver mining in the state. Evans, the second Territorial Governor of Colorado, was one of the leaders

## 9. Major Bibliographical References

- Noel, Thomas and Norgren, Barbara. Denver: The City Beautiful and Its Architects.  
Denver: Historic Denver, 1987.
- Brettell, Richard. Historic Denver: The Architects and Their Architecture, 1858-1893.  
Denver: Historic Denver, 1973.

## 10. Geographical Data

Acree of nominated property Approximately 22 acres

Quadrangle name Englewood, CO

Quadrangle scale 1:24,000

### UTM References

A 

1	3	5	0	2	3	4	0	4	3	9	9	1	4	0
Zone			Easting				Northing							

B 

1	3	5	0	2	3	4	0	4	3	9	9	8	0	0
Zone			Easting				Northing							

C 

1	3	5	0	2	0	2	0	4	3	9	8	8	0	0
Zone			Easting				Northing							

D 

1	3	5	0	2	0	2	0	4	3	9	8	1	4	0
Zone			Easting				Northing							

E 

Zone			Easting				Northing							

F 

Zone			Easting				Northing							

G 

Zone			Easting				Northing							

H 

Zone			Easting				Northing							

### Verbal boundary description and justification

See Continuation Sheet

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

state	n/a	code	county	code
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state	code	county	code
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## 11. Form Prepared By

name/title Christine Whitacre and R. Laurie Simmons

organization Historic Denver, Inc. date January 1987

street & number 1330 7th Street telephone (303) 534-1858

city or town Denver state Colorado

## 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 date 12-2-87

### For NPS use only

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

Al Louis Byers **Entered in the National Register** date 1-7-88  
Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration

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of the city's development in its early years and is credited with directing Denver toward its status as a major city. Chilcott was a political activist, who became a United States senator and also supported the city's growth, most notably by helping secure the arrival of the railroad in Denver. The Union Pacific and the Kansas Pacific both entered Denver in 1870, in no small measure due to the efforts of John Evans and other leaders who realized that the city's growth depended on rail connections with the rest of the country. Once the railroad lines became established, hundreds of new citizens poured into Denver, providing a demand for homes in the subdivisions laid out by the foresighted. All of the incorporators of the Park Avenue Addition were men who dealt extensively in real estate speculation and sought to profit from the city's booming economy and growing population. 2

Despite the well-founded optimism of the Park Avenue developers, the Swallow Hill portion of their subdivision did not achieve residential development immediately. Two extant houses in the district, 920 E. 17th Ave. (1880) and 1566 Emerson St. (1886) were built before the major construction cycle in the neighborhood began in 1888. Although speculators were apparently interested in buying land in the area, with several transfers of land occurring during the 1870s and early 1880s, residential development did not proceed with equal vigor. In June 1887, a new addition to Denver was carved from the Park Avenue Addition. The Swallow's Resubdivision was created from Block 22 of the Park Avenue Addition by George R. Swallow and Ellen E. Ramsdall. Although Swallow's Addition is only a small segment of the neighborhood in size, the area has come to be known as Swallow Hill, after banker and developer George Ransom Swallow. 3

Swallow was a Civil War veteran, who emigrated to Colorado in 1873. He was one of the organizers of the First National Bank of Trinidad in 1875. In 1884, Swallow was elected State Treasurer and moved to the capitol. Subsequently, he engaged in banking in Denver as president of the Denver Savings Bank. Swallow amassed extensive real estate holdings in Denver. His partner in the creation of the subdivision, Ellen E. Ramsdall, was a wealthy Denver matron, who moved to the area in 1880 and was best known for her philanthropic work in the community. 4

During 1888 a cycle of residential construction began, which resulted in the completion of three homes in the district. Noteworthy among these houses was the Cranmer House at 925 E. 17th Ave., designed by architect Frank E. Edbrooke. Edbrooke, one of Denver's most prominent architects of the period, had come to Colorado in 1879 at the behest of multimillionaire silver

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magnate Horace Tabor. In addition to designing the Tabor Grand Opera House, Edbrooke also worked on Denver's Navarre Hotel. In May 1889, a building permit was issued for Edbrooke's own home, next door to the one he had designed for Cranmer. He moved to his residence at 931 E. 17th Avenue with his career already well established. Edbrooke was a founding member of the Colorado chapter of the American Institute of Architects and at one time he ran the largest architectural firm in Colorado. His works eventually grew to include the Masonic Temple, the Oxford Hotel, the Brown Palace Hotel, the Denver Dry Goods Store, and the Colorado State Museum. Edbrooke played an influential role in the development of the Swallow Hill neighborhood, designing at least five of the residences: 1625 Downing St., 924 E. 17th Ave. (now demolished), 925 E. 17th Ave., 941 E. 17th Ave., and 931 E. 17th Ave, where he lived for many years. 5

During 1889 nine substantial homes were built in the Swallow Hill neighborhood, marking the beginning of the district's major period of growth and development. Most of the residences built in the district were designed by architects, and many were considered to be excellent examples of their creators' work. In addition to Edbrooke, A. M. Stuckart (1651 Ogden St.), Fred Hale (940 E. 17th Ave.), Balcomb and Rice (1600 Emerson, 1610 and 1651 Emerson and 1618 Ogden St., all listed on the National Register), and Lang and Pugh also designed homes which were constructed here in 1889.

