
Currie/Dryer House

4450 Tennyson St.

Land Use, Transportation and Infrastructure

Abigail Christman, Principal City Planner, Community Planning and Development
November 12, 2024

4450
Tennyson
Street



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4450 Tennyson St.

Location

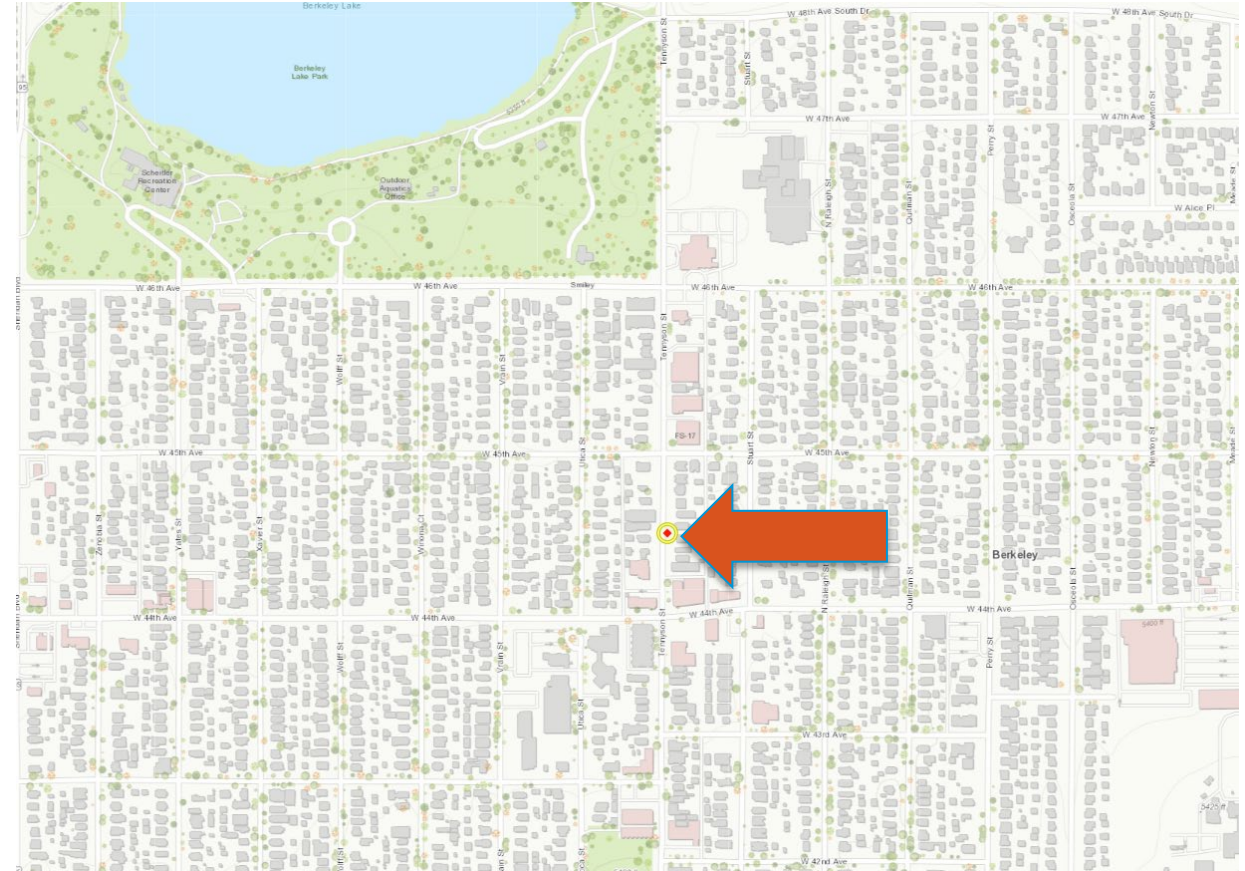
- Council District # 1
- Berkeley - Regis neighborhood

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

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 bungalow and then converted to rental housing



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 to a variety of tenants– immigrants, non-Protestants, widows, laborers, young families, seniors
- Despite KKK intimidation in the neighborhood, continued to be involved with the Holy Family Parish and rent to groups also targeted by the Clan such as Nathan Arenburg, a Russian Jewish immigrant and Socialist Party candidate



