

# 200 Block South Lincoln Street Historic District



## An Application For Landmark District Designation

200 Block South Lincoln Street

Date: 16 February 2016

**1. DISTRICT IDENTIFICATION**

**Boundaries of District**

Includes nine properties on the west side, house numbers 201, 207, 209, 213, 223, 227, 233, 241, 243 and six properties on the east side, house numbers 214, 218, 224, 238, 242, 246 of the 200 Block of South Lincoln Street.

Legal Description:

A portion of the Re-Subdivision of Blocks 1, 2 & 3, and a portion of the Re-Subdivision of Blocks 10, 11 & 12, Gallup’s South Broadway Subdivision as originally recorded in Arapahoe County, located in the SE ¼ of Section 10, Township 4 South, Range 68 West of the 6<sup>th</sup> P. M., City and County of Denver, State of Colorado, more particularly described as follows:

All of Lots 27 through 38, Re-Subdivision of Blocks 1, 2 & 3, Gallup’s South Broadway Subdivision.

The South ½ of Lot 4 and All of Lots 5 through 12, and the North 3.5 feet of the West 60 feet and the North 5 feet of the East 60 feet of Lot 13, Re-Subdivision of Blocks 10, 11 & 12, Gallup’s South Broadway Subdivision.

In addition thereto those portions of all abutting public rights-of-way, but only to the centerline thereof, which are immediately adjacent to the aforesaid specifically described area.

|                            |  |
|----------------------------|--|
| Historic Name of District: | None   |
| Current Name of District:  | None   |
| Proposed Name of District: | 200 Block South Lincoln Street Historic District |
| Historic Uses:             | Residential                                      |
| Present Uses:              | Residential                                      |
| Zone Districts:            | U-TU-B2, UO-3                                    |

***Explain how the boundaries were determined:***

All of the 15 homes, within the historic district, are of Queen Anne architecture, including two cottage Queen Anne style houses, seven Queen Anne’s with turrets, and six high style Queen Anne residences. On the west side, the houses are likely the largest collection of William Lang Queen Anne style homes in a row, which still retain integrity. The homes on the east side represent a collection of high style Queen Anne houses that were built within the same few years as the homes on the west side, the period from 1889-1895. All of the houses were built shortly after the Broadway street car line began running from 18<sup>th</sup> Street to Alameda in 1889. This allowed for the residents moving into this new area of Denver to easily travel from their homes to downtown Denver and other commercial districts, which contributed to spurring development towards Denver’s southern border. The 200 block of South Lincoln Street is now a prominent location as a main artery into downtown Denver.

**2. APPLICANT(S) AND PREPARER INFORMATION**

**Name:** Anita Lynch (preparer and primary point of contact)

**Address:** 227 South Lincoln Street, Denver, CO 80209

**Phone:** 303-917-0967; 303-993-4656

**Email:** nlynch1@comcast.net

**Affiliation (indicate one or more of the following:  Property owner in district,  Other property owner in Denver,  Denver residence,  Place of business in Denver):**

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**Name:** Terry Gulliver

**Address:** 227 South Lincoln Street, Denver, CO 80209    **Phone:** 720-320-2410; 303-993-4656

**Email:** twgulliver0@gmail.com

**Affiliation (indicate one or more of the following)**  **Property owner in district**,  **Other property owner in Denver, Denver residence**,  **Place of business in Denver**):

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**Name:** Gertrude Grant

**Address:** 242 South Lincoln Street, Denver, CO 80209  
303-514-9920; 303-744-3882

**Phone:**

**Email:** gertiegrant@estreet.com

**Affiliation (indicate one or more of the following):**  **Property owner in district**,  **Other property owner in Denver**,  **Denver residence**,  **Place of business in Denver**):

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**Application prepared by (if not listed above):** n/a

**Name:**

**Phone:**

**Address:**

**Email:**

If the applicant(s) does not own all properties in the district, the applicants must include at least three persons who are residents or owners of property in the City and County of Denver, or have a place of business in the City and County of Denver. Ideally, the three applicants would be property owners within the district. Please expand this field as needed. Alternately, the applicant can be a member of City Council or the Manager of Community Planning and Development department.

### **3. STATEMENT OF SIGNIFICANCE**

***Category 1. History:*** *To have historical significance, the district shall be 30 or more years old or have extraordinary importance to the historical development of Denver, and shall:*

*a) Have direct association with the historical development of the city, state, or nation:*

The time from 1890 to the Silver Crisis in 1893 was a period of intense growth within Colorado and specifically in the Denver area. There was competition between incorporating districts and developers around Denver, the street railway system expanded, and Denver businesses were growing. The City of Denver also began expanding its borders to increase tax revenue and eventually annexed the Town of South Denver. This area of South Lincoln is a reflection that growth and change. The period most significant for these houses are from construction in 1889 through the 1895, correlating with this early growth of Denver, founding of streets, the establishment of rail corridors, and incorporation into the City of Denver.

Phil Goodstein's book, *Denver Streets*, explains that developer Henry C. Brown became one of the first in Denver to plot an area parallel to the cardinal directions. This deviated from Denver's earliest diagonal grid that was plotted near the confluence of the Cherry Creek and South Platte River and ran parallel to the two streams. Since originally plotted, Lincoln Street has retained its name through various city-wide changes in street names; particularly an 1897 initiative to re-order them under the Maloney System, but originally the street was an avenue.

Construction on the residences of the 200 block of South Lincoln began when Alameda served as the City of Denver's southern boundary with the Town of South Denver. The six structures on the east side of Lincoln, and six of the nine structures on the west side of the Lincoln, were completed before South Denver was incorporated into Denver in December of 1892. As Denver rapidly expanded its boundaries to incorporate neighboring towns during its peak growth period from the 1870 to the 1890, the remaining three houses on the west side were built in 1895. Millie Van Wyke's book, *The Town of South Denver*, explains that the City of Denver needed to annex the Town of South Denver in order to add more taxable property. Additionally, Denver industries, such as the street railway and water companies were already serving the nearby towns, which also contributed to their incorporation into the City of Denver.

All of the houses were built shortly after the Broadway street car line began running from 18<sup>th</sup> Street south to Alameda in 1889. This expansion of the trolley system allowed new residents to easily travel from their homes to downtown Denver and other commercial districts. In *Denver's Street Railways, Volume 1: 1871-1900*, by Don Robertson and Morris Cafky, the book explains that improved streetcars were employed on this route to enhance the experience of the riders. Soon after the Broadway cable car line was completed, trolleys became the standard for Denver's street railway system. H.H. Wolcott, of Denver Tramway Company, proposed updating and expanding the Broadway line to Englewood. *Denver's Street Railways* explained that the Town of South Denver and Englewood then became more interconnected as it became possible for people to live further away from commercial districts and their places of employment. By the early 1890s, there were three different street railway companies with routes within walking distance of South Lincoln, the Denver Tramway Company, the Denver Circle Railroad, and the Metropolitan Railroad, which provided easy access to Denver and other surrounding areas and spurred the growth of development along South Lincoln.

***Category 2. Architecture:*** *To have architectural importance, the structure or district shall have design quality and integrity and shall:*

*a) Embody distinguishing characteristics of an architectural style or type:*

The district contains an intact collection of 15 Queen Anne residences built between 1889 and 1895, a dominant style of architecture towards the end of Denver's peak 19<sup>th</sup> century growth period. On the west side of the block are eight homes designed by prominent Denver architect William Lang. One of the homes, 223 South Lincoln Street may also be a Lang designed home as it contains many of the same features as the other eight homes, but the records have not documented this. These 15 homes, which range from smaller cottages to high-style homes, are excellent examples of Queen Anne architecture. While the decorative elements vary for house to house, overall, they demonstrate classic Queen Anne style, including asymmetrical forms, steeply pitched roofs, often with front facing gable roofs, corner towers, wrap around porches, turned porch spindles, varying wall textures, verge board or bargeboard decoration, decorative chimneys, and gingerbread detailing and brackets. The Queen Anne style that is characterized by decorative embellishments and detailing is easily seen in the houses along the 200 block of South Lincoln Avenue.

After the Silver Crisis of 1893 and the severe downturn in the economy, new construction in Denver slowed and architecture became less extravagant because of financial constraints, as some citizens believed that extravagant spending on homes contributed to the recession. The decrease in funding following the Panic of 1893 is embodied in the three Denver Square residences, located just south, and outside, of the district, which were built in 1906. These Denver Square style residences, which became a

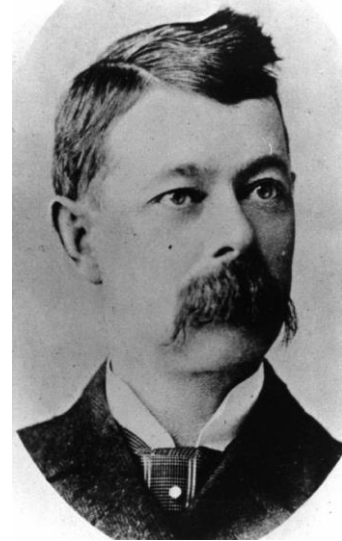


common residential design that was affordable single-family and multi-family homes in Denver following Denver's peak growth period, are in contrast to the Queen Anne style homes in the district.

b) *Be a significant example of the work of a recognized architect or master builder:*

**William Lang:** (Photo: Resource 2, Brantigan)

William Lang designed eight houses on the west side of the 200 block of South Lincoln Street. *A Biography of William A. Lang*, by Charles O. Brantigan explains that there a number of buildings listed on the National Register of Historic Places that Lang designed on his own or in partnership with Marshall Pugh. Of the roughly 250 Denver buildings that Lang designed in Denver, the most well-known are the Molly Brown house and the Castle Marne mansions. Brantigan also explained that Lang saw a demand to design lower cost housing with the same "characteristically eclectic flair" as the mansions he designed. It was noted that he built townhouses in rows of five or so, proceeding from the simple to the more complex. The row of eight Lang houses, separated by one house with no record of the architect, on the block of 200 South Lincoln Street is likely the largest intact group of Lang homes remaining in Denver. (Resources 3, 4, 5 Brantigan)



The Lang homes on this block are not only a relatively large grouping of Lang homes, but they were also constructed towards the end of his life, as the architect entered a downward spiral that culminated in his death. Following the Silver Crisis, the market for elaborate homes disintegrated and William Lang was in serious financial trouble. Lang's biography explains that he had built so many homes that he had about \$200,000 worth of loans when the Panic of 1893 struck, he would quit claim on them to anyone willing to assume the loans. Lang continued to practice architecture and designed houses for wealthy individuals that were less affected by the Silver Crisis. (Resource 2, Brantigan).

Although Lang still had some success after the Silver Crisis, he never recovered from financial downfall. Brantigan's biography explains that "Lang was clearly not a manager," and his inability to recover was likely due to a falling out with his agent, Mattie Fox. Additionally, his wife, Delia, was bedfast and unable to advise William as she had in the past and had taken the lead as William suffered from mental breakdown. The final blow to William's career was his separation from his wife, which left William without his most important advisor who was also likely running his business. After the collapse of his business, financial downfall, and the separation from his wife, he was hit by a train August 21<sup>st</sup> 1897.

### **F H Perkins**

F H Perkins was the architect and builder of 4 of the 6 houses on the east side of this district, all built in 1890 and was also the builder of 223 S. Lincoln on the west side, which was built in 1889. (Resource 8 Building Permits) After the silver crash of 1893, F H Perkins apparently left Denver and moved to California, before finally settling in Seattle. In southern California he designed buildings for Senator W A Clark. From 1903-1923, he practiced architecture in Seattle. Some of his Seattle work is in the Spanish Colonial Revival style reflects his California background. Perkins designed many commercial buildings, apartments, and houses throughout Seattle. Among his designs are the Forest Ridge Convent and School (1910), hotels in the International District and the Denny Regrade, and numerous apartment buildings on Capitol Hill and Queen Anne Style (resource [www.seattle.gov/tour/historical/districts/id/id](http://www.seattle.gov/tour/historical/districts/id/id)) and was a registered architect with offices in the Lumber Exchange Building. A number of his designs are

designated as Seattle Historical Sites by the Seattle Landmarks Perseveration Ordinances. (<http://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=1510532656>)

**Category 3. Geography:** To have geographical importance, the structure of district shall:

- a) *Have a prominent location or be an established, familiar, and orienting visual feature of the contemporary city:*

Lincoln Street was a quieter two-way street in Denver when these homes were built. The street was laid out circa 1864 by Henry C Brown on 160 acres between Broadway and the alley between Grant and Logan, and from 11<sup>th</sup> and 20<sup>th</sup> Avenues. Brown deviated from the diagonal grid of downtown Denver, which was laid down parallel to Cherry Creek, and established the north-south, east-west grid favored by federal land policies. Brown's grid drew opposition, but he was able to obtain plat approval from the territorial legislature in 1868. Lincoln, Grant, and Sherman were streets named after Civil War heroes. Lincoln Street was originally an avenue contrary to the typical rule of north-south streets and east-west avenues. This district lies towards the southern edge of the Speer Neighborhood and the West Washington Park Neighborhood. The border of the two neighborhoods was originally the border between the City of Denver and the Town of South Denver.

South Lincoln Street is currently a main artery into downtown Denver and thousands of commuters now drive by these houses each day on their way to downtown Denver, making these buildings a high-traffic showcase of Denver's Queen Anne architecture. South Lincoln Street as a major route into downtown Denver is a splendid showcase of this large collection of turn of the century Denver architecture that retain an enormous amount of integrity.

#### **4. Architectural Description**

##### **a. Location and Setting**

The 200 Block South Lincoln Street Historic District is located in the southwest corner of the Speer Neighborhood, south of downtown Denver and Capitol Hill. It is considered to be a part of Speer Neighborhood as well as Baker Neighborhood. It is bordered on the South by Alameda Street, on the west by South Broadway, on the north by Cedar Street and on the east by East Sherman Street. South Lincoln Street is a one-way street, going north. The district is located one block east of south Broadway, and is a heavily traveled area by pedestrians as they pass the district on their way to restaurants and shops on Broadway. The homes are part of West Wash Park which is a vibrant neighborhood of thousands of older homes, including Queen Anne's, Denver Squares, and Classic Cottages. Other noteworthy neighborhood historic structures and districts in close proximity to this district are detailed below. (<http://www.denvergov.org/maps/map/historiclandmarks>)

##### **Grant Avenue Community Center**

Grant Avenue Church, located at 216 S. Grant Street, was constructed in 1908 and was listed on the Colorado State Register of Historic Places in 2001. Originally, this 30,000-sqaure-foot structure served as a place of worship for the Grant Avenue United Methodist Church, but in 2000 the Church donated the building and property to the community, creating the Grant Avenue Community Center & Sacred Place, Inc. Today, the Community Center is used by more than twenty local organizations and community groups, serving approximately 2,000 people each week. In the beautiful historic sanctuary, one can see magnificent original stained-glass windows and one of Colorado's finest historic pipe organs. The building is still used for weddings, as well as for weekly church services for the Grant Avenue United Methodist Church and Pathways Church. Over the past 100 years, this building has served as a focal point for local social, educational, health-related and spiritual gatherings, as well as a meeting space for state and national conferences.

### **Byers Junior High School**

William and Elizabeth Byers owned the land at 150 S Pearl Street, site of Byers Junior High, from 1890 until they donated it to the Denver Public Schools in 1919. In approximately 120 years the property has only had two owners. Byers Junior High was constructed in 1921. It sat vacant for nearly a decade from around 2001 until 2013. When the Denver School of Science and Technology (DSST) announced its plans to open four new schools, neighbors jumped on the opportunity to promote a new Byers charter school, and extensive renovation began in 2013. This building is an individually designated Denver Historic Landmark.

### **Grant Historic District**

This Historic District is two blocks east of South Lincoln Street Historic District and encompasses 13 homes as well as the Grant Avenue Methodist Church, constructed in 1908, which itself has been historically designated. The Grant Avenue Historic District also contains several Lang homes. This district is bordered on the north side by Maple Street and on the south side by Cedar Street. The 200 block of South Lincoln is bordered on the north by Cedar Street.

### **Baker Neighborhood Historic District**

This Historic District is two blocks to the west of South Lincoln Street district and encompasses approximately 50 homes, which also includes several Lang homes. This district encompasses more worker and middle class housing from the late 19<sup>th</sup> to early 20<sup>th</sup> centuries.

### **South Broadway Christian Church**

South Broadway Christian Church, built in 1891, is located at 23 Lincoln Street and is a Denver Historic Landmark largely because of its unique architectural design. The church was designed by Lang and Pugh. The style is Romanesque and is constructed of lighter tints of Castle Rock lava stone (rhyolite). Several of Lang's homes in Denver, including Marne Castle, were composed of this same stone. This church has the appearance of a medieval castle with a square tower and a crenellated turret. Again, the turret is one of Lang's signature architectural designs. (<http://www.southbroadway.org/history>)

#### **b. Architectural Description Major Features**

##### **Queen Anne Style**

According to the style guide on the Historic Denver website, Queen Anne style architecture first came to prominence in the US during the 1876 Philadelphia Centennial Exposition. It is believed the Watts-Sherman House (1874) in Rhode Island is the first example of the Queen Anne style in the United States. Architect H.H. Richardson was the architect who designed the Watts-Sherman House and Brantigan's *Biography of William Lang* explains that the Richardsonian style "characterized [Lang's] best work in Denver." Queen Anne architecture was one of the most popular styles of architecture in Denver from 1874 until its decline following the 1893 panic. The Historic Denver style guide explains that following the silver crash the style was seen by some Denverites as being representative of "the attitude of foolishness and exorbitance that" caused the 1893 panic and the style became much less common. (Resource 10)

All of the homes in this district embody many of the typical Queen Anne Style features including: corbelled paired chimneys, gabled roof, stained glass, eclecticism, asymmetry, contrast, and even excess. Roofs are steeply pitched and provided visual interest and variety. The high-style Queen Anne houses have elaborate staircases and some have the original stained glass windows.

Other Queen Anne attributes on these homes include: asymmetrical massing, dominant facing front gables, two-story, corner towers/turrets, wrap around porches, bas-relief details, dentil moldings, stained art glass, turned porch spindles, verge board or bargeboard decoration, decorative tall chimneys, gingerbread detailing and brackets, finials, dogtooth coursing and ornate front dormer windows. The Queen Anne cottages of 213 and 223 S Lincoln Street have the specific traits particular to this specific style: corbelled pair chimneys, variegated shingles, gable roofs, and plain trim around exterior front windows, decorative exterior woodwork, 1 to 1 1/2 story, and Stained Art Glass in 213 (not original). For additional information, please see the Individual Inventory Sheets.

### **c. Historical and Physical Integrity**

In comparing the footprints from the Sanborn maps of 1904 and 1929 and current layouts, there has been very little altering of the facades. The lots are narrow and thus any additions have been those added onto the back of the building. In many of the buildings, the original “garage” or outbuilding was scraped and modern garages were added. These are not visible from the street view, so the buildings in general appear unaltered and all of the buildings still retain the Queen Anne integrity. None of the buildings has been “popped up” and all of the homes are in remarkably good condition, with several having been restored, retaining the façade and basic original structure. All homes were built within the period 1889-1895, with the majority designed and built by either William Lang (on the west side) or FH Perkins (on the east side).

One of the buildings, 213 South Lincoln, which was the first building constructed (1889), is a Queen Anne cottage and is less elaborate than the high style Queen Anne residences on the east side and lacks the turret of those on the west side. The Sanborn maps show an almost identical building to 213 which is no longer there (lot 33) and it is shown on an overlay of the 1929 Sanborn map to have burned down and is noted as “case 325060.” That lot is now part of 213 South Lincoln Street.

The setbacks of the buildings are consistent with one another and unchanged from the original structures. All of the homes in this district are the original structures and are over 120 years old. This area of Denver became depressed in the second half of the twentieth century and the interior of many of the residences were in need of repair and revamping. However, the exterior of the homes remain fairly unaltered and still retain the exterior features that are visually reflective of the architecture from the period of significance.

Due to extreme fires in early Denver history, the city passed laws requiring brick construction. The buildings in this district reflect the “no wood construction” prohibition. Most of the Lang buildings are of the original “brick” which was made of light-gray lavastone quarried from butte tops near Castle Rock used as the foundation. This lavastone is the same material used in the Castle Marne Mansion.

### **d. Method Used to Determine Structures as Contributing**

- All 15 buildings in the district are contributing as evidenced by their Queen Anne style and were all built in the period of 1889-1895. Resources from the Denver Public Library Western History Sections, as noted in the Resources, were used to verify building permit dates, names of architects/builders, as well as Sanborn maps that showed the original footprints of the buildings.
- All structures in district were constructed and are visually reflective of the period of significance of the late 1800's.
- The structures are representative of Queen Anne architecture, reflecting all or the vast majority of stylistic features used in the period of significance.