William A. Lang, who has been called Denver's greatest eclectic architect of the 19th century, and his partner Marshall R. Pugh went on to design some of their most outstanding residential works in the Swallow Hill neighborhood, including 1649 Downing St. and 1600 Ogden St. A founding member of the Colorado chapter of the American Institute of Architects, Lang's most noteworthy work consisted of eclectically styled residences of brick and stone. The Bailey House at 1600 Ogden (listed on the National Register) is the largest remaining example of these homes. 6

During the period 1889 through 1910, many of Denver's most prominent architects worked on homes in the Swallow Hill district. These included Varian and Sterner (1630 and 1638 Ogden St.), who are best known for their design of the Denver Athletic Club and their Colonial Revival homes throughout the city. James Murdock (1001-1021 E. 17th Ave., listed on the National Register), is well known for his St. Luke's Episcopal Church, Chapel of Our Merciful Savior, and the Chapter House of St. John's Episcopal Church. The Baerreson Brothers (1644 and 1647

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Emerson St.), were architects for numerous Denver residences, commercial buildings and fraternal lodges, including Denver's El Jebel Shrine Temple. 7

Swallow Hill became a fashionable locale for many of the city's prominent businessmen, who were eager to spend the wealth they obtained in Denver's economic boom of the 1880s on substantial, high style Queen Anne residences. A surprisingly large number of those who moved to the neighborhood during the period 1889 through 1893 were real estate developers, who envisioned a home in Swallow Hill as a splendid financial investment. The most notable of these entrepreneurs was John S. Flower, who played a prominent role in the development of the neighborhood, particularly the 1600 block of Emerson St.

Flower, a close friend of Denver Mayor Robert Speer, formed the real estate firm of Flower and Patterson, and had acquired substantial standing in the business community before moving to Swallow Hill in 1889. His company was involved in transactions concerning some of the largest commercial blocks in the city. Flower was elected president of the Denver Real Estate Commission and was a founder of the Colorado Realty Association. He later became the first president of the Denver Planning Commission.

In Swallow Hill, Flower was responsible for the construction of at least four houses. Architects Balcomb and Rice designed houses at 1600, 1610 and 1651 Emerson St. for Flower as speculative ventures. In addition, Flower's own residence at 1618 Ogden St. was designed by these architects. All houses are listed on the National Register. 8

Other real estate developers who resided in the district included Elmer W. Merritt and Philo D. Grommon, of the real estate firm of Merritt and Grommon. Merritt lived at 941 E. 17th Ave., one of Frank Edbrooke's designs, and Grommon resided at 1625 Downing St. George S. Van Law, a pioneer railroad surveyor and one of the original directors of the Denver Real Estate Exchange, was the original owner of 1635 Ogden Street. James R. Hicks and George W. Bailey, partners in Hicks and Bailey Real Estate and Loan Brokers, both built residences in the district. Hicks lived at 1638 Ogden St. and Bailey built his home at 1600 Ogden (listed on the National Register). Hicks and Bailey specialized in Capitol Hill property and loaning money. Both were active in the civic and commercial life of Denver. Bailey's house is one of grandest in the neighborhood, costing around \$30,000 in 1889. 9



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In addition to the developers, several prominent Denver businessmen constructed homes in Swallow Hill. Civil War veteran and Denver pioneer Andrew J. Woodside built a home at 1644 Emerson St. Woodside was a merchant who owned a shoe company for 35 years. Solomon B. Hardy (1630 Ogden) was partner in the book and stationery house of Chain and Hardy. Joel F. Vaile, who purchased 1610 Emerson in 1890, was a prominent Denver attorney and law partner of Senator Edward O. Wolcott. Vaile was elected president of both the Colorado and Denver Bar Associations. 10

George Crater, successful insurance agent and political activist, constructed a home at 1629 Downing St. Denver attorney John C. Murray lived at 1639 Ogden St. and civil engineer Herbert L. Aulls resided at 1629 Ogden St. Reverend Thomas N. Haskell, founder of Colorado College in Colorado Springs, purchased one of Flower's houses at 1651 Emerson St. 11

The first multi-family structure erected in the district was the Grafton (1001-1020 E. 17th Avenue, listed on the National Register). Constructed in 1890, the Grafton was designed by James Murdock and owned by Albert W. Brewster. Brewster amassed a fortune as a surveyor for the Denver and Rio Grande Railroad and later worked as chief clerk of the Denver United States Mint. The Grafton, originally called the Aldine Family Hotel, was billed as an elite boarding house and attracted well-to-do residents, including William H. Bush, first manager of the Brown Palace Hotel and Dr. Mary Baker, one of the first women to practice medicine in Colorado. The hotel was later owned by United States Senator Thomas M. Patterson, one time owner of the Rocky Mountain News and the Denver Times. 12

The boom in Colorado's economy during the late 1880s and early 1890s came to a halt with the nationwide depression beginning in 1893, and construction in Swallow Hill temporarily stopped. By this date, over 70 percent of the residences in the district had been built. The silver panic of 1893 affected the fortunes of some of the men associated with the district, most notably George W. Bailey, who lost most of his wealth during the depression and was forced to sell his mansion at 1600 Ogden. In 1896, Bailey rented the house at 1600 Emerson St., which he and his wife ran as a boarding house. Despite the general recession, many of the original owners of residences in Swallow Hill had diversified their investments enough to survive the depression. Directories published in the late 1890s list a remarkable number of these families as residing at the same address as before the economic slump. 13

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When business began to recover, the remaining vacant lots in the district were chosen for construction. The area continued to attract financially successful residents, who constructed solid, well crafted homes. The houses erected after the depression departed from the exuberant and ostentatious detailing of the 1880s and displayed instead a sedate classicism. The Brown-Irvine House (1601 Emerson), built in 1900, is an example of the changing architectural tastes. Theodore Brown, a well-known Denver actor and photographer, resided in the house from 1890 to 1920. 14

