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# Currie/Dryer House

## 4450 Tennyson St.

City Council Public Hearing

Abigail Christman, Principal City Planner

December 9, 2024

4450  
Tennyson  
Street



# 4450 Tennyson St.

## Location

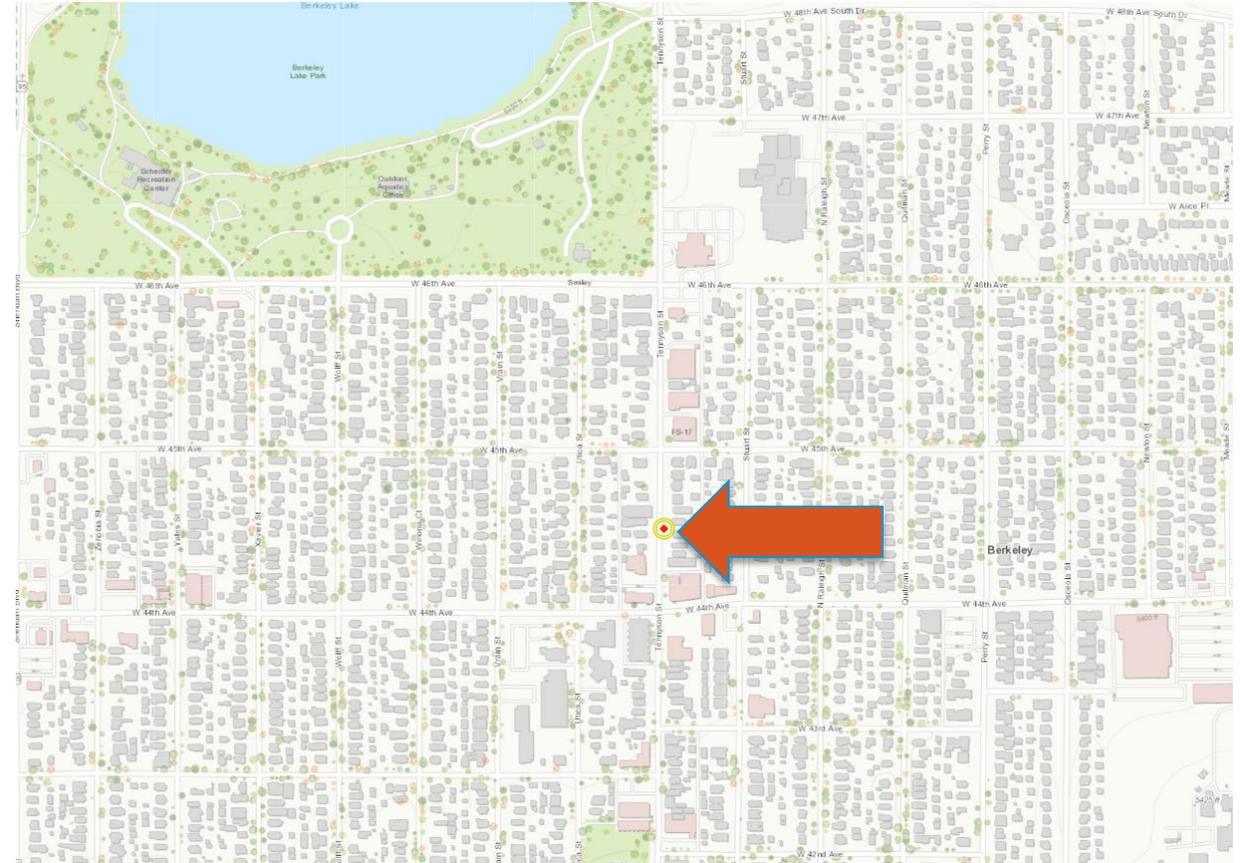
- Council District # 1
- Berkeley - Regis neighborhood

## Zoning

- U-MX-3

## Owner and Applicant

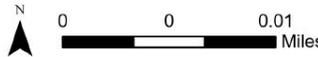
- Daphne Salone, Casa Felices, LLC



# Proposed Boundary



-  Designation Boundary
-  Parcel



## 4450 N Tennyson St Designation

City and County of Denver

Community Planning & Development

November 5, 2024



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# Landmark Designation Eligibility

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The structure or district must meet the following criteria:

1. More than 30 years old, or is of exceptional importance
2. Meets at least three of ten criteria
3. Maintains its integrity
4. The LPC considers the historic context

Per Landmark Preservation Ordinance (Chapter 30, DRMC)