- All structures front entrance(s) are oriented to the street and have a front setback compatible with the other structures.
- All structures retain their original exterior integrity, considering the seven aspects of integrity (location, design, setting, materials, workmanship, feeling and association as defined in the Denver Landmark Preservation Ordinance.)
- Although there are some alterations or additions, they are typically at the rear of the properties and are largely not visible.

## **5. History of the District and Its Association**

### **a. History of the District and Its Associations**

The development of the district began at about the same time as the Broadway street car line began running from 18<sup>th</sup> Street to Alameda in 1887. The street car line allowed the residents moving into this new area of Denver to easily travel from their homes to downtown Denver and contributed to development at Denver's southern border.

Shortly after the Broadway cable car line was completed, trolleys became the standard for Denver's street railway system. H.H. Wolcott, of Denver Tramway Company, proposed updating and expanding the Broadway line to Englewood. *Denver's Street Railways* detailed that on Christmas in 1889, the new Broadway Trolley made its maiden voyage and the City of Denver, the Town of South Denver, and Englewood became more interconnected than ever before increasing the value of these properties.

From 1890 until the Silver Crisis in 1893 there was a period of intense competition and expansion between emerging corporations in Denver. In these three years, most of the homes in this district were constructed and Denver's street railway system rapidly expanded. The 200 block of South Lincoln district was surrounded by three different street railways, the Denver Tramway Company, the Denver Circle Railroad, and the Metropolitan Railroad, making the district a quiet residential area with easy access to Denver and surrounding areas. As Denver businesses expanded, the City of Denver was also expanding as a means of increasing tax revenue by incorporating surrounding towns, such as South Denver.

Another industry in Denver that was very competitive at this time was the water industry. In Jerome Smiley's book, *History of Denver*, he explains that in Denver's early history, it was common practice for wells to be dug to support surrounding communities. In 1886, nine miles above Denver, galleries were dug under the Cherry Creek by Domestic Water Company that supplied filtered water to the city. In 1889 another conduit was dug under the South Platte River twenty-two miles above the city that used gravity to deliver water to the city by the Citizens Water Company. Since new water collection and delivery systems were built shortly before the structures in this district were constructed, there was no need to dig wells to supply the residents with water. On the Colorado Division of Water Resources website in the GIS and Maps section, there is a map that shows all of the known wells that have been dug and there are no wells near this district because of the improved water system in Denver at the time. This likely made this a more desirable area to build homes.

### **Platting and Development**

Records show that Blocks 1 to 3, 10 to 16, 25 to 32, 41-44, Gallop South Broadway, later called Gallup South Broadway Subdivision, were first deeded on March 10, 1866 from the United States to Orloff Overbaugh. In 1864, Orloff deeded parts to Elizabeth M. and William N. Byers which included this district. (Resource #16 The Title Guaranty Company).

"In 1859 Byers moved to Denver to take advantage of recent gold strikes in the area. Taking the printing presses of the defunct *Bellevue Gazette* by oxcart, he and J. H. Kellom were the authors of a handbook to the gold fields, published that year. Robert W. Furnas, in 1859 associated with the *Nebraska Advertiser*, later recalled that Byers had bought the equipment of the defunct and had it taken by ox team to Denver, then in western Kansas Territory, where he used it in the publication of the *Rocky Mountain News*. *The Rocky Mountain News* was the first newspaper printed in Colorado; it continued publication until 2009.

Upon moving to Denver he built and lived in several mansions, including the one now known as the Byers-Evans House. The Byers-Evans House is now a museum, and is located next to the Denver Art Museum in downtown Denver. Around 1889 Byers and his wife relocated outside of the City of Denver into the community known as "South Denver," which was organized as a "dry" community. They lived in a mansion on a large tract of land between Washington and Pearl streets; many historical sources list 171 Washington as the address of their home.

The original owner of seven of the Lang homes was WB Merrill. The 1890 business directory listed his partner for that year as Wolcott. (Reference 2, Denver Library). Together, they were the original owners of the eight Lang homes on this block. The business directory and the building permits do not specify which Wolcott was involved in building the homes, but the Wolcott's were a prominent family in the Denver region and it may have been H.H. Wolcott who worked for the Denver Tramway Company or a relative of H.H. who built these homes in this prime location a block away from Denver Tramways Companies street railway and the homes were shortly after located at the center of Denver after South Denver was annexed.

#### **b. Period of Significance**

The 15 houses to be included in this historic district were built in a six year period between 1889 and 1895. The period of significance for this district begins shortly after the construction of the first structures in 1889 and extends to and includes 1895. The homes in this district are fine examples of the homes that were built during Denver's building boom period that ended with the Silver Crisis in 1893. The homes also demonstrate how development of homes directly correlated with the construction of street railways as explained in 5a.

#### **6. Resources**

1. Assessor's Records: <http://www.denver.gov/assessor/TheRealPropertySection/AlternativeSearch>
2. Brantigan, Charles O., "Biography of William A. Lang: Version 2.0," Evolving Research Document, 2007.
3. Brantigan, Charles O. (Editor), *"The Denver Building Permits File, Volume II: The Denver Building Permits File, 1989-1095,* Copyright 1998.
4. Brantigan, Charles O. (Editor), *"The Denver Building Permits File, Volume V: Building Announcements in Periodicals Before 1908 Indexed by Name,* Copyright July 2000.
5. Brantigan, Charles O. (Editor), *"The Denver Building Permits File, Volume VI: Building Announcements in Periodicals Before 1908 Indexed by Year, Month, Day, Publication; Indexed by Street Fronted On; Indexed by Legal Description,* Copyright July 2000.
6. Denver City Directory 1890, Denver Public Library
7. Denver Library: web site [History.denverlibrary.org](http://History.denverlibrary.org) ; Mile High History: Building History Tutorial
8. Denver Building Permits

9. Goodstein, Phil H., *Denver Streets: Names, Number, Location, Logic*. Denver, New Social Publications, 1994.
10. Historic Denver, "Guide to the Architectural Styles of Denver." Accessed July 27, 2013. <http://www.historicdenver.org/resources/style-guide/>
11. Norgren, Barbara, Dianna Litvak, and Dawn Bunyak, "West Washington Park Neighborhood: Reconnaissance Survey and History Report," Denver, West Washington Park Neighborhood Association, April 2002.
12. Robertson, Don, and Morris Cafky, *Denver's Street Railways, Vol. 1: 1871- 1900: Not an Automobile in Sight*. Denver: Sundance Publications Ltd., 1999.
13. Sanborn Maps. 1909; 1929
14. Smiley, Jerome C., *History of Denver*. Denver: Old Americana Publishing Company, 1901.
15. Stone, W.F. (1918) *History of Colorado*. S. J. Clarke Publishers. p 499
16. The Title Guaranty Company: *Abstract Title to Lot 32, Resubdivision of Block 1,2 and 3 Gallup's South Broadway Subdivision*
17. Van Wyke, Millie, *The Town of South Denver: Its People, Neighborhoods and Events Since 1858*. Boulder, Pruett Publishing Company, 1991.
18. [http://en.wikipedia.org/wiki/History\\_of\\_Denver](http://en.wikipedia.org/wiki/History_of_Denver)
19. <http://www.southbroadway.org/history>

## **7. Public Outreach**

### **Log of Outreach to Neighbors for Historic Designation**

**March 23, 2015:** Created letter of invitation for meeting for April 11 from 10 am – 12 noon and mailed to all owners of prospective homes.

Received notice from Todd and Ryan (238), Nick (207), unable to attend but will make contact with John Olson (Historic Denver) for more info if needed.

Received notice from Carolyn and Eric (224) they are interested in getting info and will attend.

Received notice from Karen Hinkel (209 and 243) she is out of town but Tony Hinkel will attend. They are supportive.

Received notice from Keri (214) that she will attend and Daniel is a maybe. She is supportive of designation.

**April 8, 2015:** called Pat and Peggy (241) to remind them of meeting.

Sent e-mail to Simone to remind her. We had conversations previously.

Sent e-mail to Elisabeth to remind her. We had also had conversation and she was very interested.

Never heard from: Chelsea (233), David (218), Stacey (213).

**April 11, 2015-** Met with John Olson, Historic Denver, who gave a handout of general information and frequent questions which were distributed to all present.

**April 15, 2015-** Sent to those not present: (1) a copy of the Information Sheet that John Olson handed out at the meeting (2) a copy of meeting summary (3) a cover letter and (3) a sheet to sign and return



indicating support or non-support. Included information on Mr. Olson's contact and encouraged contacting him for questions. Packets were sent to: Chelsea Wyatt (233); Elisabeth Wright (201); Karen Hinkel (owner of rental at 243); Nick Amrhein (owner of rental at 207); Stacey Ohlsson (owner of rental at 213); David Sloan (218); Todd Hartzo and Ryan Sotirakis (238).

**April 28, 2015.-** Received all **fifteen** statement of support/non-support from owners of proposed buildings. Fourteen were "in support"; one was not in support. John Olson, Historic Denver has made previous attempts to meet with the owner at 233 to discuss any concerns and to provide information and the owner has stated she is not in favor of here home being included.

**June 12, 2015:** Note: the home at 213 South Lincoln was purchased by the 213 South Lincoln LLC which is strongly in favor of historic preservation for this block.

**October 10, 2015:** Sent by mail, letter of invitation for meeting with Kara Hahn and Barbara Stocklin-Steeley, Landmark Preservation, for November 4, 2015 at 6:30 at the home of Carolyn Alden and Eric Bennett and mailed to all owners of prospective homes.

Received RSVP from the following: will attend: Todd and Ryan (238), Nita Lynch and Terry Gulliver (227); Carolyn and Eric (224); Karen and Tony Hinkel (209 and 243); Kerri-Anne and Daniel (214); Doris Burd (246); Simone (223); 213 South Lincoln, LLC; Chelsea the owner of 233 is unable to attend but Justin who lives there will attend in her stead.

Gertie (246 and 242) unable to attend.

No response from: Pat and Peggy (241); Nick (207), Elisabeth (201); David (218).

**October 27, 2015-** sent an e-mail reminder to all homeowners of the meeting for November 4, 2015.

**November 4, 2015-** Homeowners met with Kara Hahn and Barbara Stockton-Steeley. They presented detailed handouts, links to relevant web sites and the ***Denver Guidelines for Denver Landmark Structures and Districts (August 8, 2014)***, a 200 plus page booklet of all information relevant to our application and district designation and design. They answered questions and concerns that participants had. The owner of the home who is opposed (233 South Lincoln Street) was out of town but her representative, Justin, stated they are still opposed to the district designation.

**November 6, 2015-** Sent a letter to all homeowners who were not present with a summary of the meeting and included a form to fill out and sign which indicated if they are in favor of or opposed to the District Designation as discussed.

Received forms back from all 15 homeowners, with 14 signing in favor of Historic Designation and the owner of 233 South Lincoln opposed.

**January 26 , 2016-** Sent an e-mail to all homeowners of the scheduled Public Hearing for March 15, 2015 at 1 pm.

**February 2, 2016-** Sent a letter to all homeowners (including to the new address for the owner of 233 South Lincoln since she moved and did provide me their new address). Information included:

"The Public Hearing will be held on **March 15, 2016** at the Wellington Webb Municipal Building, 201 West Colfax Avenue, Denver, CO 80202. The hearing begins at 1:00 pm but we have been informed that

there are a few other hearings prior to ours, so ours might not begin until maybe 1:30 pm. It is still recommended to arrive at 1:00 pm to sign in. You will also receive a paper to fill out if you wish to speak. The time limit for public comments is 3 minutes per person. Please allow several hours on your schedule for the hearing. “..

“After the public comments, the hearing will be closed and the Landmark Preservation Commission will discuss and vote on whether or not to forward this to City Council for a vote. There are a few other steps along the way and this will be detailed in the communication from The Landmark Preservation Staff.

The other date that is important to have on your calendar is **May 16, 2016 at 6 PM**. This is the City Council Public Hearing and the time that the City Council will vote on the final action for our application for Historic Designation.

If you have any questions please contact:

**Kara Hahn | Senior Planner-Landmark Preservation**  
Community Planning & Development | Planning Services  
City and County of Denver  
720.865.2919 Phone | [kara.hahn@denvergov.org](mailto:kara.hahn@denvergov.org) “

### **Conclusion of Outreach:**

All homeowners have been provided with accurate and detailed information on Historic Designation and were given ample time and opportunity to become fully informed on Historic District Designation process, restrictions and benefits.

## **8. Individual Inventory Sheets**

### **EXHIBITS**

**Exhibit A:** *Map of the proposed district boundaries*

**Exhibit B:** *List of proposed houses and owners*

**Exhibit C:** *Signatures of Homeowners East Side*

**Exhibit D:** *Signatures of Homeowners West Side*

**Exhibit E.:** *Denver Building Permit Files*

**Exhibit F.:** *Sanborn Maps*

**Exhibit G:** *Recommendation of West Washington Park Neighborhood Association Study*

**Exhibit H:** *227 S. Lincoln St. Designating Ordinance for Historic Preservation*

**Exhibit I:** *Mayors Design Award 2016 for 227 South Lincoln Street*

**Exhibit J:** *Letters of Support*

# Historic District Nomination

## Inventory Sheet



Date of Photo: 2015 Contributing? Yes

Address: 214 South Lincoln Street Year Built: 1890

Style: High Style Queen Anne Original Building Name: n/a

Direction of Façade: West Current Building Name: n/a

Architect unknown DLM#: \_\_\_\_\_

Builder: unknown Nat'l Register Hist Places: \_\_\_\_\_

Other buildings in view 208 S. Lincoln Street to the left (north); 218 S. Lincoln St. to the right (south)

**Comments:** This home also is very similar to the other FH Perkins homes on the east side of this block, so Perkins very likely designed and built this home. This is a single family home.

**Significant Modifications:** It was restored & remodeled down to the studs in 2003/2004. New walls, floors, electrical, HVAC, plumbing system & roof from that renovation. A front porch was added in 2014 and there is a modern garage at the back of the house which opens onto the alley. Finishes include Venetian plaster, original and renovated stained glass, antique light fixtures & extensive recessed lighting. Original woodwork and hand carved trim are retained and restored. There are 10 ft ceilings on main floor and 9 ft. ceilings on other levels.

**Design Features:** This 2 ½ story Queen Anne has gingerbread decoration, asymmetrical massing, dominant front facing gable, bay window, porch, a tall chimney, and brackets. This was historically a single family home.

# Historic District Nomination Inventory Sheet



**Date of Photo:** March 2014 **Contributing?** YES

**Address:** 218 S. Lincoln Street **Year Built:** 1891

**Style:** Queen Anne **Original Building Name:** n/a

**Direction of Façade:** West **Current Building Name:** n/a

**Architect:** FH Perkins **DLM#:** n/a

**Builder:** FH Perkins **Nat'l Register Hist Places:** n/a

**Other buildings in view:** Building on the left (north side) is 214 S. Lincoln Street, Building on right (south side) is 224 S. Lincoln Street.

**Comments:** The original owner was JM Ermerius.

**Significant Modifications:** The 1904 Sanborn map shows a porch on the front, a small rear porch, and a shared outbuilding with 214 S Lincoln. The 1929 Sandborn map shows an addition to the outbuilding, which was not present in the 1904 map. A newer porch and gable were added at some point in time. There have been minimal other alterations to the building. There is a newer two-car garage that opens to the back alley. This is a single family home.

**Design Features:** This 2 ½ -story Queen Anne residence was constructed to be a single family house. The house features gingerbread decoration, asymmetrical massing, dominant front facing gable, a bay window, front porch, a tall chimney, brackets, and finial, all typical Queen Anne features.

# Historic District Nomination

## Inventory Sheet



Date of Photo: March 2014 Contributing? Yes

Address: 224 S. Lincoln Street Year Built: 1891

Style: Queen Anne Victorian Original Building Name: \_\_\_\_\_

Direction of Façade: West Current Building Name: \_\_\_\_\_

Architect: FH Perkins DLM#: \_\_\_\_\_

Builder: FH Perkins Nat'l Register Hist Places: \_\_\_\_\_

Other buildings in view: Building on the left (north side) is 218 S. Lincoln Street, Building on right (south side) is 238 S. Lincoln Street.

**Significant Modifications:** The 1904 Sanborn map shows a wraparound porch, a rear porch, and a shared outbuilding with 238 S Lincoln Street. There have been no significant modifications to this house apart from adding a detached garage.

**Design Features:** This is one of the only homes on the block that has never been divided into multiple units or used as a boarding home, and it retains almost all of the original woodwork, cast iron radiators and fireplace mantels with original tile work in both front and rear parlors, as well as the functional "servants staircase" in the back of the house off the kitchen. This two-and-a-half-story, high style Queen Anne has gingerbread decoration, asymmetrical massing, a dominant front facing gable, bay window, wraparound porch, a tall chimney, brackets, finial, art glass, turned ornamental spindles, and verge board.





# Historic District Nomination Inventory Sheet



**Date of Photo:** 2014 **Contributing?** Yes

**Address:** 242 South Lincoln Street **Year Built:** 1891

**Style:** Queen Anne **Original Building Name:** n/a

**Direction of Façade:** West **Current Building Name:** n/a

**Architect:** FH Perkins **DLM#:** \_\_\_\_\_

**Builder:** FH Perkins for JM Ermerius, the original owner. Nat'l Register Hist Places: N/A

**Other buildings in view:** n/a

**Comments:** n/a

## Significant Modifications:

The 1904 Sanborn map shows a large wraparound porch on the front and a small rear porch. The 1929 Sanborn map shows a small out-building in the back which was not present in the 1904 map. After WWII this house was divided into a boarding house with a front hall closet bathroom and a shower enclosure in the front hall. A large demi-lune stained glass window in the stairwell was destroyed when an attic fire was extinguished.

Two years after the current owner purchased the house in 1977, a rear 2 ½ story addition, not visible from the street, was added including an expanded 1<sup>st</sup> floor kitchen with rear deck and an apartment on the second and third floors with a separate rear entrance. The footprint and façade of the front and sides were not altered, wooden storm windows were added and the front porch was restored. The original oak and manually grained pine wood work on the first floor remains in the front four rooms including sliding doors between the front and rear parlors. An inconspicuous cut out in the stairway woodwork is a reminder of the former front hall shower.

## Design Features:

This house has an almost identical floor plan and façade to that of 224 S. Lincoln. The high style Queen Anne has gingerbread decoration, asymmetrical massing, dominant front facing gable, wraparound porch, bay window, art glass, turned spindles, verge board, tall chimney and brackets.



# Historic District Nomination Inventory Sheet



**Date of Photo:** 2014 **Contributing?** Yes

**Address:** 246 South Lincoln Street **Year Built:** 1891

**Style:** Queen Anne **Original Building Name:** n/a

**Direction of Façade:** West **Current Building Name:** n/a

**Architect:** Frank A Smith **DLM#:** \_\_\_\_\_

**Builder:** Frank A. Smith for Sophie Schlumph, the original owner. Nat'l Register Hist Places: N/A

**Other buildings in view:** n/a

**Comments:** n/a

### **Significant Modifications:**

The 1904 Sanborn map shows a small front porch, a small rear porch, and a small outbuilding. The 1929 Sanborn map shows a large out-building in the back, which was not present in the 1904 map. The garage with small storage shed still stands and was there in 1979 when the property was bought by the next-door neighbors, who still own it. The rear porch including a second story porch collapsed in the mid 1980's and was replaced with a simple back deck with second story porch. The original front porch has been restored with brick walls and flag stone steps and capstone. The house was divided into two units before 1977. In the mid-1980's the current owners eliminated the enclosed "servants staircase" and enlarged and upgraded the kitchens on both floors.

### **Design Features:**

The two-story Queen Anne features gingerbread decoration, with somewhat asymmetrical massing, a dominant front facing gable, a porch, turned spindles and verge board. Inside, the front hallway has the original stain glass window, original staircase banister and pressed paperboard in the front hall staircase. The first floor living room has the original stained glass window and fireplace.

# Historic District Nomination Inventory Sheet



**Date of Photo:** Summer 2014 **Contributing?** Yes

**Address:** 201 South Lincoln Street **Year Built:** 1890

**Style:** Queen Anne **Original Building Name:** n/a

**Direction of Façade:** East **Current Building Name:** n/a

**Architect:** William Lang and Marshall Pugh **DLM#:** \_\_\_\_\_

**Builder:** Schamuel and Wolcott for WB Merrill, the original owner. Nat'l Register Hist Places: N/A

**Other buildings in view:** 207 S. Lincoln to the south (left)

**Comments:** n/a

## **Significant Modifications:**

The 1904 Sanborn map shows a porch on the front and a small extension on the back of the house. The 1929 Sanborn map shows another small side and rear addition, which were not present in the 1904 map. A new composition roof was added and there have been minimal other alterations to the building. The inside of the house was updated yet still retained the façade features.