Among the most notable additions to the district in the early part of the 20th Century, was the construction of the Perrenoud Apartments in 1901. The Perrenoud was built by the Perrenoud family, who were immigrants from Switzerland. Adele C. Perrenoud was the most active member of the family in supervising the construction of the elegant, Classical Revival style, apartment building, which offered its well-to-do residents the conveniences of a ballroom, dining room, bowling alley, and billiard room. 15

The 1910 construction of St. Paul Methodist Episcopal Church represented the end of significant building activity in the district. Swallow Hill had already amassed an impressive group of residences; it now gained an historically and architecturally important church designed by architect J. B. Hyder. The congregation, which dated from Denver's gold camp days, had outgrown facilities at 21st and Welton Streets. Church plans called for an adjacent hotel which was to be run by the church for use by working women, but these plans were abandoned. 16

Swallow Hill continued to be a desirable residential location well into the 1920s, although at this time some of the larger homes had boarders. During the depression of the 1930s, the trend toward conversion of single family homes into multi-family dwellings accelerated, and the neighborhood declined in prosperity. Beginning in the 1960s, new interest was shown in renovating and revitalizing the area. At this time, several of the larger homes were converted into offices, a trend which has continued. During the same period, residential opportunities in the district have improved with the restoration of multi-family buildings such as the Grafton and Perrenoud. Today the Swallow Hill district is a successful mixture of small offices, single family residences and apartment/condominium buildings, which conveys much of its prestigious history, while keeping pace with the demands of modern living. 17

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Notes

1"Plat of the Park Avenue Addition to Denver," 19 October 1874; and Rocky Mountain News, 28 November 1874, p.1.; and Thomas J. Noel and Barbara S. Norgren, Denver: The City Beautiful and Its Architects: 1893-1941 (Denver: Historic Denver, Inc., 1987), p. 18.

2Lyle W. Dorsett, The Queen City: A History of Denver (Boulder, Colo.: Pruett Publishing Co., 1977), pp. 10-11, 65; "George Miles Chilcott, Biographical Information," Colorado Historical Society, Denver, Colo.; Denver Republican, 13 March 1891; Maria Davies McGrath, Real Pioneers of Colorado (Denver: Denver Museum, 1934), 1:249 and 3:498; Frank Hall, History of the State of Colorado, 1st. ed. (Chicago: Blakely Printing Co., 1895), 4:616; and Denver Times, 2 September 1902, p. 2.

3"Plat of the Swallow's Resubdivision of Block 22 of the Park Avenue Addition, 7 June 1887.

4Hall, 4:565; Denver Times, 6 December 1889, p. 6; and Rocky Mountain News, 29 May 1930, p.24.

5"Building Permit No. 347, 13 May 1889, Denver, Colo.; Noel and Norgren, pp. 195-196; Frank E. Edbrooke, Reviewing the Events of My Life (Denver: Egan Printing, 1918?); Denver Post, 4 May 1921, p. 1; and Richard Brettell, Historic Denver: the Architects and Their Architecture, 1858-1893 (Denver: Historic Denver, 1973), pp.33-63.

6Noel and Norgren, pp. 208-209.

7Ibid., pp. 187, 212-213, 218, and 220; and Brettell, pp. 142-148 and 186-189.

8U.S., Department of Interior, National Park Service, "National Register of Historic Places Nomination Form: John S. Flower House," 1908; Ibid., "Flower-Vaile House," 1982; and Ibid., "Bouvier-Lothrop House," 1980.

9"Building Permit No. 1240," 11 September 1889, Denver, Colo.; "Denver, 1886: Pencil Sketches and Graver Strokes," pp. 62-64; and Denver Post, 9 October 1938.

10The Trail, 18(July 1925); V. B. Vickers, History of Denver

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(Chicago: O. L. Baskin and Co. Historical Publishers, 1880), p. 462; and "National Register of Historic Places Nomination Form: Flower-Vaile House," 1982.

11Rocky Mountain News, 26 July 1885, p. 5; Ibid., 3 January 1883, p. 1; and "National Register of Historic Places Nomination Form: Haskell House," 1983.

12"National Register of Historic Places Nomination Form: The Aldine, the Grafton," 1982; and Rocky Mountain News, 11 October 1975, p. 52.

13"National Register of Historic Places Nomination Form: Bailey House;" Agnes Leonard Scanland Hill, The Colorado Blue Book (Denver: James R. Ives and Co., 1892; and The Social Year Book: 1898 (Denver: Carson-Harper Co., 1897).

14Rocky Mountain News, 25 December 1935, p. 14.; Denver Republican 1 January 1900, p. 7; and Barbara Norgren, "Brown-Irvine House" (notes).

15Rocky Mountain News, 11 October 1975, p. 52; and The Trail 19(1927).

16Rocky Mountain News, 22 August 1959, p. 40; Denver Post, 13 December 1909, p. 7; Denver Post, 22 October 1909, p. 5; and Noel and Norgren, p. 85.

17Denver Householders Directory, (Denver: Gazetteer Publishing Co., 1924 and 1926); Denver County Assessor Records; and Rocky Mountain News, 11 October 1975, p. 52.

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Swallow Hill Historic District

Verbal Boundary Description and Justification

The proposed district boundaries have been drawn to include those sections of Swallow Hill which are most intact, and which best represent its original, high style, residential architectural integrity. Conversely, the boundaries exclude, as much as possible, modern intrusions, parking lots, vacant lots and those buildings which fall outside the district's 1886-1910 period of significance.

The point of beginning of the boundary of the Swallow Hill Historic District shall be the intersection of the south curb line of East 17th Avenue and the east edge of the alley running north-south between Clarkson Street and Emerson Street.