# The Curries (1909-1913)

- Arthur Wellington Currie (Canadian immigrant and carpenter) built in 1909
- Family lived in cottage while Arthur built adjacent brick bungalow and then converted it to rental housing
- Mary Currie died in 1912 and Arthur decided to leave Denver



Arthur Wellington Currie

# The Dryers (1913-1992)

- In 1913, Joseph and Josephine Dryer bought bungalow and cottage, living in the bungalow and renting the cottage
- Joseph immigrated from Czechoslovakia as a child and Josephine's parents immigrated from Bohemia
- Both were Catholic, active in the Holy Family Parish
- Moved to Denver in 1906 and established Swanwick, Miles & Dryer Printing Co



Joseph J. and Josephine Dryer stand in front of 4454 Tennyson Street (“the bungalow”) circa 1925

# The Dryers (1913-1992)

- Dryers rented to a variety of tenants—immigrants, non-Protestants, widows, laborers, young families, seniors
- Continued to be active in Catholic community despite KKK intimidation and local threats of violence including burning crosses at Regis College and St. Dominic's Church in North Denver
- Klan members lived on this block during the same time the Dryers rented their cottage to Nathan Arenburg, a Russian Jewish immigrant and Socialist Party candidate

**Socialists File Ticket.**  
Socialists have filed a county ticket with the election commission which includes the following candidates:  
Congressman, First district — Fred Underhill.  
State senators — Albert Keifer, George M. Gilbert, Helen L. Dietrich and N. **Arenburg**.  
State representatives — Jennie A. McGehe, E. B. Bartholic, L. A. Zeitlin, Max Goodman, Jacob Schroth, B. Lowry, Mary H. Blakeley, M. Cohen, J. Leson and Peter Schirossky.  
District court judges — Arthur Brandt, A. Blotkin, T. C. McLaughlin, and George M. Falconer.  
The vacancy committee comprises William Dietrich, M. A. Skinner, Max Millstone, John Goble and Mary L. Geffs.