## **Design Features:**

The 1890 single-family two-story corner house at 201 South Lincoln features a corner turret, front porch, turned spindles, dormer window, textured surfaces, and a brick chimney. William Lang with his partner Marshall Pugh designed this Queen Anne home that was built by Schamuel and Wolcott. The original owner was WB Merrill.

# Historic District Nomination

## Inventory Sheet



**Date of Photo:** 2014 **Contributing?** Yes

**Address:** 207 South Lincoln Street **Year Built:** 1891

**Style:** Queen Anne **Original Building Name:** n/a

**Direction of Façade:** East **Current Building Name:** n/a

**Architect:** William Lang and Marshall Pugh **DLM#:**

**Builder:** Schamuel and Wolcott for WB Merrill, the original owner. Nat'l Register Hist Places: N/A

**Other buildings in view:** n/a

**Comments:** n/a

### **Significant Modifications:**

The Sanborn map of 1904 shows a porch on the front, a small extension on the back of the house, and a small outbuilding. The 1929 Sanborn map shows an additional outbuilding in the back which were not present in the 1904 map. There have been minimal other alterations to the building.

### **Design Features:**

This two-story Queen Anne structure still reflects the original style on the interior and exterior of the house. The home has a corner turret, front porch, turned spindles, and a brick chimney. At an unknown time, stucco was added.

# Historic District Nomination

## Inventory Sheet



**Date of Photo:** July, 2015 **Contributing?** Yes

**Address:** 209 South Lincoln Street **Year Built:** 1891

**Style:** Queen Anne **Original Building Name:** n/a

**Direction of Façade:** East **Current Building Name:** n/a

**Architect:** William Lang and Marshall Pugh **DLM#:** \_\_\_\_\_

**Builder:** Schamuel and Wolcott for WB Merrill, the original owner. Nat'l Register Hist Places: N/A

**Other buildings in view:** 213 S. Lincoln to the South (left)

**Comments:** n/a

### **Significant Modifications:**

The 1904 Sanborn map shows a porch on the front, a small extension on the back of the house, and two small outbuildings. The 1929 Sanborn map shows another outbuildings, which was not present in the 1904 map. A new roof was added as well as a porch gable. There have been minimal other alterations to the building.

### **Design Features:**

The single-family Queen Anne style residence has a conical corner turret, bas-relief, front porch, turned spindles and brick chimney. There is some fish scale trim above front window.



# Historic District Nomination

## Inventory Sheet



**Date of Photo:** April, 2015 **Contributing?** Yes

**Address:** 213 South Lincoln Street **Year Built:** 1889

**Style:** Queen Anne Farmhouse **Original Building Name:** n/a

**Direction of Façade:** East **Current Building Name:** n/a

**Architect:** William Lang **DLM#:** \_\_\_\_\_

**Builder:** Schamuel and Wolcott for WB Merrill, the original owner. Nat'l Register Hist Places: N/A

**Other buildings in view:** 209 South Lincoln on the right (north side)

**Comments:** n/a

### Significant Modifications:

The Sanborn map of 1904 shows a porch on the front and a small extension on the back of the house and two small outbuildings. The 1929 Sanborn map shows one small outbuilding in the back. A newer composition roof was added about 12 years ago on the original roof line. There has been very little structural change to this building.

**Design Features:** This one and a half story brick Queen Anne was designed by William Lang and was the first to be built in this district of the sixteen Queen Annes on this block. Public records date the house as being constructed in 1886, but the building permit is dated 1889. This house is a Queen Anne cottage, which has the

basic form and simplicity of the Vernacular Farmhouse, but with the addition of Queen Anne exterior elements. Typically 1 1/2-stories, this style uses Queen Anne ornamentation in an understated and less complex manner. Decorative woodwork is not as elaborate and used less frequently, but includes eyebrow arches over doors and windows. This house has a corbelled main chimney, a gable roof with decorative barge boards and a small dormer. The house now sits on a double lot as there was originally a house on lot 217. The Sanborn maps show an almost identical building to 213 which is no longer there (lot 33) and it is shown on an overlay of the 1929 Sanborn map to have burned down and is noted as "case 325060." That lot is now part of 213 South Lincoln Street. The builder of the single-family home is unknown but the original owner was Schamuel and Wolcott who built the other Lang homes on the block, so they likely constructed this home as well.

# Historic District Nomination Inventory Sheet



**Date of Photo:** 2015 **Contributing?** Yes

**Address:** 223 South Lincoln Street **Year Built:** 1890

**Style:** Queen Anne Cottage **Original Building Name:** n/a

**Direction of Façade:** East **Current Building Name:** n/a

**Architect:** Unknown but likely William Lang **DLM#:** \_\_\_\_\_

**Builder:** FH Perkins for EW Waybright, the original owner. Nat'l Register Hist Places: N/A

**Other buildings in view:** n/a

**Comments:** n/a

### Significant Modifications:

The Sanborn map of 1904 shows a small front porch. This building has had very few structural alterations or additions. It was subdivided into apartments at one time and is currently a two-unit building with one unit with a kitchen, living area, bedrooms and baths upstairs and a kitchen, living area, bedrooms and bath downstairs. There is a small wooden porch on the back of the house with stairs to the outside. There was a small garage on



the back of the house made of stucco which was not present in the 1904 Sandborn maps but is present in the 1929 maps. This was torn down in 2015 due to safety issues.

**Design Features:** This single-family home has an unknown architect. It is the only Queen Anne on the west side of the street that cannot be verified as being designed by William Lang. The builder of the home was FH Perkins, according to 1889 permit records. This two-story cottage Queen Anne has corbelled pair chimneys, variegated shingles, a gable roof, decorative woodwork, and is plain around the windows. The original owner of this home was EW Waybright.

# Historic District Nomination

## Inventory Sheet



**Date of Photo:** December 2013 **Contributing?** Yes

**Address:** 227 South Lincoln Street **Year Built:** 1890

**Style:** Queen Anne **Original Building Name:** n/A

**Direction of Façade:** East **Current Building Name:** Gulliver/Lynch House

**Architect:** William Lang and his partner Marshall Pugh **DLM#:** \_\_\_\_\_

**Builder:** Schamuel and Wolcott for WB Merrill, the original owner. Nat'l Register Hist Places: N/A

**Other buildings in view:** building on the left (south side) is 233 South Lincoln Street; building on the right side is 223 South Lincoln (north side)

**Comments:** This home received *Denver Historical Landmark* designation in September, 2014. It was also featured in the West Washington Park Tour of homes in 2012 and was awarded the *Mayor's Design Award 2015* in the category of "This Is Home."

**Significant Modifications:** When the house was divided into two rental units in the 1950's (dates estimated based on building materials that were discovered during a 2010 renovation), the bathroom on the 2nd

floor toward the rear of the house was expanded as well as a hallway that extended toward the back to a 2nd story porch. Below the porch, a single bedroom had been added to the main floor in the 1950's. The original home had 4 bedrooms, all on the second story. This home was saved from foreclosure in 2010 by Mike Brownson and was renovated as a single family home. In the 2010 renovation, the rear of the house was extended, incorporating the lower bathroom, rear entry and closet and the master suite above. Also added was a front porch cover (none existed previously, although the 1909 Sandborn map shows a small porch)) and a small dormer roof above the window that is above the front porch. During the reconstruction, all windows were replaced with new energy efficient double hung windows that matched the size and shape of the original. Most of the original room layouts remained the same during the renovation in 2010. The only changes to room layouts for the existing structure were addition of an upper bathroom and closet, and moving the lower bathroom from the present pantry location to the new structure in the rear of the house (now a half bath.), which are not visible from the front façade. A new roof was added during the renovation, keeping the same roofline as in the original home. Decorative elements were added to the front of the house at this time as none existed in 2008 other than some horizontal moldings in the upper part of the turret. A new garage was added as well. The turret (both first and second floors) which was one of Lang's trademarks, is retained on the front façade as are the side gables on the north side room. There are no plans to alter the exterior of the home.

**Design Features:** This single-family residence features the original Lang staircase and a light open interior that is often not associated with Victorian style homes. It is a two-story building, with a two-story side bay, a conical corner turret, a front facing gable, turned spindles, brackets, classical ornament, brick chimney, and under many layers of paint, a slate fireplace was recovered with the original etched design. It embodies many features of the Queen Anne style.

# Historic District Nomination Inventory Sheet



**Date of Photo:** 2014 **Contributing?** Yes

**Address:** 233 South Lincoln Street **Year Built:** 1895

**Style:** Queen Anne **Original Building Name:** n/a

**Direction of Façade:** East **Current Building Name:** n/a

**Architect:** William Lang **DLM#:** \_\_\_\_\_

**Builder:** Schamuel and Wolcott for WB Merrill, the original owner. Nat'l Register Hist Places: N/A

**Other buildings in view:** n/a

**Comments:** n/a

## **Significant Modifications:**

The Sanborn map of 1904 shows a small front porch; a new porch has been added or extended, with an upstairs landing and a wood porch railing on the top level. There is an extended room on the back of the house (single story) as well as a patio and a two-car garage, none of which is visible from the front of the house. A new roof has also been added at some point, keeping the same original roof line. Most of the original room layouts remained the same. The turret (both first and second floors) which was one of Lang's trademarks, is retained on the front façade as are the side gables on the north side room.

**Design Features:** This single-family home was built after the Silver Crisis in 1895 and was designed by William Lang with his partner Marshall Pugh, constructed by Schamuel and Wolcott, and was originally owned by WB Merrill. It is less complex than some of the other Lang homes in this district, which might have been the result of less funding for ornate designs on buildings. It contains a corner turret, front facing gable, brick chimney, front porch, and turned spindles.



# Historic District Nomination

## Inventory Sheet



**Date of Photo:** 2014 **Contributing?** yes

**Address:** 241 S. Lincoln St **Year Built:** 1895

**Style:** Queen Anne **Original Building Name:** n/a

**Direction of Façade:** East **Current Building Name:** n/a

**Architect:** William Lang and Marshall Pugh **DLM#:** \_\_\_\_\_

**Builder:** Schamuel and Wolcott **Nat'l Register Hist Places:** n/a

**Other buildings in view** 233 S. Lincoln Street (north side to the right)

**Comments:** Built after the Silver Crisis of 1893 ; originally owned by WB Merrill

**Significant Modifications:** Stucco added to the outside façade and has undergone a complete redesign of the kitchen and upstairs bathroom; porch and gable over the porch were added; older garage in back that opens onto the alley.

**Design Features:** This single family house features the original Lang staircase and a light open interior that is not often associated with Victorian style homes. It is a two-story building, with a two-story bay, two-story corner turrets, front facing gable, brick chimney, front porch, and turned spindles, embodying many features of the Queen Anne style.

# Historic District Nomination Inventory Sheet



**Date of Photo:** 2014 **Contributing?** Yes

**Address:** 243 South Lincoln Street **Year Built:** 1895

**Style:** Queen Anne **Original Building Name:** n/a

**Direction of Façade:** East **Current Building Name:** n/a

**Architect:** William Lang and Marshall Pugh **DLM#:** \_\_\_\_\_

**Builder:** Schamuel and Wolcott for WB Merrill, the original owner. Nat'l Register Hist Places: N/A

**Other buildings in view:** North side is 241 South Lincoln Street (to the right); South side is a Denver Square duplex not included in the Historic District

**Comments:** n/a

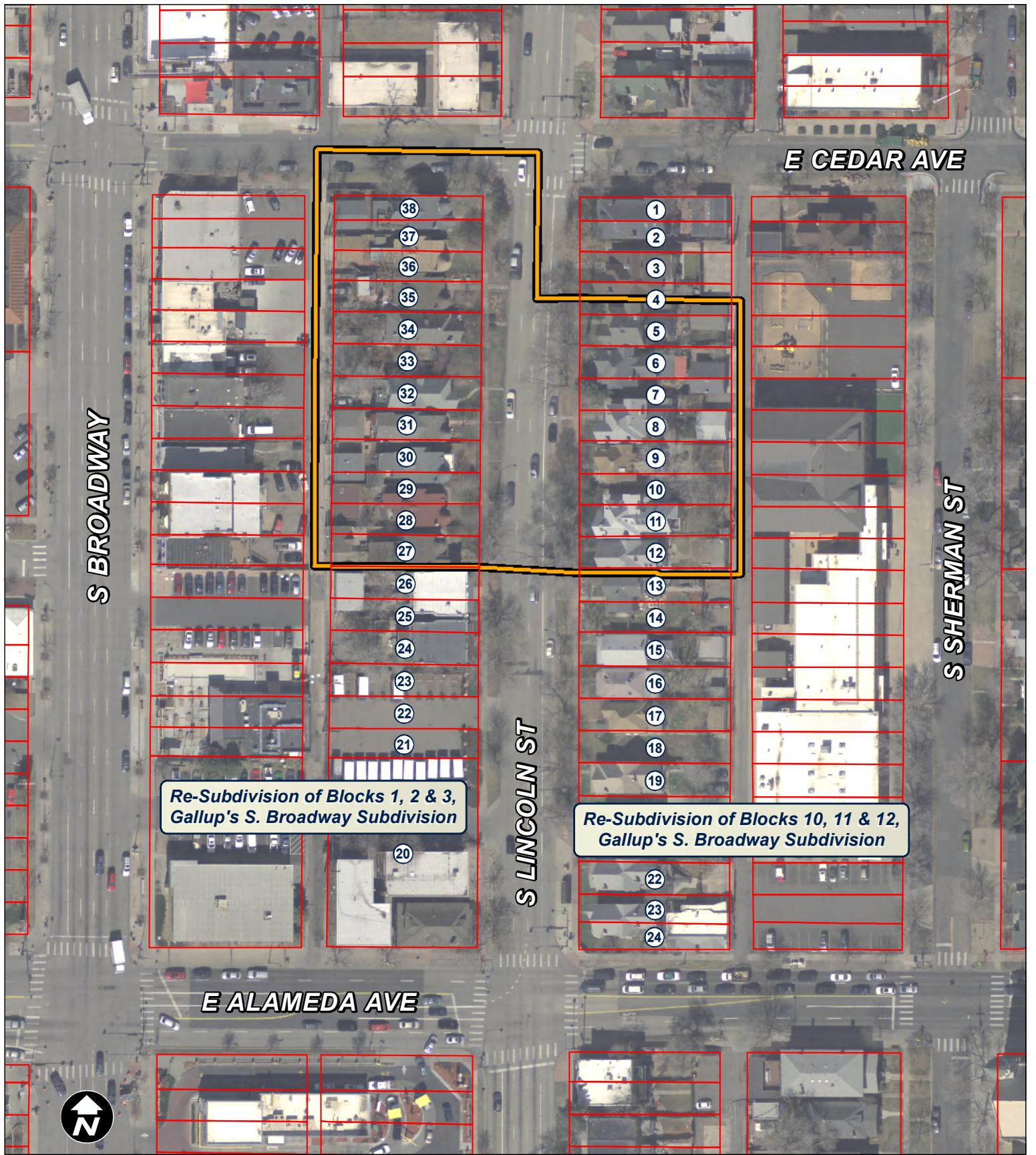
## **Significant Modifications:**

The 1904 Sanborn map shows a small front porch, a small extension on the back of the house, and an outbuilding. The 1929 Sanborn map shows a small rear addition, which was not present in the 1904 map. This carriage house is currently a living space. Stucco has been added to the outside. The main house was converted to a duplex, with one unit upstairs and one unit downstairs. There have been minimal other alterations to the building.

## **Design Features:**

The Eclectic Queen Anne house contain a conical corner turret, steep gable, brick chimney, front porch, and turned spindles. The dormer front window displays decorative shingles.





Re-Subdivision of Blocks 1, 2 & 3,  
Gallup's S. Broadway Subdivision

Re-Subdivision of Blocks 10, 11 & 12,  
Gallup's S. Broadway Subdivision

# Proposed South Lincoln Street Historic District

 **Proposed District Boundary**  
See attached legal description



**Exhibit B:** List of Proposed Houses and Owners

The 200 South block of Lincoln Street is an historic district, due to its significant examples of recognized architects or builders history, design quality and integrity and embodiment of architectural style or types architecture and importance to the historic development of Denver and is worthy of preservation

**Summary description of houses on 200 S block of Lincoln St**

| Address<br>West Side             | Style                 | Date<br>Built | Architect                         | Builder                   | Original Owner            |
|----------------------------------|-----------------------|---------------|-----------------------------------|---------------------------|---------------------------|
| Elisabeth<br>201                 | Queen Anne turret     | 1890          | William Lang and<br>Marshall Pugh | Schamuel and W.M. Wolcott | William B. Merrill        |
| Nick<br>207                      | Queen Anne turret     | 1891          | William Lang and<br>Marshall Pugh | Schamuel and W.M. Wolcott | William B. Merrill        |
| Karen and<br>Tony<br>209         | Queen Anne turret     | 1891          | William Lang and<br>Marshall Pugh | Schamuel and W.M. Wolcott | William B. Merrill        |
| 213 South<br>Lincoln, LLC<br>213 | Cottage Queen<br>Anne | 1889          | William Lang                      | unknown                   | Schamuel and W.M. Wolcott |
| Simone<br>223                    | Cottage Queen<br>Anne | 1890          | Unknown                           | FH Perkins                | E.W. Waybright            |
| Nita & Terry<br>227              | Queen Anne turret     | 1890          | William Lang and<br>Marshall Pugh | Schamuel and W.M. Wolcott | William B. Merrill        |
| Chelsea<br>233                   | Queen Anne turret     | 1895          | William Lang and<br>Marshall Pugh | Schamuel and W.M. Wolcott | William B. Merrill        |
| Peggy and<br>Pat<br>241          | Queen Anne turret     | 1895          | William Lang and<br>Marshall Pugh | Schamuel and W.M. Wolcott | William B. Merrill        |
| Karen<br>243                     | Queen Anne turret     | 1895          | William Lang and<br>Marshall Pugh | Schamuel and W.M. Wolcott | William B. Merrill        |

| Address<br>West Side           | Style                           | Date<br>Built | Architect  | Builder                | Original Owner  |
|--------------------------------|---------------------------------|---------------|------------|------------------------|-----------------|
| Keri-Anne<br>and Daniel<br>214 | High Style Queen<br>Anne        | 1890          | unknown    | unknown                | unknown         |
| David 218                      | High Style Queen<br>Anne        | 1890          | FH Perkins | FH Perkins             | JM Ermerius     |
| Carolyn and<br>Erik<br>224     | High Style Queen<br>Anne        | 1890          | FH Perkins | FH Perkins             | JM Ermerius     |
| Todd and<br>Ryan 238           | High Style Queen<br>Anne        | 1890          | FH Perkins | FH Perkins             | JM Ermerius     |
| Gertie<br>242                  | High Style Queen<br>Anne        | 1891          | FH Perkins | FH Perkins             | JM Ermerius     |
| Gertie &<br>Doris<br>246       | Lesser High Style<br>Queen Anne | 1891          | unknown    | Builder Frank A. Smith | Sophie Schlumph |

Exhibit C: Signatures of Home Owners East Side of Lincoln

**Historic District Designation**

**200 Block South Lincoln Street**

**(Note: Only sign if you are the deeded owner of the property)**

To Whom It May Concern:

I, We (print name(s)) Daniel Horton and Kari-Anne Samuelson

have been informed of the proposed application for the Historic District Designation to be named "200 Block South Lincoln Street Historic District" which would include my home at:

214 S. Lincoln Street Denver CO 80209. I/We am/are the **Owner(s)** of this property.

I/We am/are in favor of the proposal and support this Historic District Designation and support my/our house at 214 S. Lincoln Street Denver CO 80209 as one of the houses included in this district designation.

I/We am/oppose the proposal and do not support this Historic District Designation and do not support my/our house at \_\_\_\_\_ as one of the houses included in this district designation.

Comments:

Kari-Anne Samuelson

Date: 11-13-2015

DH

Date: 11-13-15

Historic District Designation

200 Block South Lincoln Street

**(Note: Only sign if you are the deeded owner of the property)**

To Whom It May Concern:

I, We (print name(s)) David Sloan

have been informed of the proposed application for the Historic District Designation to be named "200 Block South Lincoln Street Historic District" which would include my home at: 218 S Lincoln St. I/We am/are the **Owner(s)** of this property.