On the North, the boundary shall then proceed east along the south curb line of East 17th Avenue to the intersection of the extension of the west property line of 925 East 17th Avenue (map-#48); thence north along the west property line of 925 East 17th Avenue to the intersection of the south edge of the alley immediately north of East 17th Avenue; and thence east along the alley immediately north of East 17th Avenue to the east property line of 1029 East 17th Avenue (map-#54).

On the East, the boundary shall proceed south along the east property line of 1029 East 17th Avenue to its intersection with the north curb line of East 17th Avenue; thence westward along the north curb line of East 17th Avenue to its intersection with the extension of the east property line of 1010 East 17th (map-#53) Avenue; thence south along the east property line of 1010 East 17th Avenue to the south edge of the alley immediately south of East 17th Avenue; thence east along the south edge of the alley immediately south of East 17th Avenue to the intersection of the west curb line of Downing Street; and thence south along the west curb line of Downing Street to the intersection of the north curb line of East 16th Avenue.

On the South, the boundary shall proceed west along the north curb line of East 16th Avenue to its intersection with the west curb line of Ogden Street; thence south along the west curb line of Ogden Street to the intersection of the south property line of 1545 Ogden Street; thence west along the south property (map-#26) line of 1545 Ogden Street to the east edge of the alley running north-south between Emerson Street and Ogden Street; thence north along the east edge of the alley running north-south between Emerson Street and Ogden Street to its intersection with the extension of the south property line of 1566 Emerson Street (map-#12);

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Swallow Hill Historic District

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thence west along the south property line of 1566 Emerson Street to its intersection with the east curb line of Emerson Street; thence north along the east curb line of Emerson Street to its intersection with the north curb line of East 16th Avenue; and thence west along the north curb line of East 16th Avenue to the intersection of the east edge of the alley running north-south between Clarkson Street and Emerson Street.

On the West, the boundary shall proceed north along the east edge of the alley running north-south between Clarkson Street and Emerson Street to the point of beginning.

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LIST OF LOCATIONS BY ID NUMBER

ID #	STREET ADDRESS	ID #	STREET ADDRESS	ID #	STREET ADDRESS
1	1601 Downing St Denver, Colorado 80218	13	1570 Emerson St Denver, Colorado 80218	21	1634-36 Emerson St Denver, Colorado 80218
2	1615 Downing St Denver, Colorado 80218	14	1576-82 Emerson St Denver, Colorado 80218	22	1644 Emerson St Denver, Colorado 80218
3	1625 Downing St Denver, Colorado 80218	15	1600 Emerson St Denver, Colorado 80218	23	1647 Emerson St Denver, Colorado 80218
4	1629 Downing St Denver, Colorado 80218	16	1601 Emerson St Denver, Colorado 80218	24	1650 Emerson St Denver, Colorado 80218
5	1635 Downing St Denver, Colorado 80218	17	1610 Emerson St Denver, Colorado 80218	25	1651 Emerson St Denver, Colorado 80218
6	1641 Downing St Denver, Colorado 80218	18	1631 Emerson St Denver, Colorado 80218	26	1545 Ogden St Denver, Colorado 80218
7	1649 Downing St Denver, Colorado 80218	19	1620-32 Emerson St Denver, Colorado 80218	27	1551 Ogden St Denver, Colorado 80218
12	1566 Emerson St Denver, Colorado 80218	20	1633 Emerson St Denver, Colorado 80218	28	1557 Ogden St Denver, Colorado 80218

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SWALLOW HILL HISTORIC DISTRICT  
LIST OF LOCATIONS BY ID NUMBER

ID #	STREET ADDRESS	ID #	STREET ADDRESS	ID #	STREET ADDRESS
29	1571-83 Ogden St Denver, Colorado 80218	37	1638 Ogden St Denver, Colorado 80218	45	1690 Emerson St Denver, Colorado 80218
30	1600 Ogden St Denver, Colorado 80218	38	1639 Ogden St Denver, Colorado 80218	46	1630 1/2 Ogden St Denver, Colorado 80218
31	1615 Ogden St Denver, Colorado 80218	39	1642 Ogden St Denver, Colorado 80218	47	920 E 17th Av Denver, Colorado 80218
32	1618 Ogden St Denver, Colorado 80218	40	1648 Ogden St Denver, Colorado 80218	48	925 E 17th Av Denver, Colorado 80218
33	1623 Ogden St Denver, Colorado 80218	41	1651 Ogden St Denver, Colorado 80218	49	931 E 17th Av Denver, Colorado 80218
34	1629 Ogden St Denver, Colorado 80218	42	1660 Ogden St Denver, Colorado 80218	50	940 E 17th Av Denver, Colorado 80218
35	1630 Ogden St Denver, Colorado 80218	43	914-22 E 16th Av Denver, Colorado 80218	51	941 E 17th Av Denver, Colorado 80218
36	1635 Ogden St Denver, Colorado 80218	44	836 E 17th Av Denver, Colorado 80218	52	1001-21 E 17th Av Denver, Colorado 80218



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SWALLOW HILL HISTORIC DISTRICT  
LIST OF LOCATIONS BY ID NUMBER

ID #	STREET ADDRESS
53	1002-10 E 17th Av Denver, Colorado 80218
54	1025-29 E 17th Av Denver, Colorado 80218
55	1600 1/2 Ogden St Denver, Colorado 80218
56	1618 1/2 Ogden St Denver, Colorado 80218