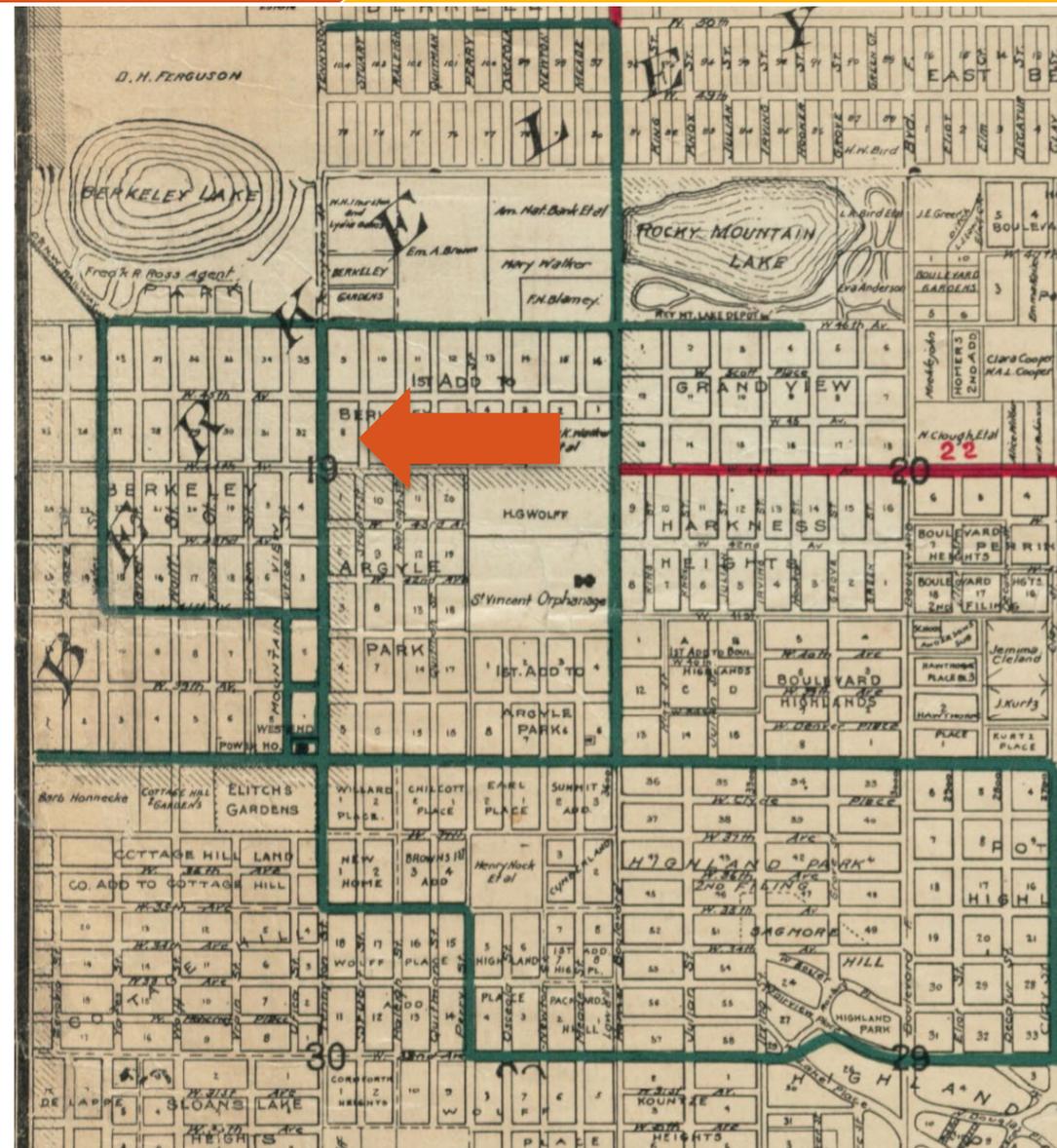
Rocky Mountain News, 1918

# Landmark Designation Criteria

- A. It has a direct association with a significant historic event or with the historical development of the city, state, or nation;**
- B. It has direct and substantial association with a recognized person or group of persons who had influence on society;
- C. It embodies the distinctive visible characteristics of an architectural style or type;**
- D. It is a significant example of the work of a recognized architect or master builder;
- E. It contains elements of design, engineering, materials, craftsmanship, or artistic merit which represent a significant innovation or technical achievement;
- F. It represents an established and familiar feature of the neighborhood, community or contemporary city, due to its prominent location or physical characteristics;
- G. It promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;**
- H. It represents an era of culture or heritage that allows an understanding of how the site was used by past generations;**
- I. It is a physical attribute of a neighborhood, community, or the city that is a source of pride or cultural understanding;
- J. It is associated with social movements, institutions, or patterns of growth or change that contributed significantly to the culture of the neighborhood, community, city, state, or nation.

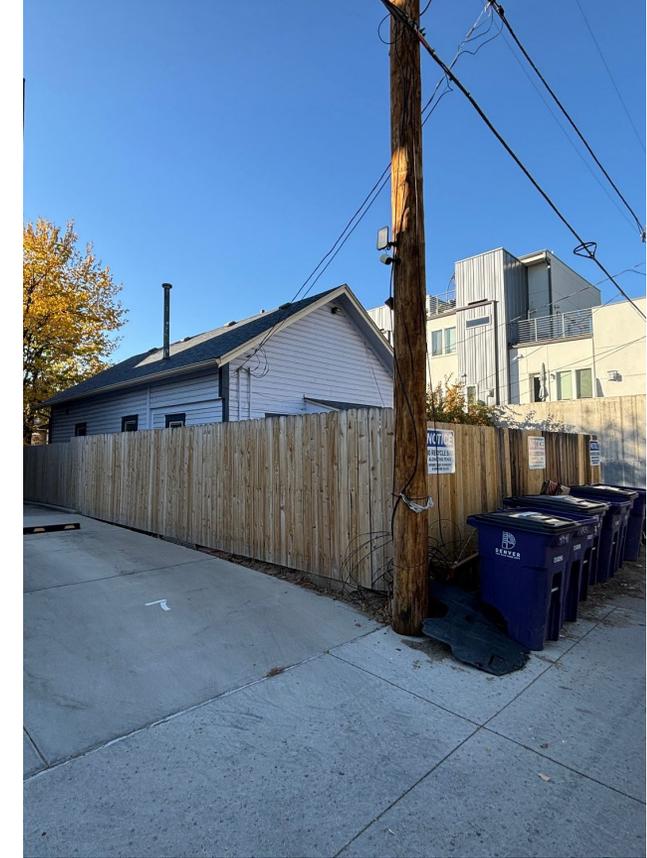
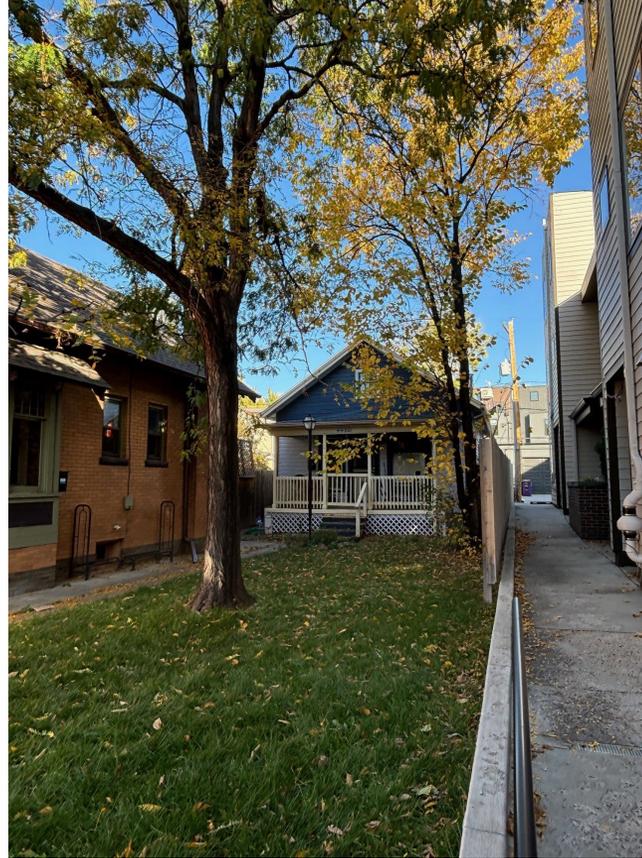
## A. Direct association with historic development of the Tennyson corridor and Berkeley neighborhood