DS I/We am/are in favor of the proposal and support this Historic District Designation and support my/our house at 218 S Lincoln St as one of the houses included in this district designation.

\_\_\_\_\_ I/We am/oppose the proposal and do not support this Historic District Designation and do not support my/our house at \_\_\_\_\_ as one of the houses included in this district designation.

Comments:

\_\_\_\_\_

Date: 12/27/15

\_\_\_\_\_

Date: \_\_\_\_\_

**Historic District Designation**

**200 Block South Lincoln Street**

To Whom It May Concern:

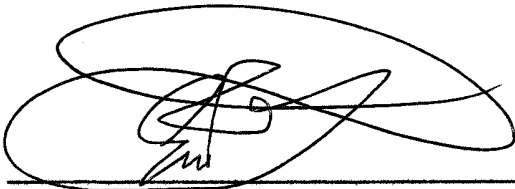
I, We (print name(s)) p Eric Bennett

have been informed of the proposed application for the Historic District Designation to be named "200 Block South Lincoln Street Historic District" which would include my home at: 224 S. Lincoln Street, Denver CO 80209. I/We am/are the Owner(s) of this property.

I/We am/are in favor of the proposal and support this Historic District Designation and support my/our house at 224 S Lincoln Street, Denver CO 80209 as one of the houses included in this district designation.

I/We am/oppose the proposal and do not support this Historic District Designation and do not support my/our house at \_\_\_\_\_ as one of the houses included in this district designation.

Comments:



Date: 11/7/2015

\_\_\_\_\_  
Date: \_\_\_\_\_

Historic District Designation

200 Block South Lincoln Street

**(Note: Only sign if you are the deeded owner of the property)**

To Whom It May Concern:

I, We (print name(s)) RYAN SOTIRAKIS & TODD HARTZO

have been informed of the proposed application for the Historic District Designation to be named "200 Block South Lincoln Street Historic District" which would include my home at:

238 SOUTH LINCOLN STREET. I/We am/are the **Owner(s)** of this property.

I/We am/are in favor of the proposal and support this Historic District Designation and support my/our house at 238 S. LINCOLN ST. as one of the houses included in this district designation.

I/We am/oppose the proposal and do not support this Historic District Designation and do not support my/our house at \_\_\_\_\_ as one of the houses included in this district designation.

Comments:

[Signature]

Date: 11/9/15

[Signature]

Date: 11/9/15

Historic District Designation

200 Block South Lincoln Street

**(Note: Only sign if you are the deeded owner of the property)**

To Whom It May Concern:

I, ~~we~~ (print name(s)) Gertrude Grant

have been informed of the proposed application for the Historic District Designation to be named "200 Block South Lincoln Street Historic District" which would include my home at: 242 S. Lincoln St, Denver CO 80209. I/We am/are the Owner(s) of this property.

I/~~we~~ am/~~are~~ in favor of the proposal and support this Historic District Designation and support my/our house at 242 S. Lincoln St as one of the houses included in this district designation.

I/We am/oppose the proposal and do not support this Historic District Designation and do not support my/our house at \_\_\_\_\_ as one of the houses included in this district designation.

Comments:

Gertrude Grant

Date: November 9, 2015

\_\_\_\_\_

Date: \_\_\_\_\_

Historic District Designation

200 Block South Lincoln Street

**(Note: Only sign if you are the deeded owner of the property)**

To Whom It May Concern:

~~1/2~~We (print name(s)) Doris E. Burd and Gertrude Grant

have been informed of the proposed application for the Historic District Designation to be named "200 Block South Lincoln Street Historic District" which would include my home at:

246 S. Lincoln St., Denver, CO, 80209. ~~1/2~~We ~~am~~are the **Owner(s)** of this property.

X ~~1/2~~We ~~am~~are in favor of the proposal and support this Historic District Designation and support my/our house at 246 S. Lincoln St. as one of the houses included in this district designation.

~~\_\_\_\_\_~~ ~~I/We am/oppose~~ the proposal and do not support this Historic District Designation and do not support my/our house at \_\_\_\_\_ as one of the houses included in this district designation.

Comments:

Doris E. Burd

Date: 11/9/15

Gertrude Grant

Date: Nov 9, 2015



Exhibit D: Signatures of Home Owners on West Side of Lincoln

**Historic District Designation**

**200 Block South Lincoln Street**

**(Note: Only sign if you are the deeded owner of the property)**

To Whom It May Concern:

I, We (print name(s)) Isabelh might

have been informed of the proposed application for the Historic District Designation to be named "200 Block South Lincoln Street Historic District" which would include my home at: 201 S. Lincoln St.. I/We am/are the **Owner(s)** of this property.

I/We am/are in favor of the proposal and support this Historic District Designation and support my/our house at 201 S. Lincoln St as one of the houses included in this district designation.

I/We am/oppose the proposal and do not support this Historic District Designation and do not support my/our house at \_\_\_\_\_ as one of the houses included in this district designation.

Comments:

Isabelh might

Date: 01/27/16

\_\_\_\_\_

Date: \_\_\_\_\_

Historic District Designation

200 Block South Lincoln Street

**(Note: Only sign if you are the deeded owner of the property)**

To Whom It May Concern:

I, We (print name(s)) Nicholas P. Amrhein

have been informed of the proposed application for the Historic District Designation to be named "200 Block South Lincoln Street Historic District" which would include my home at: 207 S. Lincoln St. I/We am/are the **Owner(s)** of this property.

I/We am/are in favor of the proposal and support this Historic District Designation and support my/our house at 207 S. Lincoln St. as one of the houses included in this district designation.

I/We am/oppose the proposal and do not support this Historic District Designation and do not support my/our house at \_\_\_\_\_ as one of the houses included in this district designation.

Comments:

N P Amrhein

Date: 11/12/15

\_\_\_\_\_

Date: \_\_\_\_\_

Historic District Designation

200 Block South Lincoln Street

**(Note: Only sign if you are the deeded owner of the property)**

To Whom It May Concern:

I, We (print name(s)) Karen E Hunkel

have been informed of the proposed application for the Historic District Designation to be named "200 Block South Lincoln Street Historic District" which would include my home at: 209 S Lincoln St. I/We am/are the **Owner(s)** of this property.

X I/We am/are in favor of the proposal and support this Historic District Designation and support my/our house at \_\_\_\_\_ as one of the houses included in this district designation.

\_\_\_\_\_ I/We am/oppose the proposal and do not support this Historic District Designation and do not support my/our house at \_\_\_\_\_ as one of the houses included in this district designation.

Comments:

K. Hunkel

Date: Nov 5, 2015

\_\_\_\_\_

Date: \_\_\_\_\_

Historic District Designation

200 Block South Lincoln Street

**(Note: Only sign if you are the deeded owner of the property)**

To Whom It May Concern:

I, We (print name(s)) 213 South Lincoln, LLC

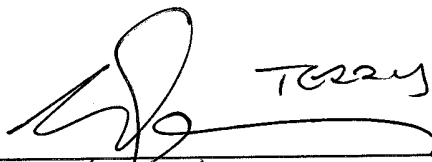
have been informed of the proposed application for the Historic District Designation to be named "200 Block South Lincoln Street Historic District" which would include my home at:

213 South Lincoln St, Denver, CO. I/We am/are the **Owner(s)** of this property.

I/We am/are in favor of the proposal and support this Historic District Designation and support my/our house at \_\_\_\_\_ as one of the houses included in this district designation.

\_\_\_\_\_ I/We am/oppose the proposal and do not support this Historic District Designation and do not support my/our house at \_\_\_\_\_ as one of the houses included in this district designation.

Comments:

  
\_\_\_\_\_  
(Agent)

Date: 11/6/15

Date: \_\_\_\_\_

Historic District Designation

200 Block South Lincoln Street

**(Note: Only sign if you are the deeded owner of the property)**

To Whom It May Concern:

I, We (print name(s)) Simone McGinnis

have been informed of the proposed application for the Historic District Designation to be named "200 Block South Lincoln Street Historic District" which would include my home at: 223 S. Lincoln St. Denver CO 80209 I/We am/are the **Owner(s)** of this property.

SM I/We am/are in favor of the proposal and support this Historic District Designation and support my/our house at 223 S. Lincoln St. Denver CO 80209 as one of the houses included in this district designation.

\_\_\_\_\_ I/We am/oppose the proposal and do not support this Historic District Designation and do not support my/our house at \_\_\_\_\_ as one of the houses included in this district designation.

Comments:

[Signature]

Date: 11/04/15

\_\_\_\_\_ Date: \_\_\_\_\_

Historic District Designation

200 Block South Lincoln Street

**(Note: Only sign if you are the deeded owner of the property)**

To Whom It May Concern:

I, We (print name(s)) Anita Lynch and Terry Gulliver

have been informed of the proposed application for the Historic District Designation to be named "200 Block South Lincoln Street Historic District" which would include my home at: 227 S. Lincoln St, Denver, CO 80209. I/We am/are the **Owner(s)** of this property.

I am/are in favor of the proposal and support this Historic District Designation and support my/our house at 227 S. Lincoln St, Denver, CO 80209 as one of the houses included in this district designation.

I/We am/oppose the proposal and do not support this Historic District Designation and do not support my/our house at \_\_\_\_\_ as one of the houses included in this district designation.

Comments:

Anita Lynch  
Terry Gulliver

Date: 11/5/2015

Date: 11/6/15



Historic District Designation

200 Block South Lincoln Street

**(Note: Only sign if you are the deeded owner of the property)**

To Whom It May Concern:

I, We (print name(s)) Chelsea M. Nyffels

have been informed of the proposed application for the Historic District Designation to be named "200 Block South Lincoln Street Historic District" which would include my home at: \_\_\_\_\_ I/We am/are the

**Owner(s)** of this property.

\_\_\_\_\_ I/We am/are in favor of the proposal and support this Historic District Designation and support my/our house at \_\_\_\_\_ as one of the houses included in this district designation.

I/We am/oppose the proposal and do not support this Historic District Designation and do not support my/our house at 233 S. Lincoln Street as one of the houses included in this district designation.

Comments: The restrictions are too far-reaching and would impinge on our property rights, which we guard very seriously

Chelsea M. Nyffels

Date: 11/14/2015

\_\_\_\_\_  
Date: \_\_\_\_\_

Historic District Designation


200 Block South Lincoln Street

**(Note: Only sign if you are the deeded owner of the property)**

To Whom It May Concern:

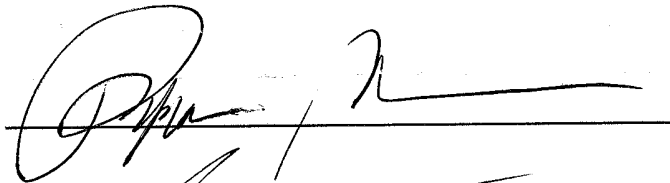
I, We (print name(s)) Patrick K + Margaret E Moroney

have been informed of the proposed application for the Historic District Designation to be named "200 Block South Lincoln Street Historic District" which would include my home at: 241 S Lincoln St. I/We am/are the **Owner(s)** of this property.

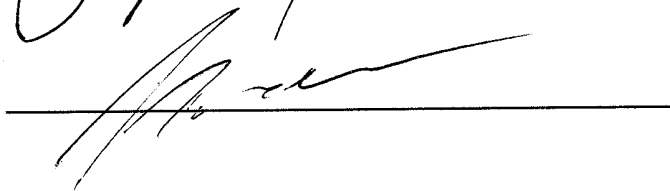
 I/We am/are in favor of the proposal and support this Historic District Designation and support my/our house at 241 S Lincoln St as one of the houses included in this district designation.

\_\_\_\_\_ I/We am/oppose the proposal and do not support this Historic District Designation and do not support my/our house at \_\_\_\_\_ as one of the houses included in this district designation.

Comments:



Date: 11/18/15



Date: 11/18/15

Historic District Designation

200 Block South Lincoln Street

**(Note: Only sign if you are the deeded owner of the property)**

To Whom It May Concern:

I, We (print name(s))

Karen E. Hinkel

have been informed of the proposed application for the Historic District Designation to be named "200 Block South Lincoln Street Historic District" which would include my home at:

243 S. Lincoln St

. I/We am/are the **Owner(s)** of this property.

Y I/We am/are in favor of the proposal and support this Historic District Designation and support my/our house at \_\_\_\_\_ as one of the houses included in this district designation.

\_\_\_\_\_ I/We am/oppose the proposal and do not support this Historic District Designation and do not support my/our house at \_\_\_\_\_ as one of the houses included in this district designation.

Comments:

K. Hinkel

Date:

Nov 5, 2015

Date: \_\_\_\_\_

**Exhibit E: Denver Building Permit Records**

| Story | Permit Number   | Description                             | Size      | Cost  | Fronting Address | Between                              | Local Description         | Address            |
|-------|-----------------|---|-----------|-------|------------------|--------------------------------------|---------------------------|--------------------|
| 1.00  | 17-25-00#892.00 | brick building                          | 25x40     | 2000  | Blake            | Seventeenth And Eighteenth           | East Denver 21:19-20      | Baerresen Brothers |
| 1.00  | 17-25-00#893.00 | brick building                          | 25x115    | 3000  | Blake            | Seventeenth And Eighteenth           | East Denver 21:19-20      | Baerresen Brothers |
| 2.00  | 17-22-00#494.00 | brick laundry                           | 24x73     | 2500  | B St             | Stout And California                 | East Denver 135:17        | Russell, John L    |
| 1.00  | 17-23-00#495.00 | brick dwelling                          | 21 5x40   | 1800  | Second Ave       | Highway And S Fifteenth              | Broadway Terrace 12:9-10  |                    |
| 1.50  | 17-23-00#896.00 | brick dwelling                          | 21x34     | 1800  | Franklin         | Highway And S Fifteenth              | Downings 20:17            |                    |
| 1.50  | 17-23-00#897.00 | brick dwellings (two)                   | 21 5x41   | 2300  | Lincoln          | Cedar And Alameda                    | Downings 20:17            | Lang, Wm           |
| 1.50  | 17-23-00#898.00 | brick dwelling                          | 25x45     | 3500  | Twenty Eighth    | Lafayette And Marion                 | Summers 6:2-3-4           | Baerresen Brothers |
| 1.00  | 17-24-00#499.00 | brick dwelling                          | 21x30     | 1000  | Bell             | Nineteenth                           | Central sub 13:11         | Sullivan           |
| 0.00  | 17-24-00#900.00 | foundation wall                         | 50x125    | 0     | Lawrence         | Twenty-First And Twenty-Second       | Stocks adn 81:9-10        | Cornell, Ezra M    |
| 1.00  | 17-24-00#901.00 | brick shed                              | 7x24      | 150   | Court Place      | Sixteenth And Seventeenth            | East Denver Oblank        |                    |
| 1.00  | 17-24-00#902.00 | brick dwellings                         | 26x72     | 1900  | Wazee            | Eleventh And Twelfth                 | West Denver 8:6           |                    |
| 2.00  | 17-24-00#903.00 | brick terrace alone                     | 62 5x57 3 | 12000 | Colfax           | Downing And Marion                   | Park Avenue adn 32:17-20  |                    |
| 2.00  | 17-24-00#904.00 | brick & stone double foundation (b's)   | 59 8x52 7 | 20000 | Colfax           | Franklin                             | Wymana 19:17-20           | Lang, Wm           |
| 2.00  | 17-24-00#905.00 | brick & basement alone & brick dwelling | 54x50     | 10000 | Thirteenth       | Champa And Stout                     | East Denver 133:31-32     | Baerresen Brothers |
| 2.00  | 17-24-00#906.00 | brick dwelling                          | 57x27     | 12000 | Grant            | Nineteenth And Twentieth Aves        | Browns, HC adn 72 16-17   | Huddart, John J    |
| 2.00  | 17-24-00#907.00 | brick dwelling                          | 52x40     | 7000  | Glavin           | Collax And Fourteenth Aves           | Wymana 34:25-26           | Huddart, John J    |
| 1.50  | 17-24-00#908.00 | brick dwelling                          | 25x38     | 4000  | Twelfth Ave      | Cor S Fifteenth                      | Evans sub 44:19-20        | Huddart, John J    |
| 1.50  | 17-24-00#909.00 | two brick dwellings                     | 23x46     | 6000  | Third Ave        | Evans And S Fourteenth               | Brookway Terrace 9:8-9-10 |                    |
| 1.50  | 17-24-00#910.00 | four brick dwellings                    | 21 5x46   | 8000  | Third Ave        | Evans And S Fourteenth               | Broadway Terrace 9:8-9-10 |                    |
| 1.50  | 17-24-00#911.00 | brick dwelling                          | 22x34     | 2700  | Franklin         | Thirtieth And Thirty-First Aves      | Downings 12:10-11         |                    |
| 1.00  | 17-24-00#912.00 | brick dwelling                          | 22x46     | 2000  | Lafayette        | Thirty-First And Thirty-Second Aves  | Downings 3:12             |                    |
| 1.00  | 17-24-00#913.00 | two brick dwellings                     | 22x46     | 4000  | Glavin           | Twenty-Ninth And Thirtieth Aves      | Downings 22:1-2           |                    |
| 2.00  | 17-25-00#914.00 | brick dwelling                          | 22 6x62   | 5000  | Wellon           | Twenty-Fourth And Twenty-Fifth       | Stiles adn 18:11          | Kidder, Franklin E |
| 1.00  | 17-25-00#915.00 | brick dwelling                          | 20x66     | 990   | Sixth            | Lanmer And Lawrence                  | West Denver 102:11        |                    |
| 1.00  | 17-25-00#916.00 | brick dwelling                          | 22x26     | 600   | Santa Fe         | Seventh And Eighth                   | Elmwood 7:14              |                    |
| 0.00  | 17-25-00#917.00 | remodeling labor blk                    | blank     | 800   | Lanmer           | Sixteenth And Seventeenth            | East Denver 68:blank      | Edbrooke, Frank E  |
| 0.00  | 17-25-00#918.00 | habitation under frame building         | 22x35     | 200   | Pearl            | Sixteenth And Seventeenth            | Clements adn 299:36       |                    |
| 1.00  | 17-25-00#919.00 | frame dwelling                          | 12x26     | 440   | Justina          | Bucher And Prospect                  | Viaduct 48:8              |                    |
| 1.00  | 17-25-00#920.00 | brick dwelling                          | 20x36     | 1000  | Palmer           | Kent And Wanless                     | Central sub 10:27         | Varnen & Sternor   |
| 3.00  | 17-25-00#921.00 | brick store & offices & music           | 100x125   | 50000 | Curtis           | Nineteenth And Twentieth             | East Denver 109:5-6-7-8   |                    |
| 1.00  | 17-25-00#922.00 | frame dwelling                          | 12x30     | 250   | Clifton          | Kent And Scott                       | Viaduct 87:blank          |                    |
| 1.00  | 17-25-00#923.00 | brick dwellings                         | 50x125    | 4000  | Blake            | Twenty-Second And Twenty-Third       | East Denver 35:15-16      |                    |
| 1.00  | 17-25-00#924.00 | brick dwelling                          | 22x30     | 900   | S Water          | Thirtieth And Thirtieth Aves         | Elmwood 8:35              |                    |
| 2.00  | 17-25-00#925.00 | 5 brick dwellings                       | 22x34     | 12000 | Williams         | Thirty-Sixth And Thirty-Seventh Aves | Hyde Park adn 10:9-13     |                    |
| 1.00  | 17-25-00#926.00 | two brick dwellings                     | 48x41     | 3000  | Gray             | Bigler And Fairview                  | Union 2:14-15             |                    |
| 1.50  | 17-27-00#927.00 | brick dwelling                          | 21 5x44   | 1350  | S Ninth          | Ninth And Tenth Aves                 | Hunts adn 29:31           |                    |
| 0.00  | 17-27-00#928.00 | second story addition                   | 38x50     | 2500  | Broadway         | Thirtieth And Fourteenth Aves        | Browns, HC adn 25:1-2     |                    |
| 1.00  | 17-27-00#929.00 | brick dwelling                          | 21x48     | 2200  | S Tenth          | Thirtieth And Fourteenth Aves        | Hunts adn 29:31           |                    |
| 0.00  | 17-27-00#930.00 | brick church stone foundation           | 44x70     | 5000  | S Fifteenth      | Tenth And Eleventh Aves              | Hunts adn 0:22-23         | Goodel, M B        |
| 2.00  | 17-27-00#931.00 | three brick buildings                   | 40x70     | 8000  | Twenty-Fourth    | Glenn And Welton                     | Stiles adn 181:30-31-32   | Forbes & Waterman  |
| 1.00  | 17-27-00#932.00 | brick dwelling                          | 21 5x40   | 2200  | Bell             | Scott And Murdock                    | Central sub 8:26          | Huddart, John J    |
| 2.00  | 17-27-00#933.00 | brick dwelling                          | 26x50     | 3500  | Washington       | Eleventh And Twelfth Aves            | Porters 88:5-6            |                    |
| 1.00  | 17-27-00#934.00 | brick addition                          | 12x20     | 600   | Logan            | Seventeenth And Eighteenth Aves      | Clements adn 264:12       |                    |
| 1.00  | 17-29-00#935.00 | iron frame stone house                  | 125x45    | 300   | Fourteenth       | Lawrence And Lanmer                  | East Denver 70:blank      | Baerresen Brothers |
| 2.00  | 17-29-00#936.00 | brick dwelling                          | 22x28     | 1500  | Fourteenth       | Thirtieth And Thirty-First           | Case and Stiles adn 62:5  | Baerresen Brothers |