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SWALLOW HILL HISTORIC DISTRICT  
CURRENT OWNERSHIP BY ID NUMBER

ID #	STREET ADDRESS	CURRENT OWNERSHIP
1	1601 Downing St Denver, Colorado 80218	Louis P. Aiello 1441 Wazee St. Denver, CO 80202
2	1615 Downing St Denver, Colorado 80218	Richard and Martha Illige-Saucier 1615 Downing St. Denver, CO 80218
3	1625 Downing St Denver, Colorado 80218	Sidney P. Godsman 1625 Downing St. Denver, CO 80218
4	1629 Downing St Denver, Colorado 80218	Jennie Louise Randolph 1629 Downing St. Denver, CO 80218
5	1635 Downing St Denver, Colorado 80218	Johnston and Randolph Investment Properties 1635 Downing St. Denver, CO 80218
6	1641 Downing St Denver, Colorado 80218	Park Place Venture III 723 Delaware St. Denver, CO 80204
7	1649 Downing St Denver, Colorado 80218	1649 Downing, Inc. 1649 Downing St. Denver, CO 80218
12	1566 Emerson St Denver, Colorado 80218	Steven E. Smalley and Ruth L. Mitchell 1566 Emerson St. Denver, CO 80218

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SWALLOW HILL HISTORIC DISTRICT  
CURRENT OWNERSHIP BY ID NUMBER

ID #	STREET ADDRESS	CURRENT OWNERSHIP
13	1570 Emerson St Denver, Colorado 80218	Joseph Saint-Veltri;C/O Canges, Shaver, et al 600 Capitol Life Center Denver, CO 80203
14	1576-82 Emerson St Denver, Colorado 80218	Bartlett Investments 2040 S. Fillmore St. Denver, Co 80210
15	1600 Emerson St Denver, Colorado 80218	Michael A. Richardson 5200 Vale Dr. Denver, CO 80222
16	1601 Emerson St Denver, Colorado 80218	WRC of Colorado, Inc. 1200 17th St., #1900 Denver, CO 80202
17	1610 Emerson St Denver, Colorado 80218	Sisk, Foley, Hultin, and Driver 1610 Emerson St. Denver, CO 80218
18	1631 Emerson St Denver, Colorado 80218	Willard J. Moore Investment Co. 800 E. 17th Ave. Denver, CO 80218
19	1620-32 Emerson St Denver, Colorado 80218	Emerson Enterprises 6710 E. Cedar Ave., #B Denver, CO 80224
20	1633 Emerson St Denver, Colorado 80218	Willard J. Moore Investment Co. 800 E. 17th Ave. Denver, CO 80218

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Swallow Hill

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SWALLOW HILL HISTORIC DISTRICT  
CURRENT OWNERSHIP BY ID NUMBER

ID #	STREET ADDRESS	CURRENT OWNERSHIP
21	1634-36 Emerson St Denver, Colorado 80218	G. Kent Hamilton and W. R. Adams 1634 Emerson St., #1 Denver, CO 80218
22	1644 Emerson St Denver, Colorado 80218	Hillar L. and Elvi Raamat, et al (****) 20491 Forrest Hills Dr. Saratoga, CA 95070
23	1647 Emerson St Denver, Colorado 80218	Ralph Riggs 844 Humboldt St. Denver, CO 80218
24	1650 Emerson St Denver, Colorado 80218	Michael G. Sawaya 500 Fairfax St. Denver, CO 80220
25	1651 Emerson St Denver, Colorado 80218	John P., Jr. and John P. III Akolt 1651 Emerson St. Denver, CO 80218
26	1545 Ogden St Denver, Colorado 80218	Theresa K. Smith 1545 Ogden St. Denver, Co 80218
27	1551 Ogden St Denver, Colorado 80218	Mar-Vels Guest Home, Inc.;C/O Marvel Crose 1551 Ogden St. Denver, CO 80218
28	1557 Ogden St Denver, Colorado 80218	David W. Atkinson 770 Clarkson St. Denver, CO 80218

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SWALLOW HILL HISTORIC DISTRICT  
CURRENT OWNERSHIP BY ID NUMBER

ID #	STREET ADDRESS	CURRENT OWNERSHIP
29	1571 Ogden St Denver, Colorado 80218	Gary D. and Gloria J. Jones 1571 Ogden St. Denver, CO 80218
29	1573 Ogden St Denver, Colorado 80218	Doris J. Biester 1573 Ogden St. Denver, CO 80218
29	1575 Ogden St Denver, Colorado 80218	Robert M. Caudle 1695 Gaylord St. Denver, CO 80206
29	1577 Ogden St Denver, Colorado 80218	Rob Dick 66 27th Ave. San Francisco, CA 94121
29	1579 Ogden St Denver, Colorado 80218	Kathryn Carey and Randall W. Jones 1579 Ogden St. Denver, CO 80218
29	1581 Ogden St Denver, Colorado 80218	Mark W., Tor A., and Sandra Brunvand 1581 Ogden St. Denver, CO 80218
29	1583 Ogden St Denver, Colorado 80218	Gary S. Schettl 1583 Ogden St. Denver, CO 80218
30	1600 Ogden St Denver, Colorado 80218	L and J Limited 1600 Ogden St. Denver, CO 80218

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SWALLOW HILL HISTORIC DISTRICT  
CURRENT OWNERSHIP BY ID NUMBER

ID #	STREET ADDRESS	CURRENT OWNERSHIP
31	1615 Ogden St Denver, Colorado 80218	St. Paul Methodist Episcopal Church 1615 Ogden St. Denver, CO 80218
32	1618 Ogden St Denver, Colorado 80218	Dennis Buckles, Ethan Cantor, and Marshall Snider 90 Madison St., #200 Denver, CO 80206
33	1623 Ogden St Denver, Colorado 80218	Grace Mahon Walker 1623 Ogden St. Denver, CO 80218
34	1629 Ogden St Denver, Colorado 80218	William J. and Linda R. Bechtel 1629 Ogden St. Denver, CO 80218
35	1630 Ogden St Denver, Colorado 80218	Diane S. and Marcus G. Trumbo 1630 Ogden St. Denver, CO 80218
36	1635 Ogden St Denver, Colorado 80218	James C. and Floy I. Arnold 1635 Ogden St. Denver, CO 80218
37	1638 Ogden St Denver, Colorado 80218	Ogden Enterprises 319 Prospect Seattle, WA 98109
38	1639 Ogden St Denver, Colorado 80218	Steven D. Rohrer 1639 Ogden St. Denver, CO 80218