- Area annexed to Denver in 1902, cottage built 1909
- Middle- and working-class residential area
- Developed along Tennyson streetcar line
- Little from this period of development survives



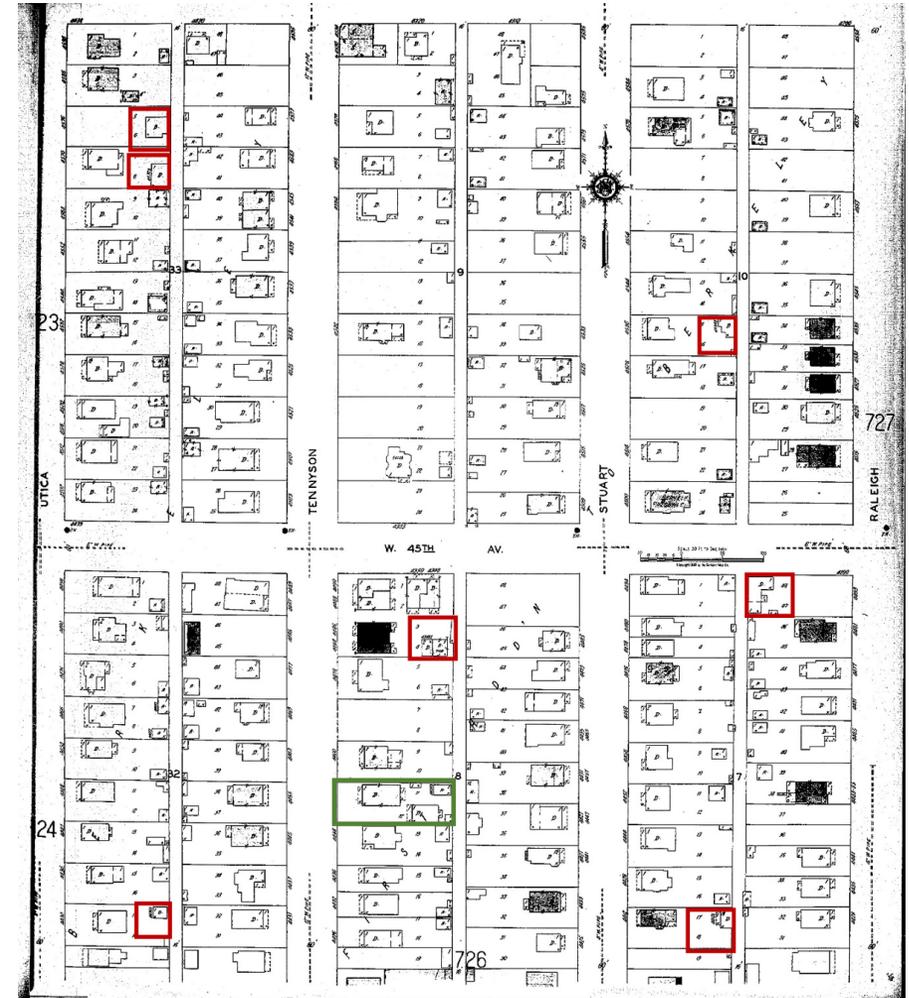
## C. Embodies distinctive characteristics of an architectural type—alley house