243-227 209-201 → correct only 7 house missing 32, 33, 34 see

| Identifying Number   | Story | Description                          | Site      | Cost  | Fronting streets  | Between                             | Local Description Address Block-Lots         | Architect | Builder               | Contractor            | Time | Editor Notes |
|----------------------|-------|--------------------------------------|-----------|-------|-------------------|-------------------------------------|--|-----------|-----------------------|-----------------------|------|--------------|
| 188919-12.00#1251.00 | 1.00  | brick dwelling & barn                | 25x48     | 2200  | Oliver            | Twenty-Third And Twenty-Fourth Aves | Schumers 28:26-27                            |           | Angell, Jeremiah L    | Stricker, Mr          | 60   |              |
| 188919-12.00#1252.00 | 1.00  | brick dwelling                       | 26x43.5   | 2000  | S Water           | Fifth And Sixth Aves                | Sumner, AS adn 5:11-12                       |           | Cottrill Roberts & Co | Arnold, Mary          | 60   |              |
| 188919-12.00#1253.00 | 3.00  | 2 basement brick store               | 22x40     | 5000  | Larmer            | Eleventh And Twelfth                | West Denver 10.5                             |           | Friedhoff, Chas       | Fisher, H             | 60   |              |
| 188919-12.00#1254.00 | 1.00  | four brick dwellings                 | 31x28     | 2600  | Delany            | Thirty-Seventh And Thirty-Eighth    | Ironbon 1st adn to 40:3-6                    |           | Halligan, A           | Cathill, Julia        | 60   |              |
| 188919-12.00#1255.00 | 1.00  | double brick dwelling                | 25x50     | 1600  | Twelfth Ave       | 8 Twelfth And 8 Thirteenth          | Writers 1st 31-40                            |           | Snyder, John          | Hogan, Mary           | 60   |              |
| 188919-12.00#1256.00 | 1.00  | brick dwelling & barn                | 31.5x44   | 1700  | 8 Twelfth         | First Ave And Ellsworth             | Lake Ancher 4 s .5 of 22                     |           | Lambert, JM           | Snyder, John          | 60   |              |
| 188919-12.00#1257.00 | 1.00  | brick dwelling                       | 22.5x50   | 1300  | S Trenton         | Ellsworth And Bayaud                | Lake Ancher 17:20                            |           | Lambert, JM           | Campbell, JM          | 60   |              |
| 188919-12.00#1258.00 | 1.00  | brick dwelling                       | 22x26     | 700   | Palmer            | Pairrow And Warrick                 | Central sub 11:20# 5 19                      |           | Landberg, C           | Landberg, C           | 30   |              |
| 188919-12.00#1259.00 | 1.00  | brick addition                       | 22x16.6   | 700   | Stout             | Twenty-Seventh And Twenty-Eighth    | Hunters reab 8:31-32                         |           | LeBlanc, JL           | Turney, JF            | 30   |              |
| 188919-12.00#1260.00 | 1.00  | brick barn & outhouses               | 18x22     | 500   | River             | Eighteenth And Nineteenth Aves      | McColloughs 4:20-s .5 19                     |           | Sinclair, JB          | Terrell, AB           | 30   |              |
| 188919-13.00#1261.00 | 1.00  | brick barn                           | 16x18     | 300   | S Seventh         | Thirtieth And Fourteenth Aves       | Hunts adn 8:13                               |           | Goldfarmer, H         | Goldfarmer, H         | 30   |              |
| 188919-13.00#1262.00 | 1.50  | brick barn                           | 26x30     | 1200  | Lafayette         | Twenty-Eighth And Twenty-Ninth Aves | McManna 5:7                                  |           | Bechtel & Peterson    | York, AM              | 60   |              |
| 188919-13.00#1263.00 | 1.00  | brick barn & out houses              | 12x24     | 350   | S Eleventh        | Cor Third Ave                       | Summers 5:20                                 |           | Langridge, B          | Oliver, Mrs A         | 30   |              |
| 188919-13.00#1264.00 | 1.00  | brick barn                           | 12x15     | 200   | Merion            | Thirtieth And Thirty-First Aves     | Downings 15:4                                |           | House Construction Co | Walchmidt, L          | 30   |              |
| 188919-13.00#1265.00 | 2.00  | 2 brick dwellings                    | 44.0x23   | 12000 | S Fourteenth      | S Fourteenth And S Fifteenth        | Bransway Terrace 1:7-10 1-3                  |           | House Construction Co | House Construction Co | 90   |              |
| 188919-13.00#1266.00 | 2.00  | 3 brick dwellings                    | 27.6x45   | 71500 | S Fourteenth      | 3-4                                 | Broadway Terrace 1:1,2,3,7,8,9               |           | House Construction Co | House Construction Co | 90   |              |
| 188919-13.00#1267.00 | 1.50  | 8 brick dwellings                    | 40.5x27.4 | 54500 | Linnole           | Cedar And Alameda                   | Reab 1-2-3 Gallipia South Basy D.35-38 27-31 |           | Schumers & Wolcott    | Merrill, WB           | 90   |              |
| 188919-13.00#1268.00 | 2.00  | 2 brick dwellings                    | 40.0x27.4 | 11000 | S Thirteenth      | Second And Third Aves               | Fairmont 9:34-36                             |           | House Construction Co | House Construction Co | 90   |              |
| 188919-13.00#1269.00 | 1.00  | brick dwelling & basement stone      | 22.0x27   | 600   | S Ninth           | Seventh And Eighth Aves             | Hunts adn 36x .5 4                           |           | Prish, WJ             | Brown, Robert         | 30   |              |
| 188919-13.00#1270.00 | 3.00  | brick business bldg & basement store | 65x80     | 2300  | Seventeenth Ave   | Pennsylvania And Pearl              | Clementia adn 28:521-23                      |           | Prish, WJ             | Shalbooth & Russell   | 90   |              |
| 188919-13.00#1271.00 | 4.00  | brick business bldg & basement store | 25x115    | 7000  | Wasee             | Fifteenth And Sixteenth             | East Denver 16:27                            |           | Ripley, AS & Son      | Lee, Henry            | 90   |              |
| 188919-13.00#1272.00 | 2.00  | brick terrace (5 houses)             | 125x82    | 6500  | Thirty-Fourth Ave | Humboldt And Franklin               | Fortis adn 4:14-15                           |           | Scott, George         | Westley, Evt          | 90   |              |
| 188919-13.00#1273.00 | 0.00  | Second story brick add & repairs     | 30x37     | 2350  | Thirteenth Ave    | Cor Evans                           | Evans sub 45:38-40                           |           | Monder & Herriman     | Stiller, Mrs          | 60   |              |
| 188919-13.00#1274.00 | 2.00  | double brick dwelling                | 36x40     | 4800  | Franklin          | Twenty-Third And Twenty-Fourth Aves | Schumers 28:6-7                              |           | Fleming Bros          | Smith, SB             | 90   |              |
| 188919-13.00#1275.00 | 1.50  | brick dwelling                       | 24x37     | 3000  | Commercial        | S Fourteenth And S Fifteenth        | Alire Bros sub 5:16-20                       |           | Fleming Bros          | Fleming Bros          | 90   |              |
| 188919-13.00#1276.00 | 1.50  | brick dwelling                       | 24x47     | 5000  | Mairns            | Twenty-Eighth And Twenty-Ninth Aves | Catee, AB adn 4:18-19                        |           | Smith, Chas J         | Smith, Chas J         | 90   |              |
| 188919-14.00#1277.00 | 1.00  | brick dwelling                       | 25x46.6   | 2600  | Commercial        | S Fourteenth And S Fifteenth        | Alire Bros sub 5:16-20                       |           | Fleming Bros          | Fleming Bros          | 90   |              |
| 188919-14.00#1278.00 | 1.50  | brick dwelling                       | 24x45     | 3700  | Commercial        | S Fourteenth And S Fifteenth        | Alire Bros sub 5:16-20                       |           | Fleming Bros          | Fleming Bros          | 90   |              |
| 188919-14.00#1279.00 | 1.00  | frame addition                       | 18x15     | 350   | Market            | Thirty-Ninth And Fortieth           | Bowen 24:57                                  |           | Allen, EC             | Allen, EC             | 60   |              |
| 188919-14.00#1280.00 | 1.00  | brick dwelling                       | 21.5x44   | 1250  | Ninth Ave         | S Ninth And S Tenth                 | Hunts adn 30:7                               |           | Hornor, FJ            | Anderson, AR          | 60   |              |
| 188919-14.00#1281.00 | 1.50  | brick dwelling                       | 22x32     | 2100  | S Ninth           | Thirtieth And Thirtieth Aves        | Hunts adn 9:25                               |           | Bittern, LW           | McBreen, Andrew       | 90   |              |
| 188919-14.00#1282.00 | 1.00  | brick dwelling                       | 22.5x47   | 1600  | S Water           | Sixth And Seventh Aves              | Elmwood 17:37-38                             |           | Thurman & Horner      | Harr, Hannah E        | 60   |              |
| 188919-14.00#1283.00 | 1.50  | brick dwelling                       | 23x43.10  | 3000  | Humboldt          | Sixteenth And Seventeenth Aves      | Fark Avenue adn 28:27-28                     |           | Stech & Hopkinson     | Chabert, JP           | 90   |              |
| 188919-14.00#1284.00 | 2.00  | 3 brick & stone dwellings            | 53x32     | 18000 | Second Ave        | S Fourteenth And Evans              | Broadway Terrace 15:16-18                    |           | Moore & Ernertine     | Moore & Ernertine     | 90   |              |
| 188919-14.00#1285.00 | 2.00  | brick barn                           | 14x25     | 500   | Santa Fe          | Fifth And Sixth Aves                | Summers 3:15                                 |           | Phillips & Godfrey    | Phillips & Godfrey    | 30   |              |
| 188919-14.00#1286.00 | 2.00  | brick dwelling                       | 32.5x59.4 | 6000  | S Fifteenth       | Cor Fourth Ave                      | Broadway Terrace 8:18-20                     |           | Miller Oliver, Wm     | Webb, Ed              | 50   |              |
| 188919-14.00#1287.00 | 2.00  | brick dwelling                       | 25x40     | 3000  | Market            | Nineteenth And Twentieth            | East Denver 38:24                            |           | Oliver, Wm            | DeWood, L             | 50   |              |
| 188919-16.00#1288.00 | 1.00  | brick addition                       | 12x16     | 1000  | Fourteenth Ave    | Santa Fe And Clark                  | Writers 1st 15-blank                         |           | Lemont, Mr            | Lemont, Mr            | 30   |              |
| 188919-16.00#1289.00 | 1.00  | brick building                       | 14x15     | 30    | Larmer            | Twenty-First And Twenty-Second      |  |           | Meyer, DL             | Meyer, DL             | 30   |              |
| 188919-16.00#1290.00 | 1.00  | brick shop                           | 15x13     | 50    | Fifteenth St      | Champa And Stout                    |  |           | Whithead, Dr          | Whithead, Dr          | 30   |              |
| 188919-16.00#1291.00 | 1.00  | stone brick dwellings                | 21x46     | 5200  | Humboldt          | Twenty-Fifth And Twenty-Sixth       | Schumers 13:5-6-7                            |           | Galbrough, Robert B   | Galbrough, Robert B   | 90   |              |



| Identifying Number     | Block | Description                   | Area       | Code  | Frontage address  | Backstreet                            | Legal Description                 | Architect             | Builder                 | Owner                | Time |
|------------------------|-------|-------------------------------|------------|-------|-------------------|---------------------------------------|-----------------------------------|-----------------------|-------------------------|----------------------|------|
| (189018-21.00#1494.00) | 2.00  | brick store building          | 25x50      | 3000  | Fourth Ave        | S Thirtieth And S Twentieth           | Summers 2:17                      |                       | Gustine & Sanford       | Van Warner, Isaac P. | 90   |
| (189018-22.00#1495.00) | 0.00  | out windows in brick building | blank      | 210   | Curtis            | Washington And Clarkson               | East Denver 9:8-blank             |                       |                         | Gronner, SA          | 30   |
| (189018-22.00#1496.00) | 1.00  | two brick dwellings           | 21.5x46    | 3600  | Martin            | Thirtieth And Thirty-Fifth Aves       | Ponds adn 2:57                    |                       | Morrison, Jr            | French, CE           | 90   |
| (189018-22.00#1497.00) | 1.50  | brick dwelling                | 22x50      | 2800  | Lincoln           | Cedar And Alameda                     | Calippe South Broadway sub 123-32 |                       | Perkins, FH             | Wright, BW           | 0    |
| (189018-22.00#1498.00) | 1.00  | brick dwelling                | 21x30      | 1300  | Williams          | Thirtieth And Thirty-Fifth Aves       | Provident Park 13-17              |                       | Jacobs, D               | Maloney, Annie       | 90   |
| (189018-22.00#1499.00) | 1.00  | brick dwelling                | 26.3x21    | 1250  | Kent              | Palmer And Clinton                    | Vadact 88:16-17                   |                       | Crowell, C              | Montague, CW         | 90   |
| (189018-22.00#1500.00) | 2.00  | brick store building          | 25x65      | 3500  | S Seventh         | Tenth And Eleventh Aves               | Hunts adn 25:30                   | Gardner, WH           | Henry, L                | Henry, L             | 90   |
| (189018-22.00#1501.00) | 1.00  | brick add to dwelling         | 8x13       | 250   | Central           | Sixteenth And Seventeenth Sts         | Fasserman adn 8:16                | Van Stone Bros        | Van Stone Bros          | King, HC             | 90   |
| (189018-22.00#1502.00) | 2.00  | double brick dwelling         | 31x42      | 6000  | Twenty-Fourth Ave | Osage And Jay                         | Koussatz 2:29-30                  | Van Stone Bros        | Van Stone Bros          | Van Stone Bros       | 90   |
| (189018-22.00#1503.00) | 2.00  | brick terrace (3 houses)      | 52x44      | 10000 | Ogden             | Twenty-Third And Twenty-Fourth Aves   | Kenjize 2:29-30                   | Van Stone Bros        | Van Stone Bros          | Van Stone Bros       | 90   |
| (189018-22.00#1504.00) | 1.50  | two brick dwellings           | 21x30      | 5600  | Lafayette         | Twenty-Ninth And Thirtieth Aves       | Downings 18:19-20                 | Van Stone Bros        | Van Stone Bros          | Magnave, CP          | 90   |
| (189018-23.00#1505.00) | 1.00  | frame coal sheds              | 16x200     | 2000  | N E OF UP Tractor | Thirty-Third And Thirty-Fourth Sts    |                                   |                       | Colo Fuel Co            | Colo Fuel Co         | 90   |
| (189018-23.00#1506.00) | 2.00  | brick barn                    | 22x22      | 500   | Market            | Thirty-Fifth And Thirty-Sixth Sts     | Witters H 1 E-5                   | Chambers, JB          | Richard, Frank          | Garbarra, James      | 30   |
| (189018-23.00#1507.00) | 1.50  | brick dwelling                | 22x44      | 3000  | Franklin          | Twenty-Seventh And Twenty-Eighth Aves | Downings 31:11                    |                       | Chambers, JB            | Chambers, JB         | 90   |
| (189018-23.00#1508.00) | 2.00  | brick terrace 3 houses        | 57x38      | 5000  | Fourth Ave        | Car S Water                           | Sumner, N adn 5:1-3               | Phillips & Backus     | Phillips & Backus       | Root, George H       | 90   |
| (189018-23.00#1509.00) | 1.50  | brick dwelling                | 25x32.5    | 2800  | Inaice            | Sixth And Seventh Aves                | Capitol Hill B Div 151-27-28      | Burdell, W F & Co     | Burdell, W F & Co       | Jackson, OM          | 60   |
| (189018-23.00#1510.00) | 1.00  | brick dwelling                | 25x51      | 2500  | Hallett           | Fourth And Fifth Aves                 | Driving Park Place 5:17-18        | Archer, Jim F         | Archer, Jim F           | Furbam, MJ           | 90   |
| (189018-23.00#1511.00) | 1.00  | brick dwelling                | 32.5x54.5  | 3062  | Hallett           | Fourth And Fifth Aves                 | Driving Park Place 5:18-19        | Archer, Jim F         | Archer, Jim F           | Furbam, MJ           | 90   |
| (189018-23.00#1512.00) | 1.00  | brick dwelling                | 21x40      | 1600  | S Water           | Second And Third Aves                 | Fairmont 6:28                     | Nelson, WM            | Nelson, WM              | Haynes, L            | 90   |
| (189018-23.00#1513.00) | 2.00  | brick dwelling                | 36.5x50    | 7000  | Humboldt          | Sixteenth And Seventeenth Aves        | Park Avenue adn 27:10-11          | Maister, J            | Maister, J              | Greens, DS           | 90   |
| (189018-23.00#1514.00) | 1.00  | brick dwelling                | 21x28      | 1600  | S Twelfth St      | First Ave And Ellsworth               | Lake Archer 4:20                  | Bowen, CT             | Bowen, CT               | Baker, CR            | 90   |
| (189018-23.00#1515.00) | 0.00  | second story brick add        | 23x22      | 1000  | Bell              | Fairview Ave And Nineteenth St        | Central sub 13:6                  | Harnet, JH            | Wright, Brady, & Turner | Harnet, JH           | 90   |
| (189018-25.00#1516.00) | 1.50  | three brick dwellings         | 26x38      | 10500 | Alameda           | Alta And Porter                       | Blackfishen Place 29:20,24        | Mittig, FB            | Warriss, CO             | Wright, Mrs Mariah   | 90   |
| (189018-25.00#1517.00) | 1.00  | brick dwelling                | 23x30      | 1100  | Jurina            | Euclid And Murdoch                    | Vadact 67:28                      | Buell, JS             | Buell, JS               | Seif, JJ             | 90   |
| (189018-25.00#1518.00) | 2.00  | brick dwelling                | 26x43      | 6000  | Saint Ann St      | Fourteenth And Colfax                 | Chamberlain sub 3:9-10            | Rice & Ross           | Rice & Ross             | Not, Theodore        | 50   |
| (189018-25.00#1519.00) | 1.50  | brick barn                    | 23x30      | 700   | Lafayette         | Twenty-Fourth And Twenty-Fifth Aves   | Schimmers adn 19:blank            | Schwamforth & Gardner | Schwamforth & Gardner   | Dennitt, Chas        | 50   |
| (189018-25.00#1520.00) | 2.00  | brick barn                    | 39.5x25    | 2500  | Logan             | Sixteenth And Seventeenth Aves        | Clementia adn 30:13-16            | Gardner, Perry        | Gardner, Perry          | Haggerty, P          | 60   |
| (189018-25.00#1521.00) | 1.00  | brick dwelling                | 21x30      | 1500  | Palmer            | Kent And Scott                        | 7:22                              | Gardner, Perry        | Gardner, Perry          | Daynes, Perry        | 60   |
| (189018-25.00#1522.00) | 1.00  | brick barn                    | 26x40      | 1300  | Twenty-Third Ave  | Washington And Clarkson               | San Rafael 6:blank                | Lang & Pugh           | McNulty, PJ             | Holl, AE             | 90   |
| (189018-25.00#1523.00) | 2.00  | three brick dwellings         | 28x48      | 16500 | Higs              | Colfax And Sixteenth Aves             | Wyman 33:33-36                    | Donavan & Brindage    | Donavan & Brindage      | Dally, Mrs Sarah     | 90   |
| (189018-25.00#1524.00) | 1.00  | brick dwelling                | 22x36      | 1000  | Gilpin            | Thirty-Seventh And Thirty-Eighth Aves | Hyde Park adn 6:6                 | Proctor, EJ           | Proctor, EJ             | Shepard, CM          | 30   |
| (189018-25.00#1525.00) | 1.00  | brick add to dwelling         | 16x24      | 600   | S Thirtieth St    | Third And Fourth Aves                 | Reimont 2:25                      | Goodnow, Franklin     | Goodnow, Franklin       | Johnston, Wm A       | 90   |
| (189018-25.00#1526.00) | 2.00  | brick dwelling & barn         | 31x41      | 5500  | Downing           | Twenty-First And Twenty-Second Aves   | San Rafael 2nd filing 9:23-25     | Lee & Liden           | Purdie, Wm              | Wanberger, C         | 90   |
| (189018-25.00#1527.00) | 1.00  | brick terrace 5 houses        | 57.6x113.6 | 7500  | Twenty-First Ave  | De Lafayette                          | Schimmern adn 40:15               | Ash, JJ               | Ash, JJ                 | Zaller, M            | 0    |
| (189018-25.00#1528.00) | 1.00  | brick store building          | 35x41      | 1600  | S Ninth           | Seventh And Eighth Aves               | Hunts adn 35:30                   | Noble, William        | Noble, William          | Noble, William       | 90   |
| (189018-25.00#1529.00) | 1.00  | two brick dwellings           | 21.5x46    | 4400  | Humboldt          | Nineteenth And Twentieth Aves         | Gebathuler adn 61:7-8             | Noble, William        | Noble, William          | Noble, William       | 90   |
| (189018-25.00#1530.00) | 1.00  | two brick dwellings           | 21.5x46    | 3650  | Higs              | Thirty-Second And Thirty-Third Aves   | Ponds adn 23:22-23                | Holmes, AP            | Holmes, AP              | Ridgde, David        | 90   |
| (189018-25.00#1531.00) | 1.00  | two brick dwellings           | 21.5x46    | 3600  | Gilpin            | Thirty-Eighth And Thirty-Ninth Aves   | Provident Park 8:5-6              | Holmes, AP            | Holmes, AP              | Ridgde, David        | 90   |
| (189018-25.00#1532.00) | 1.00  | two brick dwellings           | 21.5x46    | 3600  | Gilpin            | Thirty-Eighth And Thirty-Ninth Aves   | Provident Park 8:8-9              | Holmes, AP            | Holmes, AP              | Ridgde, David        | 90   |
| (189018-25.00#1533.00) | 1.00  | two brick dwellings           | 21.5x46    | 3600  | Gilpin            | Thirty-Eighth And Thirty-Ninth Aves   | Provident Park 9:21-22            | Holmes, AP            | Holmes, AP              | Ridgde, David        | 90   |
| (189018-25.00#1534.00) | 1.00  | three brick dwellings         | 21.5x46    | 5800  | Williams          | Thirty-Eighth And Thirty-Ninth Aves   | Provident Park 8:26-27-28         | Holmes, AP            | Holmes, AP              | Ridgde, David        | 90   |