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SWALLOW HILL HISTORIC DISTRICT  
CURRENT OWNERSHIP BY ID NUMBER

ID #	STREET ADDRESS	CURRENT OWNERSHIP
39	1642 Ogden St Denver, Colorado 80218	John T. Odbert Mtg. Inc. 178 N. Cedar Brook Rd. Boulder, CO 80302
40	1648 Ogden St Denver, Colorado 80218	Bruce Levinsky;C/O Merlin Construction 1649 Downing St. Denver, CO 80218
41	1651 Ogden St Denver, Colorado 80218	Philip E. and Erma J. Lowery 110 16th St. Denver, CO 80202
42	1660 Ogden St Denver, Colorado 80218	Denver Christian Community 1660 Ogden St. Denver, CO 80218
43	914-22 E 16th Av Denver, Colorado 80218	Bartlett Investments 2040 S. Fillmore St. Denver, CO 80210
44	836 E 17th Av Denver, Colorado 80218	Perrenoud Association, Inc. 836 E. 17th Ave. Denver, CO 80218
45	1690 Emerson St Denver, Colorado 80218	Perrenoud Association, Inc. 836 E. 17th Ave. Denver, CO 80218
46	1630 1/2 Ogden St Denver, Colorado 80218	Diane S. and Marcus G. Trumbo 1630 Ogden St. Denver, CO 80218

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SWALLOW HILL HISTORIC DISTRICT  
CURRENT OWNERSHIP BY ID NUMBER

ID #	STREET ADDRESS	CURRENT OWNERSHIP
47	920 E 17th Av Denver, Colorado 80218	Paul E. Stewart and Thomas P. Buche 920 E. 17th Ave. Denver, CO 80218
48	925 E 17th Av Denver, Colorado 80218	Edward D and Sterling A M Church 22 Paradise Rd. Golden, CO 80401
49	931 E 17th Av Denver, Colorado 80218	Lila J Lynn 1335 Manhattan Beach Blvd. #3 Manhattan Beach, CA 90266
50	940 E 17th Av Denver, Colorado 80218	Rocky Mountain Child Health Services, Inc. 1010 E. 19th Av. Denver, CO 80218
51	941 E 17th Av Denver, Colorado 80218	TR for the United Steel Workers of America 941 E. 17th Av. Denver, CO 80218
52	1001 E 17th Av 3 Denver, Colorado 80218	Richard Dale Kerns 1001 E. 17th Ave., #3 Denver, Co 80218
52	1007 E 17th Av 4 Denver, Colorado 80218	Edward J. Rau 1007 E. 17th Ave., #4 Denver, Co 80218
52	1011 E 17th Av 5 Denver, Colorado 80218	Maira E. Donnelly 1013 E. 17th Ave. Denver, CO 80218



United States Department of the Interior  
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National Register of Historic Places  
Continuation Sheet

Section number 4 Page 8 Swallow Hill

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SWALLOW HILL HISTORIC DISTRICT  
CURRENT OWNERSHIP BY ID NUMBER

ID #	STREET ADDRESS	CURRENT OWNERSHIP
52	1011 E 17th Av 6 Denver, Colorado 80218	Wayne R. Wood and Wallace E. Anderson 1011 E. 17th Ave., #6 Denver, CO 80218
52	1013 E 17th Av 7 Denver, Colorado 80218	Stanley Fred and Sandra M. Buerger 2788 E. Geddes Ave. Littleton, CO 80122
52	1013 E 17th Av 8 Denver, Colorado 80218	Jerry F. Porter 1013 E. 17th Ave., #8 Denver, CO 80218
52	1017 E 17th Av 9 Denver, Colorado 80218	Edward J. and Gretchen C. Rau 1017 E. 17th Av., #9 Denver, CO 80218
52	1021 E 17th Av 10 Denver, Colorado 80218	David L. and Ann Noble Harris 853 S. Gilpin St. Denver, CO 80209
52	1021 E 17th Av 11 Denver, Colorado 80218	Michael I. Moore and Galen L. Stockton 1021 E. 17th Ave., #11 Denver, CO 80218
52	1001 E 17th Av 12 Denver, Colorado 80218	Martin James and Martin James, Jr., Zencik 1001 E. 17th Ave., #12 Denver, CO 80218
52	1001 E 17th Av 13 Denver, Colorado 80218	Pamela K. Murray 1001 E. 17th Ave., #13 Denver, CO 80218