- Unpretentious, small, frame, one-story dwellings set back from the street
- Form of affordable urban housing
- Increased urban density near transportation routes, shops, and business areas



## G. Understanding of urban environment as a rare example of an early 20<sup>th</sup> century alley house

- Alley houses an early form of affordable housing that served diverse groups
- Historically common in neighborhood, but now increasingly rare
- Due to redevelopment of Tennyson St, the cottage is also rare example of a single-family residence with a front lawn



Sanborn 1929

## H. Cultural understanding of how the site was used by past generations

- Represents multicultural history of Tennyson corridor—more than 10 percent of neighborhood residents were immigrants when property built
- Represents the Dryers welcoming attitude towards diversity, even during an era in Denver when nativists and the Ku Klux Klan actively opposed the acceptance of people with certain national origins, races, and religious beliefs

Identified Inhabitants of 4450 Tennyson Street

Residence Years	Name	Characteristics
1909	Arthur W. and Mary E. Currie	Canadian-born. Carpenter
1910	L.D. Ross	Machinist.
1911	Arthur C. and Emil L. Hager, Mrs. Nettie Hager, and John N. Hager	German ethnicity. House painters.
1914-15	Ernest W. and Lydia C. Rahmann	German and Swedish immigrants. Driver and teamster.
1918-25	Nathan L. and Lena Arenburg	Jewish, Russian-born. Socialist candidate for Colorado state senate. Traveling salesman and collector.
1925	C.F. Presnehan	Unknown.
1928	Randall C. Coulter	Gasoline station attendant.
1928	Angelina Corrado	Italian ethnicity. Unknown.
1932-36	Antonio J. "Tony" Rocco and Mary Achierno	Italian-born. Weighman and sealer at Merchants Biscuit Company.
1937	Eugene J. Kennedy	No occupation listed.
1945	Mary E. (McKibbon) Weber	Nebraska-born. Widow.
1948-58	Kay E. Allen	Widow.
1959	Damon S. and Barbara Paulley	Employed British American Oil Company.
1960-61	Mrs. Laura Gutierrez	Latino. Icer with Bowman Biscuit and later a seamstress.
1965-69	Louis C. and Suzanne Byer	Employee of Baker Bowman Biscuit Company (later Keebler), 1965-68. Gas station attendant, 1969.
1970	Vacant	N/A
1979	Eugene G. and Janice M. Kennedy	Employed by City of Westminster.
1998-2000	Stacy, Kirk, and Indigo Linden	Unknown.

# Integrity

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- Location
  - In original location
- Setting, Feeling
  - Immediate setting intact, broader setting emphasizes rarity of cottage
- Design
  - No significant alterations or additions
- Materials
  - Retains wood siding
  - Some windows replaced; porch railing replaced
- Workmanship
  - Wood construction, dentil frieze, doors
- Association
  - Continued use as rental housing



# Historic Context & Period of Significance

- Development of Tennyson St. corridor and Berkeley Regis neighborhood
- Development of affordable housing type
- History of immigrant community in neighborhood

Period of significance: 1909-1992

- Date of construction through ownership of Currie and Dryer families



# Public comments

## Historic Berkeley Regis:

“The cottage is a rare remaining example of the alley house type once frequently built in our neighborhood to provide affordable housing for diverse residents. The high quality of the construction and preservation of materials utilized in the cottage and the thoughtfulness of its design make it an outstanding example of the type.”

## Historic Denver:

“We are sincerely grateful to the owner of 4450 Tennyson Street for seeking to designate this property, which is extremely well preserved, retains its historic setback from the street, has notable architectural and design features, and is associated with significant history of the area. The scale of this building may be small, but the value it adds to the neighborhood’s built environment is priceless.”

# Landmark Designation Review Criteria

- Over 30 years of age
- Application meets at least three criteria
  - A. It has a direct association with a significant historic event or with the historical development of the city, state, or nation
  - C. It embodies the distinctive visible characteristics of an architectural style or type
  - G. It promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity
  - H. It represents an era of culture or heritage that allows an understanding of how the site was used by past generations
- Retains Integrity
- LPC considered the historic context

Based on the ordinance designation criteria and on the findings of the Landmark Preservation Commission (LPC) that the application meets the criteria for designation of a structure, CPD staff recommends approval of the application.