| Index Number         | S | Description                               | Size      | Cost  | Address | Street           | Other              | Between                                | Legal Description                    | Architect            | Builder     | Owner         | T | Notes |
|----------------------|---|---|-----------|-------|---------|------------------|--------------------|--|--------------------------------------|----------------------|-------------|---------------|---|-------|
| 11900011-27-042143.0 | 1 | frame residence                           | 25x30     | 500   |         | Stuart           |                    | Forty-Fourth & Forty-Fifth             |                                      |                      |             | Trotter, H.M. | 1 |       |
| 11900011-27-042144.0 |   | bridge over alley                         |           | 500   |         |                  |                    | Forty-Fourth & Forty-Fifth             |                                      |                      |             | Trotter, H.M. | 1 |       |
| 11900111-27-042145.0 | 1 | brick wagon shed                          | 24x34     | 300   |         | Wauke & Wynkoop  |                    | Math & Tenth                           |                                      |                      |             | Trotter, H.M. | 1 |       |
| 11900111-27-042146.0 | 1 | frame barn                                | 45x50     | 100   | 1000    | South Water      |                    |  |                                      |                      |             | Tracy, George | 1 |       |
| 11900111-27-042147.0 | 2 | brick residence                           | 28x30     | 5000  |         | South Emerson    |                    |  |                                      |                      |             | Tracy, George | 1 |       |
| 11900111-27-042148.0 | 1 | brick addition to residence               | 12x16     | 300   |         | Albion           |                    | Twenty-Third & Twenty-Fifth            | Part of 1641-40                      |                      |             | Tracy, George | 1 |       |
| 11900111-27-042149.0 | 1 | brick addition to building                | 25x75     | 1000  | 1440-40 | Plymouth         |                    | Twenty-First & Third-Second            |                                      |                      |             | Tracy, George | 1 |       |
| 11900111-28-042150.0 | 1 | brick residence (partial roof)            | 27x25     | 3000  |         | Bliss            |                    | Forty-Second & Forty-Third             | Van Camp 2:21-22                     |                      |             | Tracy, George | 1 |       |
| 11900111-28-042151.0 | 1 | brick residence                           | 26x25     | 1500  |         | West Third       |                    | West & Xavier                          |                                      |                      |             | Tracy, George | 1 |       |
| 11900111-28-042152.0 | 2 | brick addition to residence               | 20x43     | 3000  | 1824    | Washington       |                    |  |                                      | Van, Emma Phyllis    |             | Tracy, George | 1 |       |
| 11900111-28-042153.0 | 1 | brick addition to residence               | 12x13     | 300   | 3624    | Delany           |                    |  |                                      |                      |             | Tracy, George | 1 |       |
| 11900111-28-042154.0 | 2 | apartment house (8 units)                 | 45x55     | 10000 |         | Capron           |                    | Sixteenth & Seventeenth                |                                      |                      |             | Tracy, George | 1 |       |
| 11900111-28-042155.0 | 2 | addition to St Luke's hospital            | 68x32     | 7000  |         | Peart            | St Luke's Hospital | Sixteenth & Twentieth                  |                                      | Edwards, W Harry     |             | Tracy, George | 1 |       |
| 11900111-30-042156.0 | 1 | frame barn                                | 60x50     | 150   | 1425    | South Pearl      |                    | West Thirty-Third & West Thirty-Fourth |                                      |                      |             | Tracy, George | 1 |       |
| 11900111-30-042157.0 | 2 | brick residence                           | 34x36.5   | 3000  |         | Boakwood F       |                    | Ohio & Exposition                      | Sagamore Hill 1:7-8                  |                      |             | Tracy, George | 1 |       |
| 11900111-30-042158.0 | 1 | brick residence                           | 26x40     | 1000  |         | South            |                    |  | Uncle Sadrach 1:16-1:17              |                      |             | Tracy, George | 1 |       |
| 11900111-30-042159.0 | 2 | brick residence                           | 50x45     | 10000 |         | Washington       |                    |  |                                      | Fisher, William E.   | Pedersen, A | Tracy, George | 1 |       |
| 11900111-30-042160.0 | 1 | brick residence                           | 22x45     | 1000  |         | Franklin & First |                    | Thirty-Fourth & Thirty-Fifth           |                                      |                      |             | Tracy, George | 1 |       |
| 11900111-30-042161.0 | 1 | repairs and addition to steel export bldg |           | 400   |         | Marion           |                    | Twentieth & Fourteenth                 |                                      | Building Inspector   |             | Tracy, George | 1 |       |
| 11900111-30-042162.0 | 1 | repairs and alterations to main building  |           | 700   |         | Larkin           |                    | Champs & Shaw                          |                                      | Building Inspector   |             | Tracy, George | 1 |       |
| 11900111-30-042163.0 | 1 | brick boiler house                        | 30x35     | 3000  |         | West Sixteenth   |                    | Forty & Fifty                          |                                      | Parson, F W          |             | Tracy, George | 1 |       |
| 11900111-30-042164.0 | 2 | brick residence                           | 24x32     | 3500  | 2877    | Wain             |                    | Thirtieth & Fourteenth                 |                                      |                      |             | Tracy, George | 1 |       |
| 11900111-30-042165.0 | 2 | unlighted wall of residence               | 10x10     | 100   | 2301-15 | Slade            |                    | Thirtieth & Fourteenth                 |                                      |                      |             | Tracy, George | 1 |       |
| 11900111-30-042166.0 | 1 | porches and utilities to barn             | 60x2      | 600   | 707     | Conno            |                    | Forty-Seventh & Forty-Eighth           |                                      |                      |             | Tracy, George | 1 |       |
| 11900111-30-042167.0 | 1 | brick residence                           | 28x45     | 2000  |         | South Court      |                    | Seventh & Eighth                       |                                      |                      |             | Tracy, George | 1 |       |
| 11900111-30-042168.0 | 1 | brick residence                           | 26x25     | 300   | 2541    | South Trenton    |                    |  |                                      |                      |             | Tracy, George | 1 |       |
| 11900111-30-042169.0 | 1 | brick residence (double)                  | 38x42     | 2000  |         | City             |                    | Thirty-Third & Thirty-Fourth           | Porter Highlands 2:7:1 to 4:11       |                      |             | Tracy, George | 1 |       |
| 11900111-30-042170.0 | 1 | brick residence (double)                  | 30x42     | 2000  |         | City             |                    | Thirty-Third & Thirty-Fourth           |                                      |                      |             | Tracy, George | 1 |       |
| 11900111-30-042171.0 | 1 | brick residence (double)                  | 30x42     | 2000  |         | Lyon             |                    | West Forty-Second & Forty-Third        |                                      |                      |             | Tracy, George | 1 |       |
| 11900111-30-042172.0 | 1 | brick addition to residence               | 17x27     | 600   | 3644    | Kidwader         |                    | Forty-Fifth & Forty-Sixth              |                                      |                      |             | Tracy, George | 1 |       |
| 11900111-30-042173.0 | 1 | brick residence                           | 26x40     | 700   |         | Wall             |                    | Thirty-Third & Thirty-Fourth           | Beauly 36:17-18                      |                      |             | Tracy, George | 1 |       |
| 11900111-30-042174.0 | 1 | brick residence                           | 28x45     | 3000  |         | Boakwood F       |                    | Forty-Fifth & Forty-Sixth              | Sagamore Hill 2:1-2                  |                      |             | Tracy, George | 1 |       |
| 11900111-30-042175.0 | 1 | brick residence                           | 24x2      | 200   |         | Conno            |                    | Albion & Tenth                         | Findings Subdivision 1:7 Part 11:12  |                      |             | Tracy, George | 1 |       |
| 11900111-30-042176.0 | 1 | brick residence (triple)                  | 36x40     | 10000 |         | Lincoln          |                    | Albion & Tenth                         | College South Addition West 35-36    | Hastington, George W |             | Tracy, George | 1 |       |
| 11900111-30-042177.0 | 2 | brick acorned (4 units) open shed         | 30x71     | 5000  |         | South Pearl      |                    | Albion & Dakota                        | Byers East Subdivision 10:5:20-21-22 |                      |             | Tracy, George | 1 |       |
| 11900111-30-042178.0 | 1 | brick residence                           | 15.5x45   | 1000  |         | South Trenton    |                    | West Twenty-Third & Platte Street      | North Denver 2:7                     |                      |             | Tracy, George | 1 |       |
| 11900111-30-042179.0 | 2 | brick residence                           | 24x20     | 4000  |         | Bliss            |                    | Transverse & Fourteenth                |                                      |                      |             | Tracy, George | 1 |       |
| 11900111-30-042180.0 | 1 | brick residence                           | 26x38     | 1000  |         | South            |                    | Bliss & Wesley                         | Roseville 10:43-44                   |                      |             | Tracy, George | 1 |       |
| 11900111-30-042181.0 | 2 | brick residence                           | 20.5x25.5 | 4000  |         | Sherman          |                    | Fourth & Fifth                         |                                      | Fisher, William E    |             | Tracy, George | 1 |       |
| 11900111-30-042182.0 | 2 | brick residence                           | 23x32     | 3000  |         | Elmer            |                    | State & Seventh                        |                                      |                      |             | Tracy, George | 1 |       |
| 11900111-30-042183.0 | 1 | brick barn                                | 20x27     | 500   | 4254    | East             |                    |  |                                      |                      |             | Tracy, George | 1 |       |

251-253  
5714-06



| Identifying Number   | Story | Description                           | Size                 | Cost   | Fronting on address | Returns                          | Legal Descriptions Address Block/Units | Architect          | Builder                   | Owner                     | Title | Editor Notes |
|----------------------|-------|---------------------------------------|----------------------|--------|---------------------|----------------------------------|--|--------------------|---------------------------|---------------------------|-------|--------------|
| 188918-19-00#1071.00 | 1.50  | S brick dwellings                     | 21x32                | 17500  | S Trenton           | Cor Thirteenth Ave               | Witters 181 20 19-25                   |                    |                           | Cooper, Jimmie F          | 60    |              |
| 188918-19-00#1072.00 | 2.00  | double brick dwellings                | 28x44                | 3200   | Eleventh            | Champa And Scott                 | West Denver 1318                       |                    | Dois, William A           | Walley, JJ                | 60    |              |
| 188918-19-00#1073.00 | 2.00  | brick business block                  | 74x90                | 10000  | Sixteenth           | Cor Glenarm                      | East Denver 173-29-32                  | Quayle, William    | Harrigan, Frank           | Houtman, SL               | 90    |              |
| 188918-19-00#1074.00 | 2.00  | brick dwelling                        | 21x30                | 3000   | Fearl               | Sixteenth And Seventeenth Aves   | Hunts adn 299-27                       | Wilson, DB         | Hallack, EF & Co          | Hudson, John W            | 60    |              |
| 188918-19-00#1075.00 | 1.00  | brick dwelling                        | 21x26                | 600    | S Eighth            | Ninth And Tenth                  | Clumts adn 28-35                       |                    | Hartoni, Peter            | Reynolds, Miss            | 60    |              |
| 188918-19-00#1076.00 | 1.00  | brick dwelling                        | 23x41                | 1200   | Palmer              | Fairview And Waples              | Central sub 11-18-19                   |                    | Seckman, PG               | Lindbury, C               | 60    |              |
| 188918-19-00#1077.00 | 5.00  | two wings to Glenarm hotel            | 35x46-6              | 25000  | Glenarm             | Fifteenth And Sixteenth          | East Denver 173-19-20                  | Huddart, John J    | Coas & Carberry           | Wright, EP                | 90    |              |
| 188918-19-00#1078.00 | 1.00  | brick addition                        | 22x30                | 600    | Bell                | Nineteenth And Fairview          | Central sub 13-6                       |                    | Layman, WP                | Nolanfrancesco, Michael   | 30    |              |
| 188918-19-00#1079.00 | 2.00  | brick dwelling                        | 30x48                | 6500   | Humboldt            | Twenty-Eighth And Twenty-Ninth   | McManns 5-16-17                        |                    | Burbaue & Vaughn          | Doom Chamberlin & Co      | 90    |              |
| 188918-19-00#1080.00 | 2.00  | brick dwelling                        | 32x48                | 5500   | Humboldt            | Twenty-Eighth And Twenty-Ninth   | McManns 5-18-19                        |                    | Burbaue & Vaughn          | Doom Chamberlin & Co      | 90    |              |
| 188918-19-00#1081.00 | 3.00  | 8 1/2 bayment terrace (9 houses)      | 40x127 (6) 40x60 (3) | 100000 | Eighteenth Ave      | Legin And Grant                  | Clemmets adn 264-1-5                   | Lee, CH            | Rosenfeld Construction Co | Rosenfeld Construction Co | 90    |              |
| 188918-20-00#1082.00 | 2.00  | brick dwelling                        | 23x41                | 3000   | Lincoln             | Cedar And Alameda                | Resub Gallups 10-1112-12               |                    | Smith, Frank A            | Schluenger, Sophie        | 90    |              |
| 188918-20-00#1083.00 | 1.50  | brick dwelling                        | 25x48                | 2800   | S Eleventh          | Tenth And Eleventh Aves          | Hunts adn 22-36-37                     |                    | Dois, William A           | Walls, PA                 | 60    |              |
| 188918-20-00#1084.00 | 1.00  | brick dwelling                        | 22x26                | 600    | Bell                | Nineteenth And Fairview          | Central sub 11-5                       |                    | Layman, WP                | Place, Paul               | 30    |              |
| 188918-20-00#1085.00 | 1.00  | brick dwelling                        | 19x30                | 800    | Palmer              | Prospect And Euclid              | Central sub 2-26                       |                    | Bowen, John               | Elliott, L                | 60    |              |
| 188918-20-00#1086.00 | 1.00  | brick store                           | 25x50                | 1500   | Larimer             | Thirty-Fourth And Thirty-Fifth   | Witters, H 8-24                        |                    | Himmelfeber, Daniel       | Wygert, Mr                | 60    |              |
| 188918-21-00#1087.00 | 1.00  | brick market building                 | 25x34                | 1500   | Santa Fe            | Third And Fourth Aves            | Sunlers 1-16                           |                    | Snyder, John              | Bryder, John              | 40    |              |
| 188918-21-00#1088.00 | 2.00  | 6 stbe brick dwelling                 | 30x32                | 8000   | Sherman             | First And Second Aves            | Reite 4-19-20                          |                    | Stacy, MD                 | Seaucan, Mrs AB           | 90    |              |
| 188918-21-00#1089.00 | 1.00  | brick add to barn                     | 9x21                 | 200    | Grant               | Nineteenth And Twentieth Aves    | Armans, HC 34-20                       |                    | O'Connor, PW & Co         | Strayer, JW               | 30    |              |
| 188918-21-00#1090.00 | 1.00  | brick store                           | 22x45                | 1500   | Humboldt            | Cor Thirtieth Ave                | Downings 13-15                         |                    | McCallin, Pp              | Perry, B                  | 30    |              |
| 188918-21-00#1091.00 | 1.00  | brick addition                        | 6x16                 | 75     | California          | Cor Twenty-Third                 | Stiles adn 146-1                       |                    | Cleveland, Chas           | Best, JW                  | 40    |              |
| 188918-21-00#1092.00 | 0.00  | putting brick second story on kitchen | 10x14                | 150    | Fourteenth Ave      | Evans And 8 Thirtieth            | Witters 1st 1:blank                    |                    |                           |                           |       |              |
| 188918-22-00#1093.00 | 0.00  | retriangle roof of frame add          | 15x20                | 15     | Eleventh            | Cor Chicago                      | West Denver 29-1                       |                    |                           | Cook, Mrs CH              | 30    |              |
| 188918-22-00#1094.00 | 1.00  | brick store house                     | 25x70                | 900    | Lawrence            | Eighteenth And Nineteenth        | East Denver 66-17-18                   |                    | McCoy, JW                 | Van Wommr, Isaac P        | 15    |              |
| 188918-22-00#1095.00 | 1.00  | brick addition                        | 27x35                | 1000   | Champa              | Twenty-Third And Twenty-Fourth   | Stiles adn 122-11-12                   |                    |                           | Body, H                   | 30    |              |
| 188918-22-00#1096.00 | 3.00  | 6 basement hotel building             | 50x90                | 30000  | Stout               | Thirteenth And Fourteenth        | East Denver 137-11-12                  | Stackert, A Morris | Boyer, Frank              | Timrman, George W         | 90    |              |
| 188918-22-00#1097.00 | 0.00  | repairs on dwelling                   | blank                | 1200   | Sherman             | Fifteenth And Sixteenth Aves     | East Denver 37-5-6                     |                    |                           |                           | 60    |              |
| 188918-22-00#1098.00 | 1.50  | brick dwelling                        | 21x40                | 1000   | Arlington           | Kent And Scott                   | Witters, H North Denver adn 14-21      |                    |                           |                           | 60    |              |
| 188918-22-00#1099.00 | 1.50  | mine brick dwellings                  | 22x38                | 13500  | Bevard              | Alamo And Evans                  | Brych sub 48-13-21                     |                    |                           |                           | 90    |              |
| 188918-23-00#1100.00 | 2.00  | brick dwelling                        | 26-10x44-6           | 3200   | Park                | Sixteenth And Seventeenth Aves   | Park Avenue adn 24-1-4                 | Lang & Pugh        |                           | Forbes, LE & Coc, EB      | 90    |              |
| 188918-23-00#1101.00 | 2.00  | brick dwelling                        | 28-2x46-3            | 4000   | Park                | Sixteenth And Seventeenth Aves   | Park Avenue adn 24-1-4                 | Lang & Pugh        |                           | Goff, M                   | 90    |              |
| 188918-23-00#1102.00 | 2.00  | brick dwelling                        | 24x40                | 3000   | Sixteenth Ave       | Logan And Pennsylvania           | Clements adn 300-37-38                 |                    | Angell, Jeremiah L        | Goff, M                   | 60    |              |
| 188918-23-00#1103.00 | 1.50  | brick dwelling                        | 21-6x44              | 2500   | Lawrence            | Thirty-First And Thirty-Second   | Case and Eberts adn 42-13-14           | Lang & Pugh        | Kelly, AJ                 | Corcoran, Thomas          | 60    |              |
| 188918-23-00#1104.00 | 2.00  | brick dwelling                        | 35x53                | 5500   | Marion              | Cor Twenty-Third                 | Slenners Bros resub 3-14-15            |                    | Schamuel, P               | Rost, Chas                | 90    |              |
| 188918-24-00#1105.00 | 1.00  | double brick dwelling                 | 24x30                | 400    | S Tenth             | Ellsworth And Bayaud             | Lake Archer 13-3                       |                    | Chambers, JR              | Morris, Henry W           | 60    |              |
| 188918-24-00#1106.00 | 1.00  | brick dwelling                        | 12x14                | 200    | S Tenth             | Ellsworth And Bayaud             | Lake Archer 13-4                       |                    |                           | Lesch, Chas               | 60    |              |
| 188918-24-00#1107.00 | 1.50  | 3 brick dwellings                     | 21x24                | 5400   | Sewenth             | Curtis And Colfax                | West Denver 100 8-10                   | Shewers, FM        | Porter & Yohe             | Coc, WH                   | 90    |              |
| 188918-24-00#1108.00 | 2.00  | brick & stone dwelling                | 25x53                | 6750   | Hallett             | Twenty-Ninth And Fourteenth Aves | Brown 4-13-14                          |                    | Garrison, GA              | O'Leary, JP               | 30    |              |
| 188918-24-00#1109.00 | 1.00  | repair brick dwelling                 | 22x40                | 225    | Franklin            | Twenty-Ninth And Thirtieth Aves  | Downings 20-21-22                      |                    | McDonald                  | Lafferty, Wm J            | 30    |              |
| 188918-24-00#1110.00 | 1.00  | brick market building                 | 11x22                | 100    | Stout               | Twenty-Third And Twenty-Fourth   | Stiles adn 147-73                      |                    | King                      |                           | 60    |              |
| 188918-24-00#1111.00 | 1.00  | brick dwelling                        | 21-10x37-6           | 1200   | S Thirteenth        | Second And Third Aves            | Fairmont 9-38                          |                    |                           | McElvray, Miss M          | 60    |              |
| 188918-24-00#1112.00 | 2.00  | warehouse                             | 50x125               | 1500   | Delany              | Fourteenth And Fifteenth         | East Denver 11-1-4                     |                    |                           | Colorado Soap Co          | 60    |              |
| 188918-26-00#1113.00 | 2.00  | brick addition                        | 22x20                | 2000   | Curtis              | Twenty-Second And Twenty-Third   | East Denver 91-20                      |                    | Smith, Alvy               | Frisee, August            | 60    |              |
| 188918-26-00#1114.00 | 2.00  | store & terrace                       | 5 50x60 1 48x100     | 22000  | Gulpani             | Cor Thirty-First                 | Downings 6-10-15                       |                    |                           | Sonley, Orlando B         | 90    |              |
| 188918-26-00#1115.00 | 2.00  | brick dwelling                        | blank                | 3500   | Williams            | Seventeenth And Eighteenth       |  | Augill, Scott      |                           | Augill, Scott             | 90    |              |