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National Park Service

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Continuation Sheet

Section number 4 Page 9 Swallow Hill

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SWALLOW HILL HISTORIC DISTRICT  
CURRENT OWNERSHIP BY ID NUMBER

ID #	STREET ADDRESS	CURRENT OWNERSHIP
52	1007 E 17th Av 14 Denver, Colorado 80218	Kelly C. Dedgnan and John M. Meyers 1007 E. 17th Ave., #14 Denver, CO 80218
52	1013 E 17th Av 15 Denver, Colorado 80218	John C. Thonsic 329 Lake Ave. Aspen, Co 81611
52	1011 E 17th Av 16 Denver, Colorado 80218	Leland Rudofsky 555 Williams St. Denver, CO 80218
52	1013 E 17th Av 17 Denver, Colorado 80218	Jeanne M. Muse 1013 E. 17th Ave., #17 Denver, CO 80218
52	1013 E 17th Av 18 Denver, Colorado 80218	Gerald Joseph Higgins 1013 E. 17th Ave., #18 Denver, CO 80218
52	1013 E 17th Av 19 Denver, Colorado 80218	Edward Joseph and Sandra Kay Sardella 945 S. Downing St. Denver, CO 80209
52	1001 E 17th Av 20 Denver, Colorado 80218	Dale and Linda J. Southworth 449 S. Ogden St. Denver, CO 80209
52	1021 E 17th Av 21 Denver, Colorado 80218	Theodore Allan Underwood 1021 E. 17th Ave., #21 Denver, CO 80218

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

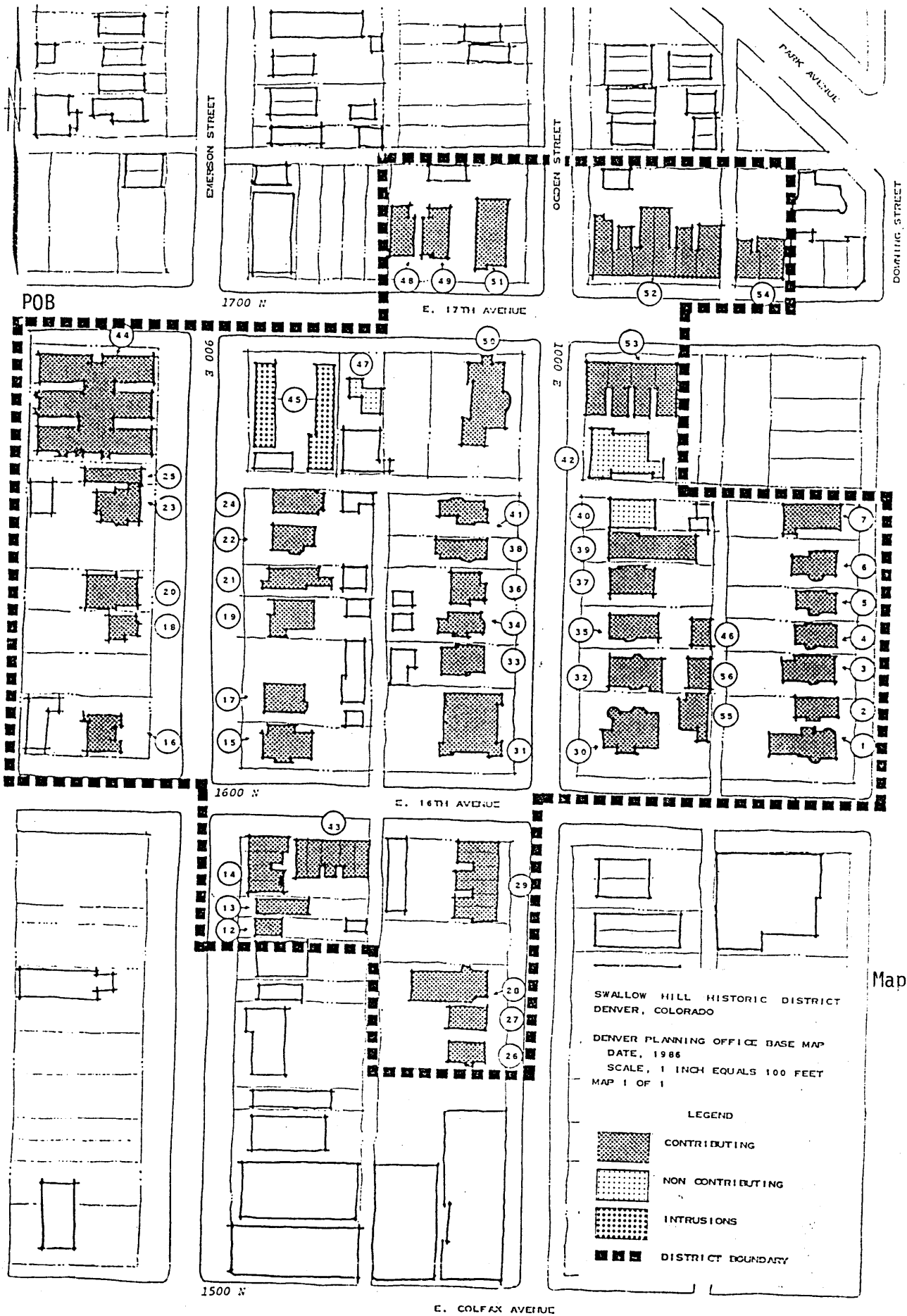
Section number 4 Page 10 Swallow Hill

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SWALLOW HILL HISTORIC DISTRICT  
CURRENT OWNERSHIP BY ID NUMBER





ID #	STREET ADDRESS	CURRENT OWNERSHIP
52	1021 E 17th Av 22 Denver, Colorado 80218	James W. Carisch 1021 E. 17th Ave., #22 Denver, Co 80218
52	1001 E 17th Av 23 Denver, Colorado 80218	Samuel A. and Donna Jean Keller 1001 E. 17th Ave., #23 Denver, CO 80218
52	1021 E 17th Av 24 Denver, Colorado 80218	Louis F. Coppage 1021 E. 17th Ave., #24 Denver, CO 80218
52	1021 E 17th Av 25 Denver, Colorado 80218	Louis F. Coppage 1080 Sorrento Dr. San Diego, CA 92107
53	1002-10 E 17th Av Denver, Colorado 80218	Holly Apartments;C/O Federal Natl. Mort. Assn. 2001 Bryan Tower, Suite 1200 Dallas, TX 75201
54	1025-29 E 17th Av Denver, Colorado 80218	Robert A. Shupe 1270 Eudora St. Denver, CO 80220
55	1600 1/2 Ogden St Denver, Colorado 80218	L and J Limited 1600 Ogden St. Denver, CO 80218
56	1618 1/2 Ogden St Denver, Colorado 80218	Dennis Buckles, Ethan Cantor, and Marshall Snider 90 Madison St., #200 Denver, CO 80206