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

Designation Criteria: Meets 4 out of 10

History

A. Historic development of city

B. Recognized persons who had influence on society

C. Visible characteristics of architectural style or type

Architecture

D. Significant example of recognized architect or master builder

E. Significant innovation or technical achievement

Geography

F. Familiar feature of neighborhood, due to physical character

G. Understanding of urban environment through physical characteristics or rarity

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

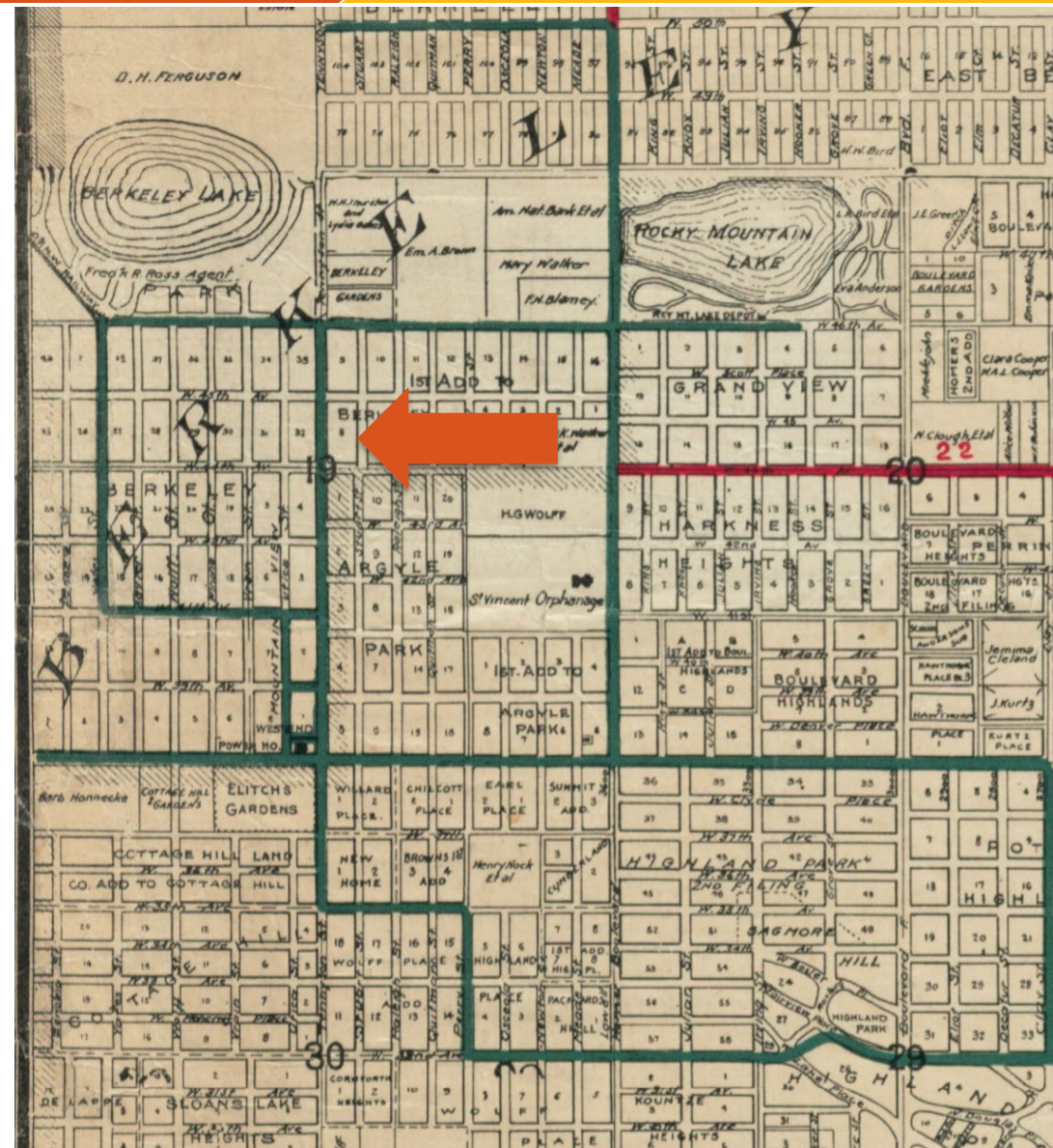
Culture

I. Physical attribute that is source of pride or cultural understanding

J. Social movements, institutions, or patterns of growth that contributed to culture

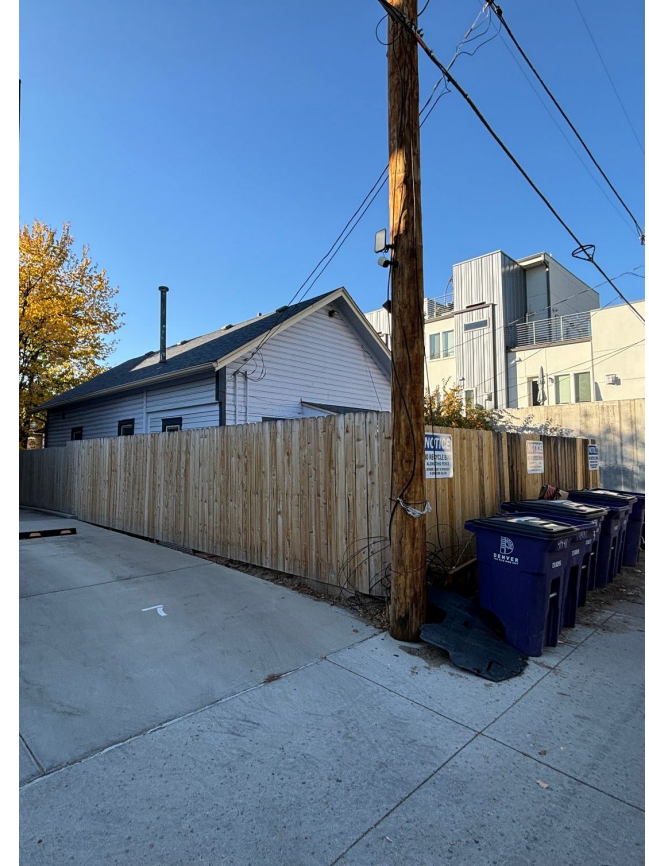
A. Direct association with historic development of the Tennyson corridor and Berkely neighborhood

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



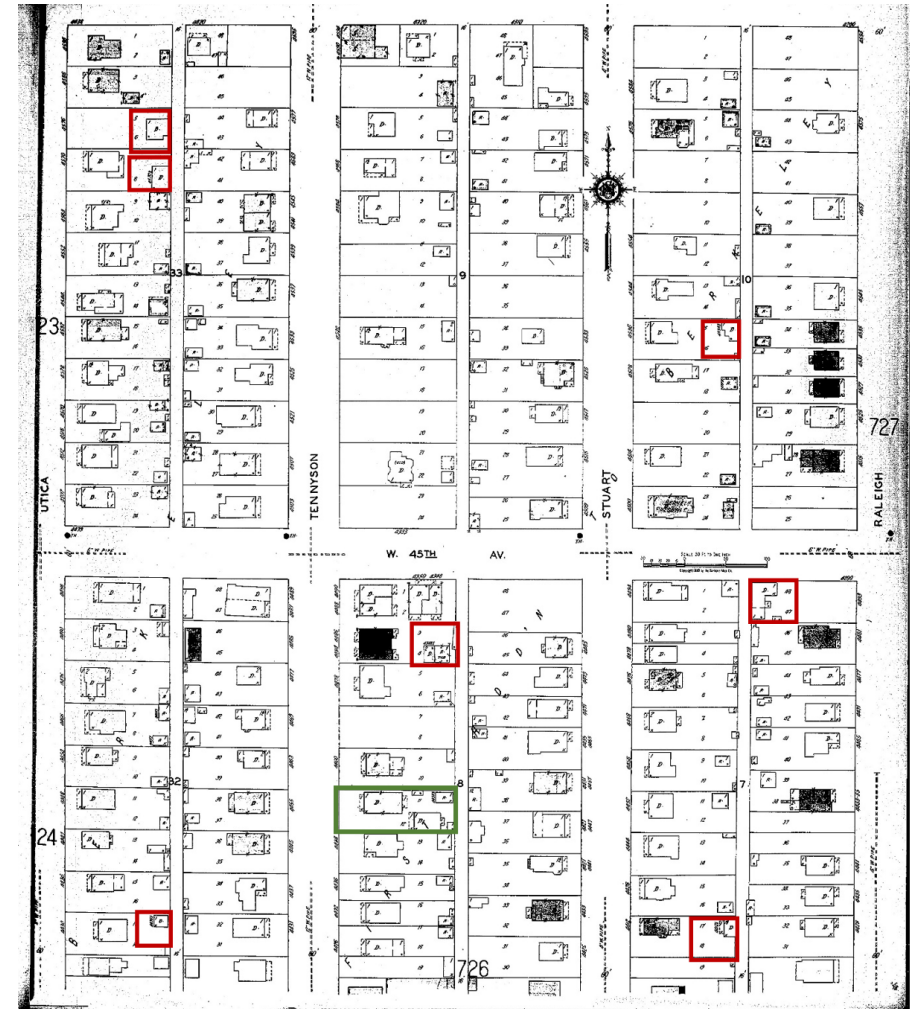
C. Embodies distinctive characteristics of an architectural type—alley house

- 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 20th century alley house

- Type previously common in Berkeley
- Alley houses an early form of affordable housing that served diverse groups
- Due to redevelopment of Tennyson, 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

- 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

- Associated with the development of the Tennyson corridor and Berkeley Regis neighborhood
- Period of significance: 1909-1992
 - Date of construction through ownership of Currie and Dryer families
 - Continued use as affordable urban rental property



Support Letters

- Daphne Salone
- Historic Berkely Regis

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. Represent an era of culture or heritage that allows an understanding of how the site was used by past generations
- Retains Integrity
- LPC considers 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 forwarding this application to City Council for a public hearing.