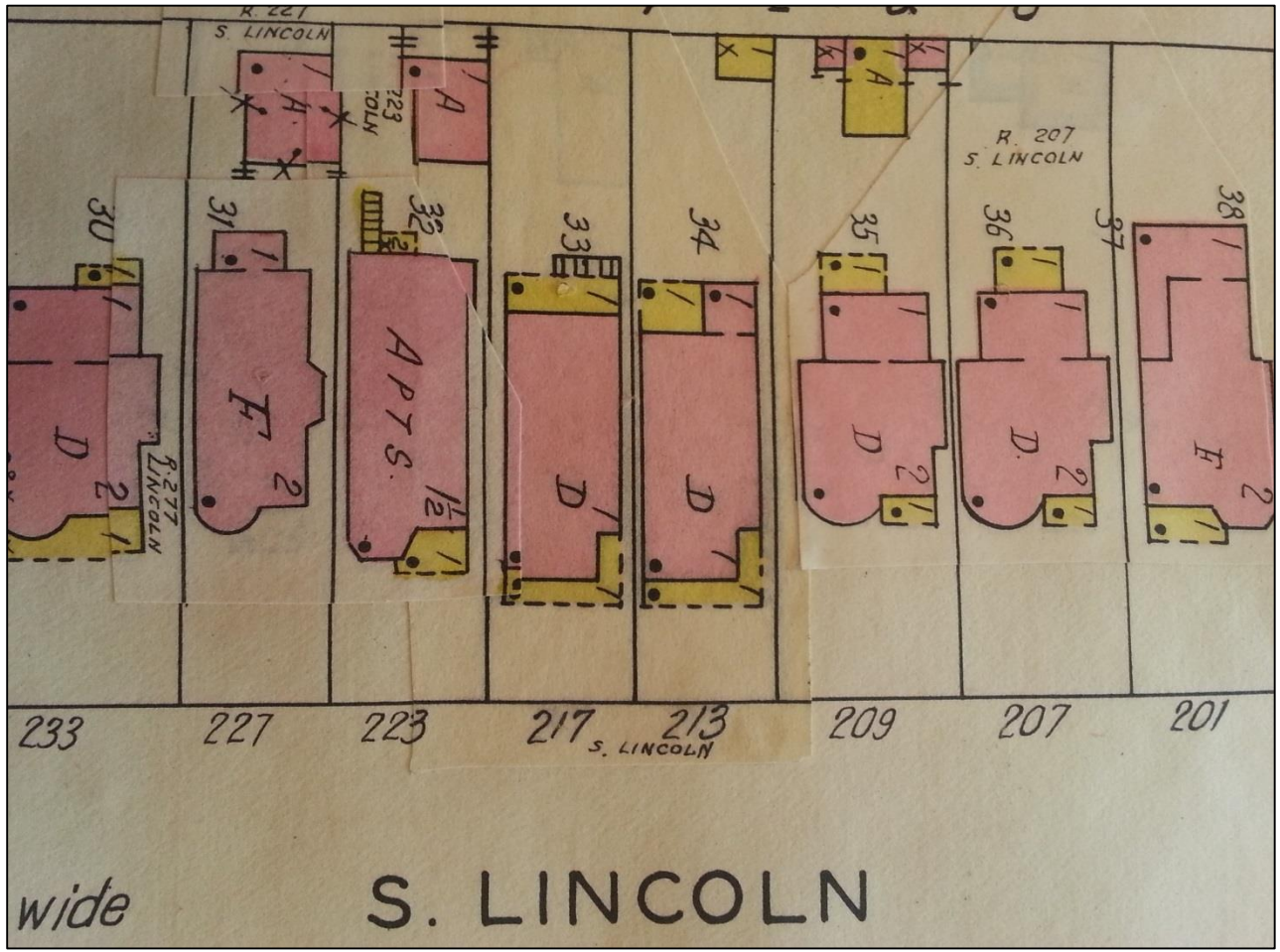
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| Identifying Number<br>1890/2-10.00#213.00 | Story | Description                         | Size      | Cost  | Fronting<br>square feet | Between   | Legal Descriptions<br>Addition, Block-Lots  | Architect          | Builder                 | Contract                      | Time | Editor Notes |
|---|-------|-------------------------------------|-----------|-------|-------------------------|---|---|--------------------|-------------------------|-------------------------------|------|--------------|
| (1890/2-10.00#213.00)                     | 1.50  | brick dwelling                      | 25x45.9   | 3000  | Alta                    | Fourth And Fifth Aves                           | Arlington Park 12:35-36                     | Milburn, MF        | Milburn, MF             | Dalley, J.L. & VanHorn,<br>MO | 90   |              |
| (1890/2-10.00#214.00)                     | 2.00  | double brick dwelling               | 34x55     | 3500  | Sixth Ave               | S Twelfth And S Water                           | Sumner, AB adn 4:37-40                      | Churchill, WD      | Churchill & Dyer        | McClellan, Mrs                | 90   |              |
| (1890/2-10.00#215.00)                     | 1.00  | brick dwelling                      | 22x36     | 1200  | S Tenth                 | Ellsworth And First Ave                         | Lake Archer 8:5-18                          | Westphal, Jacob P  | Hitchcock &<br>Westphal | Daley, Wm                     | 60   |              |
| (1890/2-10.00#216.00)                     | 1.50  | brick dwelling                      | 21x38     | 1800  | S Eleventh              | Ellsworth And Bayaud                            | Lake Archer 12:5-25                         | Westphal, Jacob P  | Hitchcock &<br>Westphal | Hitchcock & Westphal          | 60   |              |
| (1890/2-11.00#217.00)                     | 1.00  | brick building                      | 30x60     | 1300  | Wewatta                 | Eighth And Ninth Sts                            | West Denver 7D:blanc                        | McSwain, C         | McLoud, AG              | Osco Gransect Roofing<br>Co   | 60   |              |
| (1890/2-11.00#218.00)                     | 1.00  | brick building                      | 20x26     | 1000  | Clear Creek             | Fairview And Wainless                           | Witlers, H North Denver 0:4                 |                    | Williams, JP            | Evans, Evan                   | 60   |              |
| (1890/2-11.00#219.00)                     | 2.00  | brick barn                          | 21x42     | 1500  | Bece                    | Twentieth And Twenty-First Aves                 | McCulloughs 2nd filing 1:1-5-2              | Angell, Jeremiah L | Angell, Jeremiah L      | Angell, Jeremiah L            | 90   |              |
| (1890/2-11.00#220.00)                     | 1.50  | brick dwelling                      | 25x46     | 2500  | Race                    | Twentieth And Twenty-First Aves                 | McCulloughs 2nd filing 1:1-5-2              | Angell, Jeremiah L | Angell, Jeremiah L      | Angell, Jeremiah L            | 90   |              |
| (1890/2-11.00#221.00)                     | 1.00  | brick outbuilding                   | 10x18     | 100   | Lawrence                | Twenty-Eighth And Twenty-<br>Ninth              | Case and Eberts adn 47:6                    |                    | LeBlanc, JL             | Gurda, JB                     | 30   |              |
| (1890/2-11.00#222.00)                     | 1.50  | brick dwelling                      | 23x47     | 3600  | Clarkson                | Sixteenth And Seventeenth Aves                  | Park Avenue adn 21:15                       | Cazin, Alex        | Stenth & Hopkinson      | Lee, Mary A                   | 90   |              |
| (1890/2-11.00#223.00)                     | 1.50  | brick dwelling                      | 24x37     | 4000  | Alta                    | Fourth And Fifth Aves                           | Arlington Park 11:19-20                     | Fleming Bros       | Fleming Bros            | Dale, WW                      | 90   |              |
| (1890/2-11.00#224.00)                     | 1.50  | brick dwelling                      | 24x37     | 4000  | Alta                    | Third And Fourth Aves                           | Arlington Park 12:21-22                     | Fleming Bros       | Fleming Bros            | Cranston, EM                  | 90   |              |
| (1890/2-11.00#225.00)                     | 1.50  | brick dwelling                      | 22x40     | 3000  | Maple                   | Lincoln And Sherman                             | Byers add to Broadway sub 1-5               |                    | Smith, Frank A          | Barris, C                     | 90   |              |
| (1890/2-12.00#226.00)                     | 1.00  | brick barn                          | 18x25     | 500   | Thirty-First            | Market And Blake                                | Case and Eberts adn 18:1-2                  | Kuykendall Bros    | Kuykendall Bros         | Kuykendall Bros               | 30   |              |
| (1890/2-12.00#227.00)                     | 1.00  | brick barn                          | 12x26     | 500   | Pearl                   | Thirteenth And Fourteenth Aves                  | Smiths, JW adn 83:36                        |                    | Barratt, George         | Ballentine, GW                | 30   |              |
| (1890/2-12.00#228.00)                     | 1.50  | two brick dwellings                 | 22x44     | 5500  | Twenty-Eighth<br>Ave    | Cluain And High                                 | Downings 33:27-30                           |                    | Smith, HR               | Merchant, RF                  | 90   |              |
| (1890/2-12.00#229.00)                     | 1.00  | brick dwelling                      | 44x38     | 1800  | S Seventh<br>Venice     | Tenth And Eleventh Aves                         | Hunts adn 25:9-10                           |                    | Haug, James             | Haug Bros                     | 90   |              |
| (1890/2-12.00#230.00)                     | 1.50  | brick barn                          | 16x22     | 500   | Venice                  | Tenth And Eleventh Aves                         | Brown Smith and Porter 90:14-<br>15         |                    | Olinnell, AM            | Stuckfield, HC                | 60   |              |
| (1890/2-12.00#231.00)                     | 2.00  | brick dwelling                      | 24x41     | 4000  | Ingle                   | Fourteenth And Colfax                           | Herrn resub 6:23-24                         | Billings, Orvil    | Billings, Orvil         | Cox Bros                      | 90   |              |
| (1890/2-12.00#232.00)                     | 1.00  | brick dwelling                      | 21x30     | 1500  | Clifton                 | Euclid And Prospect                             | Viaduct 49:25                               | Herrigan, A        | Vernon, RD & Co         | Vernon, RD & Co               | 60   |              |
| (1890/2-12.00#233.00)                     | 2.00  | brick dwelling                      | 22x45.9   | 3000  | Champs                  | Twenty-Fourth And Twenty-Fifth<br>Sts           | Stiles adn 121:5                            | Herrigan, A        | Herrigan, A             | Herrigan, A                   | 90   |              |
| (1890/2-13.00#234.00)                     | 3.00  | 2 basement brick store<br>building  | 33x125    | 17000 | Curtis                  | Twentieth And Twenty-First Sts                  | East Denver 95:24-25                        | Nobenberg, A       | Bitter, LM              | Grimm, SA                     | 90   |              |
| (1890/2-13.00#235.00)                     | 0.00  | Third story add<br>(unconhabited)   | 150x100   | 11000 | Broadway                | Our Fourteenth Ave                              | Evans sub 24:1-4                            | Balcomb & Rice     | Sampson, Wm             | Fletcher, D                   | 90   |              |
| (1890/2-13.00#236.00)                     | 2.00  | brick dwelling                      | 29x51     | 8700  | Clarkson                | Twelfth And Thirteenth Aves                     | Capital Hill sub 1:12-13                    | Murdoch, James     | Winnor & Winnor         | Williams, TH                  | 90   |              |
| (1890/2-13.00#237.00)                     | 1.00  | 2 brick dwellings                   | 21x42     | 2400  | Palmer                  | Prospect And Colorado                           | Downings 12:12-13                           | Quayle, William    | Nortling, J             | Abern, Wm J                   | 60   |              |
| (1890/2-13.00#238.00)                     | 2.00  | 2 basement brick &<br>stone school  | 84x64     | 35000 | Arlington               | Car Murock                                      | North Denver 22:1                           | Quayle, William    | Mount Lumber Co         | School Dist #17               | 90   |              |
| (1890/2-13.00#239.00)                     | 1.00  | two brick dwellings                 | 21x24     | 1400  | Race                    | Seventeenth And Eighteenth<br>Aves              | McCulloughs 8:3-4                           | Maister, Isaiah    | Maister, Isaiah         | Lewis, LD                     | 90   |              |
| (1890/2-13.00#240.00)                     | 1.00  | brick dwelling                      | 22:6x21:0 | 610   | Twenty-Seventh<br>Ave   | High And Williams                               | Hyde Park adn 10:37                         |                    | Halligan, A             | Sum, CR                       | 60   |              |
| (1890/2-13.00#241.00)                     | 2.00  | brick dwelling                      | 22x45     | 2000  | Williams<br>Archer      | Thirty-Ninth And Fortieth<br>Broadway And Idaho | Provident Park 4:16                         |                    | Mount Lumber Co         | Mount Lumber Co               | 90   |              |
| (1890/2-14.00#242.00)                     | 1.50  | brick dwelling                      | 22x58     | 2800  | Archer                  | Sixth And Seventh Aves                          | Monstilius and Walkers resub<br>1-9 & w 5 B | Perkins, Mr        | Lewis, Wm               | Grant, Wm                     | 90   |              |
| (1890/2-14.00#243.00)                     | 2.00  | brick dwelling                      | 23x43     | 2000  | S Ninth                 | Alameda And Cedar                               | Hunts adn 41:1-5 13                         | Willin & Tobias    | Willin & Tobias         | Willin & Tobias               | 90   |              |
| (1890/2-14.00#244.00)                     | 1.50  | two brick dwellings                 | 26x38     | 11000 | Lincoln                 | Alameda And Cedar                               | Resub B 10-11-12 Gallups B<br>Way 0:6-11    | Perkins, Mr        | Perkins                 | Ermerius, JM                  | 90   |              |
| (1890/2-14.00#245.00)                     | 2.00  | two brick dwellings                 | 22x49     | 12000 | Lincoln                 | Alameda And Cedar                               | Resub B 10-11-12 Gallups Dr-<br>11          | Perkins, Mr        | Perkins                 | Ermerius, JM                  | 90   |              |
| (1890/2-14.00#246.00)                     | 1.00  | frame barn veneered<br>with brick   | 9x10      | 150   | Merrill                 | Prospect And Barber                             | Viaduct 48:14                               |                    | Hiltsh, James           | Renss, James                  | 10   |              |
| (1890/2-14.00#247.00)                     | 2.00  | 2 basement double<br>brick dwelling | 45x48     | 6000  | Downing                 | Twentieth And Twenty-Second<br>Aves             | San Rafael 3rd filing 46:14-15              | Huddart, John J    | Van Stone Bros          | Murphy, Michael               | 90   |              |
| (1890/2-14.00#248.00)                     | 2.00  | double brick dwelling               | 44x50     | 6000  | Humboldt                | Sixteenth And Seventeenth Aves                  | Park Avenue adn 28:33x34                    | Maider, Peter E    | Maider, Peter E         | Miller, WP                    | 90   |              |
| (1890/2-14.00#249.00)                     | 1.50  | brick dwelling                      | 20x39.5   | 4000  | Eleventh Ave            | Columbine And Josephine                         | Rollings sub 22:1-4                         | Balcomb & Rice     | Christensen & Duath     | Kistler, WH                   | 90   |              |
| (1890/2-14.00#250.00)                     | 1.50  | brick dwelling                      | 20x40     | 4500  | Eighth Ave              | Sherman And Grant                               | Arlington Heights 21:1-2                    | Balcomb & Rice     | Hatchings, W & Co       | Benson, WH                    | 90   |              |
| (1890/2-14.00#251.00)                     | 2.00  | double brick dwelling               | 50x35.6   | 9000  | Thirteenth Ave          | S Fourteenth And S Fifteenth<br>Sts             | Evans sub 23:19-20                          | Balcomb & Rice     | Frank, W                | White, Mrs MAA                | 90   |              |
| (1890/2-14.00#252.00)                     | 2.00  | brick dwelling                      | 34x22     | 2000  | Thirty-Fifth            | Market And Blake                                | Witlers B 34:17                             | Halligan, A        | Halligan, A             | Smith, JJ                     | 90   |              |
|   |       |                                     |           |       |                         |   | Case and Eberts adn 20:11                   | Barstuck & Co      | Barstuck & Co           | Wright, M                     | 30   |              |