Clarkson Street



SWALLOW HILL HISTORIC DISTRICT  
DENVER, COLORADO

DENVER PLANNING OFFICE BASE MAP  
DATE, 1986  
SCALE, 1 INCH EQUALS 100 FEET  
MAP 1 OF 1

- LEGEND
-  CONTRIBUTING
  -  NON CONTRIBUTING
  -  INTRUSIONS
  -  DISTRICT BOUNDARY

Map 2 Of 2

1500 N

E. COLFAX AVENUE

1600 N

E. 16TH AVENUE

1700 N

E. 17TH AVENUE

POB

PHOTO LOG (Building # corresponds to Photo #)

1. 1601 Downing St.  
roll 5, frames 20-28 (PRINT)
2. 1615 Downing St.  
roll 5, frames 16-19
3. 1625 Downing St.  
roll 5, frames 10-15 (PRINT)
4. 1629 Downing St.  
roll 5, frames 7-9 (PRINT)
5. 1635 Downing St.  
roll 5, frames 5-6 (PRINT)
6. 1641 Downing St.  
roll 5, frames 1-4 (PRINT)
7. 1649 Downing St.  
roll 6, frames 14-19 (PRINT)
12. 1566 Emerson St.  
roll 2, frames 17-19 (PRINT)
13. 1570 Emerson St.  
roll 2, frames 14-16 (PRINT)
14. 1576-1582 Emerson St.  
roll 2, frames 11-13
15. 1600 Emerson St.  
roll 2, frames 6-10 (PRINT)
16. 1601 Emerson St.  
roll 3, frames 25-27 (PRINT)
17. 1610 Emerson St.  
roll 2, frames 3-5 (PRINT)
18. 1631 Emerson St.  
roll 3, frames 23-24
19. 1620-1632 Emerson St.  
roll 2, frames 1-2
20. 1633 Emerson St.  
roll 3, frames 21-22
21. 1634-36 Emerson St.  
roll 1, frames 36-37
22. 1644 Emerson St.

- roll 1, frames 34-35 (PRINT)
23. 1647 Emerson St.  
roll 3, frames 17-20 (PRINT)
24. 1650 Emerson St.  
roll 1, frames 32-33
25. 1651 Emerson St.  
roll 3, frames 10-16 (PRINT)
26. 1545 Ogden St.  
roll 3, frames 30-32
27. 1551 Ogden St.  
roll 3, frames 33-34
28. 1557 Ogden St.  
roll 3, frames 35-36 (PRINT)
29. 1571-1583 Ogden St.  
roll 4, frames 2-3
30. 1600 Ogden St.  
roll 1, frames 2-8 (PRINT)
31. 1615 Ogden St.  
roll 4, frames 5-7
32. 1618 Ogden St.  
roll 1, frames 9-10
33. 1623 Ogden St.  
roll 4, frames 8-11
34. 1629 Ogden St.  
roll 4, frames 12-14 (PRINT)
35. 1630 Ogden St.  
roll 1, frames 11 & 16-17 (PRINT)
36. 1635 Ogden St.  
roll 4, frames 15-18
37. 1638 Ogden St.  
roll 1, frames 12-15
38. 1639 Ogden St.  
roll 4, frames 19-21
39. 1642 Ogden St.  
roll 6, frames 4-6
40. 1648 Ogden St.  
roll 1, frames 19-20

41. 1651 Ogden St.  
roll 4, frames 22-26 (PRINT)
42. 1660 Ogden St.  
roll 7, frame 30 (PRINT)
43. 914 - 922 16th Ave.  
roll 3, frames 28-29
44. 836 17th Ave.  
roll 2, frames 25-34 (PRINTS - 2)
45. 1690 Emerson St.  
roll 7, frame 22 (PRINT)
46. 1630 1/2 Ogden St.  
unphotographed
47. 920 17th Ave.  
unphotographed
48. 925 17th Ave.  
roll 2, frames 35-36 (PRINT)
49. 931 17th Ave. (PRINT)  
roll 3, frames 2-3
50. 940 17th Ave.  
roll 4, frames 27-28 (PRINT)
51. 941 17th Ave.  
roll 3, frames 8-9 (PRINT)
52. 1001 - 1021 17th Ave.  
roll 1, frame 21-29 (PRINT)
53. 1002 - 1010 17th Ave.  
roll 6, frames 20-33 (PRINT)
54. 1025 - 1029 17th Ave.  
roll 1, frame 30-31
55. 1600 1/2 Ogden St.  
unphotographed
56. 1618 1/2 Ogden St.  
unphotographed

Photo #

- 57 #1 STREETSCAPE--1600 block of Downing Street, west side  
roll 7, frame 4 (PRINT)
- 58 #2 STREETSCAPE--17th Avenue, looking west  
roll 7, frame 13 (PRINT)

Photo #

59 #3 STREETSCAPE--1600 block of Emerson Street, east side  
roll 7, frame 25 (PRINT)

60 #4 STREETSCAPE--1600 block of Ogden Street, east side  
roll 7, frame 27 (PRINT)