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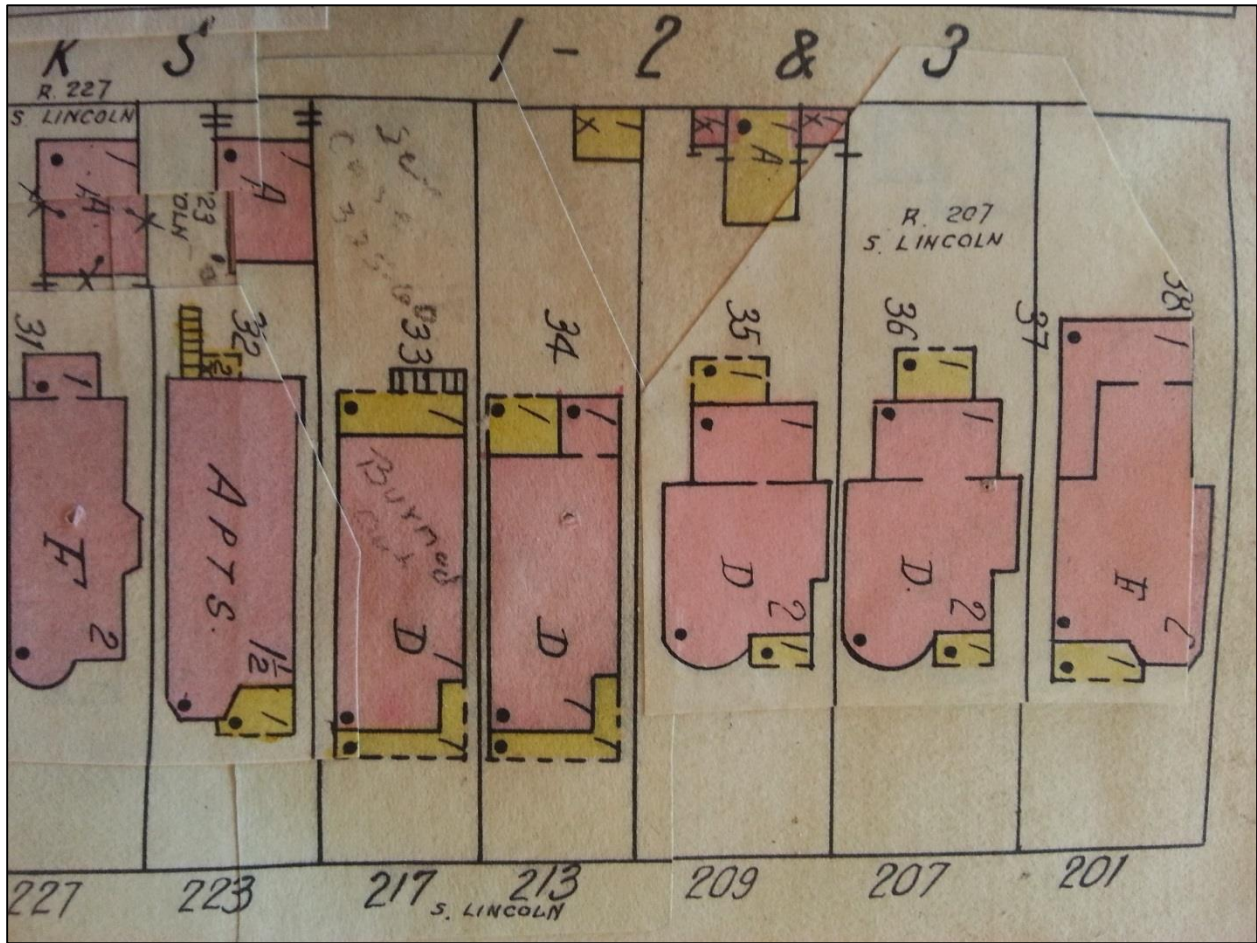
**Exhibit F:** Sanborn Maps



Sanborn Map (1923)  
201 – 233 South Lincoln Street







Sanborn Map (1923)  
 201 – 227 South Lincoln Street  
 Note that 217 South Lincoln was destroyed by fire

**Exhibit G:** Recommendation of West Washington Park Neighborhood Association Study

West Washington Park Neighborhood  
Reconnaissance Survey and History Report  
4/19/06

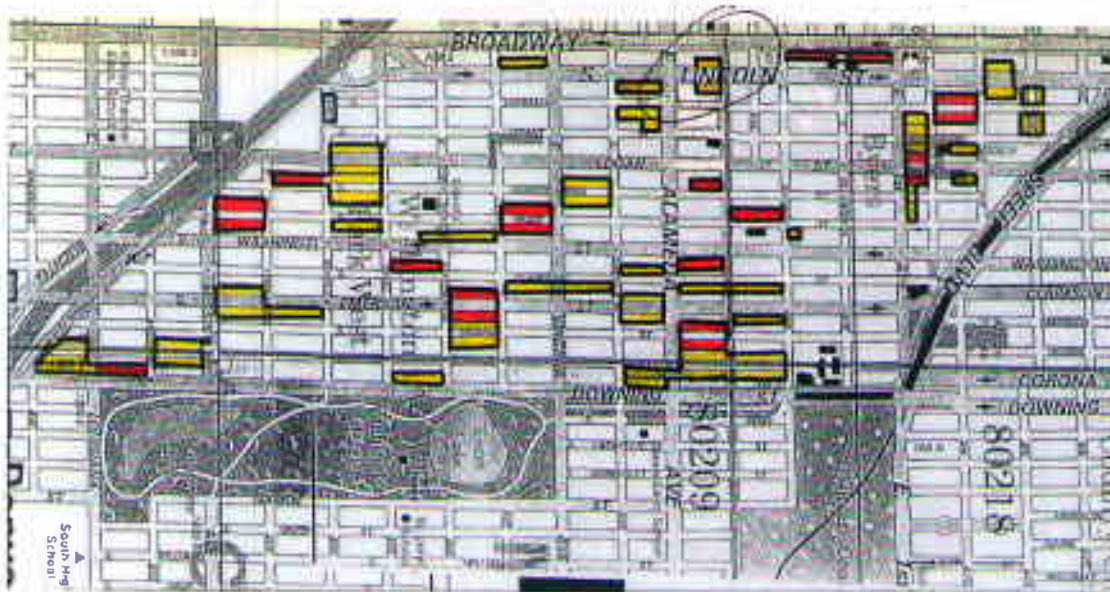
**Figure I Recommended Historic Districts**

| STREET NAME<br>AND BLOCK<br>NUMBER | BLOCK DESCRIPTION   | COMMENTS  | RATING<br>A -<br>Excellent<br>B - Good |
|------------------------------------|---|---|--|
| <b>BROADWAY</b>                    |   |   |  |
| 100, 00 & 00 South                 | East side only<br>110 Broadway(Mayan), 104<br>Broadway(Bank Building), and whole<br>east side from 1 <sup>st</sup> Ave. south to<br>Bayaud. | Intact commercial group with good integrity.<br>Mayan Theater and Broadway National Bank<br>building are Denver Landmarks.  | A                                      |
| <b>LINCOLN</b>                     |   |   |  |
| 300                                | Interesting group of houses on<br>South end of block. East side has six<br>houses and West side has 4.                                      | 300 Lincoln is Davie Crocket Wyatt, an Italianate<br>house, eligible for National Register; 301, a<br>Colonial Revival house. Some decorative enclosed<br>porches may be later additions. | B                                      |
| <b>SOUTH LINCOLN</b>               |   |   |  |
| 500                                | West side of block.   | Fairly intact with a mixture of styles.   | B                                      |
| 300                                | East side   | A mix of Classic Cotage, Mission and Dutch<br>Colonial Revivals, Bungalows, small Queen Annes.  |  |
| 200                                | East side at North end of block<br><br>West side North end of block   | Outstanding examples of Queen Anne Styles<br>Lang Houses - small houses with towers designed<br>by William Lang.  | A                                      |
| <b>SHERMAN</b>                     |   |   |  |
| 200                                | Very cohesive face block  | Mix of two-story Queen Annes, Four-squares,<br>duplexes   | A                                      |
| 100                                | East side   | Large homes on big lots - Queen Anne and Four-<br>square  | B                                      |
| <b>EAST 4<sup>TH</sup> AVE.</b>    |   |   |  |
| 100-200                            | South side E. 4 <sup>th</sup> between Lincoln and<br>Grant<br>North side of E. 4 <sup>th</sup> has Queen Annes                              | Row-houses extend around the corner on Lincoln to<br>E. 4 <sup>th</sup><br><br>Good examples of Queen Anne.   | B                                      |
| <b>SOUTH SHERMAN</b>               |   |   |  |
| 300                                | East side   | Good mix of Front Gable, Dutch Colonial Revival,<br>Four-square and Classic Cotage  | B                                      |





Figure I WEST WASHINGTON PARK NEIGHBORHOOD SURVEY



**BY AUTHORITY**

ORDINANCE NO. **0506**  
SERIES OF 2014

COUNCIL BILL NO. 14-0665  
COMMITTEE OF REFERENCE:  
Neighborhoods and Planning

**A BILL**

**For an ordinance designating 227 South Lincoln Street, the Gulliver-Lynch House, as a structure for preservation.**

**WHEREAS**, pursuant to D.R.M.C. Section 30-4, the Landmark Preservation Commission has transmitted to the Council a proposed designation of a structure for preservation; and

**WHEREAS**, based upon evidence received by the Landmark Preservation Commission at a hearing on August 5, 2014, the staff report, and evidence received at the hearing before City Council on September 15, 2014, 227 South Lincoln Street meets the criteria for designation as a structure for preservation as set out in D.R.M.C. Section 30-3 by meeting criteria in the following two categories:

(2) Architecture.

*a. Embodying distinguishing characteristics of an architectural style or type;*

The irregular form, asymmetrical façade, prominent front turret and steeply pitched roof of this building are all distinguishing characteristics of the Queen Anne style.

*b. Being a significant example of the work of a recognized architect;*

227 South Lincoln Street was designed by the important Denver architect William Lang. Lang designed eight homes on this block creating a cohesive and distinctive streetscape along the 200 Block of South Lincoln Street. He was one of Denver's greatest residential architects during the 1880s and 1890s. Lang is best known for designing the Molly Brown House and Castle Marne.

(3) Geography

*a. Having a prominent location or being an established, familiar and orienting visual feature of the contemporary city;*

227 South Lincoln Street holds a prominent position on the west side of Lincoln Street in the Speer Neighborhood. It is an established and familiar feature for those who travel along this major thoroughfare into downtown Denver.



09/17/2014 06:12 PM  
City & County of Denver

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1 NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF  
2 DENVER:

3 Section 1. That based upon the analysis referenced above, and the evidence received at  
4 the public hearings, certain property herein called the Gulliver-Lynch House at 227 South Lincoln  
5 Street, and legally described as follows, together with all improvements situated and located thereon,  
6 be and the same is hereby designated as a structure for preservation:

7 Lot 31, Re-subdivision of Blocks 1, 2 and 3 Gallup's South Broadway Subdivision.

8 Section 2. The effect of this designation may enhance the value of the property and of the  
9 structure, but may delay or require denial of building permits found unacceptable by the Landmark  
10 Preservation Commission under the criteria contained in the Design Guidelines for Historic Structures  
11 and Districts and Section 30-6 of the Denver Revised Municipal Code.

12 Section 3. This ordinance shall be recorded among the records of the Clerk and Recorder  
13 of the City and County of Denver.

14 COMMITTEE APPROVAL DATE: August 20, 2014.

15 MAYOR-COUNCIL DATE: August 26, 2014.

16 PASSED BY THE COUNCIL September 15 2014

17 Christopher J. Henderson - PRESIDENT

18 APPROVED: [Signature] - MAYOR SEPT 16 2014

19 ATTEST: [Signature] - CLERK AND RECORDER,  
20 EX-OFFICIO CLERK OF THE  
21 CITY AND COUNTY OF DENVER  
22

23 NOTICE PUBLISHED IN THE DAILY JOURNAL Sept 11 2014; Sept 16 2014

24 PREPARED BY: Adam C. Hernandez, Assistant City Attorney DATE: August 28, 2014

25 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
26 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
27 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §  
28 3.2.6 of the Charter.  
29

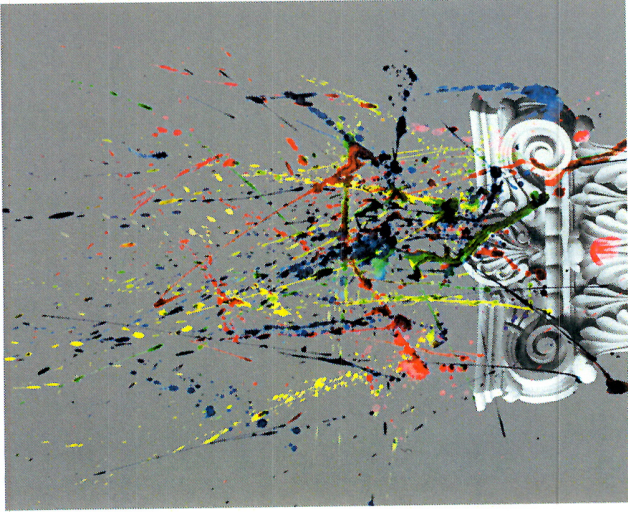
30 D. Scott Martinez, City Attorney

31  
32 BY: [Signature], Assistant City Attorney

Date: 28 Aug, 2014







# MAYOR'S DESIGN AWARDS 2015

**Category:**  
**This Is Home**

Presented to

## **The Gulliver-Lynch House**

for its contribution to imaginative design in Denver neighborhoods on this day, October 29, 2015. Thank you and congratulations!

Michael B. Hancock, Mayor



**Exhibit J: Letters of Support**



February 12, 2016

Mr. Martin Goldstein  
Chair  
Landmark Preservation Commission  
Community Planning and Development  
Wellington Webb Municipal Office Building  
201 West Colfax Ave., Dept 205  
Denver, Colorado 80202

Dear Mr. Goldstein:

I am writing you to express my support of the Landmark District Designation application for the 200 South Block of Lincoln in Denver, CO.

This application was submitted previously to the Landmark Preservation Commission (LPC), but it was withdrawn in order to allow further outreach to all owners included in the proposed district. Outreach included discussions with Historic Denver and meetings with LPC staff. All owners have now been informed of the benefits and restrictions that go along with Historic Designation through meetings, detailed handouts, and links to further resources.

The resulted application for a historic district contains not only what could be the most concentrated block of William Lang designed houses in Denver, one of Denver's most prolific architects of the late 19<sup>th</sup> century and the architect of our very own Molly Brown House Museum, but also some of its most high style Queen Anne residences.

We are very pleased with the result and we feel it will be a real boost to their block just as historic districts have assisted with vitality in other established districts in the City of Denver.

We believe the neighbors have worked hard towards this effort and their work is a testament to their belief in the value and uniqueness of their block. It is a pleasure to support this work to protect an integral piece of Denver's history.

Thank you for your consideration to vote in favor of creating this District.

Sincerely,

A handwritten signature in blue ink, appearing to read "John P. Olson". The signature is fluid and cursive, with a large loop at the end.


John P. Olson  
Director of Preservation Programs

Letter of Support  
for  
200 South Lincoln Historic District

Landmark Preservation Commission  
Denver

Date:

We, the undersigned business owner operating in the 200 S block of Broadway, support the application for historic district designation for the residences directly to the east of us, in the 200 S block of Lincoln Street.

William Montague  02/13/2016

WILLIAM MONTAGUE  
FAWRENHET'S BOOKS  
210 S. BROADWAY  
DENVER CO 80209



Letter of Support  
for  
200 South Lincoln Historic District

Landmark Preservation Commission  
Denver

Date: 2/10/2016

We, the undersigned business owner operating in the 200 S block of Broadway, support the application for historic district designation for the residences directly to the east of us, in the 200 S block of Lincoln Street.

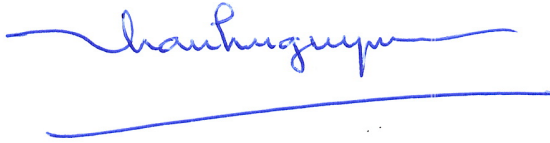
*Dorothy J. Morris - manager Bards Coffeehouse  
For Chris Graves 238 S. Broadway*

Letter of Support  
for  
200 South Lincoln Historic District

Landmark Preservation Commission  
Denver

Date: 02/09/2016

We, the undersigned business owner operating in the 200 S block of Broadway, support the application for historic district designation for the residences directly to the east of us, in the 200 S block of Lincoln Street.



HOME-LIQUOR .

236 . S . BROADWAY

DENVER , CO 80209 .



Letter of Support  
for  
200 South Lincoln Historic District

Landmark Preservation Commission  
Denver

Date: 2/8/16

We, the undersigned business owner operating in the 200 S block of Broadway, support the application for historic district designation for the residences directly to the east of us, in the 200 S block of Lincoln Street.



W.A. WHITTAKER, JR

NBS ELECTRONICS

230 S. BROADWAY

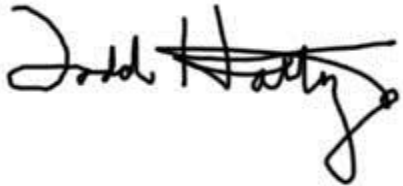
80209

February 15, 2016

To Whom It May Concern,

I strongly support the Historic Landmark Designation for "200 Block South Lincoln Street". Such a designation will help to ensure the preservation of these historical homes on that block. I own 238 South Lincoln Street.

Regards,

A handwritten signature in black ink that reads "Todd Hartzog". The signature is written in a cursive style with a large, sweeping flourish at the end.

Todd Hartzog



February 12, 2016

Landmark Preservation Commission  
201 W Colfax Av, Dept. 205  
Denver, CO 80202

Proposed project for designation: 200 Block South Lincoln Street Historic District

Hearing: March 15, 2016

To Whom It May Concern:

The West Washington Park Neighborhood Association (WWPNA) supports the historic designation of the 200 S Block of Lincoln Street for the following reasons:

The proposed district includes 15 residential structures on both sides of the north end of the 200 block of South Lincoln Street. The district meets the required criteria for designation in all three categories: historic, architectural and geographic significance.

**Historic significance:** All the structures were built between 1887 and 1900 when the streetcar started operating on south Broadway.

**Architectural significance:** All of the structures were built in the Queen Anne style popular in the 1880's and 1890's with asymmetrical facades and predominant front gables. Seven of the houses on the west side have towers and eight of the nine on the west side were designed by the nationally recognized architect, William Lang, either solo or as part of the firm Lang and Pugh. A number of Lang houses are on the National Register of Historic Places, including the Molly Brown House and Castle Marne, both in Denver.

**Geographic significance.** The proposed district has a prominent location on either side of a major entry way into downtown Denver.

The proposed district is zoned U-TU-B2 UO-3 and is an historic resource the preservation of which is consistent with both the Denver Comprehensive Plan and Blueprint Denver. Located in an area of stability under Blueprint Denver, designation of the proposed Lincoln Street Historic District will encourage investment in restoration and preservation of the buildings within its boundaries.

The WWPNA Board of Directors considered this motion during its regularly scheduled monthly meeting on February 2, 2016 when a quorum was present. The Board voted to support the motion for historic designation by a vote of 11-1-0.

The West Washington Park Neighborhood Association, (WWPNA) is a Registered Neighborhood Organization. Our boundaries are Speer Boulevard on the north, I-25 on the south, Downing Street on the east and Broadway on the west and include approximately 9400 total residences and businesses. The proposed historic district is within the boundaries of the organization. Our voting membership is voluntary and requires an annual dues payment of \$15 per household (\$8.00 if over 65). Currently there are over 400 paid members.

Sincerely,



Nicholas Amrhein

President, West Washington Park Neighborhood Association



Baker Historic Neighborhood  
Association  
P.O. Box 9171  
Denver, CO 80223  
board@bakerneighborhood.org

## Officers

*President*

**Luchia Brown**  
**303-733-5040**

*Vice-President*

**Felix Herzog**

*Secretary*

**Frank Matapuile**

*Treasurer*

**Richard Parker**

*Members-at-Large*

**David Ford**  
**Mathew Wasserburger**  
**Michael Wilcox**

*Zoning Chair*

**Steve Harley**

February 15, 2016

Denver Landmark Preservation  
Wellington Webb Municipal Office Building  
201 West Colfax Ave., Dept 205  
Denver, Colorado 80202

To Whom It May Concern:

The Baker Historic Neighborhood Association (BHNA), a registered neighborhood organization (RNO) bounded by I-25 to the west, 6<sup>th</sup> Avenue to the north, Lincoln Street to the east and Mississippi to the south, writes in support of the application for historic designation for the 200 block of South Lincoln Street. Having been through the process of getting a good part of the association designated as historic, we now reap the benefits of the hard work that was done by the many volunteers 15 years ago. The western side of Lincoln Street falls within the boundaries of BHNA, and we recognize the need for historic designation for the following reasons:

*Historic significance:* The structures were built between 1887 and 1900 when streetcars operated on South Broadway.

*Architectural significance:* The structures were built in the Queen Anne style popular in the 1880s and '90's with asymmetrical facades and dominant front gables. Seven of the houses on the west side have turrets and eight of the nine on the west side were designed by the nationally recognized architect, William Lang. A number of Lang houses are on the National Register of Historic Places, including the Molly Brown House and Castle Marne, both in Denver.

*Geographic significance:* The proposed district has a prominent location on either side of a major entry way into downtown Denver.

The proposed district is zoned U-TU-B2 UO-3 and as an historic resource, the preservation of which is consistent with both the Denver Comprehensive Plan and Blueprint Denver. Located in an area of stability under Blueprint Denver, designation of the proposed Lincoln Street Historic District will encourage investment in restoration and preservation of the buildings within its boundaries.

Sincerely,

Luchia Brown  
President  
Baker Historic Neighborhood Association

**A Better Community Through Cooperation**